SYSTEMS LTD

SOUTHPORT U.K
LONDON OFFICE

APPLICATION NO:
F/2000/0282

LOCATION:
The Old Telephone Exchange Hawthorn Way Reading.

APPLICANT:
Mr & Mrs S Sheppard C/O Mr D Hefferland

PROPOSAL:
Proposed single and two storey side extensions to dwelling.

EARLIEST DATE FOR DECISION: **06/02/2000**

APPLICATION EXPIRY DATE: **29/02/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs S Sheppard
C/O Mr D Hefferland
95 Fordwater Road
Chertsey
Surrey
KT16 8HH

Application Number: F/2000/0282

Parish:	**SONNING**
Location:	**The Old Telephone Exchange, Hawthorn Way, Sonning, Reading.**
Proposal:	**Proposed single and two storey side extensions 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. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Condition
4. The existing hedgerow on the north-east boundary shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

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

Reason
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
3. To ensure a satisfactory external appearance.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Head of Planning and Transportation
Date: 01 March 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.

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	70241	JM.
BUILDING CONTROL NUMBER	A/2001/1669	Nicke
~~APPLICANT~~/AGENT	Mr D. Hefferland	
ADDRESS OF SITE	The Old Telephone Exchange. Hawthorne Way SANNING.	
DESCRIPTION OF PROPOSED WORK	2 storey + s/s side exts	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		99105/01 A
ELEVATIONS	99105/10	—
FLOOR PLANS	—	—

CHECKLIST		1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT			
APPLIC. NECESSARY-NOT RECEIVED			
APPLIC.RECEIVED & APPROVED		1/3/02	
APPLIC.RECEIVED-NO DECISION			
APPLIC.REFUSED			
DIFFERENCES BETWEEN DC/BC DRAWINGS		Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC	additional small front + rear window next to doors. - glazing to light on utility	
DATE		22/3/01	

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

Date: 23/2/00

My ref: F/2000/0282

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2000/0282
The Old Telephone Exchange Hawthorn Way Sonning.
Proposed single and two storey side extensions to dwelling.

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

If you have any questions please do not hesitate to contact Joss Miller on (0118) 974 6463. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 6/3/00
Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: Joss Miller Application Number: F/2000/0282
The Old Telephone Exchange Hawthorn Way ~~Reading~~ Sonning
Proposed single and two storey side extensions to dwelling.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 28/2/00.

Print Name: N.D. Rose

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6463

Date: 23/2/00

My ref: F/2000/0282

CONFIDENTIAL

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

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
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Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: Joss Miller Application Number: F/2000/0282
The Old Telephone Exchange Hawthorn Way ~~Reading~~ Sonning
Proposed single and two storey side extensions to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0282

Applicant : Mr & Mrs S Sheppard C/O Mr D Hefferland.

Location : The Old Telephone Exchange Hawthorn Way Sonning.

Proposal : Proposed single and two storey side extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		24/1/00

Date of Neighbour Notifications : .....

Date of Site Visit : 12/1/00

Date Registered : 04/01/2000

Earliest Date for Decision : 06/02/2000

Latest Consultation Date/Site Notice Expiry Date : 06/02/2000

Application Expiry Date: 29/02/2000

Consultation Responses :

Highways - SC23.

Planning Issues :

Effect on street scene and neighbouring properties LP8E1

Identified settlement.

Application Number: F/2000/0282

Appraisal :

Street scene. set back
This application is 1.5m from the front footprint of the house and is hipped away with a dormer window to the front. There is also a half hip to the side elevation and this reduces the bulk of the extension so there is no adverse effect on the street scene.

Neighbours.
The first floor rear dormer is at least 11m from the rear footprint of the applicants house and 12m from the nearest house to the rear of the property therefore minimising any adverse effect. The extension is likely to be obscured from Whitecroft by the main bulk of the applicants property thereby minimising any adverse effect. Trentrees have a conservatory to the rear of the garage. The 2 storey extension is situated next to the garage and this will minimise any adverse effect on the neighbouring property. The single storey rear extension will be partially obscured from the neighbours by a 1.8m high hedge therefore the extension will not have an adverse effect sufficient to warrant a refusal.

There is sufficient parking to satisfy policies.

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

Application Number F/2000/0282
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	Parking
3	SC58	SR12	Dorks
4.	SC49	SR05	The existing hedgerow on the north-eastern boundary shall not be damaged ... etc.

RECORD OF SITE VISIT

SITE ADDRESS: The Old Telephone Exchange Hawthorn Way Reading.

APPLICATION NUMBER: F/2000/0282

OFFICER: Joss Miller

DATE OF SITE VISIT: 12/1/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front boundary

2. DESCRIPTION OF SURROUNDINGS

Detached houses on both sides of road.

3. DESCRIPTION OF SITE/BUILDING

Detached house of brick and tile. with render.

4. RELATIONSHIP TO ADJOINING PROPERTIES

11. One first floor window. conservatory behind garage.

5. SITE CONSTRAINTS

TREES –

ACCESS/PARKING 4 spaces.

LEVELS –

BOUNDARY TREATMENT 1.8m hedge.

OTHERS –

To:
Highways

From: Joss Miller

Date: 13 January 2000

Application Number: F/2000/0282

Proposal: Proposed single and two storey side extensions to dwelling..

Site Address:
The Old Telephone Exchange, Hawthorn Way, Sonning.

Applicant:
Mr & Mrs S Sheppard C/O Mr D Hefferland.

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

Comments As Previous (70241) - 16-8-99

N.S. Trotter

19-01-00

Received by Wokingham District Council

Application No: F/2000/0282

Proposal:

Proposed single and two storey side extensions to dwelling.

Location:

The Old Telephone Exchange Hawthorn Way Sonning.

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)

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 06/02/2000. 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

(*) PRE-APP ATTACHED (*)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	4 JAN 2000
Officer: JM	Application No. F/2000/0282

Map No. 2/13 Site 0:05

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE AND TWO STOREY SIDE EXTENSIONS TO DWELLING

Location: The Old Telephone Exchange Hawthorn Way

Parish: Sonning Ward: Sonning

13.1.2000

Applicant: Mr & Mrs S Sheppard

Fee Received 0:00 Required ..... Additional ..... Refund .....

Re-Sub 99/70241/F

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 13.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

Pre-app attached.

NEIGHBOURS:

S/N: Sufficient.

1789/a

SECTION 66 CERTIFICATE

Application No.

04.DEC.2000* 0262

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. *Delete sections not* relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . MR & MRS S. SHEPPARD . . . . . .

Date . . 21/12/99 . . . . . .

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

1933

THE OLD TELEPHONE EXCHANGE

ADDRESS MANTHORN WAY PARISH LANNING

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
9/1/58	MINISTRY OF WORKS	BATTERY ROOM AT THE UNIT AUTOMATIC EXCHANGE	11.3.58	APP
42112	BT	C/O/USE TO RES.	26.1.94	CLA
42792	MS. O. MOAT	" (MOD. 42112)	9.6.94	CLA
RP94/2544	"	ROOMS IN ROOF	29.6.94	APP
43892	"	VELUX SKYLIGHTS	27.3.95	CLA
94/00065/F				
99/70241/F	Mr. & Mrs. Sheppard	2 SHS ext.	13.9.99	REF

MINISTRY DECISION

SPECIAL ORDERS CLU (B) 33 - 3.9.93

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984
'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY
04.DEC.2000* 0282

1.	APPLICANT'S NAME	MR & MRS S. SHEPPARD
	ADDRESS	THE OLD TELEPHONE EXCHANGE, HAWTHORN WAY
		SONNING, BERKSHIRE
	POST CODE	RG4 6TQ PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	MR D. HEFFERLAND.
	ADDRESS	95 FORDWATER ROAD
		CHERTSEY, SURREY
	POST CODE	KT16 8HH PHONE 01932 562199
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	AS APPLICANT
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		SINGLE/2 STOREY SIDE EXTENSION TO EXISTING DWELLING
5. Give the area in hectares or part of a hectare	AREA OF SITE	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	99105/01 rev A.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

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

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

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

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

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

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

RESIDENTIAL

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

WHITE PAINTED RENDER
JOINERY } TO MATCH EXISTING
PLAIN ROOF TILES

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

EXISTING FENCING / HEDGES.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

DROPPED KERB WITH ACCESS OVER FOOTPATH
(Existing arrangement unchanged).

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

N/A

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

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

* STATE No. OF HABITABLE ROOMS

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

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

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

NO FEE PAYABLE AS RESUBMISSION FOR REFUSED APPLICATION N°99/70241/F DATED 13/09/99

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

SIGNED [signature] ON BEHALF OF MR & MRS S. SHEPPARD DATE 21/12/99

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

500

Tel. 0118 974 6479 (Direct Line)

Date. 18 October 1999

My ref. JM/99/70241/F

Your ref.

Mr D Hefferland
95 Fordwater Road
Chertsey
Surrey
KT16 8HH

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 Hefferland,

RE: PRE-APPLICATION ADVICE FOR A TWO STOREY SIDE EXTENSION AT THE OLD TELEPHONE EXCHANGE, HAWTHORN WAY, SONNING.

Thankyou for your letter which was received on 6 October 1999.

I can inform you that your proposals would still have an adverse effect on the neighbouring property. I suggest that the front of the extension be situated 1.5 metres back from the front (south-east) elevation of the existing dwelling. The rear (north-west) elevation of the extension should be flush with the rear of the neighbour's garage.

I hope this information is of use to you. However, it is given without prejudice to any decision given on a formal application.

Yours sincerely

M L THORP
Principal Development Control Officer

David Hefferland

ARCHITECTURAL DESIGNER

95 Fordwater Road, Chertsey, Surrey, KT16 8HH
Telephone/FC Fax Number 01932 562199

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06 OCT 1999
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FILE:

Wokingham District Council
Planning Department
PO Box 151
Shute End
Wokingham
Berkshire
RG40 1WH

5th October 1999

F.A.O. Joss Miller

Dear Sirs

Re: The Old Telephone Exchange, Hawthorn Way, Sonning (99/70241/F)

Further to our recent telephone conversation in respect of the above development, please find enclosed a revised scheme for your consideration prior to a formal re-application.

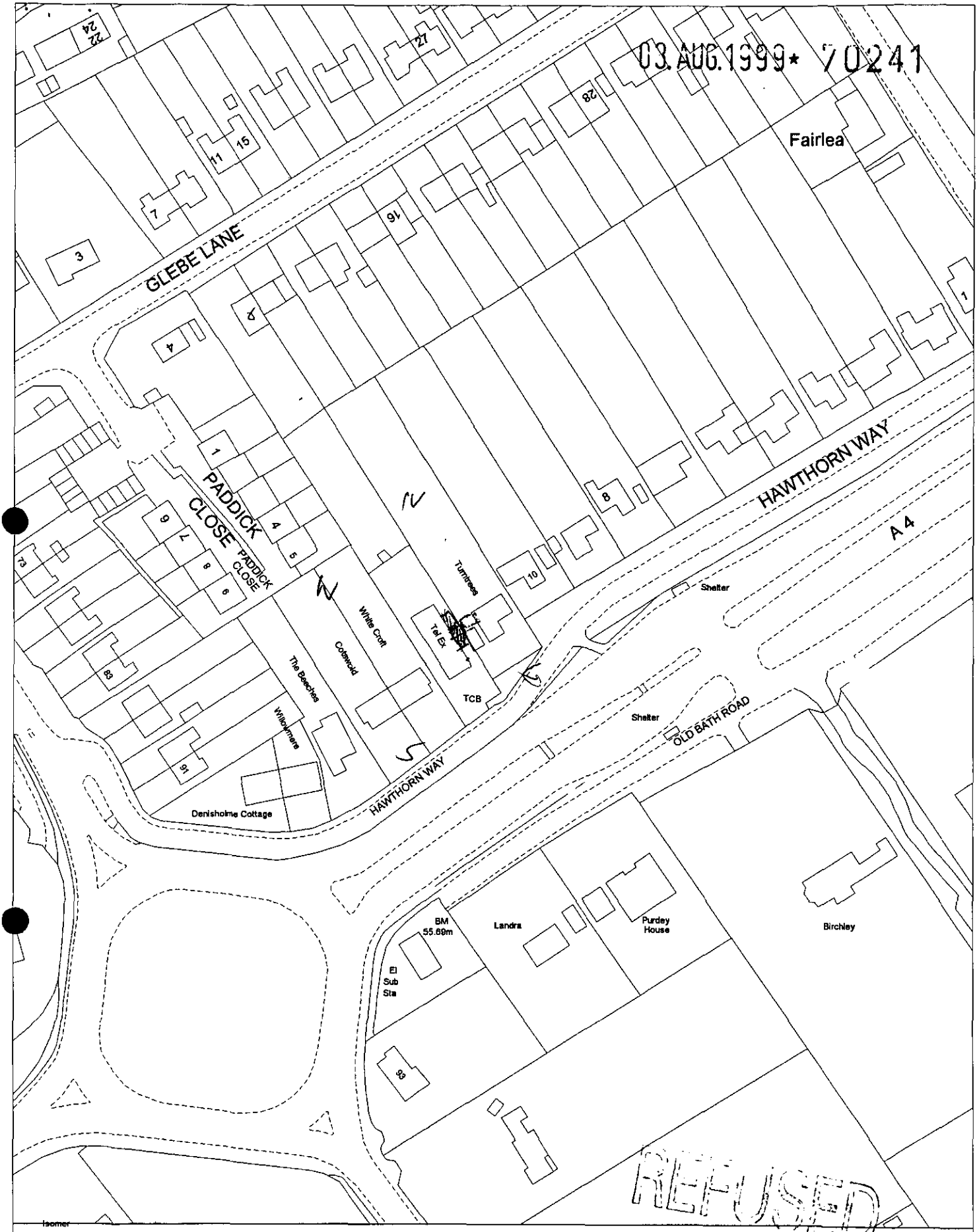
Having discussed the matter with my clients it is important to them that the existing flank window to the kitchen be retained and as such this will form the front setting out point to the revised extension location. This has been moved forwards from that previously refused. The roof height of the gable has been reduced and although this creates technical problems with the steelwork to support the structure it does reduce the height of the gable wall. The front and rear dormers have been moved slightly closer to the house as well to reduce the impact on the neighbour.

I would appreciate your comments on the foregouing and enclosed and should you wish to discuss the matter further with me then please do not hesitate to contact me.

Yours Faithfully

David Hefferland

Enc
CC Mr and Mrs Sheppard



Site Plan, Scale: 1 to 1250

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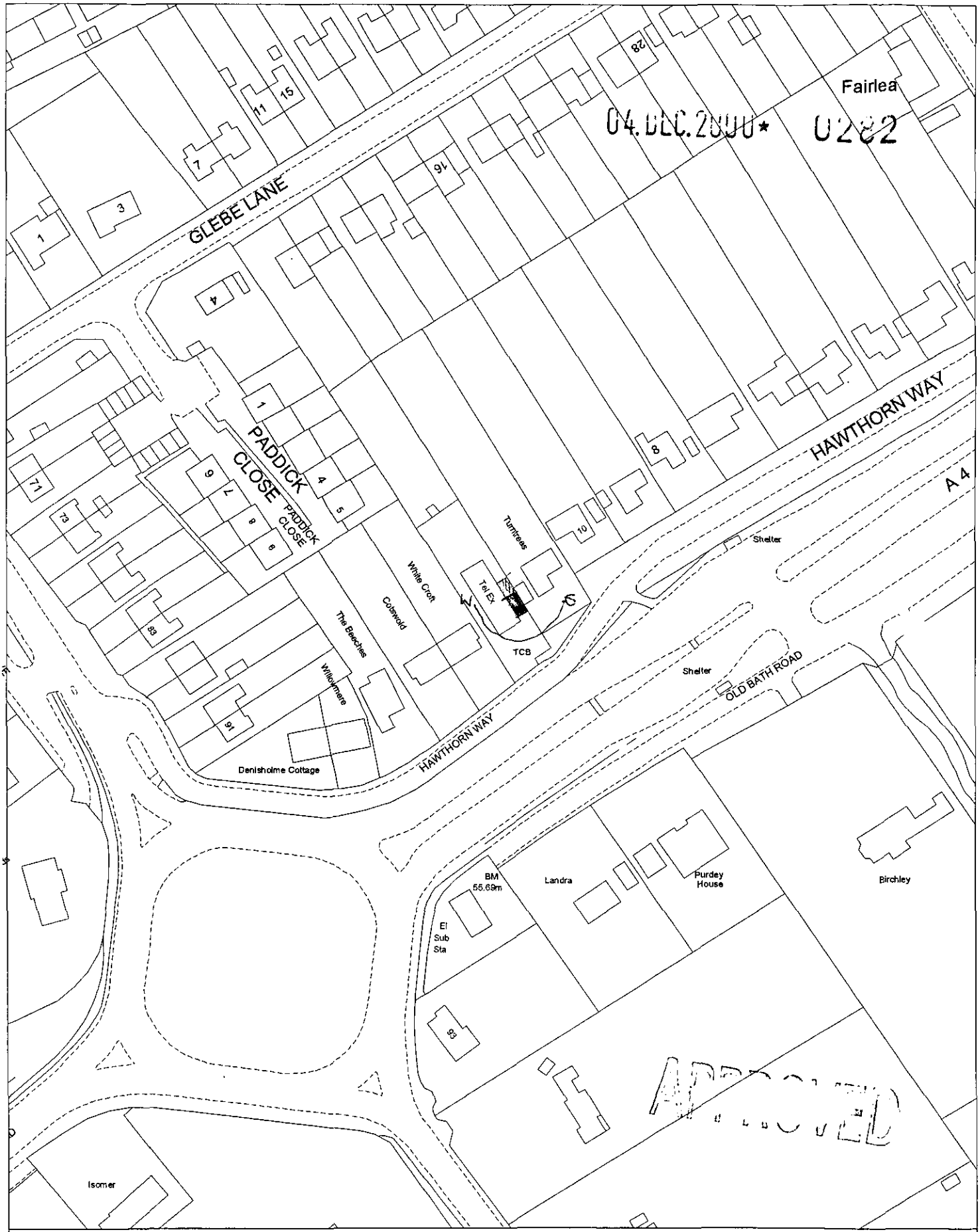
Date: 4 August 1999



Site Plan, Scale: 1 to 1250

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Date: 7 January 2000

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