APPLICATION NO:
F/2000/1033

LOCATION:
Garden House Charvil Lane, Sonning Reading

APPLICANT:
Mr & Mrs Evans C/O Sedgman Noble Architects

PROPOSAL:
Proposed single storey rear extension to dwelling and 1.8 m high boundary fence.

EARLIEST DATE FOR DECISION: **29/04/2000**

APPLICATION EXPIRY DATE: **23/05/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Evans
C/O Sedgman Noble Architects
The Studio Spring Meadows
Business Centre Highfield Farm
Wargrave
Berkshire
RG10 8PZ

Application Number: F/2000/1033

Parish: **SONNING**

Location: **Garden House, Charvil Lane, Sonning, Reading.**

Proposal: **Proposed single storey rear extension to dwelling.**

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

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

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

Condition
3. This permission relates to the application as amended by and shall be carried out in accordance with revised letter submitted to the Local Planning Authority on 17/05/00 showing fence element to be withdrawn from the application.

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

Reason
2. To ensure a satisfactory external appearance.

Reason

3. For the avoidance of doubt.

John Mitchell
Development Control Manager
Date: 23/05/2000

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

Tel. 0118 974 6463 (Direct Line)

Date. 3 March, 2000

My ref. JM/MT/PREAPP/SONNING

Your ref. EES/fs/L38

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:

Mr F Sedgman
Sedgman Noble Architects
The Studio
Spring Meadows Business Centre
Highfield Farm
Wargrave
Reading
Berkshire
RG10 8PZ

Dear Mr Sedgman,

RE: PROPOSED SINGLE STOREY REAR EXTENSION TO GARDEN HOUSE, CHARVIL LANE, SONNING

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

I can inform you that the extension you describe would be acceptable in principle, and enclose the appropriate forms for your use.

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact the Joss Miller, on the above telephone number.

Yours sincerely

MLT

M L THORP

Principal Development Control Officer

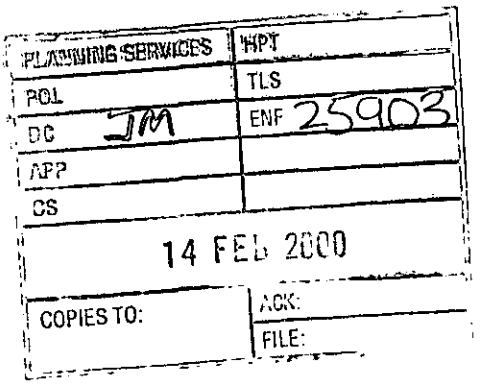
Enclosure: Planning permission forms

SEDGMAN NOBLE architects

The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

11 February 2000 EES/fs/L38

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



Reply reqd.

Dear Sirs

ALTERATIONS AND EXTENSION TO:
GARDEN HOUSE, CHARVIL LANE, SONNING
Application No. 98/68465/F

My clients, Mr and Mrs Evans, wish to build a boot room at the rear of their garage. This would be a single storey structure, with brick walls to match existing and a flat roof which would terminate below the bottom of the tile hanging which starts at first floor level, all as shown on my attached drawings. Could you please let me know whether they would need to submit a planning application for this work and, if so, whether it is likely that there would be any objection to such an application.

Mr and Mrs Evans also wish to know whether they would be able to replace the existing fence around their property with a new one 1.8m high. I look forward to hearing from you as soon as possible.

Yours sincerely

Francis Sedgman

copy to: Mr and Mrs Evans

Francis Sedgman, B.A.(Hons), B.Arch, RIBA David Noble, Dipl. Arch (Oxford), RIBA

Tel. 0118 974 6463 (Direct Line)

Date. 11 October, 2000

My ref. JM/JM/MA/F/2000/1033

Your ref. Ees/fs/L44

Mr F Sedgman
The Studio
Spring Meadows Business Centre
Highfield Farm
Wargrave
Reading
Berkshire
RG10 8PZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr Sedgman,

RE: PROPOSED MINOR AMENDMENTS TO GARDEN HOUSE, CHARVIL LANE, SONNING

Thankyou for your letter which was received on 3 October 2000.

I can inform you that the incorporation of two rooflights on the flat roof over the boot room shown on the drawings EES/WD2/C, EES/WD1/E, EES/WD6/F and EES/WD7/C can be considered minor amendments and, therefore, will not require a new application.

I hope this information is of use to you. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL

Development Control Manager

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

2 October 2000

EES/fs/L44

34897
JM
CS
03 OCT 2000
COPIES TO:
ACK:
FILE:
Reply Req

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

Dear Sirs

PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING, GARDEN HOUSE, CHARVIL LANE, SONNING
Application No. F/2000/1033

Further to the above planning permission I now enclose one copy of the following revised drawings:

Drawing No	Scale	Size	Description
EES/WD1E	1.50	A2	PROPOSALS: Ground Floor Plan
EES/WD2C	1.50	A2	PROPOSALS: First Floor Plan
EES/WD6F	1.50	A2	PROPOSALS: Elevations, sheet 1 of 2
EES/WD7C	1.50	A2	PROPOSALS: Elevations, sheet 2 of 2

My clients wish to incorporate two rooflights on the flat roof over the boot room as shown on the drawings. I should like your confirmation that this proposal will be acceptable and that no further planning application will be required. Many thanks.

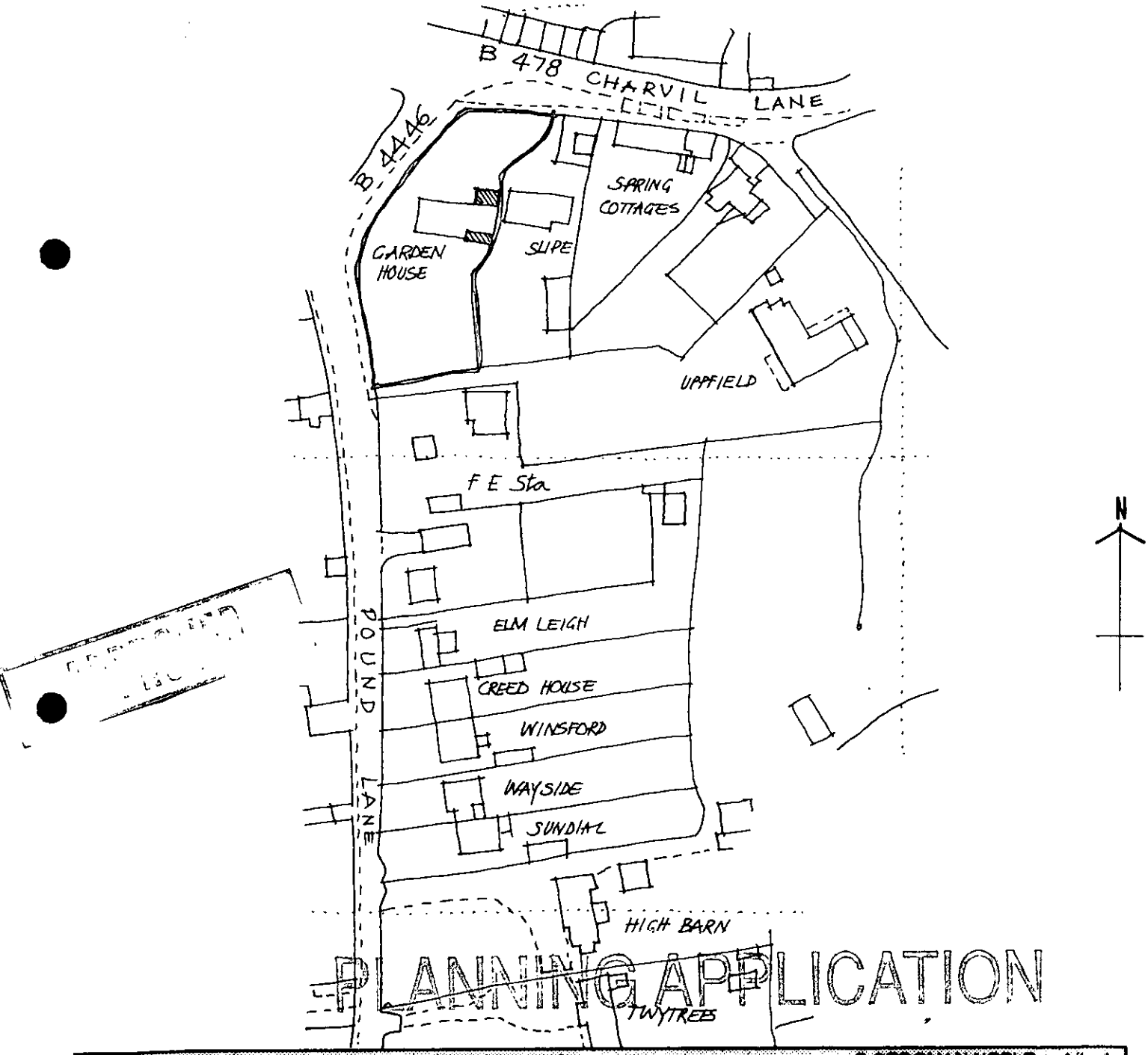
Yours faithfully

Francis Sedgman

copy to: Mr and Mrs Evans

Francis Sedgman, B.A.(Hons), B.Arch, RIBA David Noble, Dipl. Arch (Oxford), RIBA

28 MAR 2000* 1033



PLANNING APPLICATION

Do not scale from this drawing. Check all dimensions on site. © SEDGMAN NOBLE architects

SEDGMAN NOBLE architects
The Studio,
Spring Meadows Business Centre, Highfield Farm,
Wargrave, READING, Berkshire. RG10 8PZ
Tel: 0118 940 4747 Fax: 0118 940 4749

Date: OCT '98
Scale: 1:1250
Drawn: FS

Drawing Title: LOCATION PLAN

Project: GARDEN HOUSE, CHARVIL LANE, SONNING, BERKSHIRE

Job No: EES

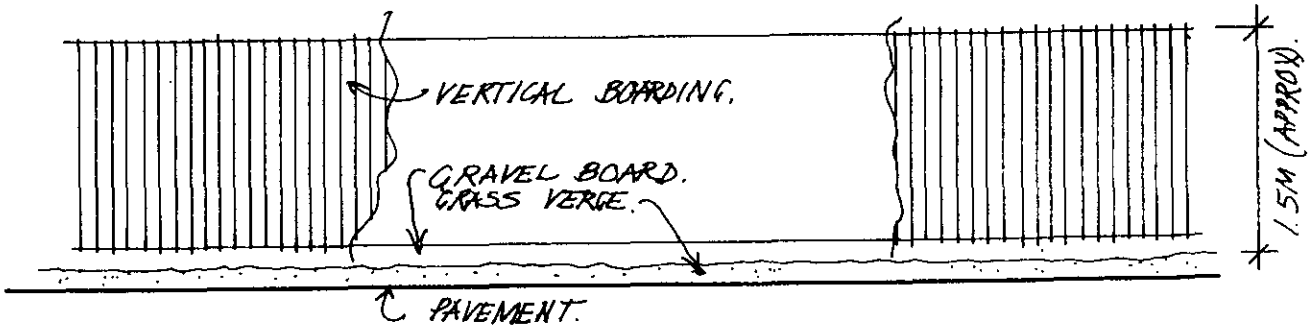
Drawing No: S 1

Revision:

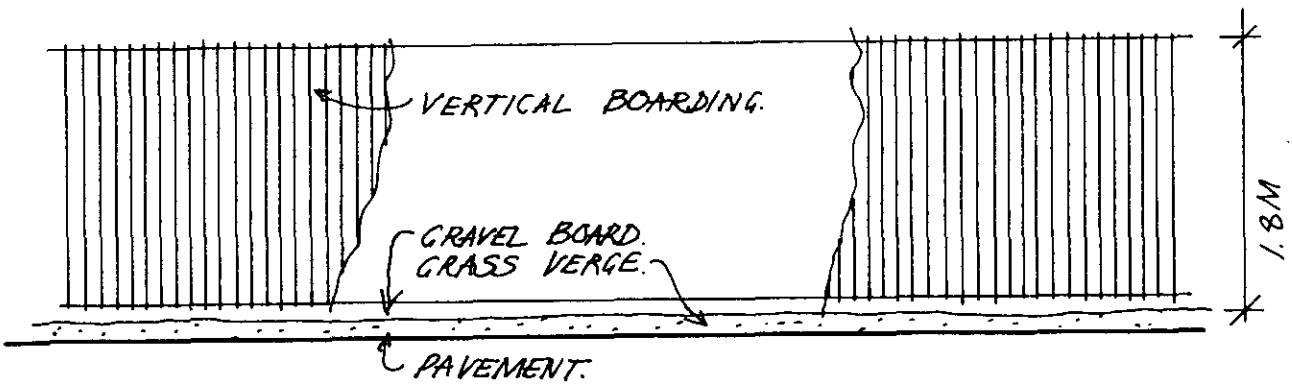
ELITE REPROGRAPHICS 971815

26 MAR 00 1033

WITHDRAWN



EXISTING CLOSE BOARDED TIMBER FENCE



PROPOSED CLOSE BOARDED TIMBER FENCE

PLANNING APPLICATION

Do not scale from this drawing. Check all dimensions on site. © SEDGMAN NOBLE architects

SEDGMAN NOBLE architects
The Studio,
Spring Meadows Business Centre, Highfield Farm,
Wargrave, READING, Berkshire. RG10 8PZ
Tel: 0118 940 4747 Fax: 0118 940 4749

Date: MARCH '00
Scale: 1.50
Drawn: FS

Drawing Title: ELEVATION OF EXISTING AND PROPOSED FENCES.

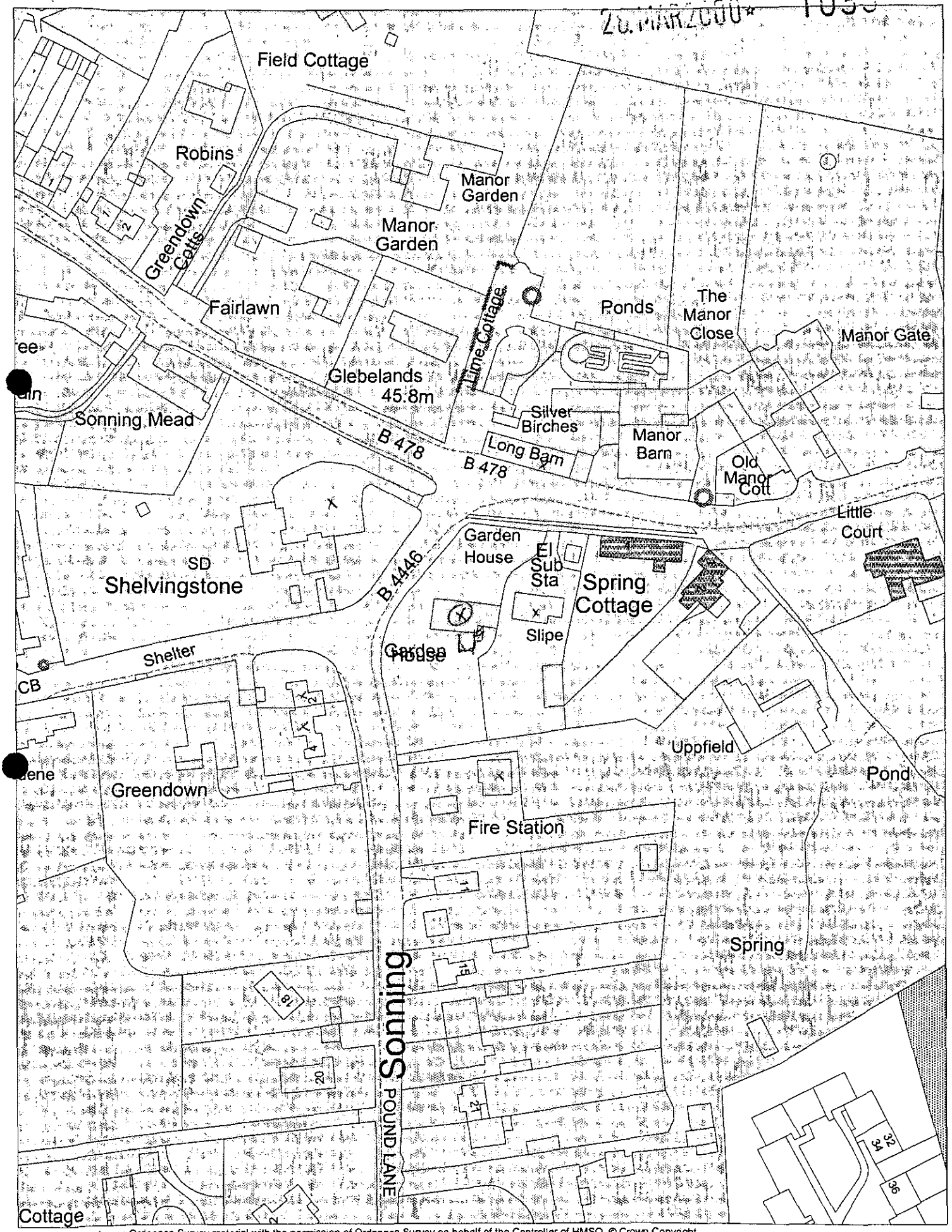
Project: GARDEN HOUSE, CHARVIL LANE, SONNING, BERKSHIRE

Job No: EES

Drawing No: UD 11

Revision:

ELITE REPROGRAPHICS 971815



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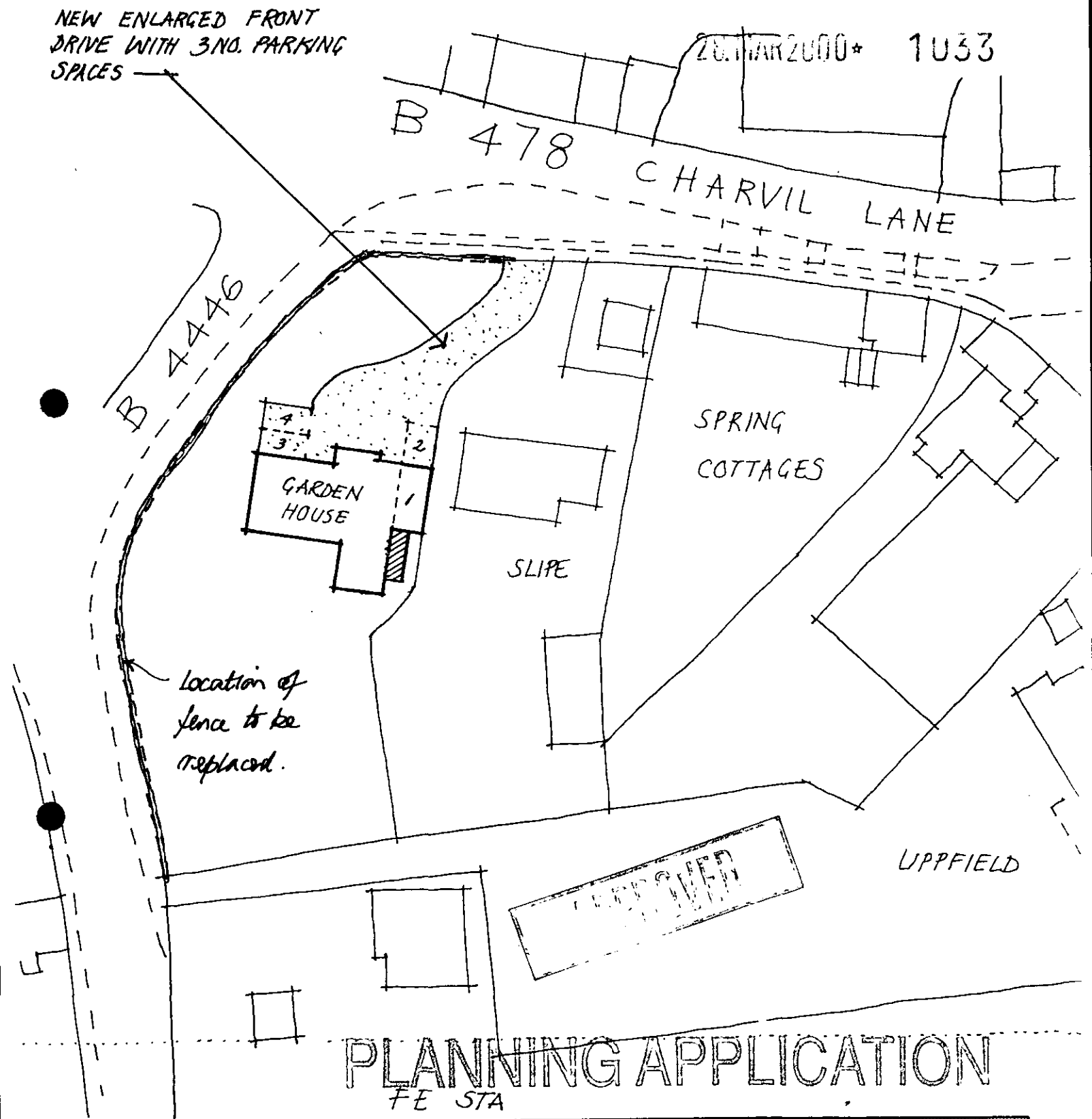
Development Control Section, Environmental Services, Wokingham District Council.

13 March 2000

Scale: 1 : 1250



Do not scale from this drawing. Check all dimensions on site. © SEDGMAN NOBLE architects

SEDGMAN NOBLE architects
The Studio,
Spring Meadows Business Centre, Highfield Farm,
Wargrave, READING, Berkshire. RG10 8PZ
Tel: 0118 940 4747 Fax: 0118 940 4749

Date: OCT '98
Scale: 1.500
Drawn: FS

Drawing Title: BLOCK PLAN

Project: GARDEN HOUSE, CHARVIL LANE, SONNING, BERKSHIRE

Job No: EES

Drawing No: S 2

Revision: D

ELITE REPROGRAPHICS 971815

D 22/6/00

PLANNING SERVICES | HPT 28935
POL | TLS
DC | ENF
APP
CS
2000
COPIES TO: | ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2000/1033

Officer LOSS MILLER

Parish SONNING.

Proposal SINGLE STOREY REAR EXTENSION TO DWELLING AND 1.8 METRE HIGH BOUNDARY FENCE

Address GARDEN HOUSE

Applicant MR AND MRS EVANS C/O SEDGEMAN NOBLE ARCHITECTS

The Parish Council has the following comments.

1. This property has very recently been considerably extended. The original application to extend the residence was considered too large and too close to the adjoining house 'Slipe'. Several changes had to be made to the application before it was considered to go some way to addressing the Council's and the neighbours concerns.

2. The Council is concerned that, having been refused permission to extend to the boundary on the previous application the applicant has now come back with plans for further development which extends towards the boundary. This is seen as creeping development.

3. The proposed building is a flat roofed rectangle and cannot be considered worthy of its siting in the Conservation Area. Further there are no elevation drawings to illustrate its appearance from the adjoining property.

4. For the above reasons the Parish Council urges WDC to refuse this application

L. A. Bates (Clerk to the Council). 27 April 2000

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 5 July, 2000
My ref. BC/DC/2000/1033
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs Evans
C/o Sedgman Noble Architects
The Studio
Spring Meadows Business Centre
Highfield Farm
WARGRAVE
Berkshire
RG10 8PZ

Dear Sirs

PLANNING PERMISSION 2000/1033
SITE: GARDEN HOUSE, CHARVIL LANE, SONNING

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/1033 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

JOSS MILLER
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1033 / ZM
BUILDING CONTROL NUMBER	BN/2000/0954 Nick
~~APPLICANT~~/AGENT	Sedgman Noble
ADDRESS OF SITE	Garden House Chapel Lane Sonning C.
DESCRIPTION OF PROPOSED WORK	S/S rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	S2 D	S2 D
ELEVATIONS	WD6E, WD7B	WD6E, WD7B.
FLOOR PLANS	WD1 D	WD1D.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/5/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	22/6/00.	

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	

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1033

Applicant : Mr & Mrs Evans C/O Sedgman Noble Architects.

Location : Garden House, Charvil Lane, Sonning, Reading.
Proposal : Proposed single storey rear extension to dwelling and 1.8 m high boundary fence.

Site Notice Displayed ? :

YES	NO	DATE
✓		17/4.

Date of Neighbour Notifications : 7/4

Date of Site Visit : 17/4

Date Registered : 28/03/2000

Earliest Date for Decision : 29/04/2000

Latest Consultation Date/Site Notice Expiry Date : 29/04/2000

Application Expiry Date: 23/05/2000

Consultation Responses :
Agent - withdraw fence element of application
Conservation - flat roof regretable but will reduce bulk from neighbour. fence of some concern.
Slipe - Obscure glass requested. Possible over-development
Silver Birches - New fence should be in keeping with conservation area.
Highways - No objection

Planning Issues :
Effect on Street scene & neighbouring properties LBE1.
Identified settlement
Conservation Area.

Application Number: F/2000/1033

Appraisal :

This application is for a single storey rear extension.

Neighbours.

The nearest part of the extension is 5m from the neighbouring property. It is 1.9m wide and 5m deep with a flat roof. The overall height will be 2.4m. The structure will be partially obscured from the neighbours by the garage & boundary fence. therefore any impact on the neighbouring property will be minimised.

Street scene and conservation area.

The proposal is to the rear of the property and is obscured in the main by the footprint of the house. Therefore any impact on the street scene and the conservation area would be minimised

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/1033
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			PLEASE NOTE - BOUNDARY
			FENCE TO BE EXCLUDED
			FROM DECISION NOTICE - IT
			IS NO LONGER PART OF THE
			APPLICATION.
1.	SC01	SR02	
2	SC53	SR12	brickwork.
3	SC04	SR04	'permission' 'letter' '17/5/00'
			'fence element to be withdrawn
			from the application.'

[signature]
23/5/00

RECORD OF SITE VISIT

SITE ADDRESS: Garden House
Charvil Lane Sonning Reading.

APPLICATION NUMBER: F/2000/1033

OFFICER: Joss Miller

DATE OF SITE VISIT: 12/4

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes. on boundary fence.

2. DESCRIPTION OF SURROUNDINGS
Detached and semi-detached houses in the surrounding area.

3. DESCRIPTION OF SITE/BUILDING
Detached house of brick & tile (recently extended)

4. RELATIONSHIP TO ADJOINING PROPERTIES
Slipe - 2m hedge on boundary.
Fire Station - Some distance away
Other houses across road.

5. SITE CONSTRAINTS

TREES ~ .

ACCESS/PARKING ~

LEVELS Boundary fence ~~~~ constructed on bank. approx. 5m high.

BOUNDARY TREATMENT | . 5m fence -

OTHERS ~ .

Applicationo	Name & Address
F/2000/1033	R Mercer Slipe Charvil Lane Sonning RG4 6TH
F/2000/1033	Mr & Mrs C James Silver Birches Charvil Lane Sonning RG4 6TH

App approved,
letter sent 05/06/00

01189404749

PLANNING SERVICES DEPT 29542
PCL
DC
FP
CC

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

COPIES TO:

FACSIMILE TRANSMISSION

Date:	**17 May 2000**
Time:	p.m.
SNA Reference:	EES/fs/F5
Total number of pages sent (including header sheet):	1
From:	Francis Sedgman
To:	**Joss Miller, Planning Department WOKINGHAM DISTRICT COUNCIL**
Telephone number:	0118 974 6463
Fax destination number:	**0118 974 6484**
Copy to:	
Telephone number:	
Fax destination number:	
Subject:	**Garden House, Charvil Lane, SONNING Planning application no: F/2000/1033**
Original to be posted:	No

Please telephone 0118 940 4747 if any page is either illegible or not received.

MESSAGE

Further to our telephone conversation just now I wish to confirm on behalf of Mr and Mrs Evans that I wish to withdraw the fence element of the current planning application, leaving just the proposed single storey rear extension.

Many thanks.

Francis Sedgman

To:
Conservation Officer

From: Joss Miller

11 APR 2000

Date: 05 April 2000

Application Number: F/2000/1033

Proposal: Proposed single storey rear extension to dwelling and 1.8 m high boundary fence..

Site Address:
Garden House, Charvil Lane, Sonning, Reading.

Applicant:
Mr & Mrs Evans C/O Sedgman Noble Architects.

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

GARDEN HOUSE HAS BEEN EXTENDED, IN A MAJOR WAY OVER THE LAST YEAR.

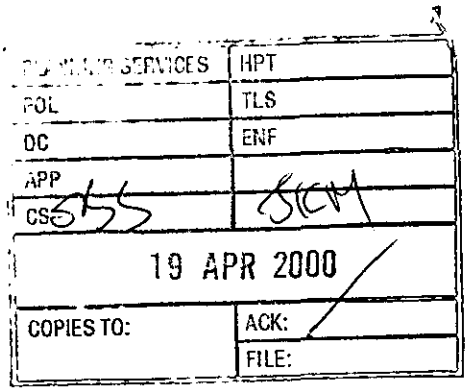
THE PRESENT PROPOSED BOOT ROOM IS TUCKED AWAY FROM PUBLIC VIEW BUT IS IN A LOCATION WHICH WAS PARTICULARLY VISUALLY SENSITIVE TO THE ADJOINING OWNER. THE FLAT ROOF IS REGRETTABLE BUT MAY MINIMISE THE BULK AND HEIGHT OF THE STRUCTURE.

IT WOULD BE HELPFUL TO SEE A SECTION THROUGH THE PROPOSED BOOT ROOM + EAVES DETAILS TO VERIFY THE ACCEPTANCE OF THE FLAT ROOF WHICH IS NOT PART OF THE SONNING VERNACULAR.

THE FENCE-LINE IS VERY VISIBLE AND EXTENSIVE. SOME PLANTING IS ESSENTIAL IF THIS TYPE OF STRUCTURE IS TO BE APPROVED. THERE MAY BE A MORE VISUALLY SENSITIVE SOLUTION.

Harold Sanders
CONSERVATION + DESIGN
19. 05. 00.

Slipe
Charvil Lane
Sonning
Reading
RG4 6TH



18th April 2000

J. Miller
Planning Officer
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Ms Miller,

Re: **Application No: F/2000/1033 - Garden House, Sonning**

I write to make the following point in your consideration of the above planning application:

- The door in the proposed single storey rear extension, if glazed, to be of opaque glass.

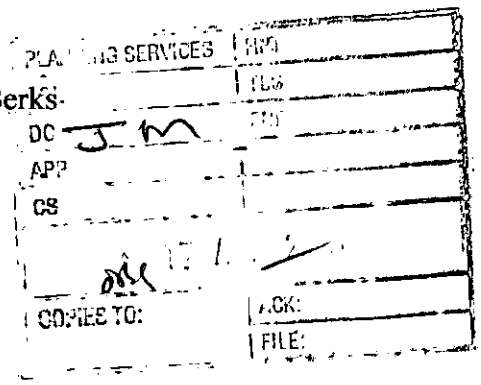
The only additional glazed area looking over the adjoining property, Slipe, appears to be the door. If there are further windows on this side I would wish the same point to be considered.

On a more general point, there has been a number of planning applications for this plot and I would be concerned that any further structures would be over development of the site.

Yours sincerely,

Rod Mercer.

Silver Birches
Charvil Lane
Sonning
Reading Berks.
RG4 6TH



Your Ref: Joss Miller
F/2000/1033

Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

13 April 2000

Dear Sirs. **APPLICATION NO. F/2000/1003**

The attached copy of this application was passed to us by our next door neighbour as we failed to receive notification from you despite the fact that our residence is nearby to "Garden House".

Our previous objections to earlier applications for alterations to "G H" were ignored so we doubt if the situation will change now. We will once again have to put up with builders' vehicles taking over the pavements for many months with pedestrians using the roads, which in Sonning are already a nightmare. You should make spot- site inspections during work and see what residents endure.

The property already has an adequate boundry fence, it being well over 1.8m where it is erected on the surrounding grass bank. If permission is granted please make certain that any new fence is in keeping with those in the surrounding area and not constructed of the awful shiplap 6 ft panels.

This property is in a conservation area and is one of the reasons why we objected to earlier applications: we do not wish for constant changes which are now very much part of life and seemingly unstoppable. - Sorry, this is not progress!!.

Yours faithfully,

C G James (Mr)

J James (Mrs)

Tel. (0118) 974 6483

Date: 06 April 2000

Your Ref:

My Ref: Jess Miller
F/2000/1033

The Owner/Occupier
Long Barn
Charvil Lane
Sonning
Reading
Berks

Environmental & Planning Services
Planning Services
P.O. Box 157
Civic Offices, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6404
Minicom No: (0118) 974 6001
DX: 23608 - Wokingham

Dear Sir/Madam

Application Number: F/2000/1033

Site Address: Garden House, Charvil Lane, Sonning Reading.

Proposal: Proposed single storey rear extension to dwelling and 1.8 m high boundary fence..

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

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

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2000/1033** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

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

Should you have any queries regarding this application please contact the planning officer, **Jess Miller, on (0118) 974 6483.**

Yours faithfully

Chris Wood
Head of Planning and Transportation

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 05 April 2000

Application Number: F/2000/1033

Proposal: Proposed single storey rear extension to dwelling and 1.8 m high boundary fence.

Site Address:
Garden House, Charvil Lane, Sonning, Reading.

Applicant:
Mr & Mrs Evans C/O Sedgman Noble Architects.

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).

Signed: N.S. Trotter **Print name:** N Trotter

18-4-00

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

Tel: (0118) 974 6463

Date: **05 April 2000**

My ref: F/2000/1033

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2000/1033
Garden House, Charvil Lane, Sonning, Reading.
Proposed single storey rear extension to dwelling and 1.8 m high boundary fence.

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 **Joss Miller** on **(0118) 974 6463.**

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1033**
Garden House, Charvil Lane, Sonning, Reading.
Proposed single storey rear extension to dwelling and 1.8 m high boundary fence.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rose

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

Received by Wokingham District Council

Application No: F/2000/1033

Proposal:
Proposed single storey rear extension to dwelling and 1.8 m high boundary fence.

Location:
Garden House, Charvil Lane, Sonning, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/04/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/1033

Proposal:
Proposed single storey rear extension to dwelling and 1.8 m high boundary fence.

Location:
, *Garden House, Charvil Lane, Sonning, Reading*

This application is being advertised in the Reading Chronicle newspaper on the 14/04/2000 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **05/05/2000** from the date of this notice. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 14/04/2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~03 MAR 2000~~ VALID 28 MAR 2000	Map No. 32 Site A:10
Officer: JM / Application No. F | 2000 | 1033	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING AND 1.8M HIGH BOUNDARY FENCE

Location: ~~SOM~~ GARDEN HOUSE CHARVIL LANE

Parish: SONNING Ward: Sonning 7/4

Applicant: MR / MRS EVANS

Fee Received 95-00 (12) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
(2)	1:500 block plan showing existing & proposed dev. + adj. Properties	show fence	14/3	28 MAR 2000
3	Forms unsigned			
4	Correct S 66 certificate			
(5)	Elevation plans	Detail of fence - S elevation does not show rear window in boot room & - E elevation does not show door in boot room (obscured by boundary wall)	14/3	28 MAR 2000
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ..... Sonning .....

Listed Building 1 2 2*

Advertisement Required ..... Non-listed bdg in Cons Area .

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

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS: (Town / Village Green) .

.....

.....

..... No pre-apps .....

NEIGHBOURS:

..... S/N + Slipe, Charvil Lane, Sonning .....
..... Fire Station, Pound Lane, Sonning .....
..... 2 & 4 Pound Lane, Sonning .....
..... Shelvingstone, Pearson Road, Sonning ....
..... Long Barn, Charvil Lane, Sonning .....
.....
.....
.....
.....

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

2 March 2000 EES/fs/L40

28.MAR2000* 1033

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

Dear Sirs

ALTERATIONS AND EXTENSION TO:
GARDEN HOUSE, CHARVIL LANE, SONNING
Application No. 98/68465/F

I refer to my letter to you dated 11 February 2000 to which I have as yet had no reply. I wish to make a full planning application on behalf of my clients, Mr and Mrs Evans, to build a boot room at the rear of their garage. This would be a single storey structure, with brick walls to match existing and a flat roof which would terminate below the bottom of the tile hanging which starts at first floor level, all as shown on my attached drawings. I also wish to make a full planning application to replace the existing fence around their property with a new one 1.8m high.

I enclose 6 sets of the completed planning application form and the following drawings, together with a cheque for £95.00:

Drawing No	Scale	Size	Description
EES/S1	1.1250	A4	Location Plan
EES/S2c	1.500	A4	Block Plan
EES/WD1d	1.50	A2	PROPOSALS: Ground Floor Plan
EES/WD2b	1.50	A2	PROPOSALS: First Floor Plan
EES/WD6d	1.50	A2	PROPOSALS: Elevations, sheet 1 of 2
EES/WD7a	1.50	A2	PROPOSALS: Elevations, sheet 2 of 2

I trust that this application can be dealt with speedily and look forward to hearing from you shortly.

Yours faithfully

Francis Sedgman

copy to: Mr and Mrs Evans

Additional information requested now provided :

Block Plan S2 revision D
Rear elevation WD6 revision E
Side elevation WD7 revision B
Fence elevation WD11

Tel. 0118 9746429 (Direct Line)

Date 14-3-00

Your ref.

My ref.

Sedgeman Ltd
The Studio
Spring Meadows Business Centre
Highfield Farm
Wargrave RG10 28 MAR 2000* 1053

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☐
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	~~No block plans submitted~~ - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated. Show position of fence	☐
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

PTO

Sorry for delay in requesting information. Due to pressure of work.

INVESTORS IN PEOPLE UK
RECYCLED 75% PAPER
NAPM APPROVED

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☐

12) The following elevational plans are required: ☑
elevations of proposed fence
- Rear elevation does not show window of boot room.
- Side elevation does not indicate position of door of boot room.

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

CHurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

1933

GARDEN HOUSE

ADDRESS PHARVILLANE PARISH SONNING

PLOT No. 1 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decis
0/227/58	PAUNAS + SON	O/L.		C/
33/60	"	DET. HOUSE + GARAGE	9.3.60	APP C
98/68465/F	Mr + Mrs. Evans	2St/S/R + Pitch roof on Garage	23.2.99	G
FP99/8449	"	2St/S + R Ext/Int Alts	8.4.99	C/A
99/70400/F	"	S/St/S - Conserv.	16.11.99	G

MINISTRY DECISION

SPECIAL ORDERS

1959/a

HOUSEHOLDER PLANNING APPLICATION

28 MAR 2000 1 3

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

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

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

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

1.	YOUR NAME	MR AND MRS EVANS
	ADDRESS	LITTLE OAK, SONNING LANE, SONNING, READING
	POST CODE	RG4 6ST Tel. No. 969-2869
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	SEDGMAN NOBLE ARCHITECTS
	ADDRESS	THE STUDIO, SPRING MEADOWS BUSINESS CENTRE, HIGHFIELD FARM, WARGRAVE, READING
	POST CODE	RG10 8PZ Tel. No. 940-4747
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	GARDEN HOUSE CHARVIL LANE SONNING
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY REAR EXTENSION AND NEW 1.8M

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

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BRICKS TO MATCH EXISTING. FELT ROOF

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans. — YES / ~~NO~~

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. — ~~YES~~/ NO

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~/ NO

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

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) £95-00
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) ~~1:2500~~ 1:1250 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) ~~1:100 or 1:200~~ 1:50 scale floor plans and elevations ✓

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

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

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

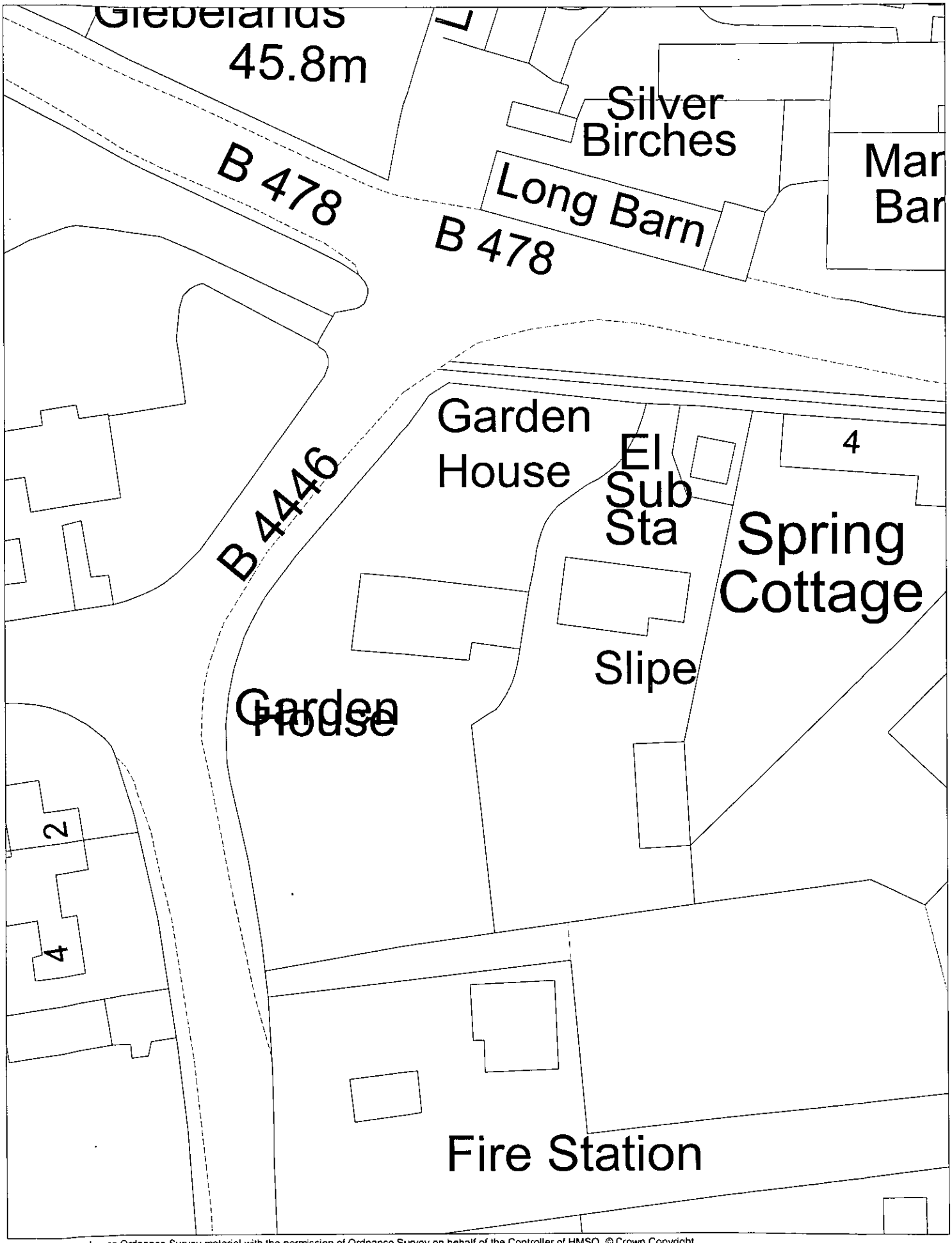
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED T.J. Sedgman for Sedgman Noble architects ON BEHALF OF Mr and Mrs Evans

DATE 2 March 2000



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Development Control Section, Environmental Services, Wokingham District Council.
21 February 2000

Scale: 1 : 500

N
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