APPLICATION NO:
F/2001/4695

LOCATION:
Greenbanks 25 Old Bath Road, Sonning Reading.

APPLICANT:
Mr P Portch C/O Chamberlain Syrad Architecture

PROPOSAL:
Proposed two storey side extension to dwelling with storage space in loft.

EARLIEST DATE FOR DECISION: ~~**31/08/2001**~~ 8/9/01

APPLICATION WILL HAVE EXPIRED ON:
19/10/2001

CASE OFFICER: **George Allpress**

RAILEX
Marbleboard

1286

EASIFILE EP7

101

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Portch
C/O Chamberlain Syrad Architecture
66 Tilehurst Road
Reading
Berks
RG30 2JH

Application Number: F/2001/4695

Parish:	**SONNING**
Location:	**Greenbanks, 25 Old Bath Road, Sonning, Reading.**
Proposal:	**Proposed two storey side extension to dwelling with storage space in loft.**

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 side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. Those windows shown on the approved drawings as having obscured glazing in part or full shall be so fitted, fixed shut, and be permanently retained so thereafter.

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 safeguard the amenities of the occupiers of neighbouring residential properties.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

Informative
2. You are advised to contact Railtrack (Outdoor Party Engineer (West), Railtrack Southern, CP2-2-H, Waterloo Station, London SE1 8SW) to ensure that adequate steps are taken to ensure the integrity of Railtrack's infrastructure and the safety of operational railway at all times.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 11/10/2001

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.

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

Tel: 0118 974 6442

Date: **29 August 2001**

My ref: F/2001/4695

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/2001/4695
Greenbanks 25, Old Bath Road, Sonning, Reading.
Proposed two storey side extension to dwelling with storage space in loft.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

George Allpress

Development Control Officer

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/4695**
Greenbanks 25, Old Bath Road, Sonning, Reading.
Proposed two storey side extension to dwelling with storage space in loft.
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/2001/4695

Proposal:
Proposed two storey side extension to dwelling with storage space in loft.

Location:
Greenbanks 25, Old Bath Road, 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 take this letter with you or quote application number F/2001/4695 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/09/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

03 September 2001

Received by Wokingham District Council

Application No: F/2001/4695

Proposal:
Proposed two storey side extension to dwelling with storage space in loft.

Location:
Greenbanks 25, Old Bath Road, 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
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In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

29 August 2001

Applicationo	Name & Address
F/2001/4695	P Hughes Beaverton Old Bath Road Sonning On Thames Berks RG4 6SY
Application Approved	Letter sent 17/10/01.

WORK SHEET FOR: George Allpress

Application Number: F/2001/4695

Applicant: Mr Portch C/O Chamberlain Syrad Architecture.

Location: Greenbanks, 25, Old Bath Road, Sonning, Reading.

Proposal: Proposed two storey side extension to dwelling with storage space in loft.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		03/09/01

Date of Neighbour Notifications: 29/08/01

Date of Site Visit : 04/09/01

Date Registered : 24/08/2001

Earliest Date for Decision : 31/08/2001

Latest Consultation Date/Site Notice Expiry Date : 31/08/2001
26/09/01 (GA)

This application will have expired on: 19/10/2001. 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 - request additional plan showing parking provision for 4 vehicles.

Sonning Parish Council - 1. The Parish Council received the plans on 3 September although they were dated 29th August and the deadline for comments was given as 31/08/01. The Parish Council assumes that the deadline for comments was therefore 31/09/01. ". The Council has considered the plans and has found that the site plan is inaccurate in that it does not show an existing extension on the adjoining property, Beaverton. 3. This give the impression that there is a larger gap between the proposal and the existing property. The Council is of the opinion that this will have an adverse impact on the adjoining property and the street scene. The Council would like the Officer to consider this when making a decision.

Occupant of Beaverton (neighbour to the west) writes to object - location plan incorrect, does not show their extension - gap between properties would be significantly reduced - business operation at premises, no need for extension - out of character - would detract value from their property.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety. The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE2 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2001/4695

Appraisal :

The application proposes a substantial, two storey, 7.5 metre wide side extension to be built on the side facing Beaverton (neighbour to the west). The application property is set in large grounds with a deep frontage and a 3.0 metre wide gap would be maintained between the extended flank and the boundary which is shared with the neighbour. The boundary between the two houses is populated with mature shrubs and trees which form a thick hedgerow. Therefore no harm to the street scene.

In terms of neighbour amenity, no overbearing impact is considered to result. A reasonable separation between property and boundary would be maintained and the extension at the point where it would be closest to the boundary is in the form of a half hip roof. The neighbour has no habitable room windows facing the site and the hedge screening between the two properties would effectively screen the extension from Beaverton.

In terms of privacy, two first floor flank windows are proposed, but annotated obscure glazed. The first floor windows would be inward opening, french windows, with a small balcony. The balcony at around 3.0 metres depth is not considered usable as outside amenity space and therefore overlooking of the neighbouring property would not result.

The neighbouring property has been extended, the application drawing (Location Plan) does not show their extension. However, the application plans are considered sufficiently accurate to determine the application.

There is sufficient parking provision to meet Local Plan parking requirements and therefore no additional information is required.

Recommendation: Approval: ✓ Refusal:
(tick appropriate box)

Application Number: F/2001/4695

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C14	R014	EXTERNAL FINISHES TO MATCH
3	C044	R044	NO WINDOWS TO BE INSERTED INSERT: .....in the side elevation of the extension....
4	C046	R046	OBSCURE GLASING AS APPROVED
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The London Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.
2	N14		RAILTRACK

RECORD OF SITE VISIT

SITE ADDRESS: Greenbanks, 25 Old Bath Road, Sonning, Reading.

APPLICATION NUMBER: F/2001/4695

OFFICER: George Allpress

DATE OF SITE VISIT: 04/09/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement

3. DESCRIPTION OF SITE/BUILDING Detached single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES Beaverton to the west - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES Trees on boundary

ACCESS/PARKING Double garage, drive with separate entrance and exit points, plus gravelled parking area between drive and boundary which can accommodate about 5 cars.

LEVELS Level

BOUNDARY TREATMENT Wall and railings to front, hedging at sides with treed woodland area at rear.

OTHERS None

WORK SHEET FOR : George Allpress

Application Number : F/2001/4695

Applicant : Mr P Portch C/O Chamberlain Syrad Architecture.

Location : Greenbanks 25, Old Bath Road, Sonning, Reading.

Proposal : Proposed two storey side extension to dwelling with storage space in loft.

Site Notice Displayed ? :

YES	NO	DATE
✓		

24/9

Date of Neighbour Notifications : 29/8

Date of Site Visit : 4/9

Date Registered : 24/08/2001

Earliest Date for Decision : 31/08/2001

Latest Consultation Date/Site Notice Expiry Date : 31/08/2001

26/9/01

This application will have expired on: 19/10/2001. 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 :

Planning Issues :

29/24/57

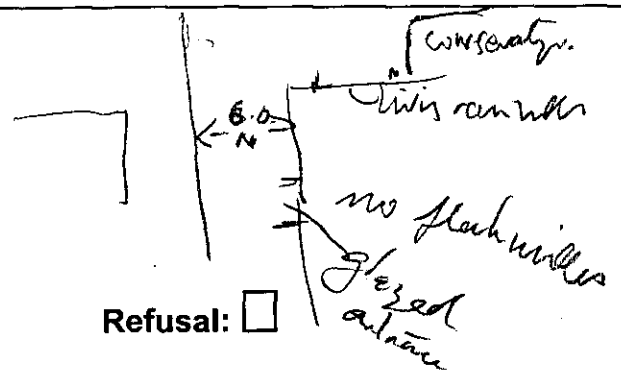
Application Number: F/2001/4695

Appraisal :

Substantial detached property with double gap block on its east side and a wide grassed gap to its west. The side facing the neighbour.

The application proposes building one. Thus at 2 storeys with a ~~3.0~~ 7.5 m wide side extension.

The pattern and depth of the property is in horizon with the character of the dwellings, a 3.0 m gap would be maintained and the dwelling is set back from the road with a deep frontage. Proposes no harm to street cover. Mature hedgerow and trees to boundary with 1.5 m high trees fore



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

Application Number F/2001/4695
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Greenbanks 25 Old Bath Road Sonning Reading. APPLICATION NUMBER: F/2001/4695	OFFICER: George Allpress DATE OF SITE VISIT: 4/9

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

Res [illegible]

3. DESCRIPTION OF SITE/BUILDING

Detach [illegible]

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

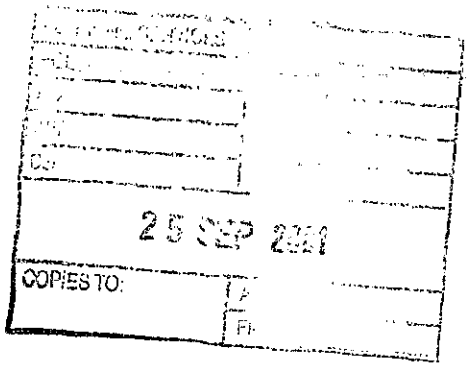
TREES — Trees on boundary - but at 3.0m gap [illegible] suffice to protect

ACCESS/PARKING Double garage Drive with separate entrance and exit, plus gravelled parking area between drives and boundary which can accomodate around 5 cars

LEVELS Level

BOUNDARY TREATMENT Wall & railing to front hedge & fence to rear

OTHERS [illegible]



FAX MESSAGE

FAX TO: GEORGE ALLPRESS

FAX NO: 0118 9746484

NO. OF SHEETS: 2 (INC.)

FROM: LESLEY BATES
SONNING PARISH COUNCIL

FAX NUMBER: 0118 9697753
TEL. No. 0118 9697753

DATE: 24 SEPTEMBER 2001

Please find attached comments on application no. F/2001/4695 & F/2001/4683

LESLEY BATES (CLERK TO THE COUNCIL).

0118969775З
24-SEP-01 18:17 David Bates 0118969775З PAGE: 1

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2001/4695

Officer GEORGE ALLPRESS

Parish SONNING.

Proposal TWO STOREY SIDE EXTENSION TO DWELLING WITH STORAGE SPACE IN LOFT

Address GREENBANKS 25 OLD BATH ROAD.

Applicant MR P PORTCH C/O CHAIMBERLAIN SYRAD ARCHITECTURE.

The Parish Council has the following comments:

1. The Parish Council received the plans on 3 September although they were dated 29 August and the deadline for comments was given as 31/08/01. The Parish Council assumes that the deadline for comments was therfore 31/09/01.

2. The Council has considered the plans and has found that the site plan is inaccurate in that it does not show an existing extension on the adjoining property, Beaverton.

3. This gives the impression that there is a larger gap between the proposal and the existing property. The Council is of the opinion that this will have an adverse impact on the adjoining property and the street scene.

4. The Council would like the Officer to consider this when making a decision.

L. A. Bates (Clerk to the Council). 24 September 2001

01189692753
David Bates 01189692753 24-SEP-01 18:19 PAGE: 3

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2001/4683

Officer GEORGE ALLPRESS

Parish SONNING.

Proposal ERECTION OF SINGLE STOREY EXTENSION ON EXISTING GARAGE, ERECTION OF NEW PITCHED ROOF ON PART OF EXISTING GARAGE.

Address DOWER HOUSE PEARSON ROAD SONNING.

Applicant MRS J MIDDLEMISS C/O GLEN BEARD.

The Parish Council has considered this application and has the following comments:

1. The proposal is identical in mass and scale to an earlier application to which the Council and residents had strong objections and which was refused by WDC.

2. The roof is of particular concern as the bulk presents an overly large view to adjoining neighbours compared to the existing low lying roof.

3. The proposal does not address the concerns regarding the impact it has on the adjoining walled garden.

4. There are concerns that, the size of the roof opens up the possibility of the flat, shown in the earlier application but omitted from this one, being introduced at a later date.

5. A more sympathetic proposal, which reduces the height and scale of the roof, would be more acceptable to both residents and the Parish Council.

6. For the above reasons the Parish Council urges WDC to refuse this application as it stands.

L. A. Bates (Clerk to the Council). 24 September 2001

01189692753

David Bates 01189692753 PAGE: 2

24-SEP-01 18:18

GA

20 SEP 2001

FAX MESSAGE

FAX TO: GEORGE ALLPRESS

FAX NO: 0118 9746484

NO. OF SHEETS: 2 (INC.)

FROM: LESLEY BATES
SONNING PARISH COUNCIL

FAX NUMBER: 0118 9697753
TEL. No. 0118 9697753

DATE: 24 SEPTEMBER 2001

Please find attached comments on application no. F/2001/4695 & F/2001/4683

LESLEY BATES (CLERK TO THE COUNCIL).

25-SEP-01 09:03 David Bates 01189697753 PAGE: 1

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2001/4695

Officer GEORGE ALLPRESS

Parish SONNING.

Proposal TWO STOREY SIDE EXTENSION TO DWELLING WITH STORAGE SPACE IN LOFT

Address GREENBANKS 25 OLD BATH ROAD.

Applicant MR P PORTCH C/O CHAIMBERLAIN SYRAD ARCHITECTURE.

The Parish Council has the following comments:

1. The Parish Council received the plans on 3 September although they were dated 29 August and the deadline for comments was given as 31/08/01. The Parish Council assumes that the deadline for comments was therfore 31/09/01.

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4. The Council would like the Officer to consider this when making a decision.

L. A. Bates (Clerk to the Council). 24 September 2001

01189692753

25-SEP-01 09:03 David Bates 01189692753 PAGE: 2

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2001/4683

Officer GEORGE ALLPRESS

Parish SONNING.

Proposal ERECTION OF SINGLE STOREY EXTENSION ON EXISTING GARAGE, ERECTION OF NEW PITCHED ROOF ON PART OF EXISTING GARAGE.

Address DOWER HOUSE PEARSON ROAD SONNING.

Applicant MRS J MIDDLEMISS C/O GLEN BEARD.

The Parish Council has considered this application and has the following comments:

1. The proposal is identical in mass and scale to an earlier application to which the Council and residents had strong objections and which was refused by WDC.

2. The roof is of particular concern as the bulk presents an overly large view to adjoining neighbours compared to the existing low lying roof.

3. The proposal does not address the concerns regarding the impact it has on the adjoining walled garden.

4. There are concerns that, the size of the roof opens up the possibility of the flat, shown in the earlier application but omitted from this one, being introduced at a later date.

5. A more sympathetic proposal, which reduces the height and scale of the roof, would be more acceptable to both residents and the Parish Council.

6. For the above reasons the Parish Council urges WDC to refuse this application as it stands.

L. A. Bates (Clerk to the Council). 24 September 2001

01189692753

25-SEP-01 09:04 David Bates 01189692753 PAGE: 3

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 29 August 2001

Application Number: F/2001/4695

Proposal: Proposed two storey side extension to dwelling with storage space in loft.

Parish: SONNING PARISH

Site Address:
Greenbanks 25, Old Bath Road, Sonning, Reading.

Applicant:
Mr P Portch C/O Chamberlain Syrad Architecture.

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

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 4 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

Signed: _____ **Print name:** Adam Coggins 30/8/01

47521

Beaverton, Old Bath Road, Sonning-on-Thames, Berkshire, RG4 6SY

Tel 0118 969 3767 Fax 0118 944 0331 e-mail peterhug@beaverton.fsbusiness.co.uk

PLANNING SERVICES
POL
DC GA
ARP
OS
11 SEP 2001
COPIES TO:
ACK: ✓
FILE:

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

8 September 2001

Dear Sirs

Planning Application F/2001/4695
Greenbanks, 25 Old Bath Road, Sonning, Berkshire

Thank you for your letter of 29 August regarding the planning application by my next-door neighbour to build a two-storey extension to the side of his house, which abuts mine.

I have viewed the plans deposited and make the following comments.

The location plan is incorrect, my house was extended in 1975 to a point, approximately 3 metres from the boundary fence adjoining Greenbanks, currently that property is some four to five metres from the boundary on their side.

This extension will bring the building line of their property to approximately one metre from the boundary, this will impose on my property and it's value.

It would be simpler for them to extend on the other side, over the garage where both houses are already close together.

The plans indicating the existing house at Greenbanks seem to be incorrect, as we understand that the rooms shown behind the garage as a bedroom etc. are currently used for business purposes as offices, as would be indicated by the brass plaques mounted by the side entrance door.

If these rooms were used as indicated there would seem to be little need for the extension on the grounds of providing additional bedroom accommodation, as it already exists.

Has planning permission been granted for commercial use of these ground floor rooms and if so, is there now also an application for change of use back to domestic use.

These plans do little to enhance the area, which exists principally of high value houses, planning applications should take into account the impact of any building plans, review any existing or previously approved plans and the Council should endeavour to ensure that any building improves the general location.

This plan would be much improved by building the extension to the side adjoining 23 Old Bath Road and improving the rather hotch-potch extension that had been previously approved.

I object to this application on the grounds indicated above.

Yours faithfully

Peter Hughes

GA

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/4695 relates.

Address of site GREENBANKS

OLD BATH ROAD, SONNING

Signed _____

Date 3-9-01

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man



Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~01-OCT-01~~ 24/8/01 (see A4)	Map No. 36. Site .....
Officer: GA | Application No. F/2001/4695	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description: 24.AUG.2001 * 4695

(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING WITH STORAGE SPACE IN LOFT

Location: GREEN BANKS OLD BATH ROAD

Parish: SONNING Ward: Sonning

29/8/01. T.W

Applicant: MR P PORTCH

Fee Received 95-00 (7) 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			
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 : 29.8.01. T.W

Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track Great western zone .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

No pre Apps. .....
.....
.....

NEIGHBOURS:

..... Site notice & see map for neighbour notices .....
.....
.....
.....
.....
.....
.....
.....
.....

CHAMBERLAIN SYRAD ARCHITECTURE

SNOOK HOUSE, 66 TILEHURST ROAD, READING. RG30 2JH
TEL: 0118 939 4554

24.AUG.2001 * 4695

Ian Jordan
Wokingham District Council
Planning Department
Shute End
Wokingham
RG40 1BN

2234N46

24 August 2001

Dear Mr Jordan

RE: GREENBANKS, OLD BATH ROAD, SONNING

Further to our householder planning application dated 1 June 2001 and our Fax dated 11 June 2001, our client has decided to proceed with the application without any further alterations.

We would be grateful if you would reinstate the application for consideration by your Council.

Thank you for your assistance and please contact us on the above number if you require any further information.

Yours sincerely

David Syrad

Copy: Mr P Portch

FAX TO: 0118974 6484

STEPHEN CHAMBERLAIN
Development Designer

DAVID SYRAD D.Arch (Kingston) RIBA
Chartered Architect

CHAMBERLAIN SYRAD ARCHITECTURE

SNOOK HOUSE, 66 TILEHURST ROAD, READING. RG30 2JH
TEL: 0118 939 4554

24.AUG.2001* 4695

Ian Jordan
Wokingham District Council
Planning Department
P.O. Box 157, Shute End
Wokingham
RG40 1WR

2234M59

11 June 2001

Dear Mr Jordan

RE: GREENBANKS, OLD BATH ROAD, SONNING

Further to our householder planning application dated 1 June 2001 and our telephone conversation today, we confirm our client has requested the registration of the application be delayed to enable him to re-consider some aspects of the layout.

Please retain the documents and we will contact you again in the near future. Thank you for your assistance with this matter.

Yours sincerely

David Syrad

Copy: Mr P Portch

FAX TO: 0118 974 6484

STEPHEN CHAMBERLAIN
Development Designer

DAVID SYRAD D.Arch (Kingston) RIBA
Chartered Architect

ADDRESS GREENBANKS, OLD BATH ROAD PARISH ~~WOODLEY~~ SONNING

PLOT No. ORD. SHEET No. SU.7574 (3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
274/57	Mr. G.O. Hunter	Outline	14/5/57	NIA.
512/57	"	Detached House	9/7/57	App.
BR 1419	"	Sunroom Extension	18.12.74	App.
01804	"	"	19 12 74	N/A
BR 13205	"	Sunroom as Granny Annexe	10.4.80	App.
13:83	"	as above	2.5.80	WITHDRAWN
97/66645/F	Mr. & Mrs. P. Portch	S/St. R. Ext. +		
		Replac. Pitch Roofs	3.12.97	C/

DATE OF COMPLETION January 1959

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 29

DRAINAGE

24.AUG.2001* 4695

Environmental Services

For office use only.
Application number: 24. AUG. 2001 04 JUN 2001 4695

Householder planning application form

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

1	Your name Address and postcode Phone number	MR P. A PORTCH GREENBANKS OLD BATH ROAD SONNING RG4 6SY
	Agent's Name Address and postcode Phone number	CHAMBERLAIN SPREAD ARCHITECTURE 66 TILEHURST ROAD READING RG30 2JH 0118 939 4554
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.	GREENBANKS OLD BATH ROAD SONNING RG4 6SY
4	Give brief details of the proposal for example, two storey side extension About the application	TWO STOREY SIDE EXTENSION WITH LOFT STORAGE
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.	BRICKS & TILES TO MATCH EXISTING
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: 4	Proposed: 5
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.

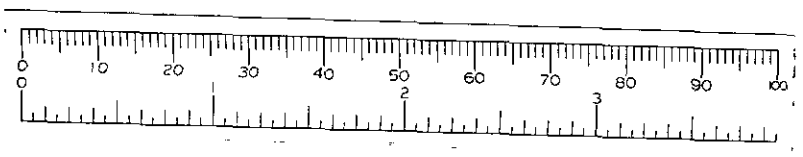
Owner's name	Address at which the notice was served	Date on which the notice was served

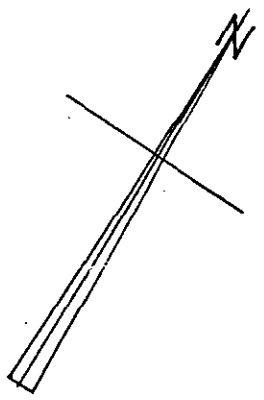
None of the land forms part of an agricultural holding.

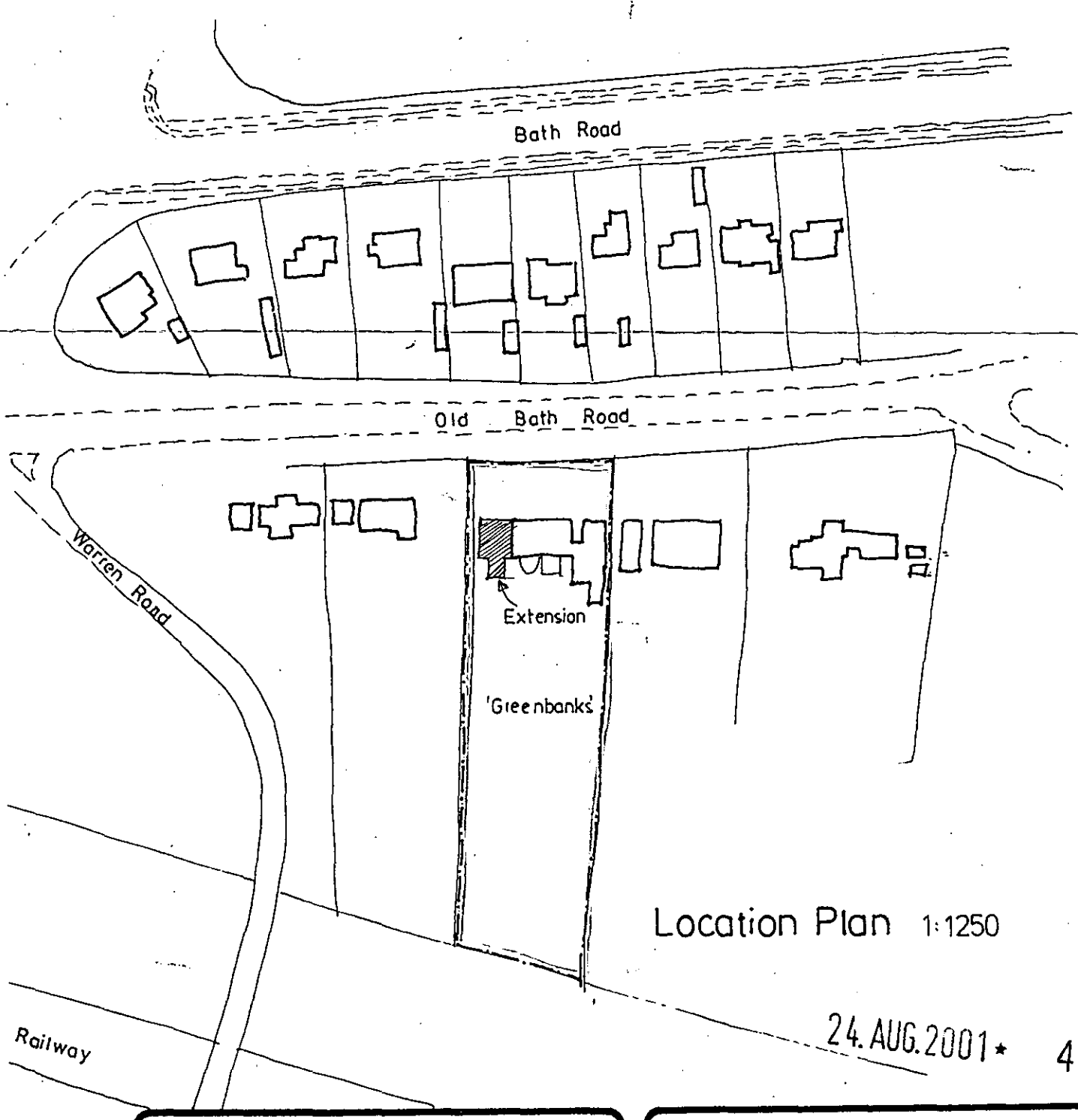
Your signature: [signature] on behalf of MR P.S. PORTCH

Date 1 JUNE 2001

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







Location Plan 1:1250

24.AUG.2001* 4695

PROJECT	'Greenbanks' Old Bath Road, Sonning
TITLE	Extension
Scale	1:1250
Drawn	D J S
Date	May 2001
JOB NO.	2234
DRG. NO.	2

CHAMBERLAIN SYRAD ARCHITECTURE

SNOOK HOUSE 66 TILEHURST ROAD READING RG30 2JH TEL. 0118 939 4554



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Development Control Section, Environmental Services, Wokingham District Council.
8 June 2001 Scale: 1 : 1250

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