APPLICATION NO:
F/2002/5750

LOCATION:
Little Court Charvil Lane, Sonning Reading.

APPLICANT:
Hicks Developments Ltd C/O The Edwards Irish Partnership Ltd

PROPOSAL:
Proposed conversion of Crop Research Unit and Office and Residential Flat into two dwellings ~~plus new detached double garage~~

EARLIEST DATE FOR DECISION: **08/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
05/04/2002

CASE OFFICER: **Heidi Lynch**

APPROVED

D24 858

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Hicks Developments Ltd
C/O The Edwards Irish Partnership Ltd
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Application Number: F/2002/5750

Parish: **SONNING**

Location: **Little Court, Charvil Lane, Sonning, Reading.**

Proposal: **Proposed conversion of Crop Research Unit and Office and Residential Flat into two dwellings.**

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 works shall be carried out in materials that match in size, colour and texture, those of the existing building.

Condition
3. A newt mitigation scheme including a survey of the pond during the breeding season (mid March - June inclusive) shall be formulated and agreed in consultation with English Nature. A copy of the scheme shall be forwarded to the Local Authority before any works on site are carried out.

Condition
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of either of the dwellings.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
6. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
7. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 1496/03/8. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Condition
8. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
9. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
10. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

Condition
11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 6 metres measured from the carriageway edge.

Condition
12. The dwarf wall on the front boundary shall not exceed 0.6 metres in height.

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 ensure adequate protection of a protected species.

Reason
4. In the interests of visual amenity.

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

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

Reason
7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
8. To prevent queuing and parking off site, in the interests of highway safety and convenience.

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

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

Reason
11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

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

Informative
1. This permission relates to the application as amended with revised plan, drawings numbers 01B, 02B, 03B, 04B, 05C, 06A, 10, 11, 12, 13A and does not approve the proposals as originally submitted.

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

Berkshire Structure Plan Policies LD3, C2, C6, EN4, EN5 and T7.

Loddon Area Local Plan Policies LTV2, LC1, LC2, LC19, LC20, LBE1, LBE2, LBE12, LBE14, LBE17, LBE18, LT5 and LT6.

Deposit Draft Wokingham District Local Plan Policies WOS3, WOS10, WCC1, WCC2, WCC5, WCC7, WBE1, WBE9, WHE2, WHE5, WHE11, WHE12, WHE13, WT6 and WT7.

Informative

3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Anna Cronin
Head of Planning & Transportation
Date: 24/09/2002

Notice checked by: _____

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

5750

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 22ND MAY 2002 FROM 7.00 PM TO 11.15 PM

Mrs DC Beatty, Mr. MJ Bryant, Mr SR Conway, Mrs. AMNC Drake, Mr. JL Earnshaw, Mr. RFN Eke, Mrs JL Lissaman, Mr. KA Malvern, Mrs M Robertson, Mr ND Rose, Mr. AJ Ross and Rob Stanton

Also present: David Ashman, David Ball, Mrs P Bray, Mrs DF Buckley-Carpenter, Mrs. T Marinos, Mr DC Morgan, Mrs ELM Siggery and Mr D Swindells

PART I

1. CHAIRMAN

That Mr AJ Ross be elected as Chairman of the Committee for the 2002/2003 municipal year.

2. VICE-CHAIRMAN

The Mrs. AMNC Drake be elected as Vice-Chairman of the Committee for the 2002/2003 municipal year.

3 MINUTES

The Minutes of the meeting of the Committee held on 24th April 2002 were confirmed as a correct record and signed by the Chairman.

4. APOLOGIES

An Apology for late arrival was submitted by Mr SR Conway.

14. APPLICATIONS NOD: 2002/ 5750 & 2002/5751, PROPOSED CONVERSION OF CROP RESEARCH UNIT INTO ONE RESIDENTIAL UNIT AND CONVERSION OF AN OFFICE INTO ONE RESIDENTIAL UNIT, LITTLE COURT CHARVIL LANE SONNING READING, FOR: HICKS DEVELOPMENT C/O THE EDWARD IRISH PARTNERSHIP

The Committee considered a report about this application set out on Agenda pages 249 to 269.

Members were informed that drawing 5b, (Agenda page 265) had been superseded by drawing 5c showing modified windows, following consultations with the Conservation Architect.

RESOLVED: 1) That a Legal Agreement be entered into under Section 106 of the Town & Country Planning Act 1990 and other statutory powers to secure the provision of a financial contribution of £7,500 towards footway provision and/or cycleway improvements;

2) That subject to the execution and registration of the Agreement referred to in 1) above, Application No: 2002/5750 be approved subject to the conditions set out on Agenda pages 254 to 256;

3) That Application No: 2002/5751 for Listed Building Consent be approved subject to the conditions set out on Agenda pages 256 to 257.

Development Control Ref No:	Received	Parish
F/2002/5750 LB/2002/5751	8/02/02	Sonning

Applicant: Hicks Development C/O The Edwards Irish Partnership
Location: Little Court, Charvil Lane, Sonning, Reading
Proposal: Proposed Conversion of Crop Research Unit into one Residential Unit and Conversion of an Office and Flat into one Residential Unit

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Heidi Lynch

SUMMARY:

1. **Planning History** –
The site is located within the Sonning Conservation area as well as the countryside and green gaps/wedges policy area. Little Court is a Grade II listed building. Furthermore, English Heritage has informed the council that the building to the rear (the office and flat to be converted into one residential unit) is a curtilage building to the listed Little Court.

2. **Proposal** –
The proposed development is for the change of use and conversion of a Crop Research Unit into a single dwelling, and the conversion of Little Court (currently an office and flat), into a single dwelling. Originally a detached double garage was also applied for although this has since been removed from the plans. A further application has recently been submitted to change the use of the adjacent barn into two residential units (application numbers F/2002/6248 and LB/2002/6249).

RECOMMENDATION (F/2002/5750) : GRANT PLANNING PERMISSION – subject to conditions
RECOMMENDATION (LB/2002/5751): GRANT PLANNING PERMISSION – subject to conditions

This application is before the Committee as it involves financial contributions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

3. **Consultations** -
   - ***Council's Highways Officer*** – No objections subject to conditions and subject to financial contributions as agreed
   - ***Conservation Officer*** – no objections subject to conditions
   - ***Sonning Parish Council*** – See attached comments
   - ***Landscape*** – No objections subject to conditions
   - ***Environmental Health*** – no objections
   - ***Neighbours Letters*** – None received
   - ***Countryside Officer*** – A newt mitigation scheme needs to be provided
   - ***Policy*** – likely to be acceptable

4. **Appraisal** – The main considerations are:

   A. Principle of Development
   Loddon Area Local Plan Policies: LTV2, LC1
   Wokingham District Local Plan Policies: WCC1, WCC2
   Berkshire Structure Plan Policy C2, C6

   B. Impact upon neighbouring properties
   Loddon Area Local Plan Policies: LC20, LBE2
   Wokingham District Local Plan Policies: WOS3
   Berkshire Structure Plan: Policies: LD3

   C. Impact upon the street scene and listed building
   Loddon Area Local Plan Policies: LC2, LC19, LC20, LBE1, LBE2, LBE12, LBE14, LBE17, LBE18
   Wokingham District Local Plan Policies: WOS3, WOS10, WCC1, WCC2, WCC5, WCC7, WBE1, WHE2, WHE5, WHE11, WHE12, WHE13
   Berkshire Structure Plan: Policy LD3, C2, C6, EN4, EN5

   D. Impact upon Highway safety
   Loddon Area Local Plan Policies: LC20, LT5, LT6
   Wokingham District Local Plan Policies: WOS3, WT6, WT7
   Berkshire Structure Plan: Policy T7

   E. Flooding Issues
   Berkshire Structure Plan: EN3
   Loddon Area Local Plan: LPS2 & LPS3
   Wokingham District Local Plan: WIC16
   PPG25

   F. Concerns of the Parish Council

   A. Principle of Development
   Development is only permitted in the countryside under exceptional circumstances under Policy WCC1 and under certain categories. The proposed development involves the re-use and adaptation of buildings which were originally constructed for residential use. This reversion is permitted in principle. The site is located within the Green gaps and Wedges policy area. Development is not permitted in green gaps if it detracts from the open countryside appearance

and character. As the proposed development makes use of existing buildings on site, it is considered to comply with policy WCC2.

B. Impact upon neighbouring properties

The changes to Little Court will mainly be internal to convert it to a dwelling. The internal changes consist of:

- The main internal staircase being restored. It is suggested that details are to be provided prior to works being undertaken;
- The door to the secondary staircase being fixed shut (or else details to be agreed);
- Recent partitions added to the kitchen and breakfast area being removed
- At first floor level, the upper section of the staircase is to have alterations carried out; the fire escape door opening is to be removed; some doors and other openings are to be infilled; new partitions to bedroom 2 are to be installed and a staircase to bedroom 5 is to be installed. It is suggested that as a condition of consent all details of these works are submitted prior to work taking place.

All of the above internal works have been assessed by Council's Conservation Officer, who is satisfied that the works will not be detrimental to the character of this listed building.

The main external changes to the cottage will be:

- Currently there are two doorways on the front elevation, side by side. One of these will be removed and bricked up. The existing porch will be reduced so it is only above the remaining doorway.
- Currently on the rear elevation there is a fire escape with a doorway on the first floor. It is proposed to remove the fire escape and brick up the doorway on the first floor. There is an existing boiler room and flue on the rear elevation which are to be removed. There is also a small W.C on the rear elevation at ground floor level which is to be rebuilt to the same dimensions. One of the ground floor windows is to be replaced with two smaller arched windows.
- The eastern side elevation will not be changing with the exception of changing the existing windows to casement windows.
- The western side elevation main change is the removal of the existing fire escape (as mentioned above) and the rebuilding of the existing W.C (also mentioned above).

The outbuilding located behind Little Court is currently used as offices, storerooms and a laboratory. The conversion to residential use will mostly be comprised of internal alterations. They consist of:

- The removal of a staircase at ground floor level;
- The construction of a new window to the dining room;
- The construction of a link area between the drawing room and dining area;
- The construction of a staircase within the new hall area;
- The construction of a new roof over the breakfast/kitchen area;

Should approval be granted, it is recommended that conditions be placed on the consent to ensure that details are provided prior to work being undertaken.

The main external changes will be:

- On the front elevation the change in flat roof to a hipped, pitched roof on part of the cottage linking the main section with the garage. This is a single storey link and the proposed roof will be a maximum of 5.9m in height at the ridge line. This is slightly higher than the existing garage roof and 1.6m lower than the existing roof on the main section of the cottage. The only other change on this elevation is the replacement of existing windows with those more in character with the cottage.
- On the rear elevation there is an existing shed along the wall of the existing garage that is to be removed. The other main change is the replacement of doors on the ground and first floor to windows.
- The southern side elevation will see the removal of an existing shed from the main section of the cottage. The pitch of the roof on the existing single storey lean-to extension will be made steeper and so will rise in height from 2.5m to 3.2m. It is also proposed to use this as a conservatory and place two double doors along the conservatory. Finally it is proposed to place a chimney on the roof of the cottage (on the southern roof face). This projects above the existing roofline by 0.5m with a smaller pipe protruding 0.5m above this.
- The north side elevation will have no changes with the exception of replacing two doors at ground floor level with two windows.

The fence along the road front will be replaced with a dwarf wall and railings and a new laurel hedge is to be planted behind this. A large outbuilding to the west of the cottage will be demolished to help make way for a new paved courtyard area for the cottage.

The impact of the two existing buildings on the surrounding properties has well been established. The external alterations proposed are of a small scale and it is therefore considered that the buildings themselves will have no effect in terms of day-lighting, overbearing and overlooking, on the surrounding residential properties. This is also enhanced by the distance between the two buildings and the closest residential properties (at least 30m).

The change of use is not considered to have any great impact on the surrounding properties and returns a building to its original use. The previous use already established noise from vehicles moving on and off the site and it is considered that the new residential use will not significantly increase this.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this change of use development.

With regards to the listed building aspects of the alterations, these are discussed below.

C. Impact upon the street scene and conservation area

The impact on the street scene is considered to be very minor, and in fact the proposals are considered to enhance the street scene. Both buildings are reasonably run-down and the proposed development enhances their character – especially by returning Little Court to its original intended use. New planting and landscaping plans are proposed which will enhance the street further as well as contributing to the amenity of the surrounding rural area.

Generally there is a presumption against development in the countryside, however this development makes use of existing buildings, originally constructed for residential purposes, which is considered to be acceptable in principle. It is considered that the development will not impact on the open nature or character of the surrounding green gaps policy area and countryside, especially as there is only a small increase in volume proposed.

The retention of the two character buildings in the conservation area is more likely to occur if the reversion to residential occurs. As the buildings are of special value to the immediate area, it is important to ensure they are protected in their original state as much as possible. Residential conversions can often have a detrimental effect on the fabric and character of existing buildings in the countryside. Policy WCC5 does not generally allow conversion of buildings for residential purposes. However the original use of Little Court was residential and so this use has already been established in the past. Policies WHE12 and LBE17 also states that listed buildings should primarily be used for their original purpose. This development is therefore considered to be appropriate. The 'cottage' is not a listed building in its own right however it is a curtilage building to Little Court.

With respect to the listed building aspects of the application, several elements of the application have been changed at the request of Council's Conservation Officer. It is now considered that both the internal and external changes of both buildings (as outlined in point B above) will be in keeping with the character of the buildings and the conservation area generally. As such it is considered that the development is in compliance with WHE11.

D. Impact upon Highway Safety

Council's Highways Officer has raised several matters with regards to this application. Overall it is considered that the effect of the two dwellings and any possible additional traffic movements can be mitigated by conditions and improvement works.

The Highways Officer has requested that the wall on the front boundary is not to exceed 0.6m in height. This will allow for visibility when cars are accessing and egressing the site.

Furthermore, it has been requested by highways that £7,500 be paid towards either the provision of a footway or improved cycleways in the area. This is to be subject to a s106 legal agreement.

E. Flooding Issues

The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

F. Concerns of Parish Council

Whilst the parish council were pleased to see the building reverting to residential use, the parish council did have concerns relating to the proposed detached garage, the increased vehicle movements to and from the site, and the blocking of an existing public right of way.

Due to various concerns the garage has been removed from the proposal. With regards to the issue of vehicle and pedestrian movements, a contribution is to be provided which will go towards cycle path or footway improvements in the area.

5. **Conclusion** –
The proposed development is considered to further enhance the existing buildings and have no adverse impact upon the character of the area and neighbouring properties.

6. **Recommendation** –

(F/2002/5750) – To GRANT planning permission subject to the signing of a legal agreement to secure the provision of a £7,500 contribution towards footway provision and/or cycleway improvements and the following conditions:

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

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

3. A newt mitigation scheme including a survey of the pond during the breeding season (mid March – June inclusive) shall be formulated and agreed in consultation with English Nature. A copy of the scheme shall be forwarded to the Local Authority before any works on site are carried out.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of either of the dwellings.

5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

6. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

7. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 1496/03/8. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

8. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be

submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

9. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

10. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 6 metres measured from the carriageway edge.

12. The dwarf wall on the front boundary shall not exceed 0.6 metres in height.

REASONS:

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To ensure adequate protection of a protected species.
4. In the interests of visual amenity.
5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
6. In the interests of highway safety and convenience.
7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
8. To prevent queuing and parking off site, in the interests of highway safety and convenience.
9. In the interests of highway safety and convenience.
10. In the interests of highway safety and convenience.
11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.
12. In the interests of highway safety and convenience.

INFORMATIVES

1. This permission relates to the application as amended with revised plan drawings (Numbers 01B, 02B, 03B, 04B, 05C, 06A, 10, 11, 12, 13A,) and does not approve the proposals as originally submitted.

2. You are advised, in compliance with *The Town & 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 policies: LD3, C2, C6, EN4, EN5, T7
   Loddon Area Local Plan policies: LTV2, LC1, LC2, LC19, LC20, LBE1, LBE2, LBE12, LBE14, LBE17, LBE18, LT5, LT6
   Deposit Draft Wokingham District Local Plan policies: WOS3, WOS10, WCC1, WCC2, WCC5, WCC7, WBE1, WBE9, WHE2, WHE5, WHE11, WHE12, WHE13, WT6, WT7,

3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Recommendation:

(LB/2002/5751) – Grant Listed Building consent subject to the following conditions:

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

2. All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

3. Detailed drawings and/or samples of materials, as appropriate, in respect of the new joinery, including moulding profiles, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

4. Detailed drawings and/or samples of materials, including moulding, as appropriate, in respect of the following, shall be submitted to and approved by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples:
   - railings
   - gates.

5. All new external doors and windows shall be painted to an agreed finish and colour.

6. All rainwater goods and external pipework shall be of cast iron sections and be of a colour to be agreed.

7. No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.

8. Seven days notice of the commencement of the work and development hereby approved shall be given in writing to the Conservation Officer at Wokingham District Council.

Reasons for Conditions on LB/2002/5751

1. In pursuance of Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.-6. In order to safeguard the special architectural or historic interest of the building.

7. To preserve the architectural integrity of the listed building.

8. To help ensure the satisfactory control of the work to the listed building.

Informatives on LB/2002/5751

1. The works hereby approved are only those specifically indicated on the approved drawings. Any additional works may require a further listed building consent.

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION

PLANNING SERVICES	H/T
RDL	TLS
DC	ENF
APP	
CS	

14 MAR 2002

COPIES TO	ACK:

APPLICATION No. F/2002/5750 & LB/2002/5751

Officer HEIDI LYNCH

Parish SONNING.

Proposal CONVERSION OF CROP RESEARCH UNIT & OFFICE & RESIDENTIAL FLAT INTO TWO DWELLINGS PLUS NEW DETACHED DOUBLE GARAGE.

Address LITTLE COURT CHARVIL LANE

Applicant HICKS DEVELOPMENT Ltd c/o THE EDWARDS IRISH PARTNER

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

1. The Council is pleased to see such a proposal for an important village house, which will return it to its former use.

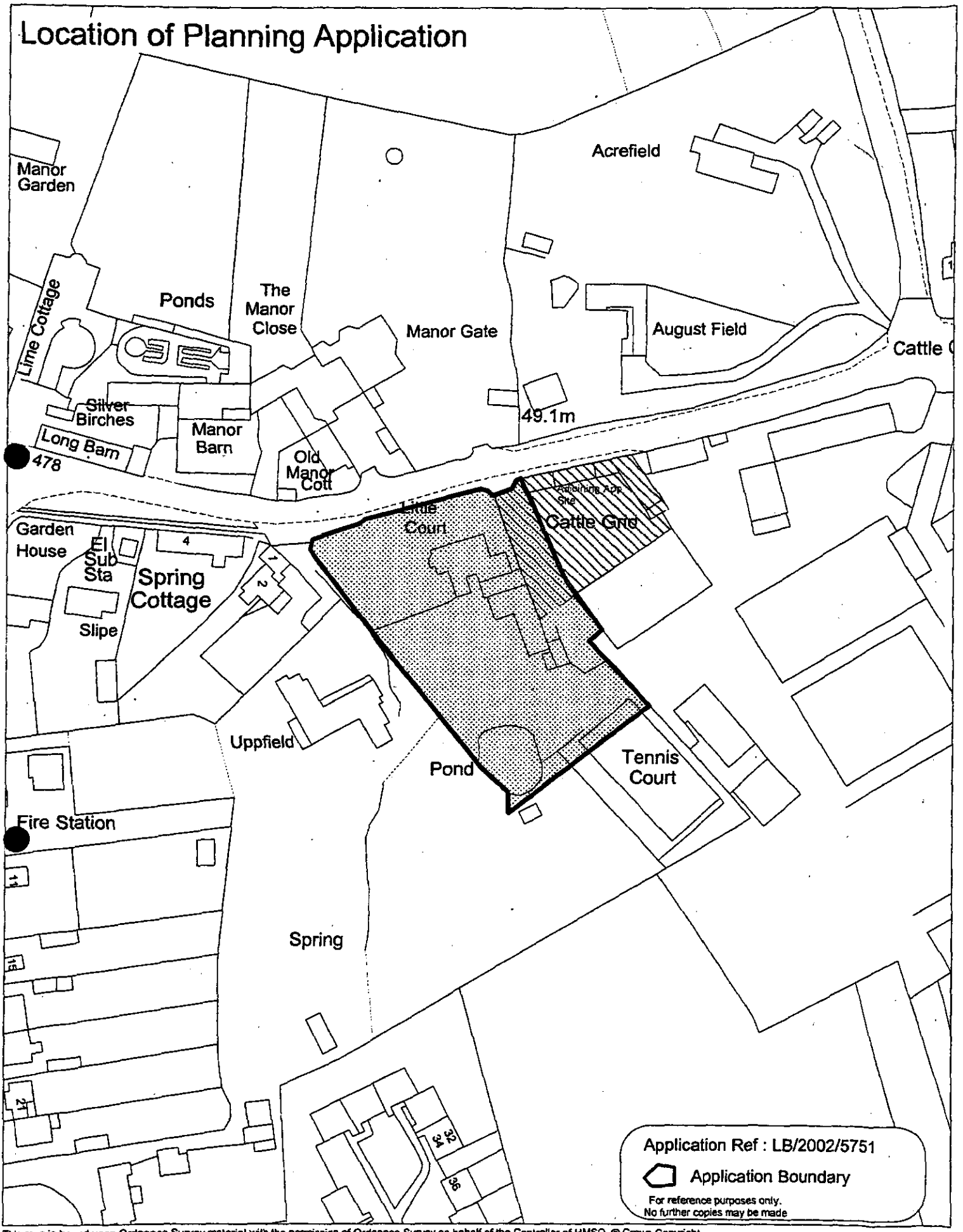
2. Although not totally happy with the siting of the proposed detached garage the Council accept that this may be the only practical position.

3. There are concerns regarding the increased vehicular activity to and from the site. Traffic movements will be increased from five day a week office use to seven-day residential use. There are also concerns that the applicant has effectively blocked an existing public right of way through the farmyard. The granting of this application will confirm the removal of this facility and Councillors would like to see this impact minimised.

4. In view of this the Council asks that a contribution be made towards improvements to the existing footway and the formation of a new Charvil Lane cycle path, which has been identified by a petition and is under consideration by the Highways Authority. Improvements to the footway in the area of the application are essential for a complete joined up route along Charvil Lane and will act as the first, and essential link in the overall plan.

L. A. Bates (Clerk to the Council). 13 March 2002

Location of Planning Application

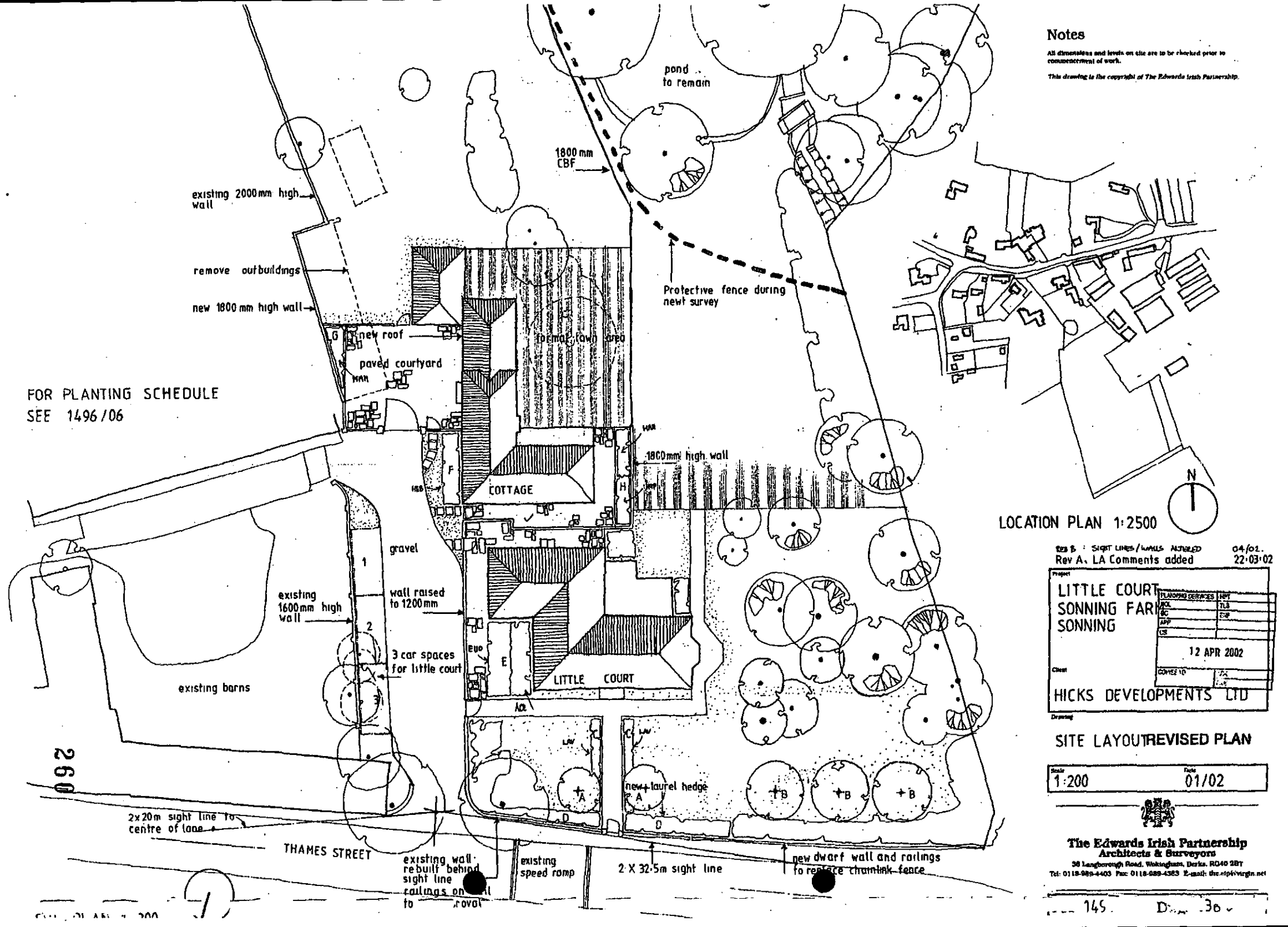


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

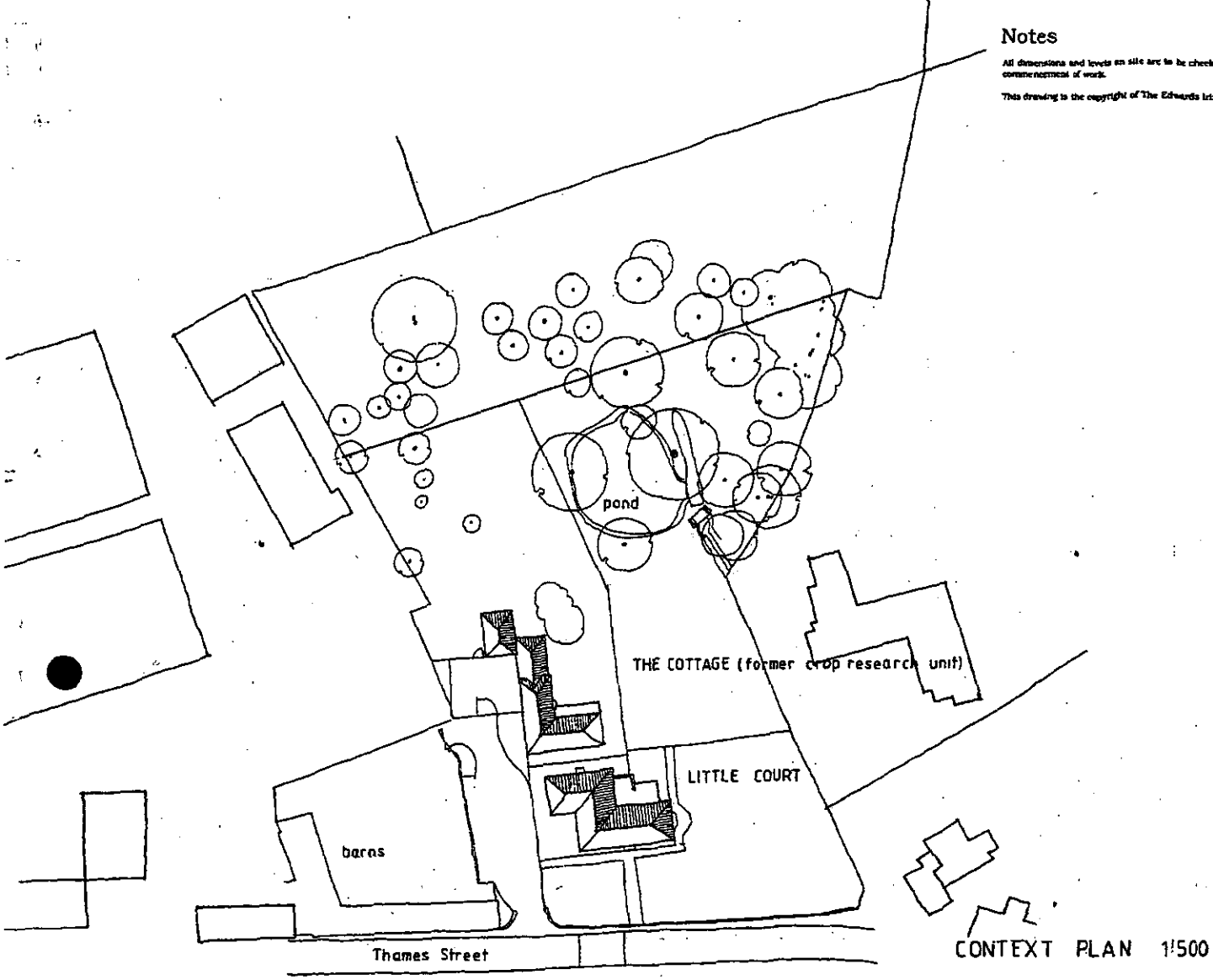
Development Control Section, Environmental Services, Wokingham District Council.

26 April 2002

Scale: 1 : 1250



Notes
All dimensions and levels on site are to be checked prior to commencement of work.
This drawing is the copyright of The Edwards Irish Partnership.
pond to remain
1800 mm CBF
Protective fence during newt survey
existing 2000mm high wall
remove outbuildings
new 1800 mm high wall
new roof
paved courtyard
formal lawn area
FOR PLANTING SCHEDULE
SEE 1496/06
1800mm high wall
COTTAGE
gravel
existing 1600mm high wall
wall raised to 1200mm
3 car spaces for little court
existing barns
LITTLE COURT
new laurel hedge
2x20m sight line to centre of lane
THAMES STREET
existing wall rebuilt behind sight line
existing speed ramp
2 X 32.5m sight line
new dwarf wall and railings to replace chainlink fence
LOCATION PLAN 1:2500
N
Rev B : SIGHT LINES/WALLS ALTERED 04/02.
Rev A. LA Comments added 22:03:02
Project
LITTLE COURT
SONNING FARM
SONNING
12 APR 2002
Client
HICKS DEVELOPMENTS LTD
Drawing
SITE LAYOUT REVISED PLAN
Scale 1:200
Date 01/02
The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net
145
260



Notes

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership.

REVISED PLAN

5150

SHRUB PLANTING BEDS C E F G and H

REF	SPECIES	SIZE	POT SIZE	HABIT	DENSITY
LAV	Lavandula Munstead	20/30cm	2 Litre	Bushy	5 per sq.m.
HEB	Hebe Mrs Winder	30/45cm	2 Litre	Bushy	4 per sq.m.
HYP	Hypericum Hidcote	30/40cm	2 Litre	Bushy	4 per sq.m.
ACE	Acer Palmatum Dissectum	30/40cm	3 Litre	5 branches	3 per sq.m.
EUO	Euonymus Emerald n gold	20/30cm	2 Litre	Bushy	5 per sq.m.
MAH	Mahonia Japonica	30/45cm	3 Litre	3 Branches	3 per sq.m.

HEDGE PLANTING BED D

LAU	Prunus Laurocerasus	40/60cm	5 Litre	5 branches	2 per lin.m. 2 rows

TREE PLANTING A

SPECIES	GIRTH	ROOTS	HABIT	HEIGHT
Taxus Baccata	6/8cm	Balled	LT Standard	2000mm

TREE PLANTING B

Quercus Robur	8/10cm	Balled	Standard	3000mm

PLANNING	SPT
POL	TUT
DC	ENF
APP	
CS	
25 MAR 2002	
COPIES TO	ACK:
	FILE:

REV A : GARAGE DELETED, PLANTING SCHEDULE ADDED 03/02

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
CONTEXT PLAN AND NEW GARAGE DETAILS

Scale 1:100 1:500 Date 01/02

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1496 Dwg. 06A

All dimensions and levels on site are to be checked prior to commencement of work.

Windows

Existing windows to be replaced in sw to match existing where required otherwise windows to be renovated. Two windows to be removed to assess condition and repair replacement agreed with LA. Single glazing to be used with glazing bars to be period. 8000mm sq. trickle vents to new replacement windows only. Brass ironmongery.

Drawing Room/Bedroom 1 Bay Window

To be removed and rebuilt to period detail. Corner of building to be underpinned. New steel inserted within floor zone to support first floor joists.

Floor Structure

Existing timber floors to be retained, treated and reinforced where structural engineers report requires all to LA approval.

Roof Structure

To be assessed by structural engineer and reinforced by agreement with LA. Attic bedroom to have structural report on existing post and beam roof support.

Damp Proof Course

To be in accordance with Southern Remedial Services report. Finish coat over waterproof render to be agreed with LA.

Dado Rails, Picture Rails and Skirtings

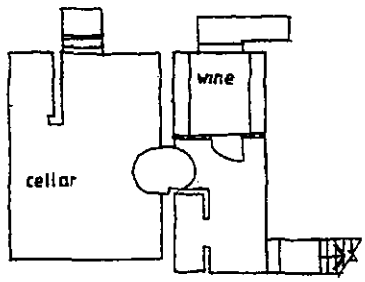
Where original to be renovated. All new mouldings in sw to match existing.

Roof

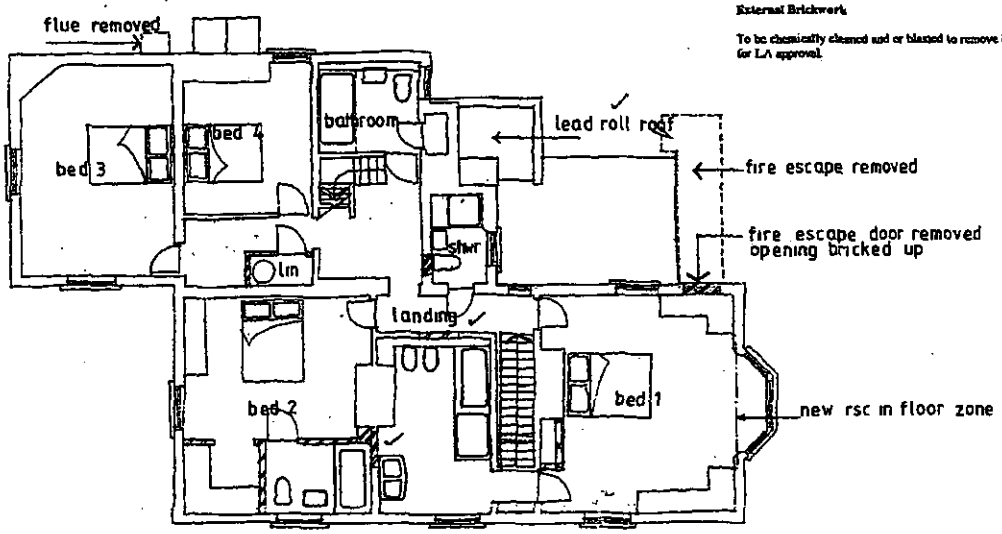
To be renovated in accordance with Condition Survey.

External Brickwork

To be chemically cleaned and or blasted to remove lime/emulsion paint. Sample panels to be executed for LA approval.



PROPOSED BASEMENT PLAN 1:100



PROPOSED FIRST FLOOR PLAN 1:100

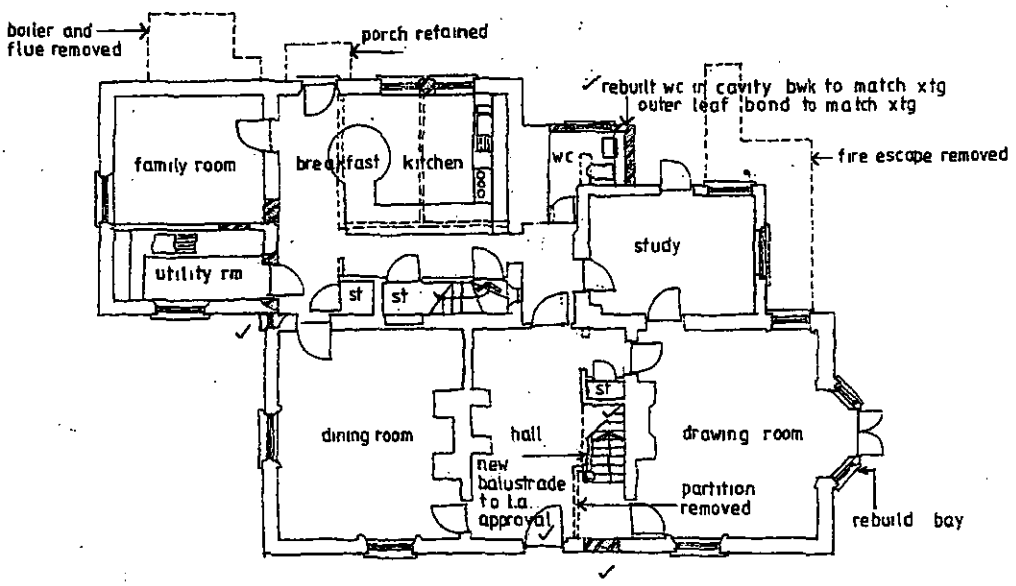


PROPOSED ATTIC PLAN 1:100

New brickwork to match xtg type bond and mortar

New 75 X 50mm stud wall 12mm p board and skim ct

Existing lath and plas[illegible] renewed to match xtg



PROPOSED GROUND FLOOR PLAN 1:100

REV B: LISTED BUILDING OFFICERS NOTES ADDED 9/04/02.
REV A: NOTES ADDED 25/03/02.

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
PROPOSED ALTERATIONS
MAIN HOUSE

Scale 1:100 Date 01/02

REVISED PLAN

The Edwards Irish Partnership
Architects & Surveyors
36 Loughborough Road, Wokingham, Berks. RG40 2DT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

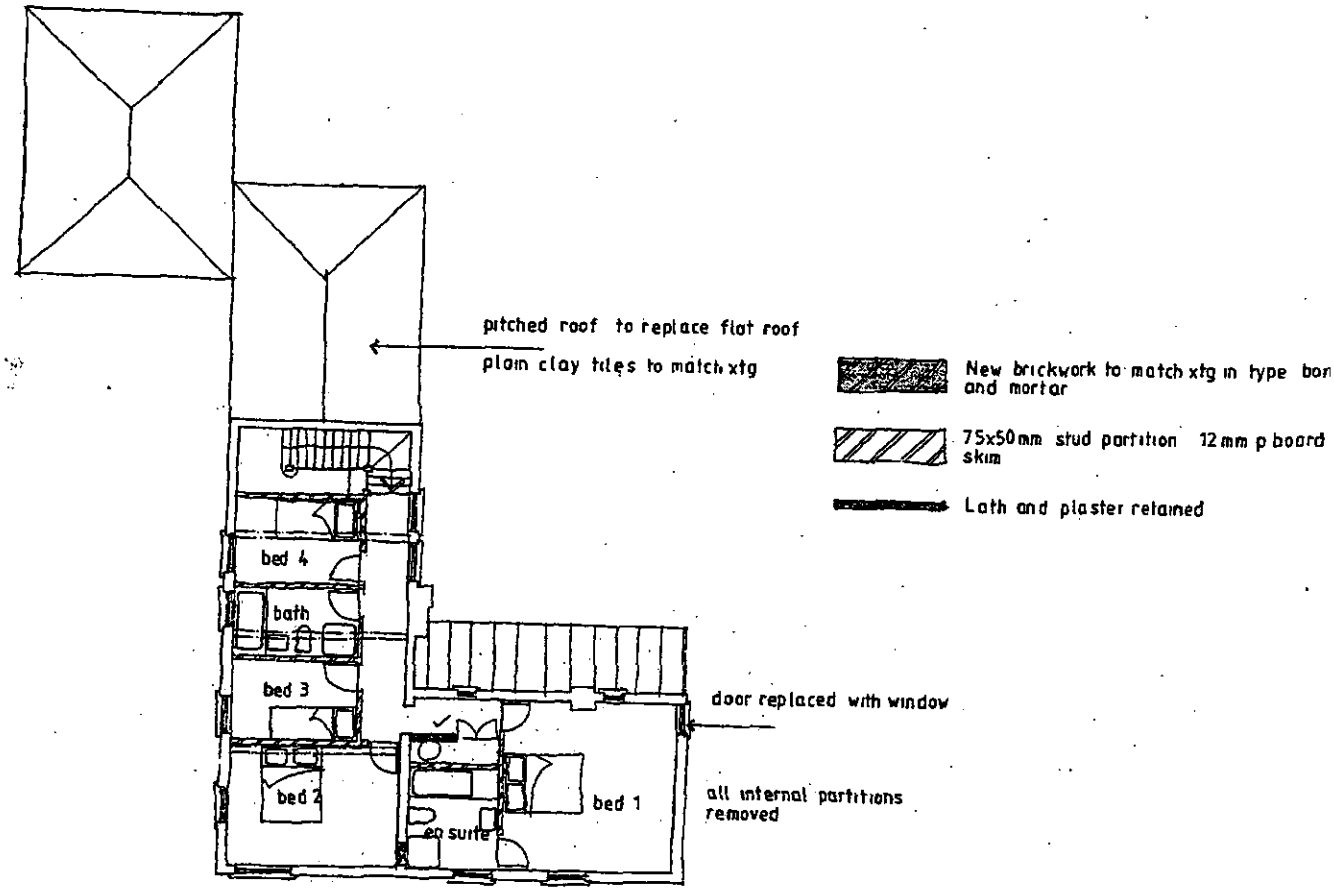
Job 1496 Dwg. 01 B

12 APR 2002

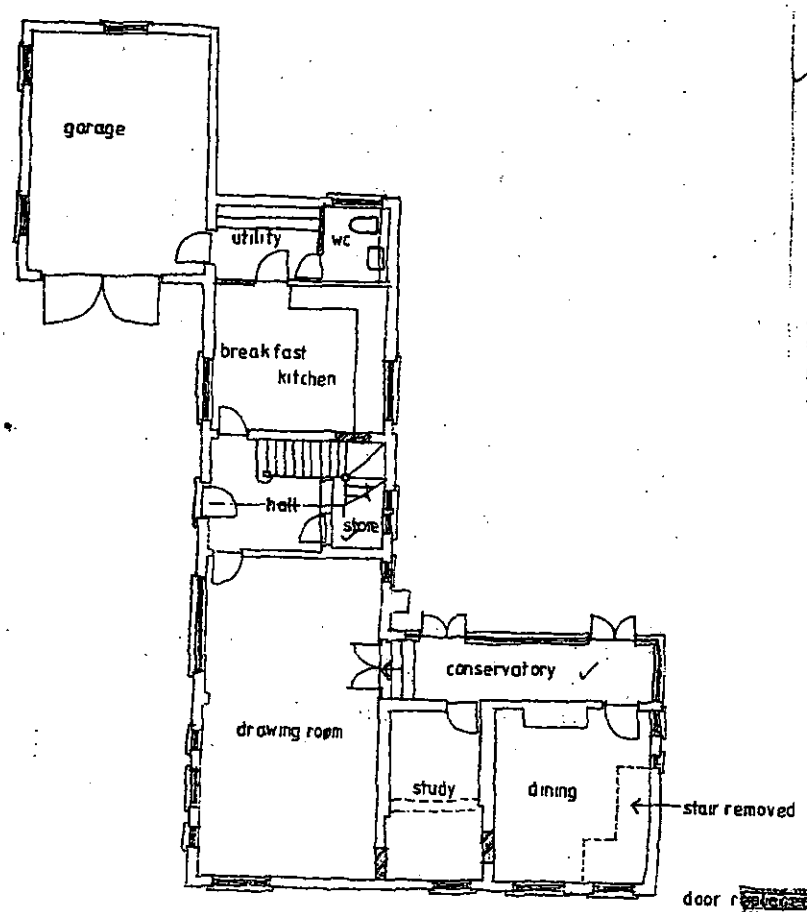
Notes

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership.



PROPOSED FIRST FLOOR PLAN 1:100



PROPOSED GROUND FLOOR PLAN 1:100

Windows

Crittal metal framed casement windows to be replaced with soft wood side hung casement windows single glazed with period glazing bars and 8000mm sq. trickle vents to heads. Hardwood cills and painted MDF cill boards. Brass ironmongery.
All window details to be agreed prior to manufacture.

Existing Timber Floor

To be set aside where usable and refined after treatment to nominated room(s).

Existing Timber Panelling

To be set aside and reused after treatment as dado panelling in nominated rooms and/or corridor.

Roof Structure

To be assessed by structural engineer and reinforced by agreement with LA where required

First Floor Structure

To be assessed by structural engineer and reinforced by agreement with the LA where required.

Damp Proofing and Timber Treatment

To be installed in accordance with Southern Remedial Services report

DW B: ROOF NOTES + KEY ADDED 04/02.
RB/AG: NOTES ADDED 25/03/02.

Project
LITTLE COURT
SONNING FARM
SONNING

REVISED PLAN

Client
HICKS DEVELOPMENTS LTD

Drawing
PROPOSED ALTERATIONS
COTTAGE

Scale 1:100 Date 01/02

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2HY
Tel 0118-989-4403 Fax 0118-989-4383 E-mail: the.eip@virgin.net

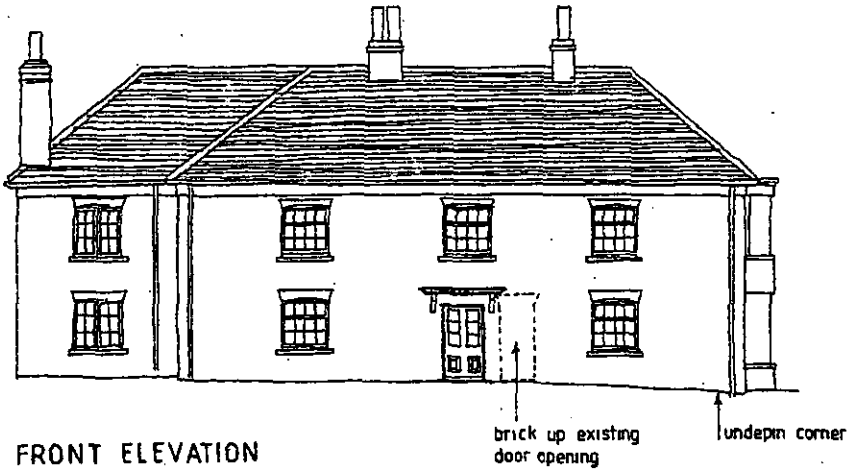
12 APR 2002

Job 1496 Dwg. 02B

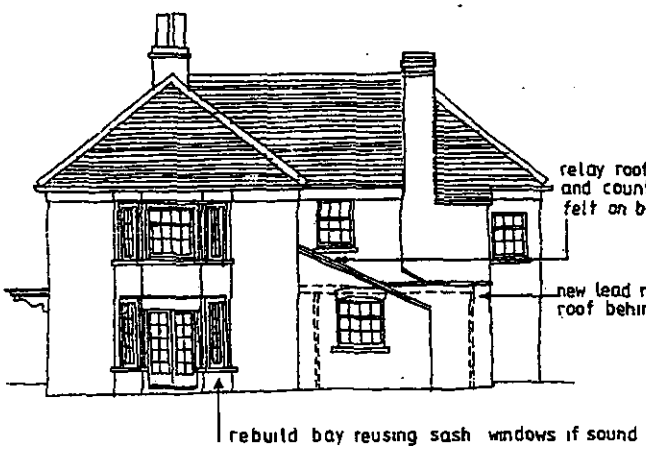
Notes

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership.



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

REV C	CHIMNEY UNDELETED	04/02
REV B	NOTES ADDED	25/03/02
REV A	DOUTER ROOK WINDOW	[illegible]

Project
LITTLE COURT
SONNING FARM
SONNING

REVISED PLAN

11 APR 2002

Client
HICKS DEVELOPMENTS LTD

Drawing
PROPOSED ELEVATIONS
LITTLE COURT

Scale	Date
1 100	01/02

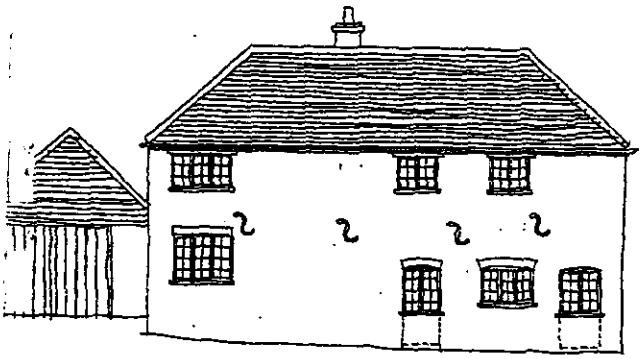
The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2HT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1496 Dwg. 04B

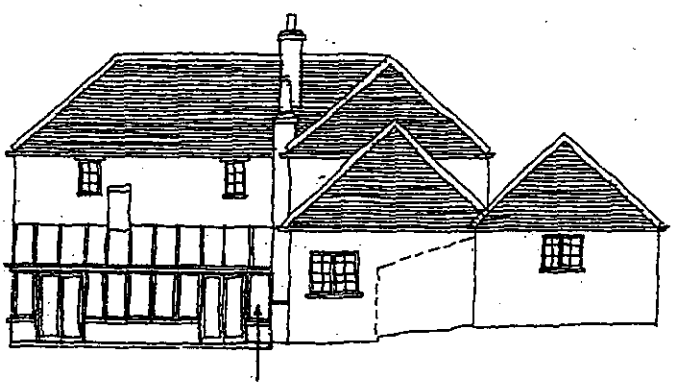
Notes

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership



SIDE ELEVATION



new conservatory to replace existing lean to

SIDE ELEVATION



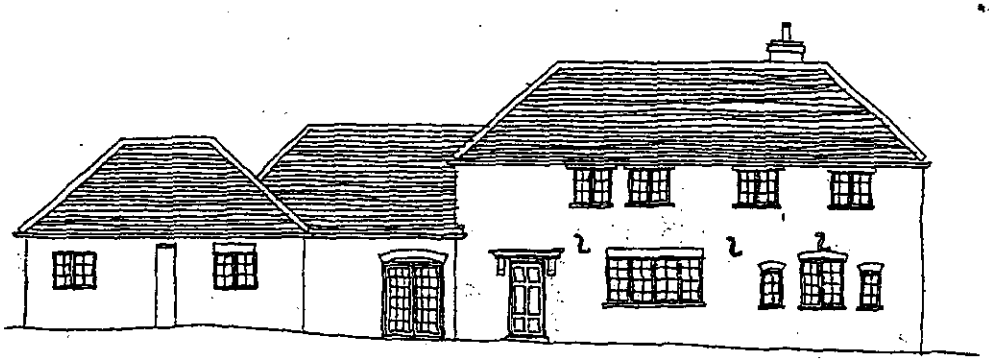
REAR ELEVATION

REVISED PLAN

5750

25 MAR 2002

COPIES TO: AGR, FILE



FRONT ELEVATION

25/3/02

LITTLE COURT
SONNING FARM
SONNING

HICKS DEVELOPMENTS LTD

PROPOSED ELEVATIONS
THE COTTAGE

Scale 1:100 Date 01/02A

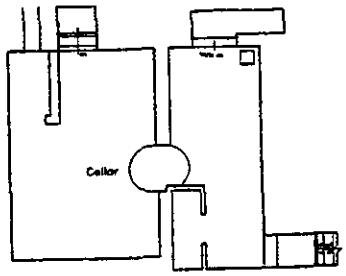
The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4583 E-mail: the.eip@virgin.net

Job 1496 Dwg. 05B

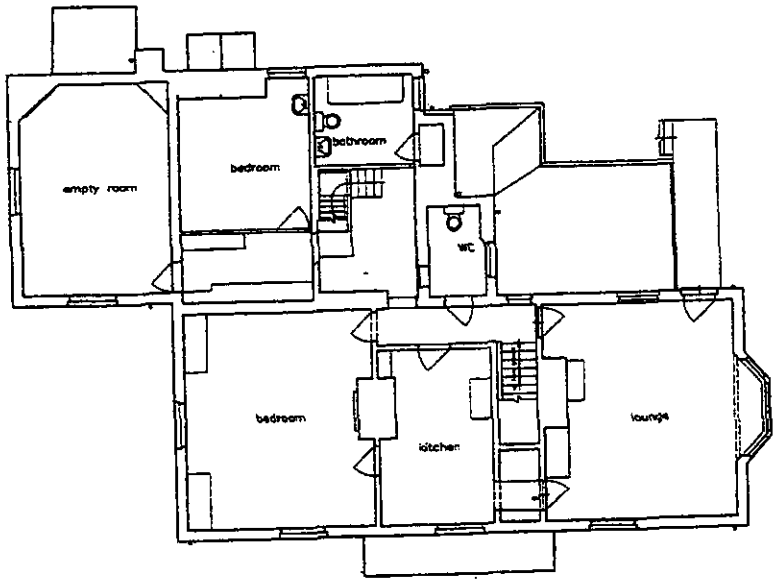
Notes.

All dimensions and levels on site are to be checked prior to commencement of work.

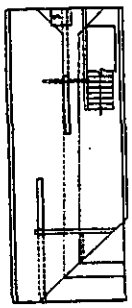
This drawing is the copyright of :
The Edwards Irish Partnership.



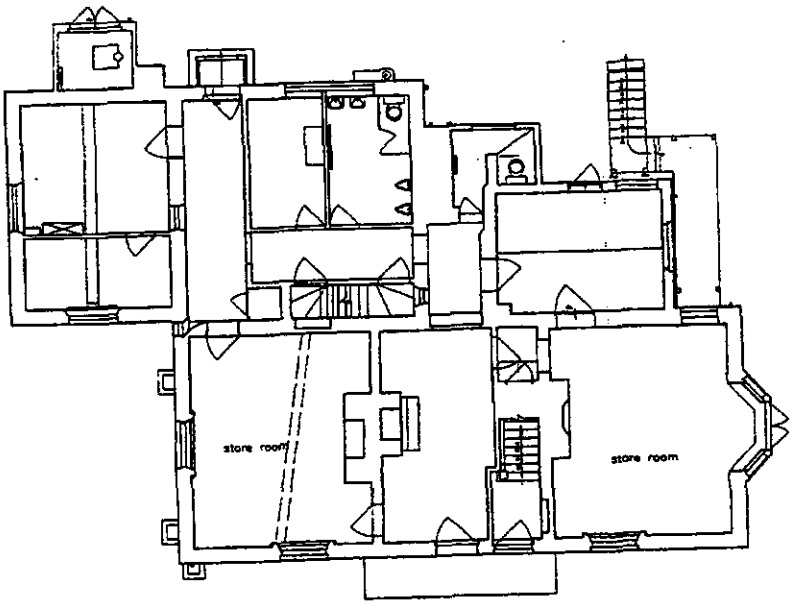
Cellar



First Floor Plan



Loft



Ground Floor Plan

06.FEB.2002 5751

Project

Little Court,
Sonning Farm
Berks.

Client

Hicks Developments Ltd

Drawing

Main House
Plans as existing

Scale 1.100 Date Jan 02

The Edwards Irish Partnership
Architects & Surveyors
34 Loughborough Road, Wokingham, Berks. RG40 2PT
Tel: 0118-989-4403 Fax: 0118-989-4583
E-mail theeip@virgin.net

Job 1492 Dwg. 10

Notes.

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership.



Front Elevation



Side Elevation



Side Elevation



Rear Elevation

06.FEB.2002 5751

Project

Little Court,
Sonning Farm
Berks.

Client

Hicks Developments Ltd

Drawing

Main House
Plans as existing

Scale 1:100 Date Jan 02

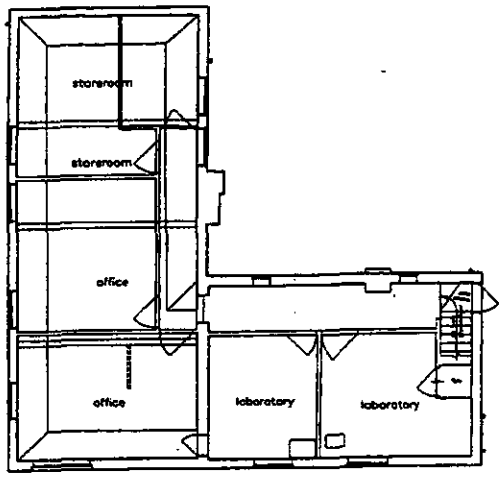
The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4400 Fax: 0118-989-4383
E-mail: [illegible]

Job 1492 Dwg. 11

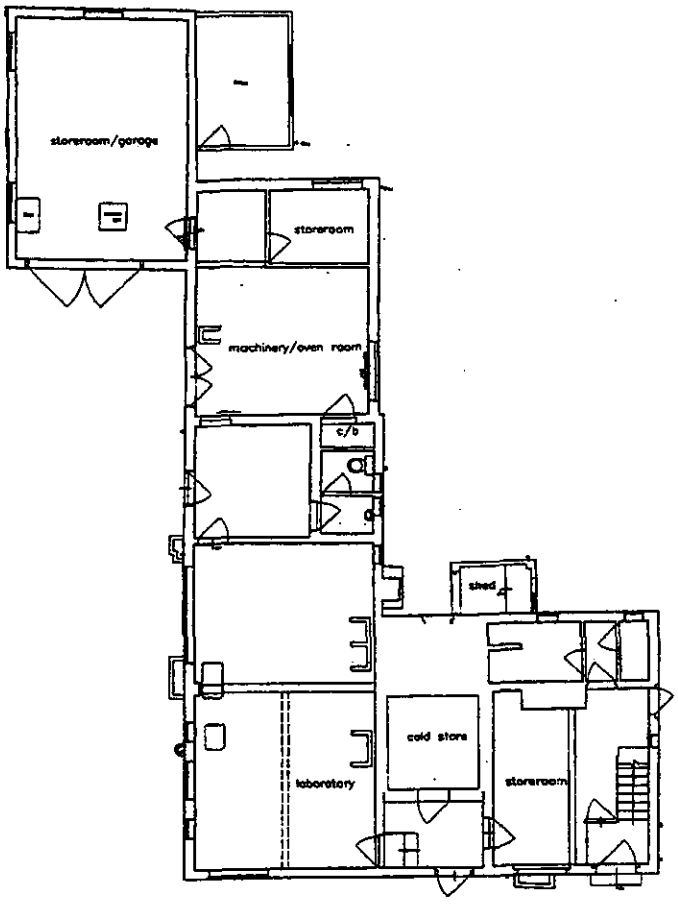
Notes.

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of : The Edwards Irish Partnership.



First Floor Plan



Ground Floor Plan

08.FEB.2002 5751

Project

Little Court,
Sonning Farm
Berks.

Client

Hicks Developments Ltd

Drawing

The Cottage
Plans as existing

Scale 1.100 Date Jan 02

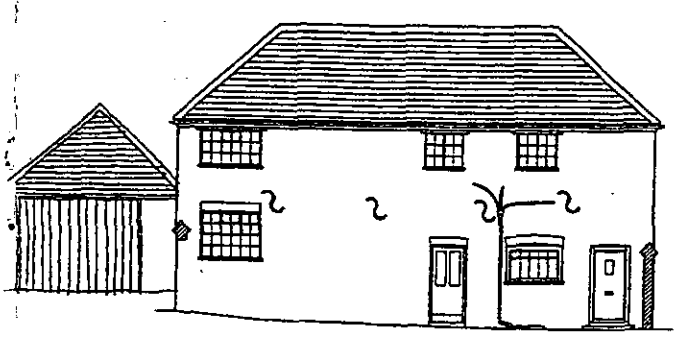
The Edwards Irish Partnership
Architects & Surveyors
36 Loughborough Road, Wokingham, Berks. RG40 2ST
Tel: 0118-989-4403 Fax: 0118-989-4383
E-mail: tim.eip@virgin.net

Job 1492 Dwg. 12

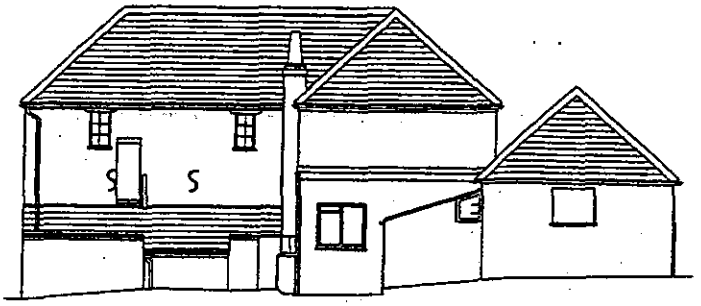
Notes.

All dimensions and levels on site are to be checked prior to commencement of work.

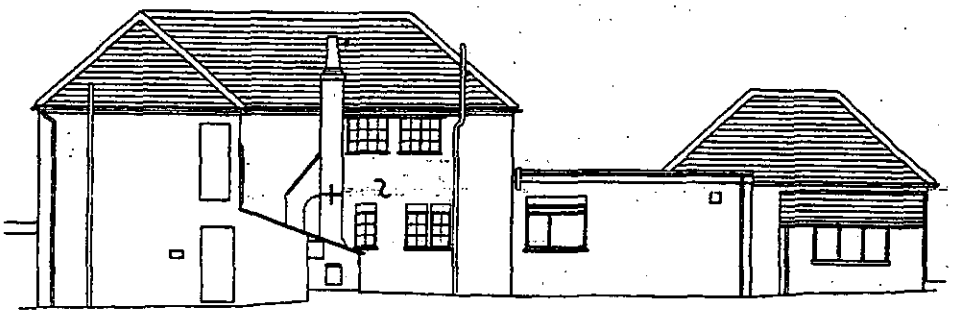
This drawing is the copyright of :
The Edwards Irish Partnership.



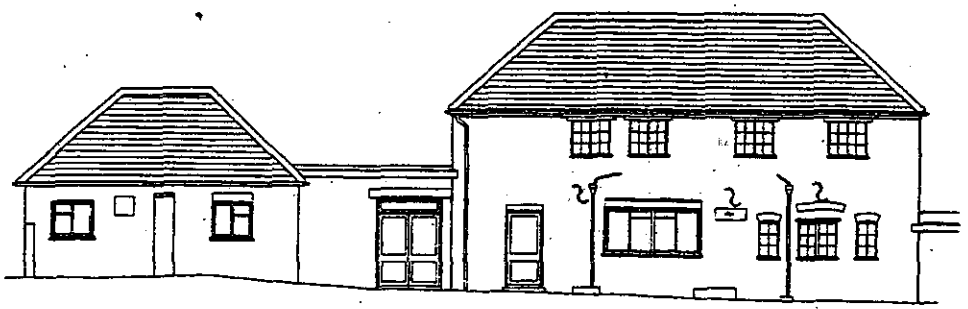
Side Elevation



Side Elevation



Rear Elevation



Front Elevation

08 FEB 2002 5751

Project

Little Court,
Sonning Farm
Berks.

Client

Hicks Developments Ltd

Drawing

The Cottage
Plans as existing

Scale 1.100 Date Jan 02

The Edwards Irish Partnership
Architects & Surveyors
36 Loughborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383
E-mail tim.eip@virgin.net

Job 1492 Dwg. 13 A

Tel. 0118 974 6482 (Direct Line)
E-mail: Heidi.Lynch@wokingham.gov.uk
Date. 11 November, 2002
My ref. BC/DC/F/2002/5750 & LB/2002/5751

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

Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Dear Sirs

PLANNING PERMISSIONS F/2002/5750 & LB/2002/5751
SITE: LITTLE COURT, 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 Permissions Numbers F/2002/5750 & LB/2002/5751 have conditions attached to them. Some of these conditions 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 conditions 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

HEIDI LYNCH
Planning Officer

Tel. 0118 974 6443 (Direct Line)

Date. 17 October, 2002

My ref. CD/BN2002/1428(5750 & 5751)

Hicks Developments
C/o The Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berkshire
RG40 2BT

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 Sirs,

CONVERSION OF CROP RESEARCH UNIT INTO A SINGLE DWELLING, AND CONVERT OFFICE/RESIDENTIAL FLAT INTO SINGLE DWELLING

Thank you for your Building Notice Application Number BN/2002/1428 received on 16 October.

The proposed works to convert the cottage will require a new Listed Building application as the interior has been changed significantly from approval LB/2002/5751, also a window has been changed to a door. If you are intending to pursue this proposal would you please submit a new Listed Building application to this department by 7 November. I am enclosing the appropriate forms for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Would you also send in copies of the alterations which may be treated as a minor amendment to the planning application F/2002/5750.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

See BN/2002/1426

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	P/2002/5750 + LB/2002/5751	HL
BUILDING CONTROL NUMBER	BN/2002/1428 Paul.	
APPLICANT/AGENT	The Edwards Irish Partnership	
ADDRESS OF SITE	Little Court Charvil Lane SONNING.	
DESCRIPTION OF PROPOSED WORK Cottage	Convert existing crop research unit into a single dwelling	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1496/03B	1496/03B
ELEVATIONS main house / cottage	1496/04B 05D	1496/04B 05C
FLOOR PLANS main house / cottage	1496/01C 02C	1496/01B 02B.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	24/9/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? BC – Seen Harold + Heidi	The cottage, window changed to door + several internal alterations	
DATE	16/10/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
~~PLANNING~~ PERMISSION NEEDED	17/10/02		
REVISED PLANS NEEDED for LBA	17/10/02		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

see BN/2002/1428

CASE OFFICER HL

SITE DETAILS	
PLANNING APPLICATION NUMBER	F/2002/5750 + LB/2002/5751
BUILDING CONTROL NUMBER	BN 2002/1426 Paul
~~APPLICANT~~/AGENT	The Edwards Irish Partnership
ADDRESS OF SITE	Little Court Chapel Lane SONNING
DESCRIPTION OF PROPOSED WORK main house	Convert existing house/office into single dwelling

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1496/03B	1496/03B
ELEVATIONS main house cottage	1496/04B 05D	1496/04B 05C
FLOOR PLANS main house cottage	1496/01C 02C	1496 01B 02B

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	24/9/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ? BC	main house OK but cottage altered see BN2002/1428	
DATE	16/10/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 20 January, 2003
My ref. AO/F/2002/5750
Your ref. SRH/DMR

Hicks Development Ltd
15 Headley Road
Woodley
READING
RG5 4JB

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

Dear Mr Hicks

PLANNING APPLICATION F/2002/5750
PROPOSED CONVERSION OF CROP RESEARCH UNIT AND OFFICE AND RESIDENTIAL FLAT INTO 2 DWELLINGS AT LITTLE COURT, CHARVIL LANE, SONNING - CONDITION 8 – SITE OPERATION DETAILS

Thank you for your letter of 10 December 2002 and enclosed plan No. 1496 03B. I confirm the details shown on this drawing are acceptable for compliance with condition 8 of the above permission.

I trust the above is clear, but meanwhile if you wish to discuss the matter further please contact me.

Yours sincerely

AO

MRS A ODELL
Planning Officer

Date: 16 December 2002

To: Highways

We have received Details to comply with conditions for the following planning application:

Application Number: F/2002/5750

Location: Little Court, Charvil Lane, Sonning, Reading.

Proposal: Proposed conversion of Crop Research Unit and Office and Residential Flat into two dwellings.

Applicant: Hicks Developments Ltd C/O The Edwards Irish Partnership Ltd.

Case Officer: Heidi Lynch

The new plans show the following: Site layout - condition 8- drawing no 1496/03B. Site layout 2 - condition 4 - drawing no: 1496/03A. Context plan - condition 4 - drawing no: 1496/06A.

Comments are required by 26/12/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

Details satisfy highway authority.

AR 20/12/02

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 20 January, 2003
My ref. AO/F/2002/5750
Your ref. SRH/DMR

Hicks Development Ltd
15 Headley Road
Woodley
READING
RG5 4JB

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

Dear Mr Hicks

PLANNING APPLICATION F/2002/5750
PROPOSED CONVERSION OF CROP RESEARCH UNIT AND OFFICE AND RESIDENTIAL FLAT INTO 2 DWELLINGS AT LITTLE COURT, CHARVIL LANE, SONNING - CONDITION 4 –LANDSCAPING DETAILS

Thank you for your letter of 10 December 2002 and enclosed plans Nos. 1496 03B and 06A. Following comments I have received from Harold Sanders, please contact him on 974 6465 to discuss the proposals. In particular he advises that some areas shown to be planted are not specified, and he considers that 6 species of shrub planting is inadequate in this location. Hard landscaping is also very important in this visually sensitive street frontage.

Yours sincerely

AO

MRS A ODELL
Planning Officer

c.c. Harold Sanders

Date: 16 December 2002

To: Case Officer

We have received Details to comply with conditions for the following planning application:

Application Number: F/2002/5750

Location: Little Court, Charvil Lane, Sonning, Reading.

Proposal: Proposed conversion of Crop Research Unit and Office and Residential Flat into two dwellings.

Applicant: Hicks Developments Ltd C/O The Edwards Irish Partnership Ltd.

Case Officer: Heidi Lynch

The new plans show the following: Site layout - condition 8- drawing no 1496/03B. Site layout 2 - condition 4 - drawing no: 1496/03A. Context plan - condition 4 - drawing no: 1496/06A.

Comments are required by 26/12/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

1970/0102

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS - conditions 8 (Highways) & 4 (Landscape)

App. No. F/2002/5750 Date Rec. 11/12/02

Location: Little Court Farm, Soming, Church Lane

Parish: Soming

Applicant: Hicks Development

Description of attached plans:

1496/03B Site Layout (To highways please Perry) for condition (8)
1496/03A Site Layout 2 Landscape → To Landscape please Perry) for condition (4)
1496/06A Context Plan 5

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS: NB: Dont worry about copies for me Perry, just send these ones out. Ta.

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER HELEN

Consultations Sent by Admin. on 16.12.02

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS - conditions 8 (Highways) & (Landscape)

App. No. F/2002/5750 Date Rec. 11/12/02

Location: Little Court Farm, Sonning, Charvil Lane

Parish: Sonning

Applicant: Hicks Development

Description of attached plans:

1496/03B Site Layout (To highways please Penny) ~~for condition~~ (8)
1496/03A Site Layout 2 Landscape → To Landscape please Penny) ~~for condition~~ (4)
1496/06A Context Plan 5

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS: NB: Dont worry about copies for me Penny, just send these ones out. Ta.

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER HELEN

Consultations Sent by Admin. on 16.12.02

Yellow - Case Officer Copy
Green - Part One Copy

HICKS DEVELOPMENTS LTD
PROPERTY DEVELOPERS
15 HEADLEY RD, WOODLEY, BERKSHIRE RG5 4JB
TELEPHONE: (0118) 969 0595, FACSIMILE: (0118) 944 1158
www.hicks-homes.co.uk
e.mail steve.hicks@hicks-woodley.co.uk

PLANNING
HL
SNP
11 DEC 2002
COPIES TO
ACK:
FILE:

OUR REF: SRH/DMR

Ms. H. Lynch
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

10 December 2002

Dear Ms Lynch

Re: Little Court Farm Sonning Application No. F/2002/5750

Thank you for your e.mail dated 4th December I will deal with the three conditions as follows:-

Condition 3 Newt protection was dealt with letter from Charlie Gibson of Bioscan (1st May) to Andy Glencross (copy enclosed).

Condition 4 Landscaping details are submitted on the plans O3A and 06A. I enclose a further copy.

Condition 8 Regarding site operation details please find enclosed drawing 03B with the site operation details marked in red.

Thank you for your help in this matter.

Yours sincerely
for HICKS DEVELOPMENTS LTD

S.R. Hicks

Enc.

BIOSCAN
ENVIRONMENTAL CONSULTANCY

Peterley House, Peterley Road, Cowley, Oxford OX4 2TZ
Tel: (01865) 777343 Fax: (01865) 777189 Email: bioscan@bioscan.demon.co.uk

RECEIVED
- 3 MAY 2002
HICKS WOODLEY

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

Our ref: BIZIP04/ETT3/CGAGLCS1

1st May 2002

Dear Andy

Land at Little Court, Sonning Farm – great crested newts

This letter, as discussed with you today, is to report my findings on the above site and the consequent commitments that my clients, Hicks Developments Ltd, have instructed me that they are prepared to undertake should planning consent be granted.

The development proposals are to refurbish existing buildings. The existing grounds, including the pond present, will be retained as gardens to the refurbished / converted buildings. No development work is I understand required outside this curtilage of buildings.

Contractors are on site at present undertaking repair work that I understand is essential and a prerequisite of the works for which planning consent is required and is being sought. I discussed the contractors' needs in some detail while on site and noted that they can readily continue to work within this curtilage, and confine materials storage to hard standing already in place in the former farm yard.

The pond, shown on the site layout plan that I believe you have, is an oval structure fed by a drain from an adjoining farmland spring. In turn it feeds a small stream that runs off-site along one boundary of the grounds.

The pond is rather an unusual structure, being essentially a ring of water around an oval swamp garden containing many ornamental species from its former garden use. The pond is a made structure, essentially contained with a concrete or packed gravel box that holds 30-40cm of water with an even flat bottom. There is a silt and litter layer on the bottom that further restricts available water depth. The ring of water is approximately 3m wide around the central swamp.

The water body was covered with duckweeds at the time of my visit. However there is also a moderate quantity of a broadleaved garden aquatic suitable for newt egg laying and for readily finding eggs if present. I searched all of this plant material and found no newt eggs. Small leeches were notably abundant on the leaves within the water. No other signs of newts of any species were found.

Andy Glencross, Wokingham

There was a limited amount of searchable debris, logs and tiles, within the immediate vicinity of the pond. This material yielded no signs of amphibians.

Around the buildings, there were also drains including broken or loose manholes that could trap newts or other amphibians as the original underground exits were blocked. These yielded no signs of amphibians. Construction materials were all stored on pallets, avoiding the creation of areas suitable for newt shelter.

In view of the above I am satisfied that the pond is not suitable for great crested newt breeding and the areas affected by construction are not suitable habitat. Use of the site would be limited at most to occasional animals entering the retained garden areas from corridors through nearby farmland. Elsewhere existing development and the road will impede newt travel to some extent.

I believe that we considered that there would not be a need to seek a DEFRA license in the above circumstances. However we discussed a number of measures that I confirm that the client is prepared to carry out. Some should be in place for the current repair works, so I have asked my client to ensure that site staff are made aware of the requirements and of the fully protected status of newts and their habitats.

1) Formalise the construction area by erecting Harris fencing to ensure that contractors are confined to it.
2) Continue the existing practice of keeping all construction materials on hard standing on pallets.
3) Cover any trenches left open overnight with plastic sheeting to avoid creating pitfalls, and similarly protect existing broken or loose covers.
4) Enhance the pond as a potential future breeding pond should newts colonise, by deepening an area in the middle to approximately 1m, with shallow shelving areas elsewhere.

Please let me know if you concur with the above and / or if you have any further queries or comments. Also, please feel free to copy this letter on to English Nature.

Yours sincerely



CWD Gibson, MA, DPhil, MIEEM, Director

cc Steve Hicks, Hicks Developments

Heidi Lynch

To: steve.hicks@hicks-woodley.co.uk
Subject: RE: LittleCourt Farm Sonning APPLN NO F/2002/5750

Hi there,

I have just finished looking over the planning conditions given with regard to this development. It appears there are a number of outstanding conditions for which no details have yet been submitted. These relate to:

Condition 3 - a newt mitigation scheme including a survey of the pond should have been forwarded to us before development begun on site. There is no record of this ever being carried out.

Condition4 - a landscape scheme should have been submitted to us before development begun. The landscape scheme should be implemented before occupation of the dwellings. No landscape scheme/plans have yet been submitted or approved by us.

Condition 8 - site operative details were supposed to be submitted and approved by us. No details have yet been submitted.

With respect to the Listed Building Consent part of the application, I need to confirm compliance of conditions with Harold Saunders.

The other conditions on the planning permission did not require you to submit details for us to approve.

Hope this information helps.

Regards
Heidi Lynch

-----Original Message-----
From: Steve Hicks [SMTP:steve.hicks@hicks-woodley.co.uk]
Sent: 28 November 2002 16:51
To: Heidi.lynch@wokingham.gov.uk
Subject: Re: LittleCourt Farm Sonning APPLN NO F/2002/5750

Heidi,

The Purchaser of the Cottage at the above requires confirmation that you have no reason to believe that the conditions on the planning consent have not been complied with.

Would it be possible to email back Confirming that is the case

I confirm we believe we have complied/discharged the conditions

Thanking you in anticipation

Steve Hicks

17 DEC 2002

Date: 16 December 2002

To: Landscape & Trees

We have received Details to comply with conditions for the following planning application:

Application Number: F/2002/5750

Location: Little Court, Charvil Lane, Sonning, Reading.

Proposal: Proposed conversion of Crop Research Unit and Office and Residential Flat into two dwellings.

Applicant: Hicks Developments Ltd C/O The Edwards Irish Partnership Ltd.

Case Officer: Heidi Lynch

The new plans show the following: Site layout - condition 8- drawing no 1496/03B. Site layout 2 - condition 4 - drawing no: 1496/03A. Context plan - condition 4 - drawing no: 1496/06A.

Comments are required by 26/12/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

PLEASE CLARIFY IF THIS IS THE EXTENT OF INFORMATION WE CAN SEEK TO SATISFY THE LANDSCAPE CONDITION (NO 4) SOME PLANTED AREAS NOT SPECIFIED.
6 NO SPECIES OF SHRUB PLANTING APPEARS VERY MODEST FOR A DEVELOPMENT IN THIS LOCATION.

HARD LANDSCAPE ALSO IMPORTANT IN THIS VISUALLY SENSITIVE STREET FRONTAGE.

A LANDSCAPE SCHEME AS OUTLINED IN THE PLANNING CONDITIONS SHOULD BE SOUGHT

Harold Louden LANDSCAPE ARCHITECT.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Hicks Developments Ltd
C/O The Edwards Irish Partnership Ltd
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Application Number: F/2002/5750

Parish: **SONNING**

Location: **Little Court, Charvil Lane, Sonning, Reading.**

Proposal: **Proposed conversion of Crop Research Unit and Office and Residential Flat into two dwellings.**

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 works shall be carried out in materials that match in size, colour and texture, those of the existing building.

Condition
3. A newt mitigation scheme including a survey of the pond during the breeding season (mid March - June inclusive) shall be formulated and agreed in consultation with English Nature. A copy of the scheme shall be forwarded to the Local Authority before any works on site are carried out.

Condition
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of either of the dwellings.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
6. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
7. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 1496/03/8. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Condition
8. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
9. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
10. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

Condition
11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 6 metres measured from the carriageway edge.

Condition
12. The dwarf wall on the front boundary shall not exceed 0.6 metres in height.

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 ensure adequate protection of a protected species.

Reason
4. In the interests of visual amenity.

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

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

Reason
7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
8. To prevent queuing and parking off site, in the interests of highway safety and convenience.

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

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

Reason
11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

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

Informative
1. This permission relates to the application as amended with revised plan, drawings numbers 01B, 02B, 03B, 04B, 05C, 06A, 10, 11, 12, 13A and does not approve the proposals as originally submitted.

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

Berkshire Structure Plan Policies LD3, C2, C6, EN4, EN5 and T7.

Loddon Area Local Plan Policies LTV2, LC1, LC2, LC19, LC20, LBE1, LBE2, LBE12, LBE14, LBE17, LBE18, LT5 and LT6.

Deposit Draft Wokingham District Local Plan Policies WOS3, WOS10, WCC1, WCC2, WCC5, WCC7, WBE1, WBE9, WHE2, WHE5, WHE11, WHE12, WHE13, WT6 and WT7.

Informative

3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Anna Cronin
Head of Planning & Transportation
Date: 24/09/2002

Notice checked by: _____

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

Heidi Lynch

To: 'steve.hicks@hicks-woodley.co.uk'
Subject: Little Court Conditions

Mr Hicks,

Further to my last e-mail regarding the above, I have now had comments back from Harold Saunders, the Conservation Officer.

With regard to the Listed Building Consent LB/2002/5751, conditions 3, 4, 5 & 6 appear to be outstanding. As there are also details outstanding from the planning permission F/2002/5750 (as stated in my last e-mail), I would advise you to submit as much of the required details/plans as soon as possible. You may wish to set up a meeting with Harold Saunders with regard to finalising all the details required under the listed building consent.

Reagards,
Heidi Lynch

Heidi Lynch

From: Heidi Lynch
Sent: 04 December 2002 12:09
To: 'steve.hicks@hicks-woodley.co.uk'
Subject: RE: LittleCourt Farm Sonning APPLN NO F/2002/5750

Hi there,

I have just finished looking over the planning conditions given with regard to this development. It appears there are a number of outstanding conditions for which no details have yet been submitted. These relate to:

Condition 3 - a newt mitigation scheme including a survey of the pond should have been forwarded to us before development begun on site. There is no record of this ever being carried out.

Condition4 - a landscape scheme should have been submitted to us before development begun. The landscape scheme should be implemented before occupation of the dwellings. No landscape scheme/plans have yet been submitted or approved by us.

Condition 8 - site operative details were supposed to be submitted and approved by us. No details have yet been submitted.

With respect to the Listed Building Consent part of the application, I need to confirm compliance of conditions with Harold Saunders.

The other conditions on the planning permission did not require you to submit details for us to approve.

Hope this information helps.

Regards
Heidi Lynch

-----Original Message-----
From: Steve Hicks [SMTP:steve.hicks@hicks-woodley.co.uk]
Sent: 28 November 2002 16:51
To: Heidi.lynch@wokingham.gov.uk
Subject: Re: LittleCourt Farm Sonning APPLN NO F/2002/5750

Heidi,

The Purchaser of the Cottage at the above requires confirmation that you have no reason to believe that the conditions on the planning consent have not been complied with.

Would it be possible to email back Confirming that is the case

I confirm we believe we have complied/discharged the conditions

Thanking you in anticipation

Steve Hicks

LANDSCAPE OUTSTANDING. HS 06.12.02.
WHAT I CONSIDER TO BE THE POSITION

Application No: F/2002/5750 HL

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Hicks Developments Ltd
C/O The Edwards Irish Partnership Ltd
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Application Number: F/2002/5750

Parish: **SONNING**

Location: **Little Court, Charvil Lane, Sonning, Reading.**

Proposal: **Proposed conversion of Crop Research Unit and Office and Residential Flat into two dwellings.**

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 works shall be carried out in materials that match in size, colour and texture, those of the existing building.

Condition
DON'T KNOW X 3. A newt mitigation scheme including a survey of the pond during the breeding season (mid March - June inclusive) shall be formulated and agreed in consultation with English Nature. A copy of the scheme shall be forwarded to the Local Authority before any works on site are carried out.

Condition
I DON'T RECALL A LANDSCAPE SCHEME OUTSTANDING. 4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of either of the dwellings.

ACTION ✓

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

ACTION ✓

Condition
6. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

ACTION ✓

Condition
7. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 1496/03/8. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

LAYOUT SHOULD HAVE BEEN PROVIDED.

Condition
8. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

ACTION

Condition
9. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

ACTION

Condition
10. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

ACTION REQUIRED

Condition
11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 6 metres measured from the carriageway edge.

Condition
12. The dwarf wall on the front boundary shall not exceed 0.6 metres in height.

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 ensure adequate protection of a protected species.

Reason
4. In the interests of visual amenity.

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

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

Reason
7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
8. To prevent queuing and parking off site, in the interests of highway safety and convenience.

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

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

Reason
11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

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

Informative
1. This permission relates to the application as amended with revised plan, drawings numbers 01B, 02B, 03B, 04B, 05C, 06A, 10, 11, 12, 13A and does not approve the proposals as originally submitted.

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

Berkshire Structure Plan Policies LD3, C2, C6, EN4, EN5 and T7.

Loddon Area Local Plan Policies LTV2, LC1, LC2, LC19, LC20, LBE1, LBE2, LBE12, LBE14, LBE17, LBE18, LT5 and LT6.

Deposit Draft Wokingham District Local Plan Policies WOS3, WOS10, WCC1, WCC2, WCC5, WCC7, WBE1, WBE9, WHE2, WHE5, WHE11, WHE12, WHE13, WT6 and WT7.

Informative

3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Anna Cronin
Head of Planning & Transportation
Date: 24/09/2002

Notice checked by: _____

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

some items still outstanding
HS 06.12.02
(HL)
WHAT I CONSIDER TO BE THE POSITION

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Listed Building Consent

Hicks Developments Ltd
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Application Number: LB/2002/5751

Parish: **SONNING**

Location: **Little Court, Charvil Lane, Sonning, Reading.**

Proposal: **Listed Building application for the proposed conversion of research unit, office and residential flat into two dwellings.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Listed Building Consent** 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, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

ACTION

OUTSTANDING

Condition
3. Detailed drawings and/or samples of materials, as appropriate, in respect of the new joinery, including moulding profiles, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

OUTSTANDING

Condition

4. Detailed drawings and/or samples of materials, including moulding, as appropriate, in respect of the following, shall be submitted to and approved by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples:

(a) railings
(b) gates.

OUTSTANDING

Condition

5. All new external doors and windows shall be painted to an agreed finish and colour.

OUTSTANDING

Condition

6. All rainwater goods and external pipework shall be of cast iron sections and be of a colour to be agreed.

Condition

7. No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.

Condition

8. Seven days notice of the commencement of the work and development hereby approved shall be given in writing to the Conservation Officer at Wokingham District Council.

Reason

1. In pursuance of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Reason

2. In order to safeguard the special architectural or historic interest of the building.

Reason

3. In order to safeguard the special architectural or historic interest of the building.

Reason

4. In order to safeguard the special architectural or historic interest of the building.

Reason

5. In order to safeguard the special architectural or historic interest of the building.

Reason

6. In order to safeguard the special architectural or historic interest of the building.

Reason

7. To preserve the architectural integrity of the listed building.

Reason

8. To help ensure the satisfactory control of the work to the listed building.

Informative

1. The works hereby approved are only those specifically indicated on the approved drawings. Any additional works may require a further listed building consent.

Anna Cronin
Head of Planning & Transportation
Date: 22/05/2002

Notice checked by: _____

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

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date March 8, 2002
My ref. HS/PP / F/2002/5750
Your ref. JI/FJ/1498

Mr J Irish
The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

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

Dear Sirs

LITTLE COURT, SONNING

Thank you for forwarding a copy of the damp proof, woodworm and dry rot details from Southern Remedial Services Ltd.

There are some details which require amplification and I suggest we can discuss these when we meet on site on Thursday 14th March 2002.

I suggest that no works should be carried out until our meeting.

Yours faithfully

HAROLD SANDERS
Conservation Architect

PLANNING APPLICATION NO. 5750

Tel. 0118 974 6477 (Direct Line)
Fax. 0118 974 6490
Email. Alison.Williams@wokingham.gov.uk
Date. 07 March 2002
My ref. AW/HS/~~53933~~ 5750
Your ref. JI/FJ/1498

Mr J Irish
The Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berkshire RG40 2BT

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 Mr Irish

LITTLE COURT - SONNING

Thank you for your letter dated 5 March which was received on 6 March.

I have passed it to Harold Sanders for reply which should be within 10 working days

Yours sincerely

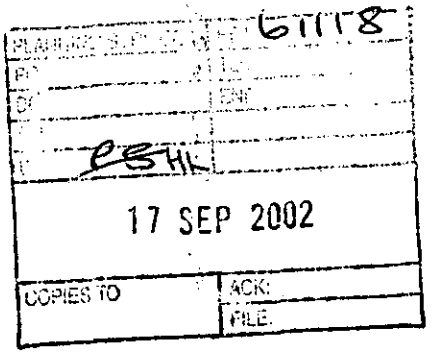
Alison Williams
Technical Officer
Landscape and Heritage Section

THE CONVEYANCING BUSINESS

Licensed Conveyancers & Commissioners for Oaths
Woodford House Hill Farm Road Taplow SL6 0HA
Telephone: 01628 666010 Fax: 01628 666008
email: conveyancingb@aol.com
Principal: Paul A Hoad – Direct Line: 01628 669629

Your Ref:

Our Ref: PAH JL MIZEN



Planning Department
Wokingham District Council

Faxed transmission only: 01189 746484

17 September 2002

Dear Sirs

Application No: F/2002/5750
Little Court and The Cottage Charvil Lane Sonning

We are acting for the prospective purchasers of The Cottage. The Solicitors acting for Hicks Developments Limited have passed to us a draft of the above Planning Permission, which we understand will be issued shortly. The draft Planning Permission contains a number of conditions which have to be complied with before development commences and further conditions which need to be complied with before the property is occupied. Can you please advise us as to which conditions have been complied with and which are outstanding?

Your early response would be greatly appreciated.

Yours faithfully

Rang Paul Hoad on 25/9/02 & explained that decision hadn't been issued yet so no monitoring of conditions had been done.

Paul A Hoad
for The Conveyancing Business
Copy: Mr and Mrs G H Mizen
Copy: Pitmans

Regulated by the Council for Licensed Conveyancers to provide conveyancing services
Licensed pursuant to section 15 of the Administration of Justice Act 1985
as amended by section 53 of the Courts and Legal Services Act 1990

01628785253
17/09/02 10:45 FAX 01628785253 Conveyancing Bus 001

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT 61475

MEMORANDUM

PLANNING SERVICES	HPT
POL	TLS
DC HL	ENF
APP	
DS	
COPIES TO	ACK:
	FILE:

26 SEP 2002

FROM: Mary Severin, Solicitor
Legal Services

MY REF: MS/SR/106
Ext: 6539

TO: Heidi Lynch, Development Control
Keith Rogers, Highways Section
Roger Jones, Financial Services
Susan Griffin, Planning Department

YOUR REF:

DATE: 24 September 2002

SECTION 106 AGREEMENT - LITTLE COURT, CHARVIL LANE
PLANNING APPLICATION NO. F/2002/5750

Attached for your information is a copy of a completed Section 106 agreement for this site.

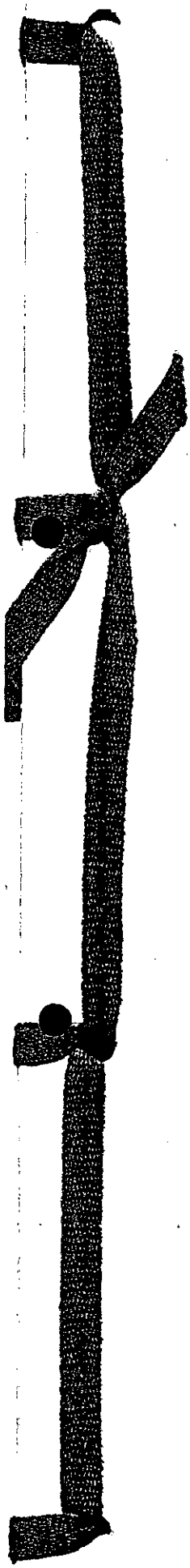
Heidi, I would be grateful if you could arrange to issue the planning permission at your earliest convenience.

The Highway Contribution has now been paid and allocated to cost centre code UX 231 8815. There are no other amounts outstanding under this agreement.

Please do not hesitate to contact me if you have any questions.

Mary

Mary Severin



DATED 26th September 2002

HICKS DEVELOPMENTS LIMITED

and

THE UNIVERSITY OF READING

and

WOKINGHAM DISTRICT COUNCIL

AGREEMENT

relating to the development of

land at Little Court, Charvil Lane, Sonning

T E Kingswood
Solicitor
Wokingham District Council
PO Box 151
Shute End
Wokingham
Berkshire RG40 1WH

THIS DEED is made on 20th September 2002

BETWEEN

1. Hicks Developments Limited (Company Registration Number 01006287) of 15 Headley Road, Woodley, Reading, RG5 4JB ("the Developer")
2. The University of Reading of Whiteknights, Shinfield Road, Reading ("the Mortgagee")
3 Wokingham District Council of Council Offices Shute End Wokingham Berkshire RG40 1WW ("the Council")

WHEREAS

(1) The Council is the local planning authority for the purpose of the Act for the District of Wokingham in which the Application Site as hereinafter defined is situated

(2) The Council is the local highway authority for the purposes of the Highways Act 1980 for the District of Wokingham in which the Application Site is situated.

(3) The Developer has applied for detailed planning permission to develop the Application Site in the manner set out in the Planning Application and in the plans specifications and particulars deposited with the Council

(4) The Developer is the freehold owner of the Application Site subject to a Legal Charge dated 16th November 2001 in favour of the Mortgagee

(5) The Council resolved on 22nd May 2002 that subject to this Agreement being entered into Planning Permission should be granted for development of the Application Site by the conversion of a research unit, office and residential flat into two dwellings

(6) The owner is therefore entering into this Agreement for the purpose of ensuring that the Council can regulate the proper development of the Application Site and to secure a financial contribution towards footway provision and/or cycleway improvements

(7) The Mortgagee has agreed to join in this Agreement for the purpose of consenting to the Application Site being bound by all the provisions contained in this Agreement

(8) This Agreement is entered into pursuant to the provisions of s106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 (as amended) whereby the Council is empowered to enter into agreements for various purposes in connection with the development of land and otherwise as more particularly set out in those provisions.

(9) references to the parties named in this Agreement include their successors in title and assigns and in the case of the Council and shall include any successor in function

NOW THIS DEED WITNESSES as follows:

1. Definitions and Interpretation

In this agreement the following words and expressions shall where the context so requires or admits have the following meanings:-

1.1 "Act" means the Town and Country Planning Act 1990

1.2 The "Application Site" means all that land known as Little Court, Charvil Lane, Sonning and shown for identification purposes only edged red on the Plan

1.3 "Commencement of Development" means the carrying out on the Application Site of a material operation pursuant to the Planning Permission as defined in Section 56(4) of the Act save that for the purpose of determining whether or not a material operation has been carried out there should be disregarded such operations as marking out surveying ground investigations archaeological investigations site preparation and "commence" and "commencement" shall be construed accordingly

1.4 the "Development" means the proposed residential development pursuant to the Planning Permission on the Application Site and includes any development permitted by the Planning Permission

1.5 the "Highway Contribution" shall mean the sum of £7,500 Index-linked

1.6 The "Plan" means the plan annexed to this Agreement

1.7 the "Planning Application" means the planning application for conversion of a research unit, office and residential flat into two dwellings

1.8 "Planning Permission" means the planning permission granted pursuant to the Planning Application in the form of the draft planning permission annexed to this Deed with reference number F/2002/5750

1.11 references in this agreement to a sum of money being index-linked shall mean that the sum of money shall be increased by the percentage by which the Index of Retail Prices (all items) published by the Central Statistical Office has increased between the date of this agreement and the date the sum is paid PROVIDED that in the event of any change after the date hereof in the reference base used to compile the said Index the figure taken to be shown in the said Index after such change shall be the figure which would have been

shown in the said Index if the reference base current at the date hereof had been retained

2. Statutory Provisions

2.1 This agreement is made under Section 106 of the Act

2.2 The covenants by the Developer as the freehold owner of the Application Site in this Agreement which constitute planning obligations for the purposes of Section 106 of the Act shall be enforceable by the Council as the local planning authority in accordance with the provisions of Section 106 against the Developer and any person deriving title from the Developer

2.3 No party shall be liable for breach of covenant or obligation contained in this Agreement after the party has parted with all the party's interest in the Application Site or the part in respect of which such breach occurs but without prejudice to liability for any subsisting breach of covenant or obligation arising prior to that party parting with such interest

2.4 No person who is not a party to this deed ("third party") has or shall have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term under this agreement and no consent of any third party shall be required under that Act to any cancellation or variations of this deed

2.5 In the event that

2.5.1 the Planning Permission shall expire before Commencement of Development or at any time shall be revoked or

2.5.2 the planning obligations referred to in this Agreement are satisfied

this Agreement shall be deemed to be discharged and have no further effect

2.6 The planning obligations contained in this Deed are intended to be enforceable by the Council as the Local Planning Authority

2.5 This Deed shall be registered as a local land charge in the Register of Local Land Charges maintained by the Council

3 The Highway Contribution

3.1 The Owner covenants with the Council that on or before Commencement of Development to pay to the council the Highway Contribution

3.2 The Council shall apply the Highway Contribution towards the Council's costs of work for footway provision and/or cycle way improvements such costs to include preliminary investigation design and supervisory fees.

4. Commencement of Development

The Owner covenants that it will serve written notice on the Council to inform them of the date of Commencement of Development within 5 days of that date

5. Council's Legal Expenses

The Owner covenants with the Council to pay the Council's reasonable legal expenses incurred in the preparation hereof on or before the date hereof

SEALED AS A DEED (AND DELIVERED)
by HICKS DEVELOPMENTS LIMITED
in the presence of:-

Director

~~Secretary~~ Director

THE COMMON SEAL OF THE
UNIVERSITY OF READING
was hereunto affixed in the presence of:-

MEMBER OF COUNCIL

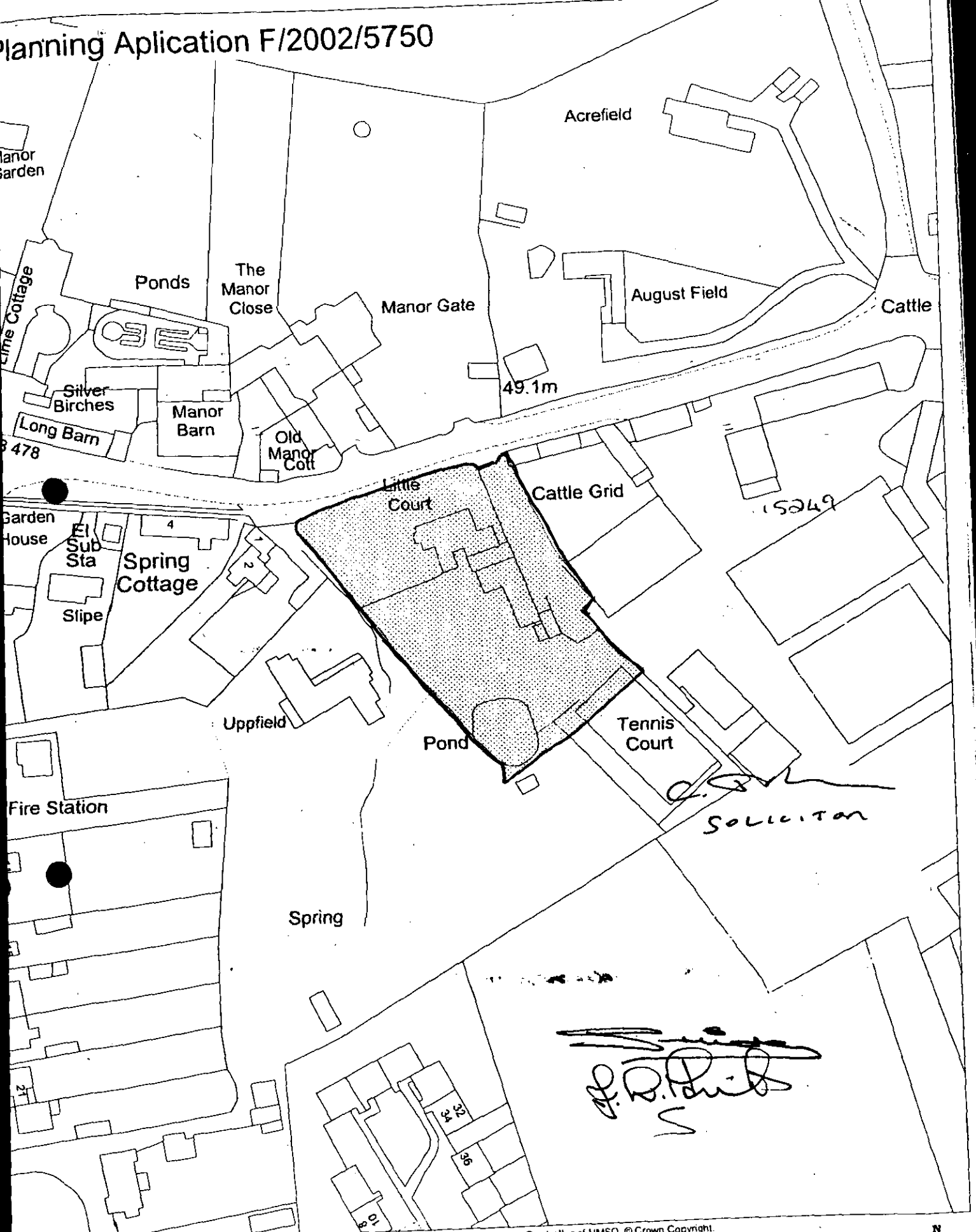
REGISTRAR
DIRECTOR OF FINANCE

THE COMMON SEAL OF
WOKINGHAM DISTRICT COUNCIL
was hereunto affixed in the presence of:-

15249

Solicitor

Planning Aplication F/2002/5750



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

6 July 2002

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Hicks Developments Ltd
C/O The Edwards Irish Partnership Ltd
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Application Number: F/2002/5750

Parish: **SONNING**

Location: **Little Court, Charvil Lane, Sonning, Reading.**

Proposal: **Proposed conversion of Crop Research Unit and Office and Residential Flat into two dwellings.**

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 works shall be carried out in materials that match in size, colour and texture, those of the existing building.

Condition
3. A newt mitigation scheme including a survey of the pond during the breeding season (mid March - June inclusive) shall be formulated and agreed in consultation with English Nature. A copy of the scheme shall be forwarded to the Local Authority before any works on site are carried out.

Condition
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of either of the dwellings.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
6. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
7. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 1496/03/8. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Condition
8. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
9. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
10. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

Condition
11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 6 metres measured from the carriageway edge.

Condition
12. The dwarf wall on the front boundary shall not exceed 0.6 metres in height.

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 ensure adequate protection of a protected species.

Reason
4. In the interests of visual amenity.

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

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

Reason
7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
8. To prevent queuing and parking off site, in the interests of highway safety and convenience.

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

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

Reason
11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

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

Informative
1. This permission relates to the application as amended with revised plan, drawings numbers 01B, 02B, 03B, 04B, 05C, 06A, 10, 11, 12, 13A and does not approve the proposals as originally submitted.

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

Berkshire Structure Plan Policies LD3, C2, C6, EN4, EN5 and T7.

Loddon Area Local Plan Policies LTV2, LC1, LC2, LC19, LC20, LBE1, LBE2, LBE12, LBE14, LBE17, LBE18, LT5 and LT6.

Deposit Draft Wokingham District Local Plan Policies WOS3, WOS10, WCC1, WCC2, WCC5, WCC7, WBE1, WBE9, WHE2, WHE5, WHE11, WHE12, WHE13, WT6 and WT7.

Informative

3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 22/05/2002



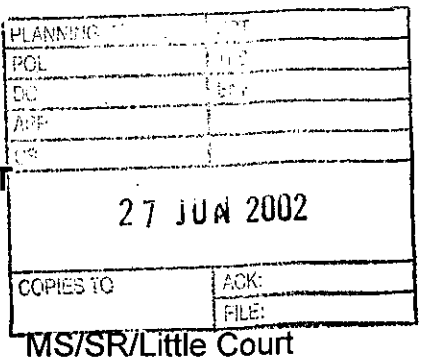
Notice checked by: _____

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

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT

MEMORANDUM



FROM: Mary Severin, Solicitor
Legal Services

MY REF: MS/SR/Little Court
Ext: 6539

TO: Heidi Lynch
Planning Department

DATE: 26 June 2002

cc Keith Rogers, Highways

LITTLE COURT, CHARVIL LANE, SONNING
APPLICATION NO: F/2002/5750

Thank you for your instructions (addressed to Colin) to draft a s106 agreement for this application. I confirm that I have written to the developers' solicitors asking them to give me an undertaking to pay the Council's legal fees for this work. As soon as I receive the undertaking, I will forward a draft to them. I will contact Keith direct if there are further negotiations on the draft, but keep you informed of progress.

Mary

Mary Severin

S7371

PLANNING SERVICES | RPT
POL
DC HL
EP
CS
11 JUN 2002
COPIES TO | ACK
FILE

WOKINGHAM DISTRICT COUNCIL
ENGINEERING SERVICES

DEPARTMENTAL MEMORANDUM

To: Planning Services

Your Ref:HL

From: **Highways Development Control**

Our Ref:KR
Ext.6323

Date:6th June 2002

S106 AGREEMENT NO.4002
TITLE: LITTLE COURT, CHARVIL LANE, SONNING

Would you please instruct Legal Services to prepare an agreement between the Council and the appropriate parties in respect of a financial contribution and/or other access and movement requirements.

Background Information

Name of Applicant/Agent: Hicks Developments c/o
Address: The Edwards Irish Partnership

Name of Contact:

Tel:

Application reference number: F/2002/~~5720~~ 5750

(a) Decision of Planning Committee Grant subject to completion of S106

(b) Date of Decision: 22nd May 2002

Other background information: None

Terms of Agreement

1. (a) The developers shall contribute £ 7,500 towards the Council's costs including preliminary investigation, design and supervisory fees in carrying out improvements towards footway provision and/or cycleway provision.

2. (a) The developers shall not commence development until the contribution has been paid to the Council

Note: The contribution should be index linked from the date the agreement is completed unless otherwise agreed with the applicant prior to determination of the planning application.

Legal Fees

It is assumed that the legal costs in respect of this agreement, including any abortive work should it not proceed to completion, are to be wholly borne by the developers.

c.c. 1) ~~Mary Severn – Legal Services~~

(pp. K. Rogers)






CAUTION
Keep out








HADLEY
0800 521099


MF
HADLE
0800 5210



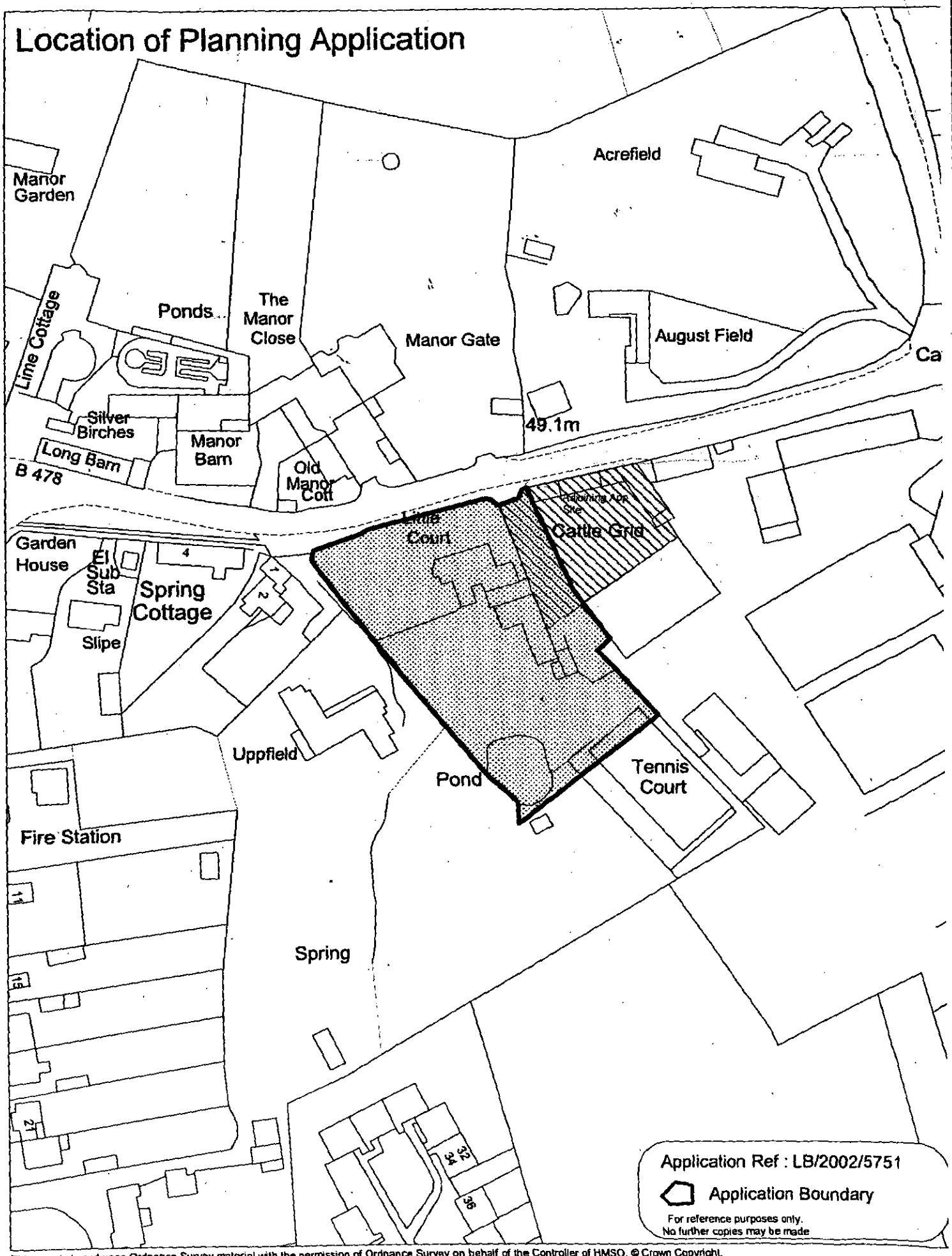






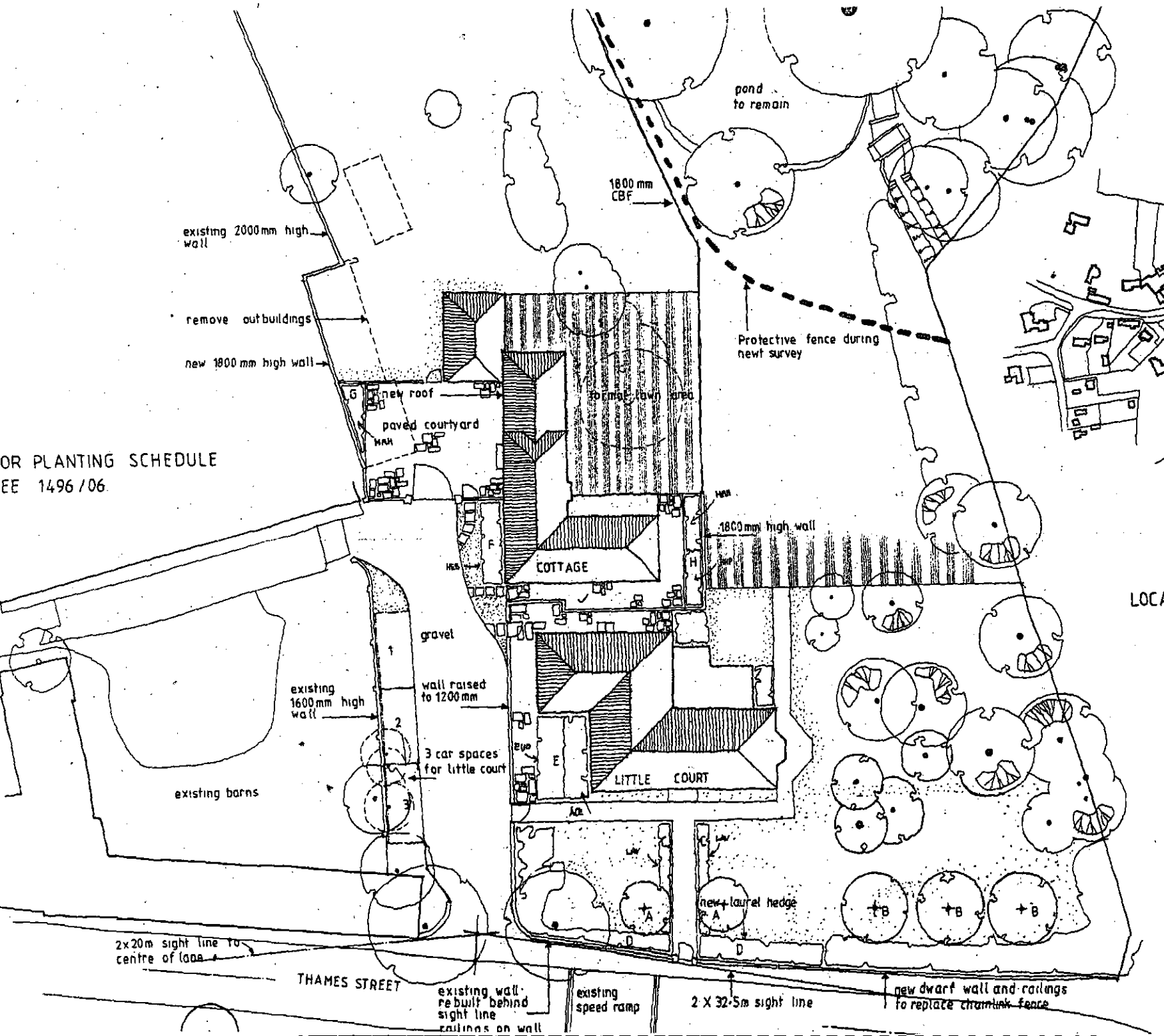






This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

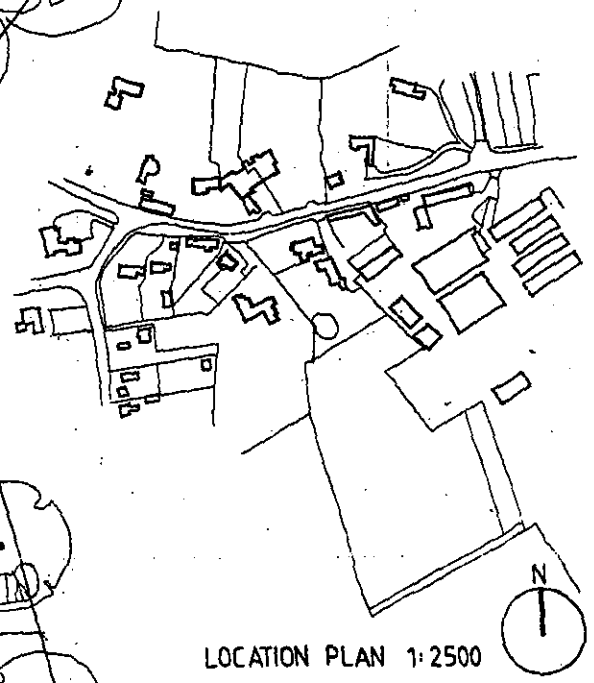
Development Control Section, Environmental Services, Wokingham District Council.
26 April 2002
Scale: 1 : 1250



Notes

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership.



LOCATION PLAN 1:2500

REV B : SIGHT LINES/WALLS ALTERED 04/02.
Rev A, LA Comments added 22·03·02

Project
LITTLE COURT
SONNING FARM
SONNING

PLANNING SERVICES	HPT
BOL	TLB
DC	EMF
APP	
CB	

12 APR 2002

Client
HICKS DEVELOPMENTS LTD

Drawing
SITE LAYOUT REVISED PLAN

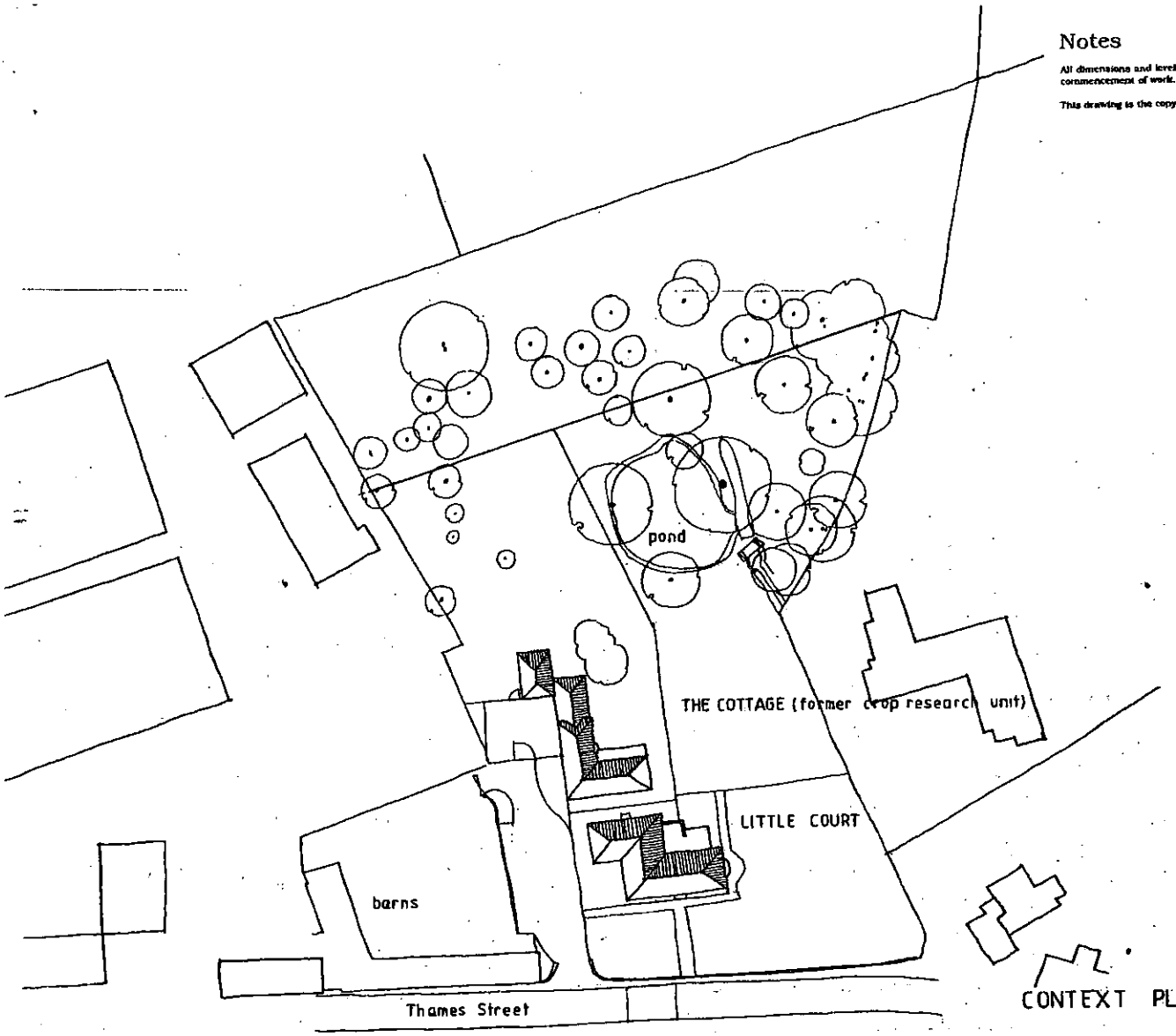
Scale 1:200 Date 01/02

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership.



CONTEXT PLAN 1:500

REVISED PLAN

5750

SHRUB PLANTING BEDS C E F G and H

REF	SPECIES	SIZE	POT SIZE	HABIT	DENSITY
LAV	Lavandula Munstead	20/30cm	2 Litre	Bushy	5 per sq.m.
HEB	Hebe Mrs Winder	30/45cm	2 Litre	Bushy	4 per sq.m.
HYP	Hypericum Hidcote	30/40cm	2 Litre	Bushy	4 per sq.m.
ACE	Acer Palmatum Dissectum	30/40cm	3 Litre	5 branches	3 per sq.m.
EUO	Euonymus Emerald n gold	20/30cm	2 Litre	Bushy	5 per sq.m.
MAH	Mahonia Japonica	30/45cm	3 Litre	3 Branches	3 per sq.m.

HEDGE PLANTING BED D

LAU	Prunus Laurocerasus	40/60cm	5 Litre	5 branches	2 per lin.m. 2 rows

TREE PLANTING A

	SPECIES	GIRTH	ROOTS	HABIT	HEIGHT
	Taxus Baccata	6/8cm	Balled	LT Standard	2000mm

TREE PLANTING B

	Quercus Robur	8/10cm	Balled	Standard	3000mm

PLAN	HH
PDL	TLS
DC	RHF
APP	
CS	
25 MAR 2002	
COPIES TO	ACK:
	FILE:

REVA : GARAGE DELETED PLANTING SCHEDULE ADDED

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
CONTEXT PLAN AND NEW GARAGE DETAILS

Scale 1:100 1:500 Date 01/02

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel. 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@ev

Job 1496 Dwg 06

NOTES

All dimensions and levels on site are to be checked prior to commencement of work.

Windows

Existing windows to be replaced in sw to match existing where required otherwise windows to be removed. Two windows to be removed to assess condition and repair replacement agreed with LA. Single glazing to be used with glazing bars to be period. 8000mm sq. trickle vents to new replacement windows only. Brass ironmongery.

Drawing Room/Bedroom 1 Bay Window

To be removed and rebuilt to period detail. Corner of building to be underpinned. New steel inserted within floor zone to support first floor joists.

Floor Structure

Existing timber floors to be retained, treated and reinforced where structural engineers report requires all to LA approval.

Roof Structure

To be assessed by structural engineer and reinforced by agreement with LA. Attic bedroom to have structural report on existing post and beam roof support.

Damp Proof Course

To be in accordance with Southern Remedial Services report. Finish coat over waterproof render to be agreed with LA.

Dado Rails, Picture Rails and Skirtings

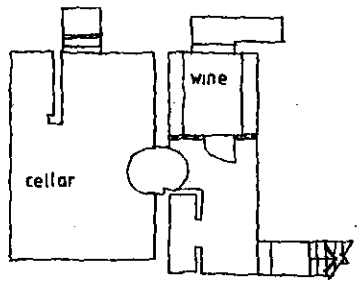
Where original to be renovated. All new mouldings in sw to match existing.

Roof

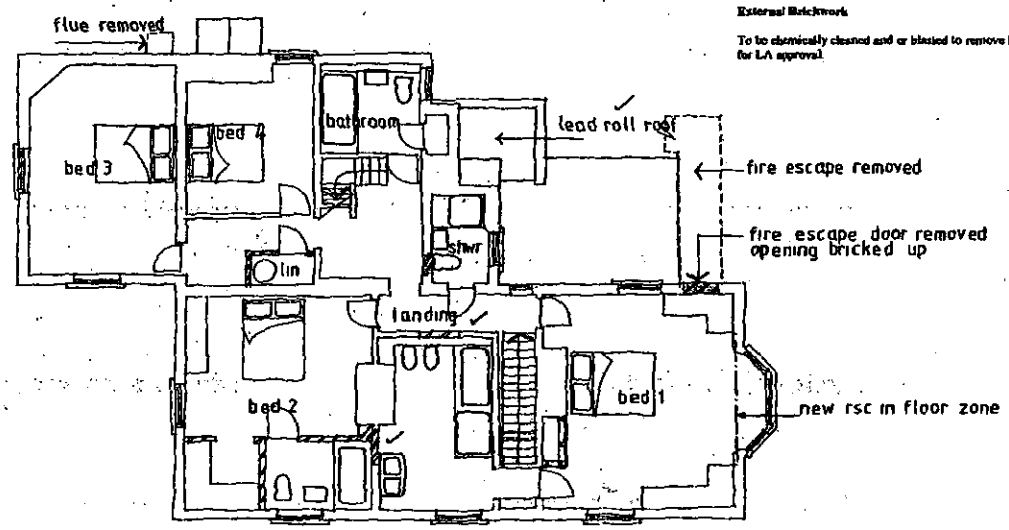
To be renovated in accordance with Condition Survey.

External Brickwork

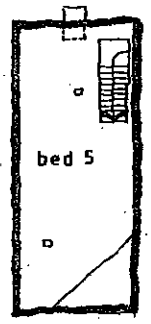
To be chemically cleaned and or blasted to remove lime/emulsion paint. Sample panels to be executed for LA approval.



PROPOSED BASEMENT PLAN 1:100



PROPOSED FIRST FLOOR PLAN 1:100

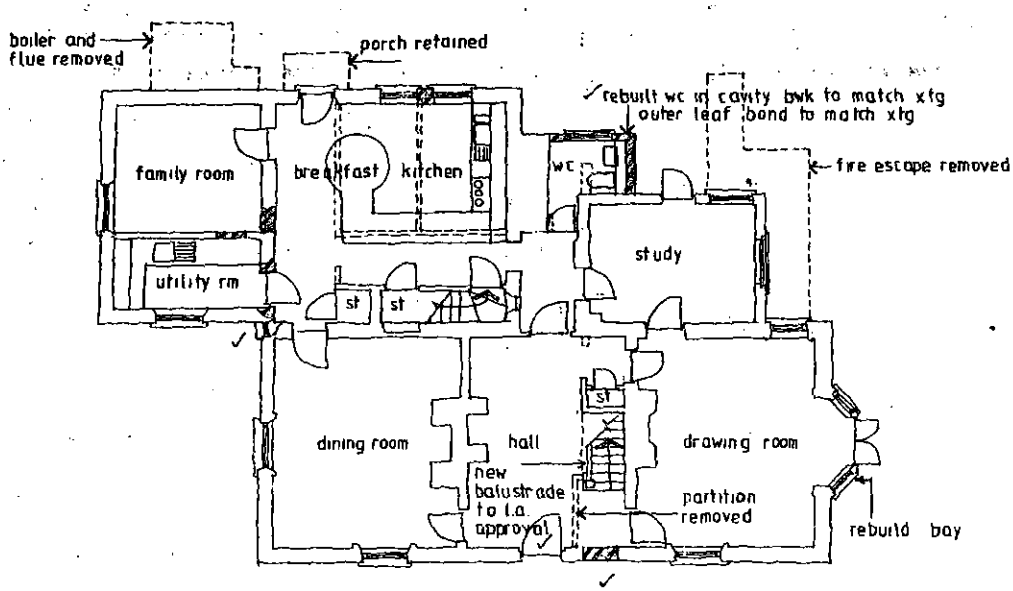


PROPOSED ATTIC PLAN 1:100

New brickwork to match xtg type bond and mortar

New 75X50mm stud wall 12mm p board and skim ct

Existing lath and plaster renewed to match xtg



PROPOSED GROUND FLOOR PLAN 1:100

REV B: LISTED BUILDING OFFICERS NOTES ADDED 9/01
REV A: NOTES ADDED 23/01/02

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
PROPOSED ALTERATIONS
MAIN HOUSE

Scale 1:100 Date 01/02

REVISED PLA

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2DT
Tel: 0118-989-4401 Fax: 0118-989-4383 E-mail: the.cip@virgin.

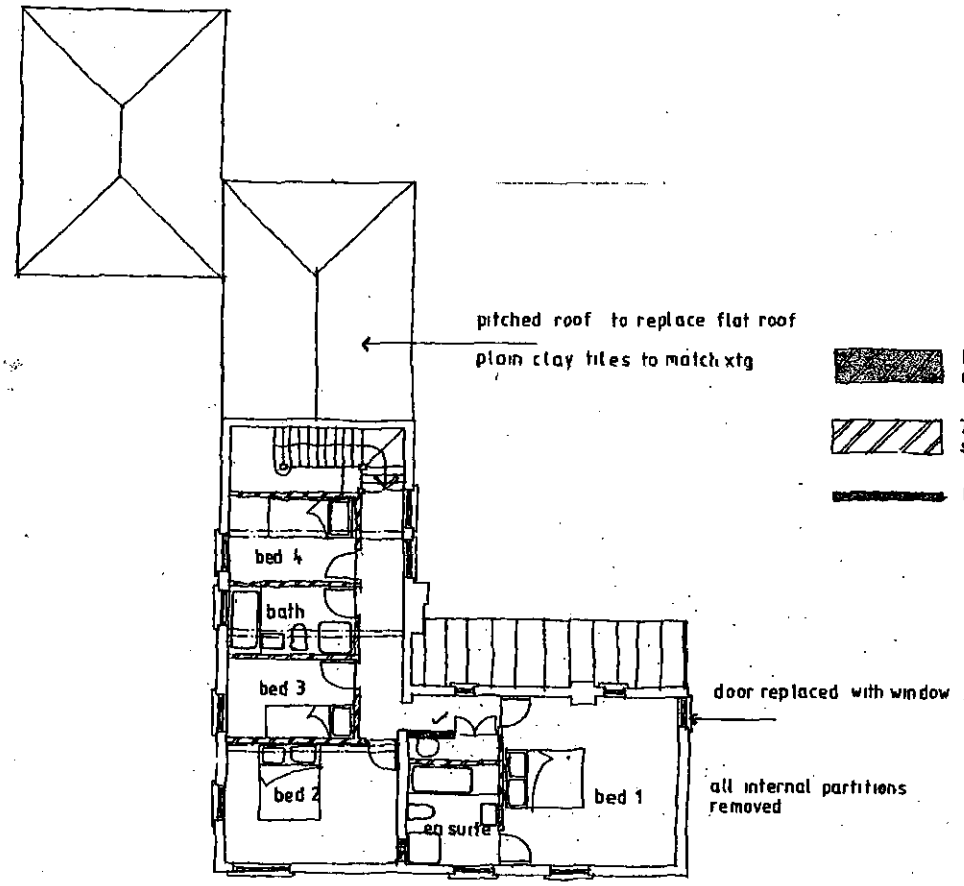
Job 1496 Dwg. 01 B

12 APR 2002

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership.

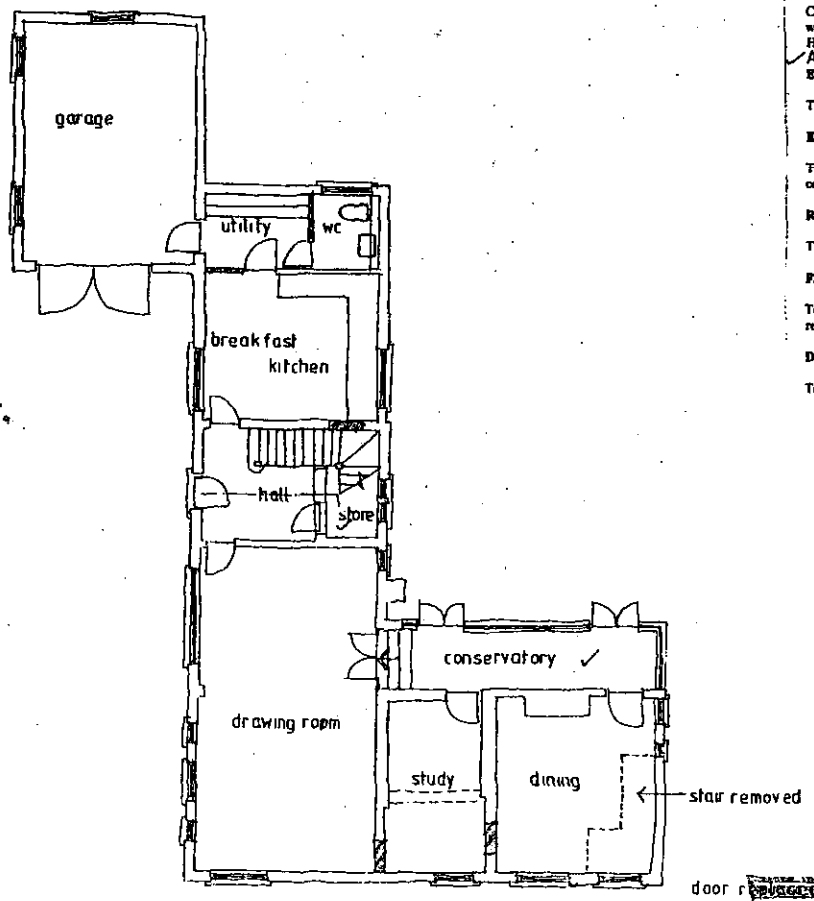


New brickwork to match xtg in type and mortar

75x50 mm stud partition 12 mm p boa skim

Lath and plaster retained

PROPOSED FIRST FLOOR PLAN 1:100



PROPOSED GROUND FLOOR PLAN 1:100

Windows

Crittal metal framed casement windows to be replaced with soft wood side hung casem windows single glazed with period glazing bars and 8000mm sq. trickle vents to heads. Hardwood cills and painted MDF cill boards. Brass ironmongery.

All window details to be agreed prior to manufacture.

Existing Timber Floor

To be set aside where usable and refitted after treatment to nominated room(s).

Existing Timber Panelling

To be set aside and reused after treatment as dado panelling in nominated rooms and/or corridor.

Roof Structure

To be assessed by structural engineer and reinforced by agreement with LA where requir

First Floor Structure

To be assessed by structural engineer and reinforced by agreement with the LA where required.

Damp Proofing and Timber Treatment

To be installed in accordance with Southern Remedial Services report

REV B: ROOF NOTES + KEY ADDED 04/02.
REV A: NOTES ADDED 25/03/

Project

LITTLE COURT
SONNING FARM
SONNING

REVISED PLAN

Client

HICKS DEVELOPMENTS LTD

Drawing

PROPOSED ALTERATIONS
COTTAGE

Scale 1:100 Date 01/02

The Edwards Irish Partnership
Architects & Surveyors
35 Langborough Road, Wokingham Berks. RG40 2BT
Tel 0118-989 4403 Fax 0118-989 4363 E-mail: the.eip@virgin.ne

12 APR 2002

Job 1496 Dwg. 02B

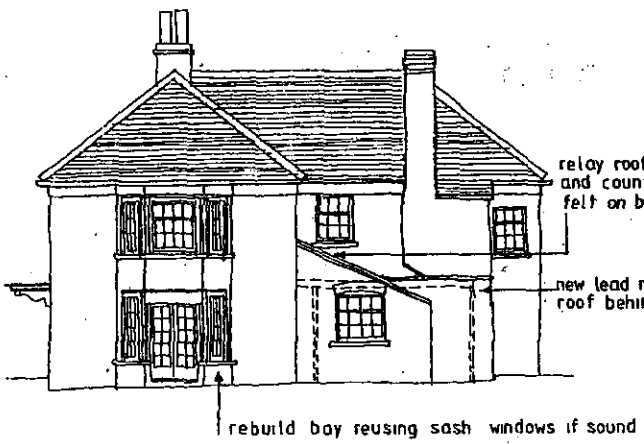
Notes

All dimensions and levels on site are to be checked prior to commencement of work.

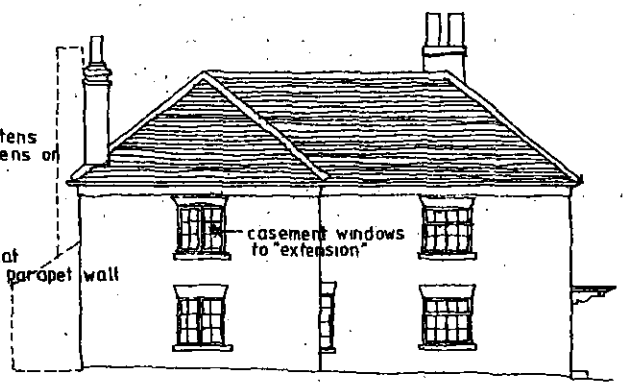
This drawing is the copyright of The Edwards Irish Partnership



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

Rev C	CANOPY UNDELETED	04/02
Rev B	NOTES ADDED	25/03/02
Rev A	DORMER ROOF WINDOW DETAILS DELETED	

Project

LITTLE COURT
SONNING FARM
SONNING

11 APR 2002

REVISED PLAN

Client

HICKS DEVELOPMENTS LTD

Drawing

PROPOSED ELEVATIONS
LITTLE COURT

Scale	Date
1 100	01/02

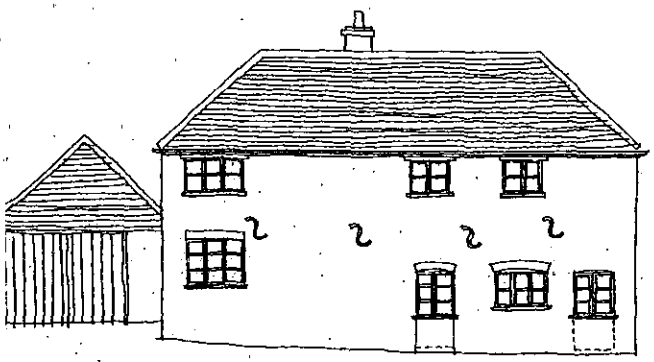
The Edwards Irish Partnership
Architects & Surveyors
35 Langborough Road, Wokingham, Berks, RG40 2HT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.n

Job 1496 Dwg 01a

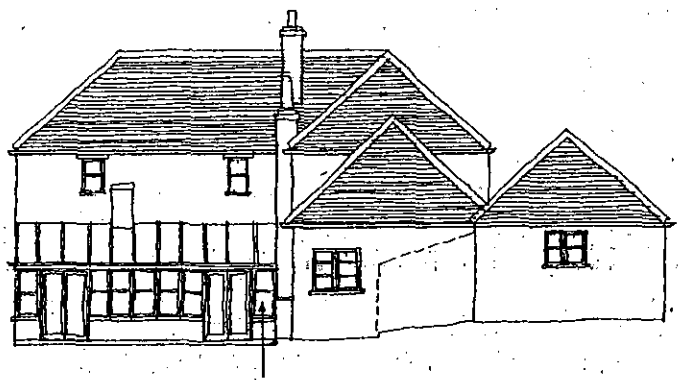
Notes

All dimensions and levels on site are to be checked prior to commencement of work.

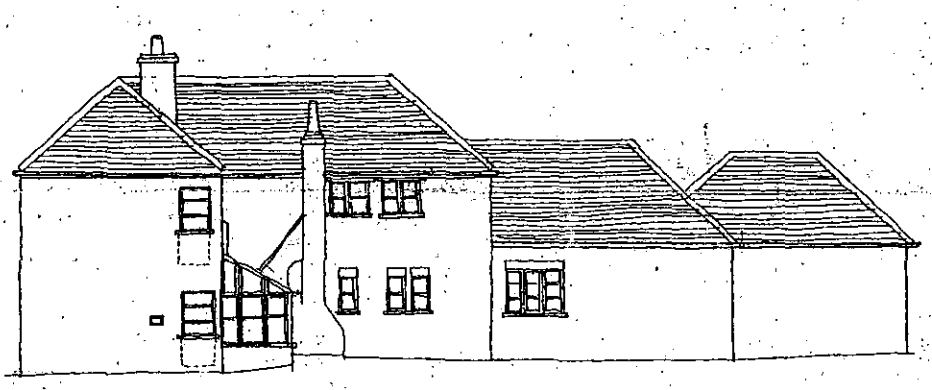
This drawing is the copyright of The Edwards Irish Partnership.



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

Rev C WINDOWS ALTERED 30/04/02.
Rev B CONSERVATORY ADDED 25/03/02.
Rev A DINING RM WINDOW + CHIMNEY 02/02

Project
LITTLE COURT,
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
PROPOSED ELEVATIONS
THE COTTAGE

Scale 1 100 Date 01/02A

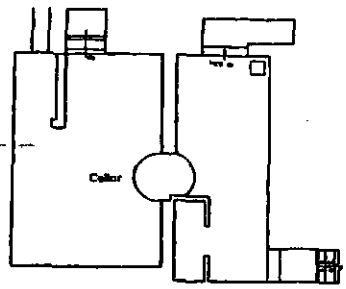
The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2ET
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: tie.eip@virgin.net

Job 1/96 Dwg 05

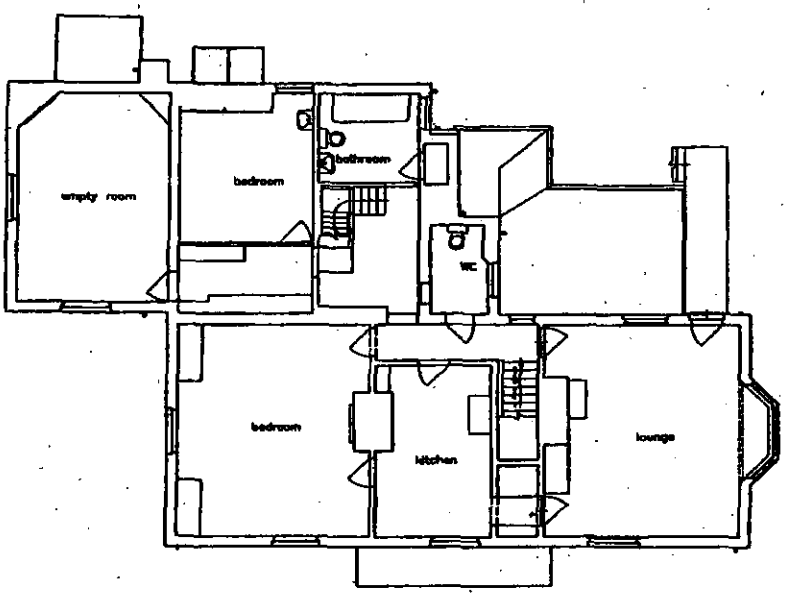
Notes.

All dimensions and levels on site are to be ... prior to commencement of work.

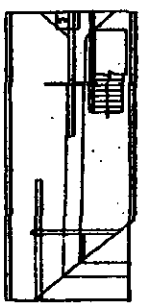
This drawing is the copyright of : The Edwards Irish Partnership.



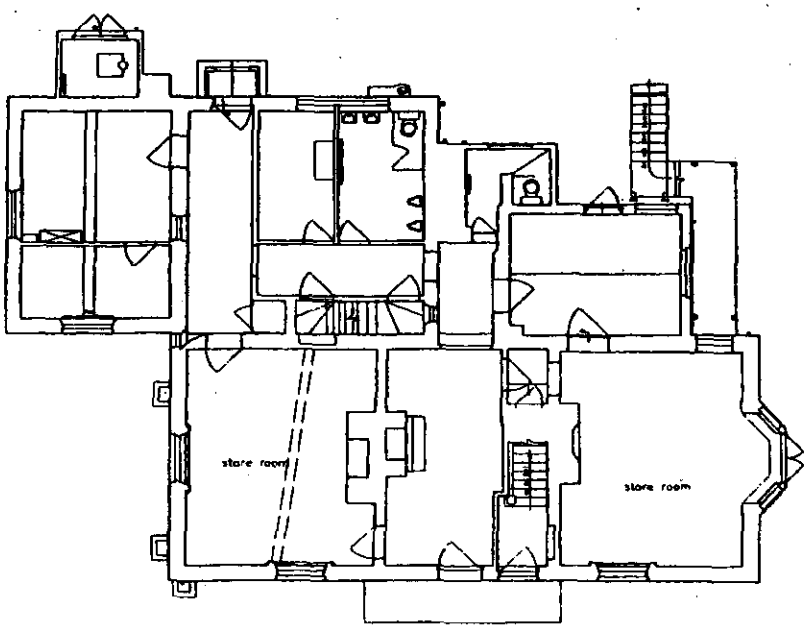
Cellar



First Floor Plan



Loft



Ground Floor Plan

06.FEB.2002- 57

Project

Little Court,
Sonning Farm
Berks.

Client

Hicks Developments Ltd

Drawing

Main House
Plans as existing

Scale 1.100

Date Jan

The Edwards Irish Partnersh
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2
Tel: 0118-989-4403 Fax: 0118-989-4383
E-mail: dac.cip@virgin.net

Job 1492 Dwg

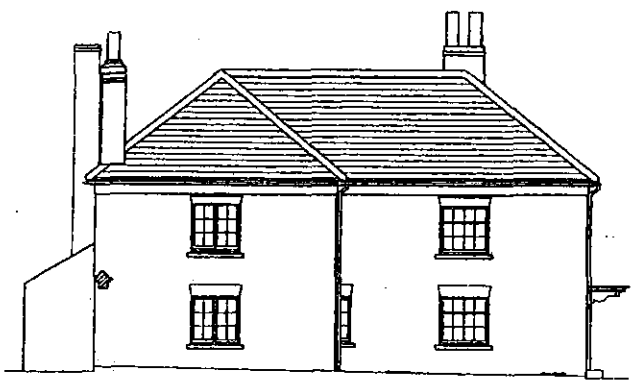
Notes.

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of :
The Edwards Irish Partnership.



Front Elevation



Side Elevation



Side Elevation



Rear Elevation

06.FEB.2002 5751

Project

Little Court,
Sonning Farm
Berks.

Client

Hicks Developments Ltd

Drawing

Main House
Plans as existing

Scale 1.100 Date Jan 02

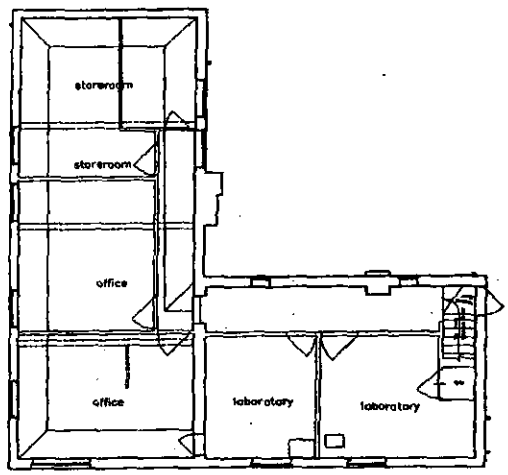
The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383
E-mail the.eip@virgin.net

Job 1492 Dwg. 11

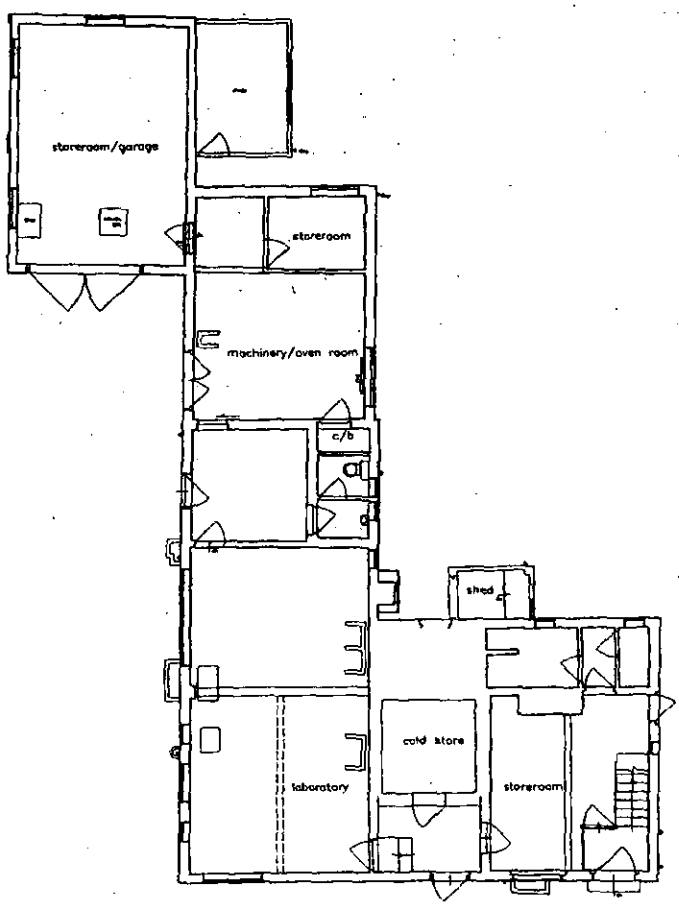
Notes.

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of :
The Edwards Irish Partnership.



First Floor Plan



Ground Floor Plan

08.FEB.2002 5751

Project

Little Court,
Sonning Farm
Berks.

Client

Hicks Developments Ltd

Drawing

The Cottage
Plans as existing

Scale 1.100 Date Jan 02

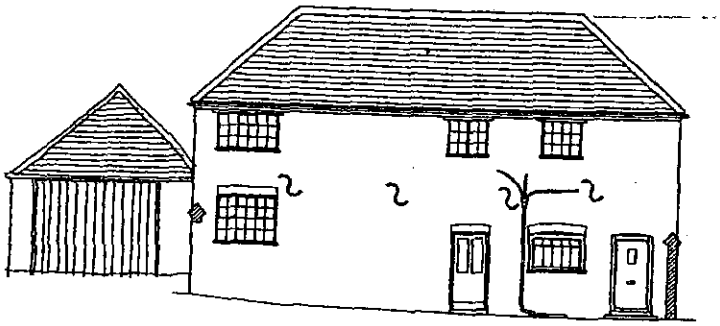
The Edwards Irish Partnership
Architects & Surveyors
36 Loughborough Road, Wokingham, Berks. RG40 2EY
Tel. 0118-989-4403 Fax: 0118-989-4310
E-mail the.eip@virgin.net

Job 1492 Dwg. 12

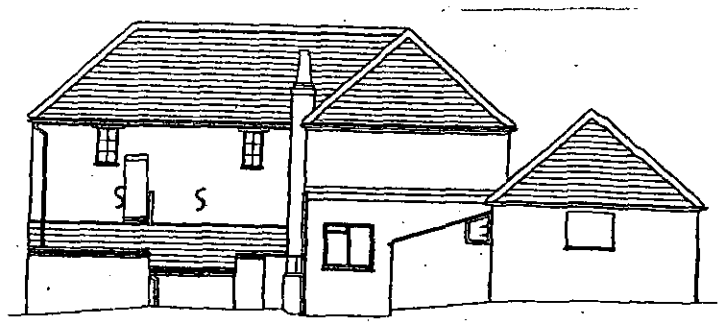
Notes.

All dimensions and levels on site are to be checked prior to commencement of work.

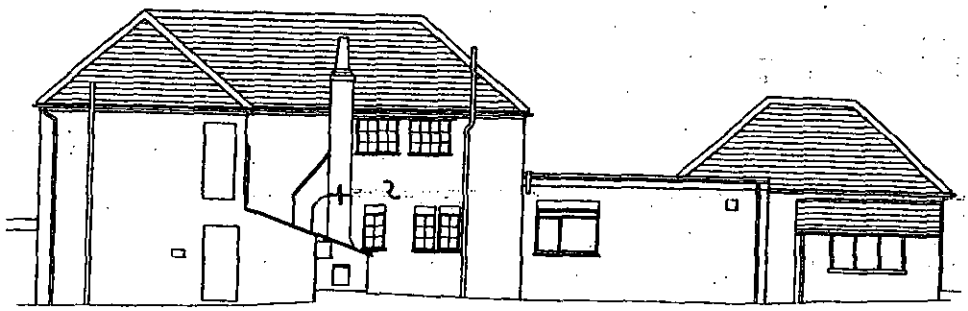
This drawing is the copyright of :
The Edwards Irish Partnership.



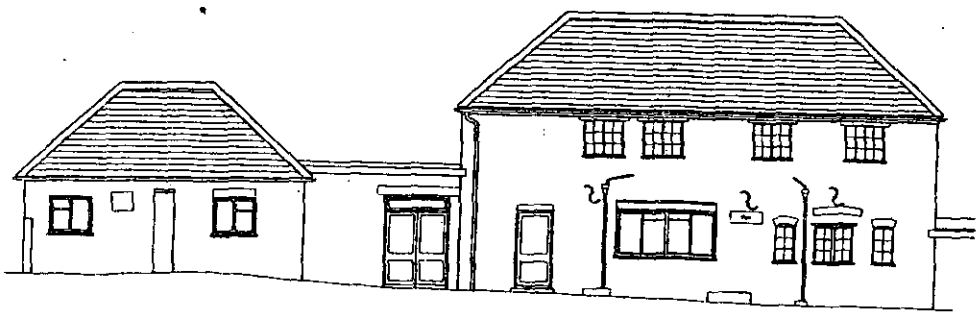
Side Elevation



Side Elevation



Rear Elevation



Front Elevation

08.FEB.2002 5751

Rev. GARAGE MOVED 02/02

Project

Little Court,
Sonning Farm
Berks.

Client

Hicks Developments Ltd

Drawing

The Cottage
Plans as existing

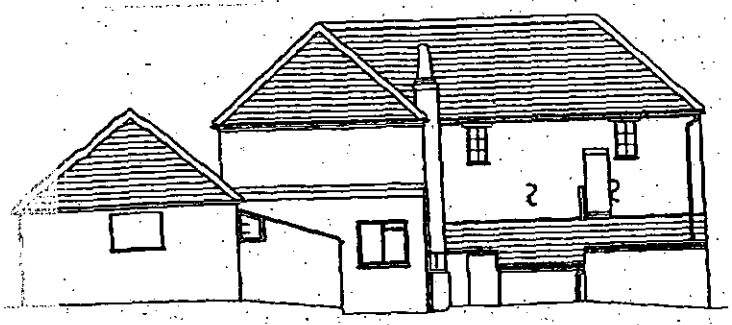
Scale 1.100 Date Jan 02

The Edwards Irish Partnership
Architects & Surveyors
16 Loughborough Road, Wokingham, Berks. RG40 2ST
Tel: 0118-989-4403 Fax: 0118-989-4383
E-mail the.eip@virgin.net

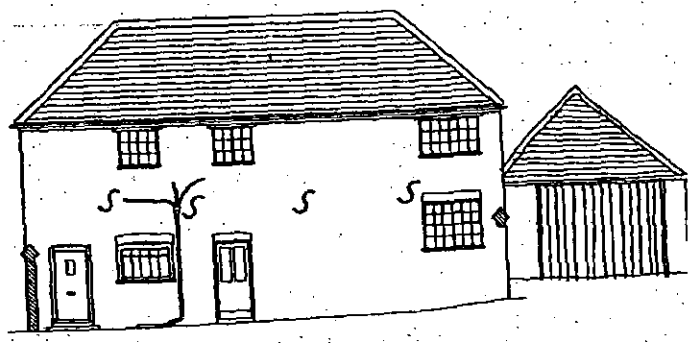
Job 1492 Dwg. 13 A

Notes.

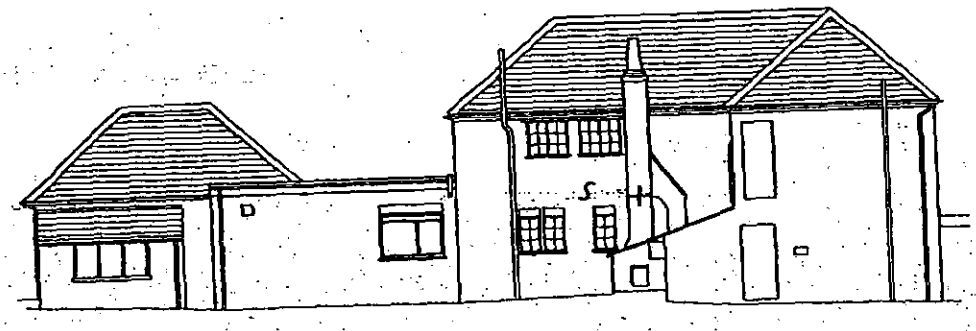
All dimensions and levels on site are to be [illegible] prior to commencement of work.
This drawing is the copyright of The Edwards Irish Partnership.



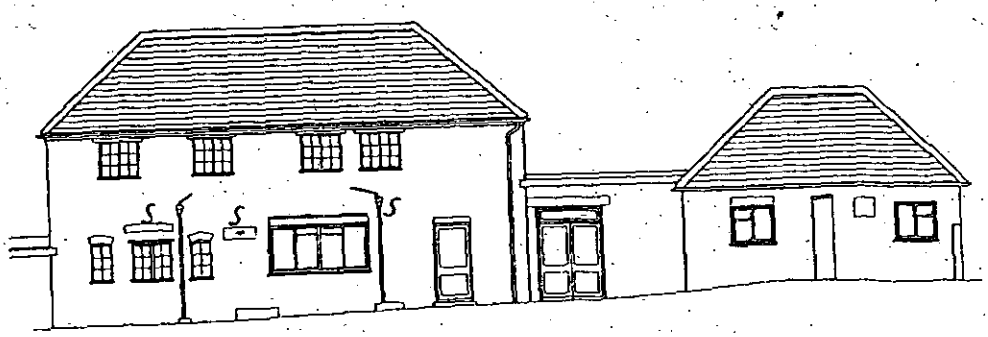
Side Elevation



Side Elevation



Rear Elevation



Front Elevation

08.FEB.2002 5751

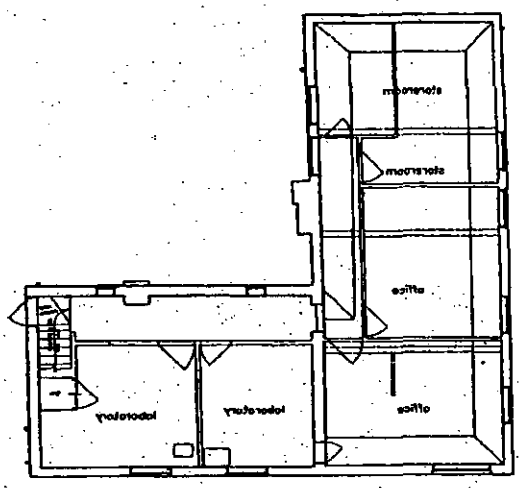
Project
Little Court,
Sonning Farm
Berks.

Client
Hicks Developments Ltd

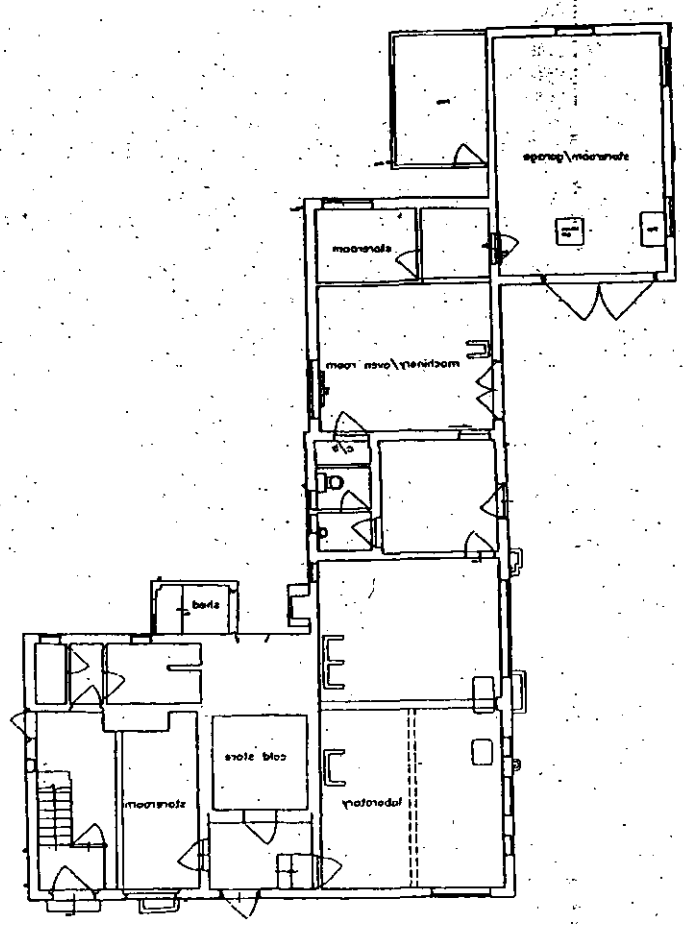
Drawing
The Cottage
Plans as existing

Scale 1:100 Date Jan 02

The Edwards Irish Partnership
Architects & Surveyors



First Floor Plan



Ground Floor Plan

Notes.

All dimensions and levels on site are to be ... prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership.

Project

Little Court,
Sonning Farm
Berks.

Client

Hicks Developments L...

Drawing

The Cottage
Plans as existing

Scale 1.100

Date

The Edwards Irish Partne...
Architects & Surveyors

Notes.

All dimensions and levels on site must be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership.

Front Elevation

Side Elevation

Side Elevation

Rear Elevation

06.FEB.2002

Project

Little Court,
Sonning Farm
Berks.

Client

Hicks Developments Ltd

Drawing

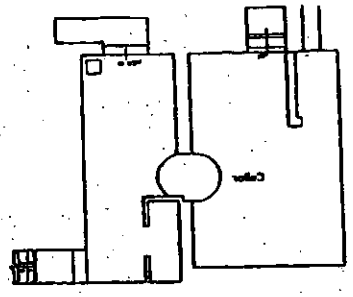
Main House
Plans as existing

Scale 1:100 Date

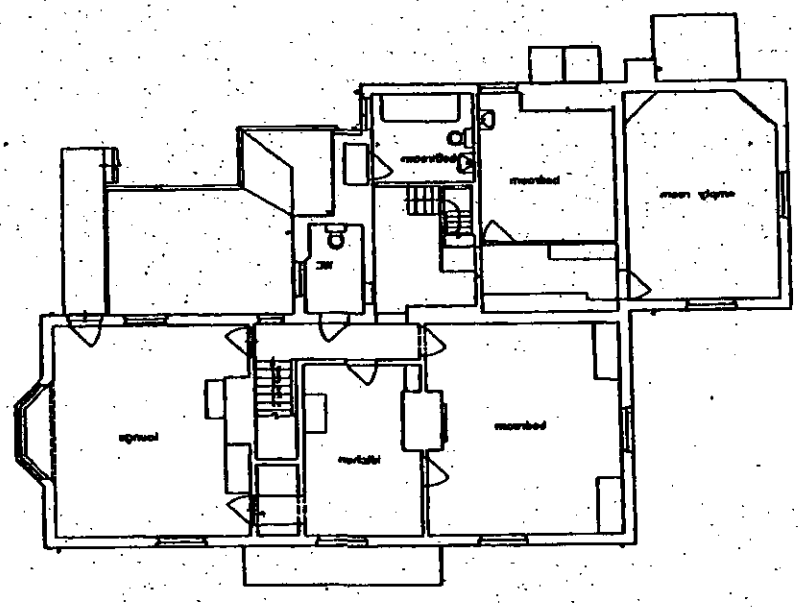
The Edwards Irish Partnership
Architects & Surveyors

Notes.

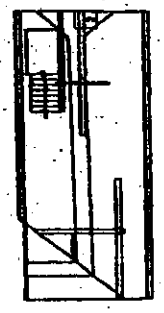
All dimensions and levels on site prior to commencement of work.
This drawing is the copyright of The Edwards Irish Partnership.



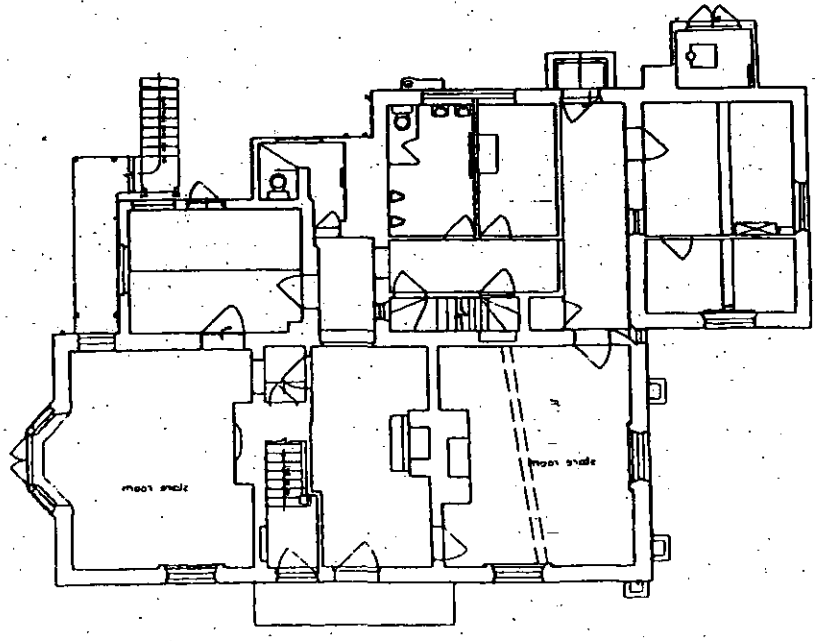
Cellar



First Floor Plan



Loft



Ground Floor Plan

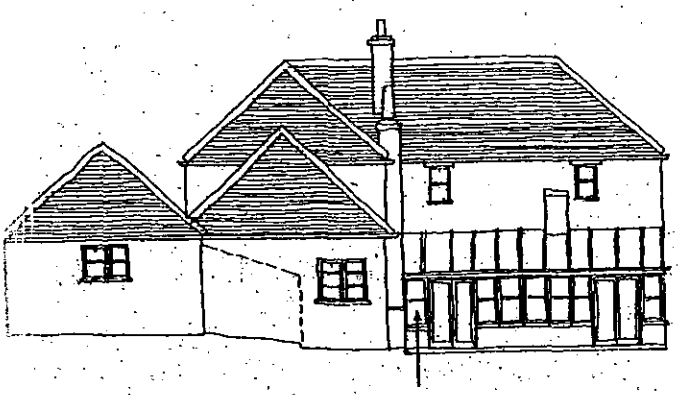
Project
Little Court,
Sonning Farm
Berks.

Client
Hicks Developments

Drawing
Main House
Plans as existing

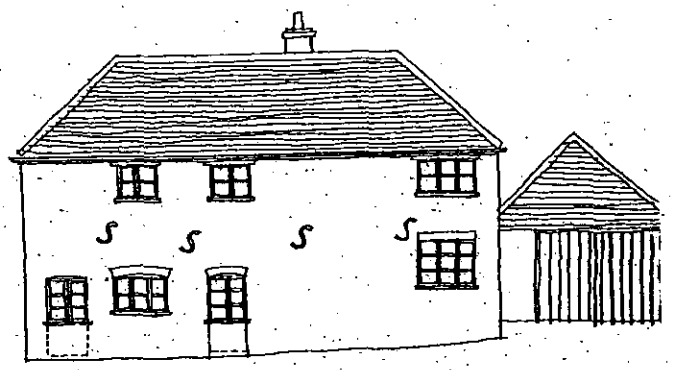
Scale
1:100

The Edwards Irish Partnership
Architects & Surveyors
16 Longbrough Road, Wokingham, Berks.



new conservatory to replace existing lean to

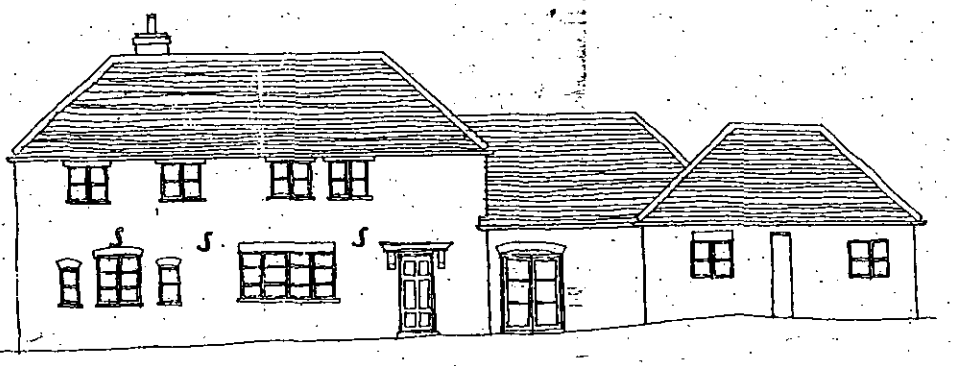
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
PROPOSED ELEVATIONS
THE COTTAGE

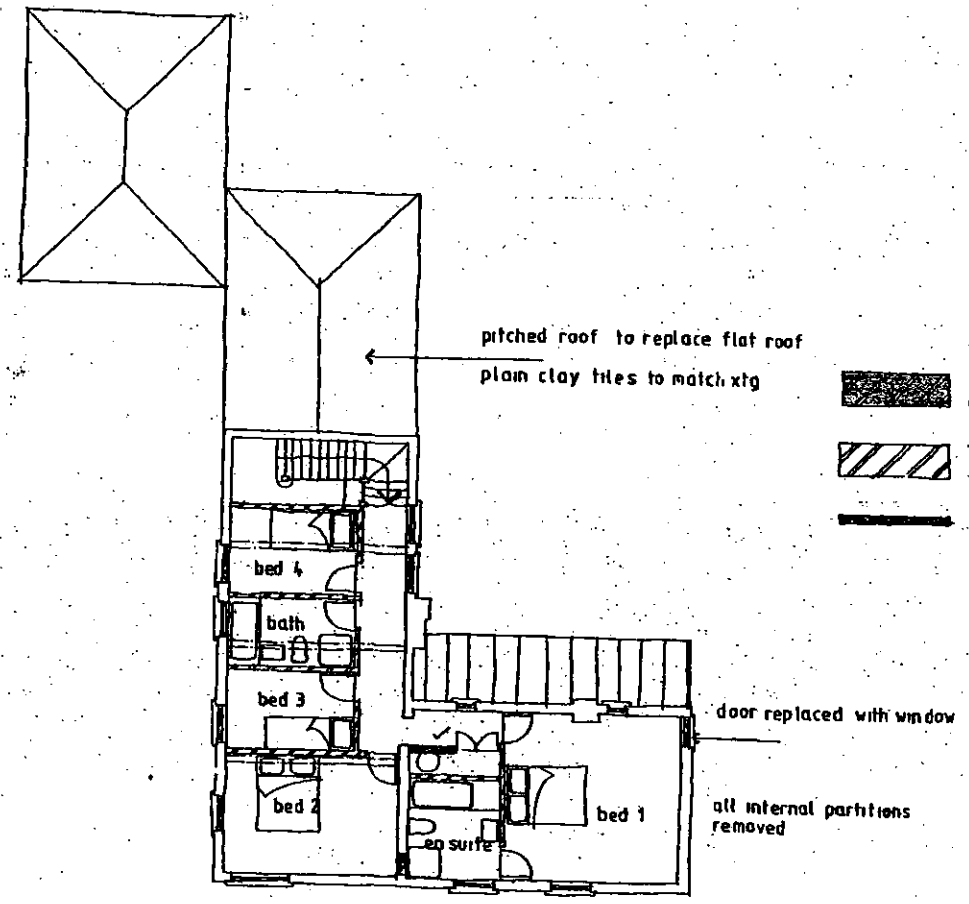
Scale 1:100 Date 01/02/

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks RG40 2HF

Notes

All dimensions and levels on site are to be checked [illegible] commencement of work.

This drawing is the copyright of The Edwards Irish [illegible]

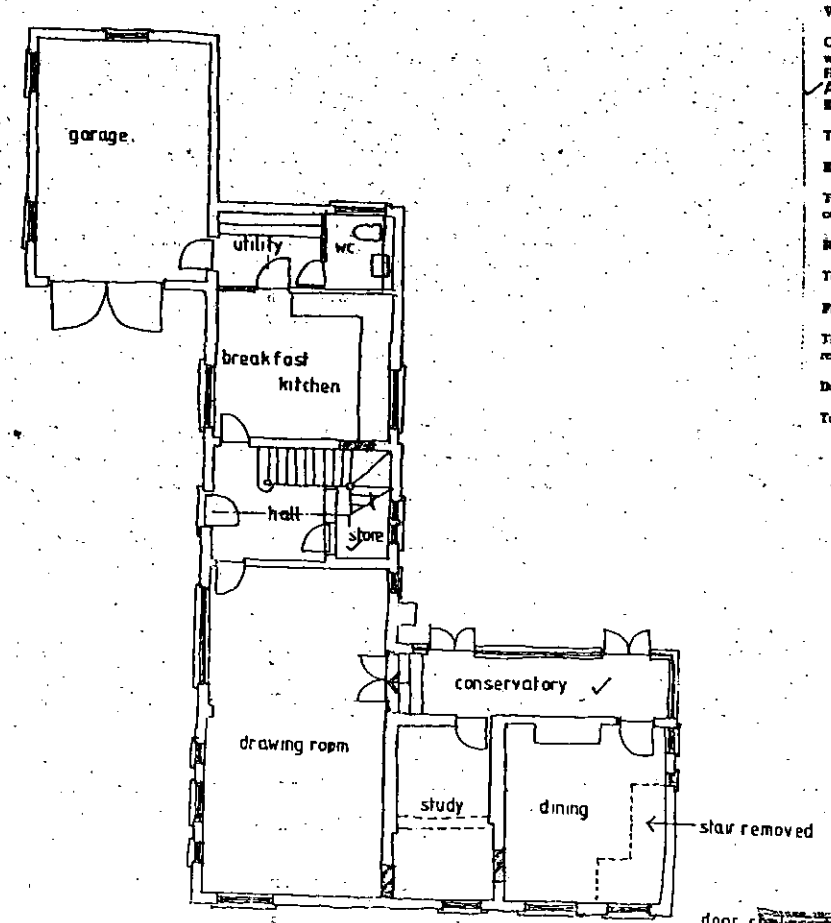


New brickwork to match xtg in and mortar

75x50 mm stud partition 12 mm skim

Lath and plaster retained

PROPOSED FIRST FLOOR PLAN 1:100



PROPOSED GROUND FLOOR PLAN 1:100

Windows

Crittal metal framed casement windows to be replaced with soft wood side hu[illegible] windows single glazed with period glazing bars and 8000mm sq. trickle vents [illegible] Hardwood cills and painted MDF cill boards. Brass ironmongery.

All window details to be agreed prior to manufac[illegible]

Existing Timber Floor

To be set aside where usable and refitted after treatment to nominated room(s).

Existing Timber Panelling

To be set aside and reused after treatment as dado panelling in nominated room [illegible] corridor.

Roof Structure

To be assessed by structural engineer and reinforced by agreement with LA wh[illegible]

First Floor Structure

To be assessed by structural engineer and reinforced by agreement with the LA [illegible] required.

Damp Proofing and Timber Treatment

To be installed in accordance with Southern Remedial Services report

Rev 1: Roof notes + key added
Rev A: notes added

Project

LITTLE COURT
SONNING FARM
SONNING

REVISED PLAN

Client

HICKS DEVELOPMENTS LT

Drawing

PROPOSED ALTERATIONS
COTTAGE

Scale 1:100

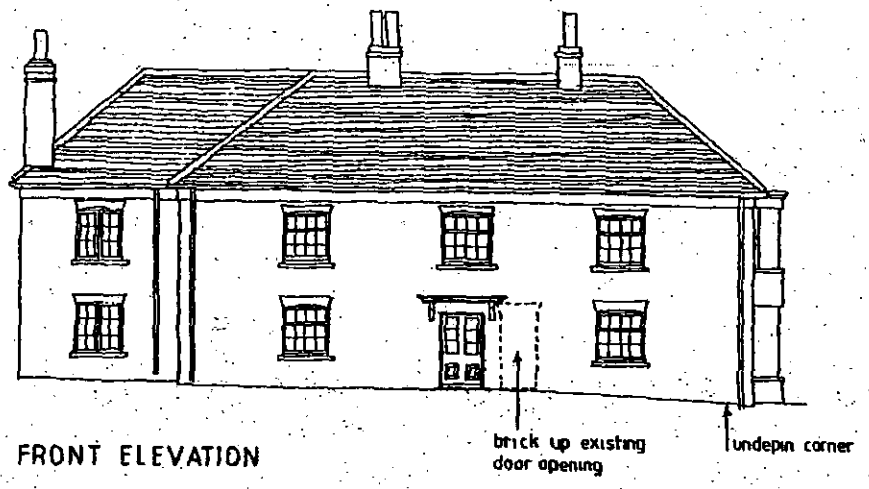
Date 01/02

The Edwards Irish Partnership
Architects & Surveyors
35 Longbrough Road, Wokingham, Berks RG40 2[illegible]
Tel 0118 969 4403 Fax 0118 969 4383 E-mail: the.ep@[illegible]

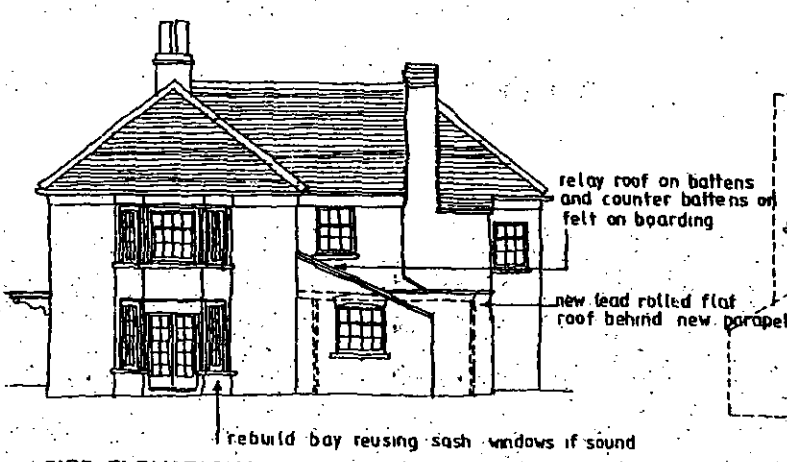
Notes

All dimensions and levels on site are to be checked pr
commencement of work.

This drawing is the copyright of The Edwards Irish Pa



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

REV C CHIMNEY UNDELETED 04/0
REV B NOTES ADDED 25/0
REV A DUMMER ROOM WINDOW BED ROUNDE

Project
LITTLE COURT
SONNING FARM
SONNING
REVISED PLAN

11 APR 2002

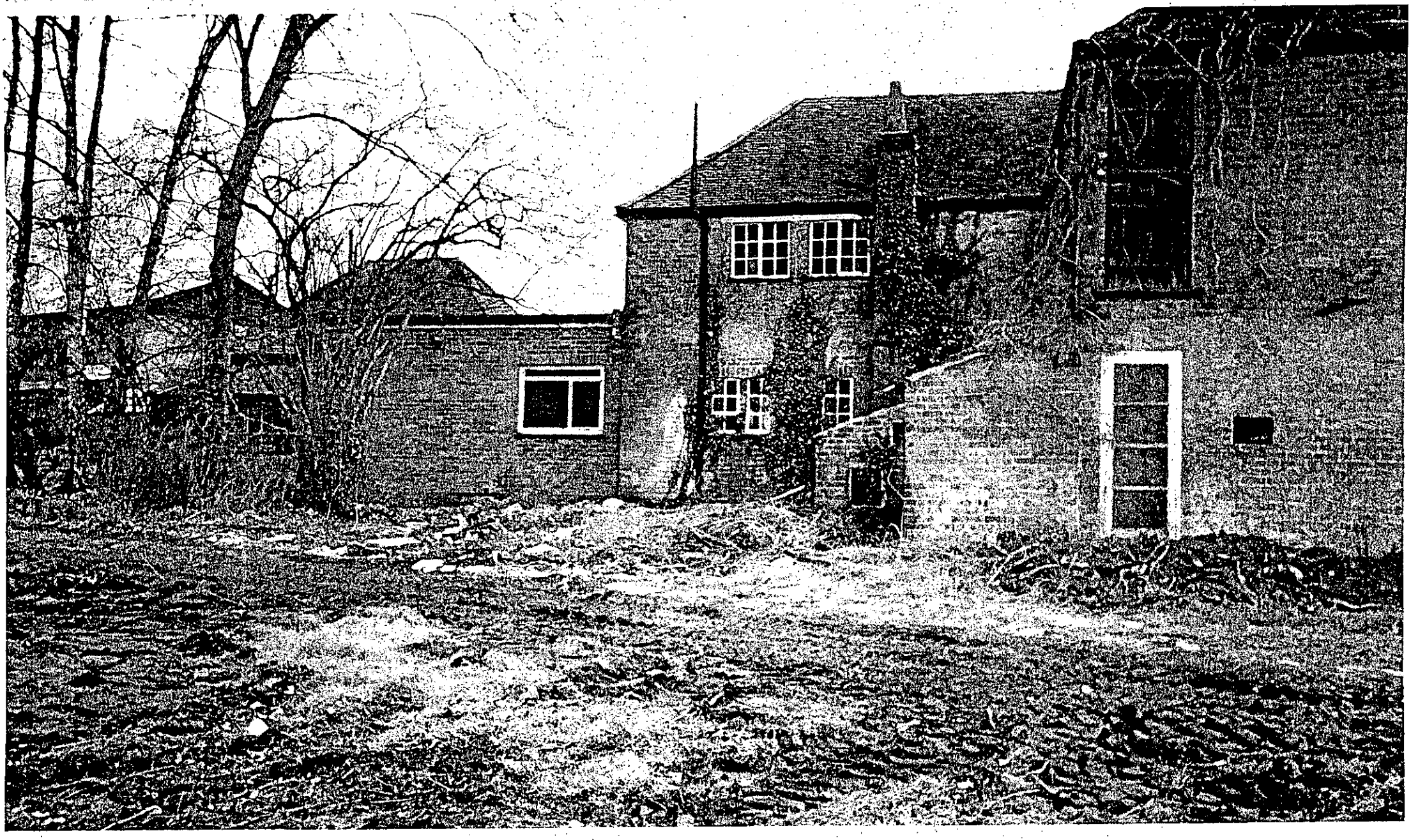
Client
HICKS DEVELOPMENTS L

Drawing
PROPOSED ELEVATIONS
LITTLE COURT

Scale 1 100
Date 01/02

The Edwards Irish Partnersh
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40







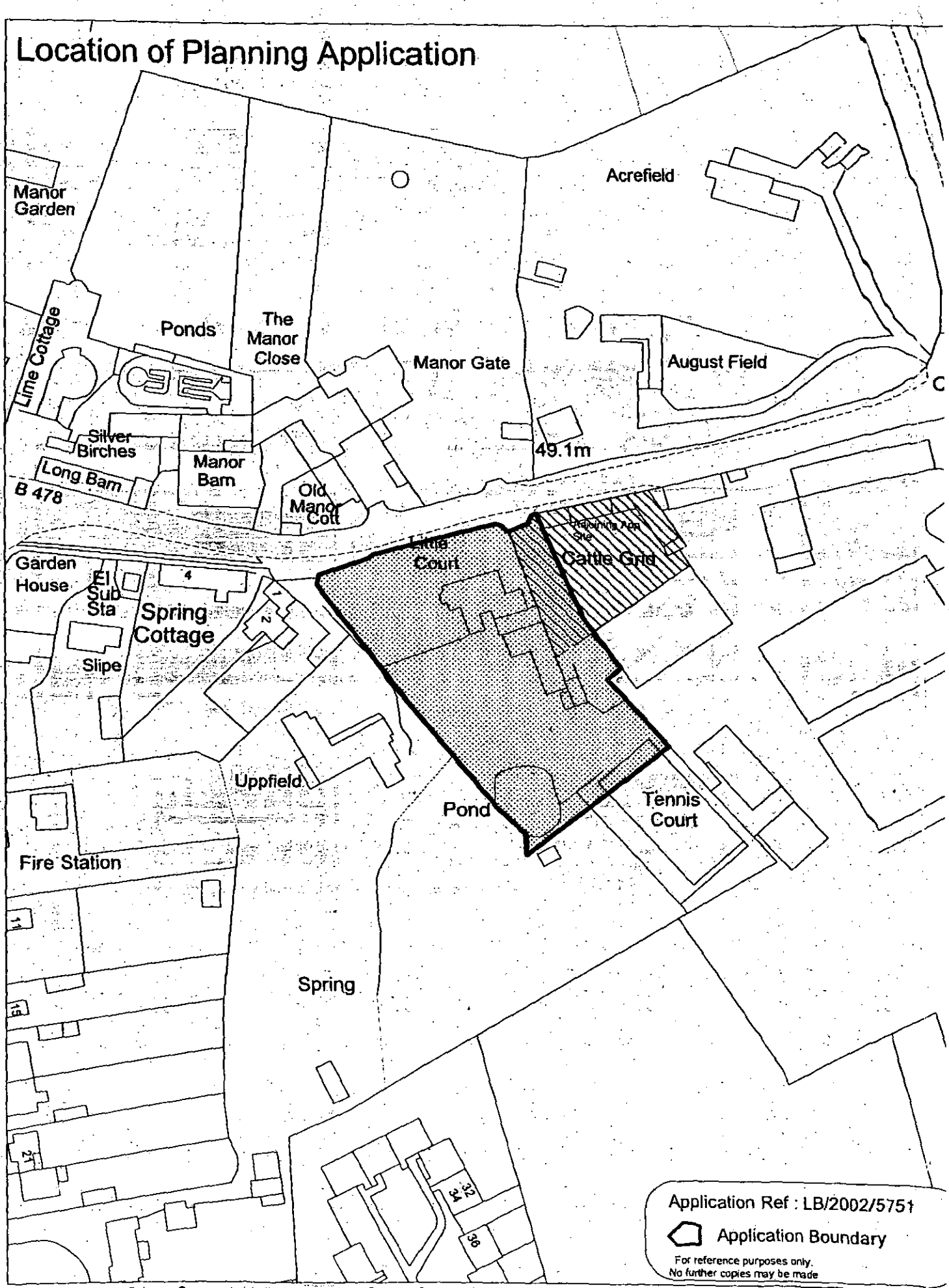





CAUTION
Keep
out


HADLEY

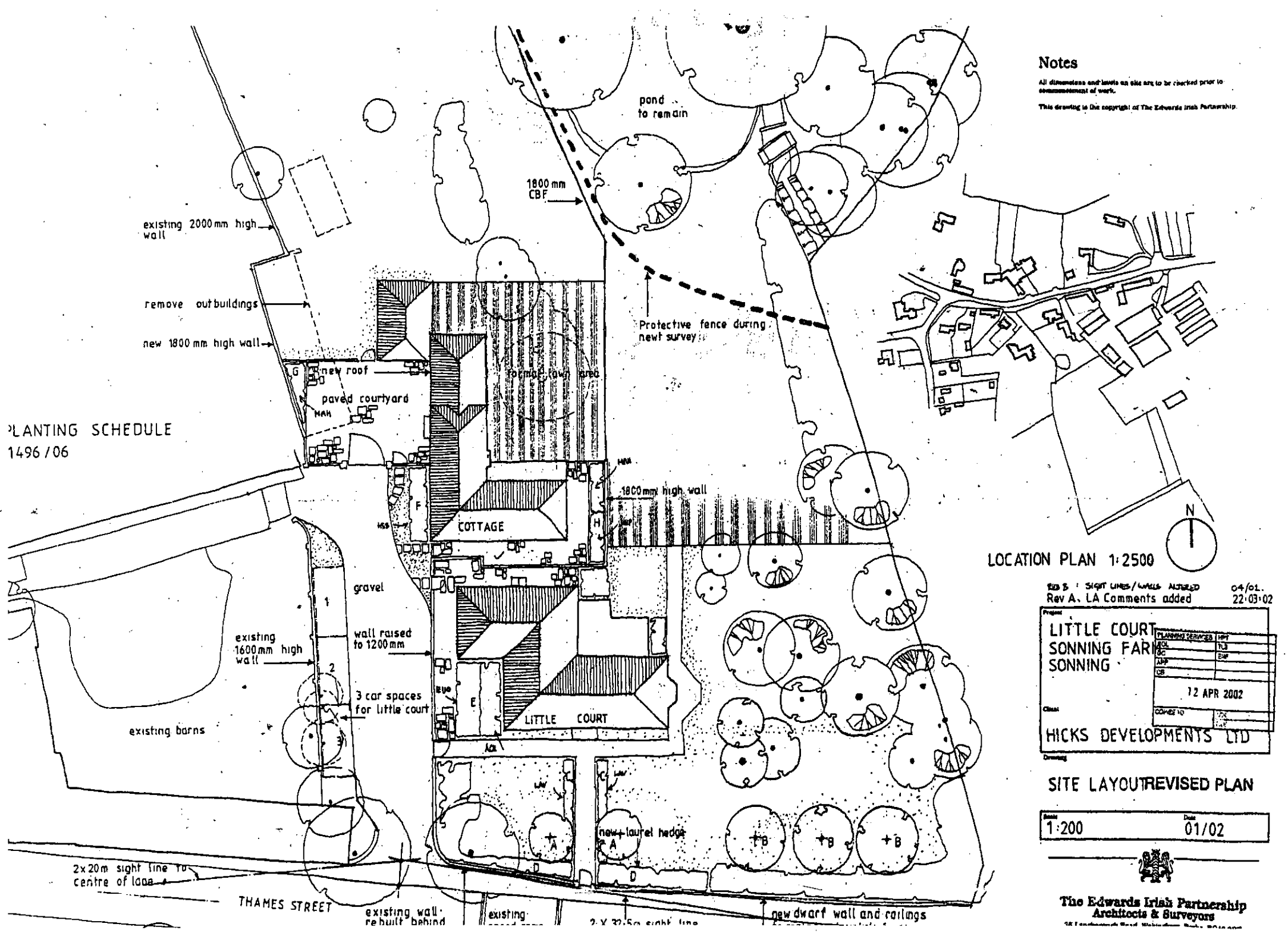
Location of Planning Application



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
26 April 2002
Scale: 1 : 1250



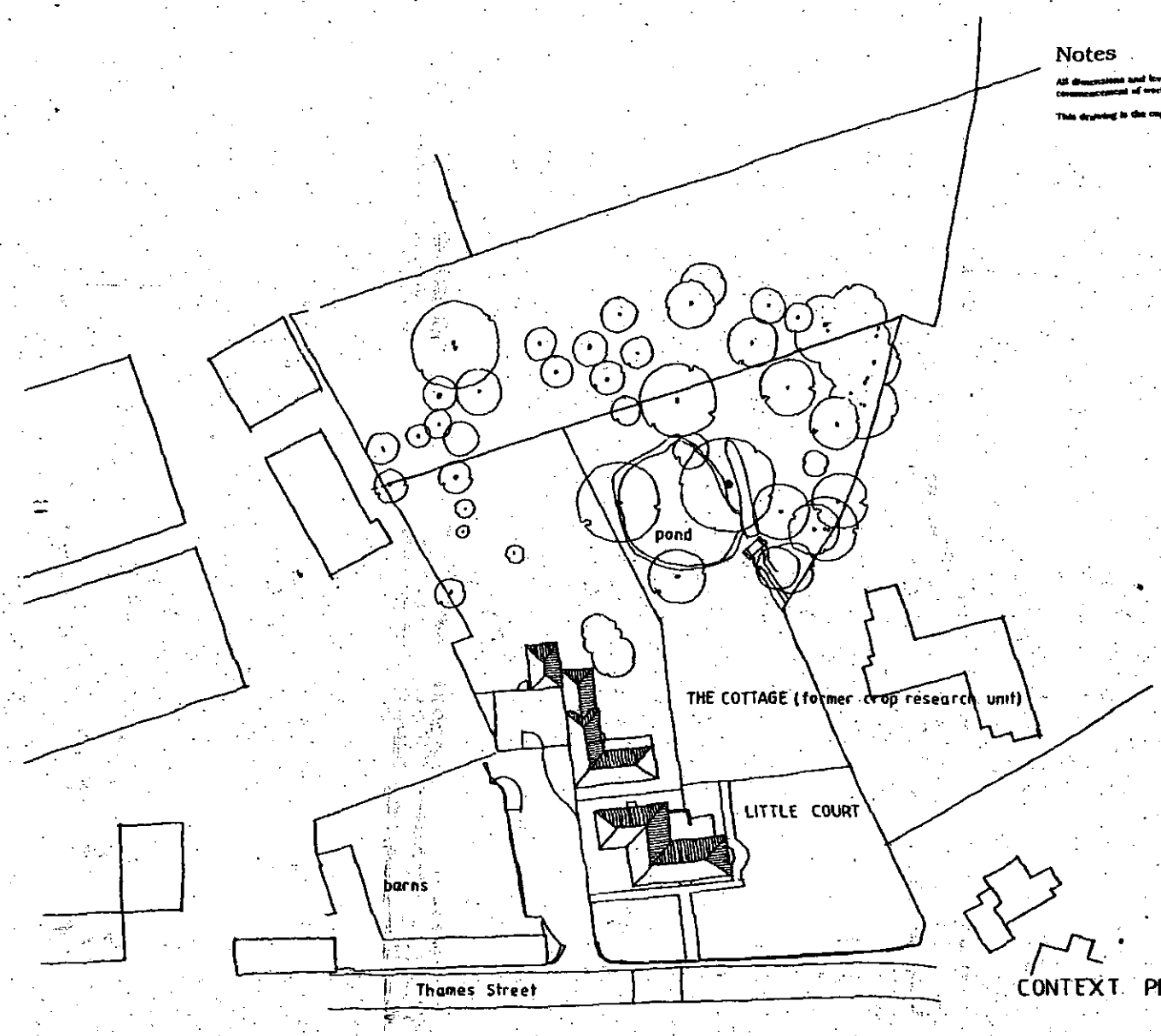


Notes
All dimensions and levels on site are to be checked prior to commencement of work.
This drawing is the copyright of The Edwards Irish Partnership.
pond to remain
1800 mm CBF
existing 2000 mm high wall
remove outbuildings
new 1800 mm high wall
new roof
paved courtyard
formal lawn area
Protective fence during newt survey
PLANTING SCHEDULE
1496/06
1800 mm high wall
COTTAGE
gravel
existing 1600 mm high wall
wall raised to 1200 mm
3 car spaces for little court
LITTLE COURT
existing barns
new laurel hedge
2x20m sight line to centre of lane
THAMES STREET
existing wall rebuilt behind
existing
new dwarf wall and railings
LOCATION PLAN 1:2500
N
Rev B : SIGHT LINES/WALLS ALTERED 04/01.
Rev A. LA Comments added 22:03:02
Project
LITTLE COURT
SONNING FARM
SONNING
PLANNING SERVICES
12 APR 2002
Client
HICKS DEVELOPMENTS LTD
Drawing
SITE LAYOUT REVISED PLAN
Scale 1:200
Date 01/02
The Edwards Irish Partnership
Architects & Surveyors

Notes

All dimensions and levels on site are to be checked p
commencement of work.

This drawing is the copyright of The Edwards Irish Pa



CONTEXT PLAN 1:500

REVISED P

5750

SHRUB PLANTING BEDS C E F G and H

REF	SPECIES	SIZE	POT SIZE	HABIT	DENSITY
LAV	Lavandula Munstead	20/30cm	2 Litre	Bushy	5 per sq.m.
HEB	Hebe Mrs Winder	30/45cm	2 Litre	Bushy	4 per sq.m.
HYP	Hypericum Hidcote	30/40cm	2 Litre	Bushy	4 per sq.m.
ACE	Acer Palmatum Dissectum	30/40cm	3 Litre	5 branches	3 per sq.m.
EUO	Euonymus Emerald n gold	20/30cm	2 Litre	Bushy	5 per sq.m.
MAH	Mahonia Japonica	30/45cm	3 Litre	3 Branches	3 per sq.m.

HEDGE PLANTING BED D

LAU	Prunus Laurocerasus	40/60cm	5 Litre	5 branches	2 per lin.m. 2 rows

TREE PLANTING A

SPECIES	GIRTH	ROOTS	HABIT	HEIGHT
Taxus Baccata	6/8cm	Balled	LT Standard	2000mm

TREE PLANTING B

Quercus Robur	8/10cm	Balled	Standard	3000mm

PLAN	HPT
POL	TLS
DC	SHF
APP	
CS	
25 MAR 200	
COPIES TO	ACK:
	FILE:

NB/A : GARAGE DELETED, TURNING SC

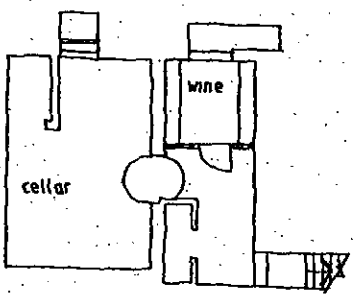
Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS

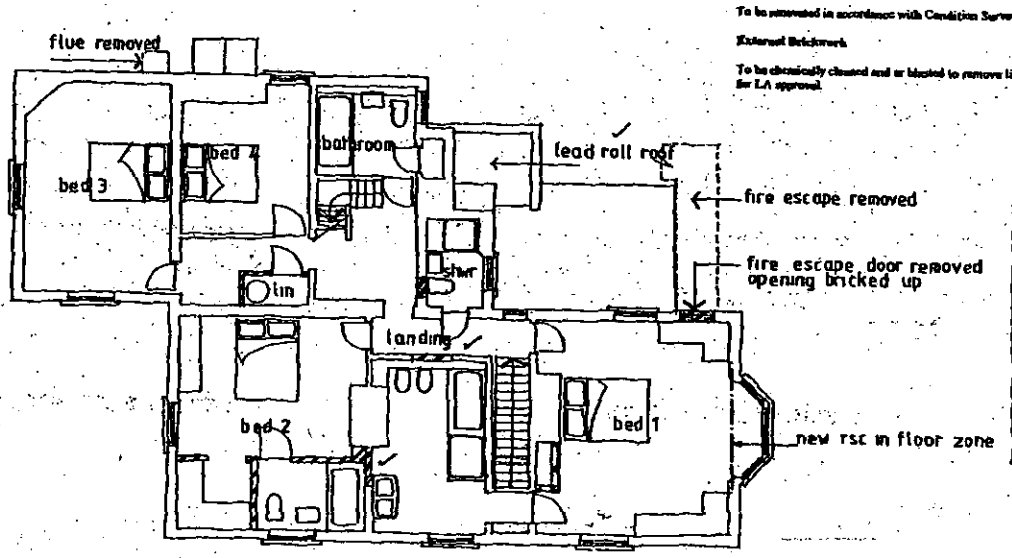
Drawing
CONTEXT PLAN AND N
GARAGE DETAILS

Scale 1:100 1:500 Date 01/

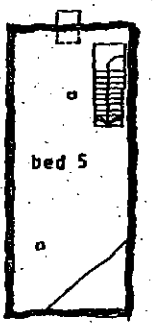
The Edwards Irish Partne
Architects & Surveyors
36 Langhornugh Road, Wokingham, Berks.
Tel. 0118-989-4403 Fax: 0118-989-4387 Email:



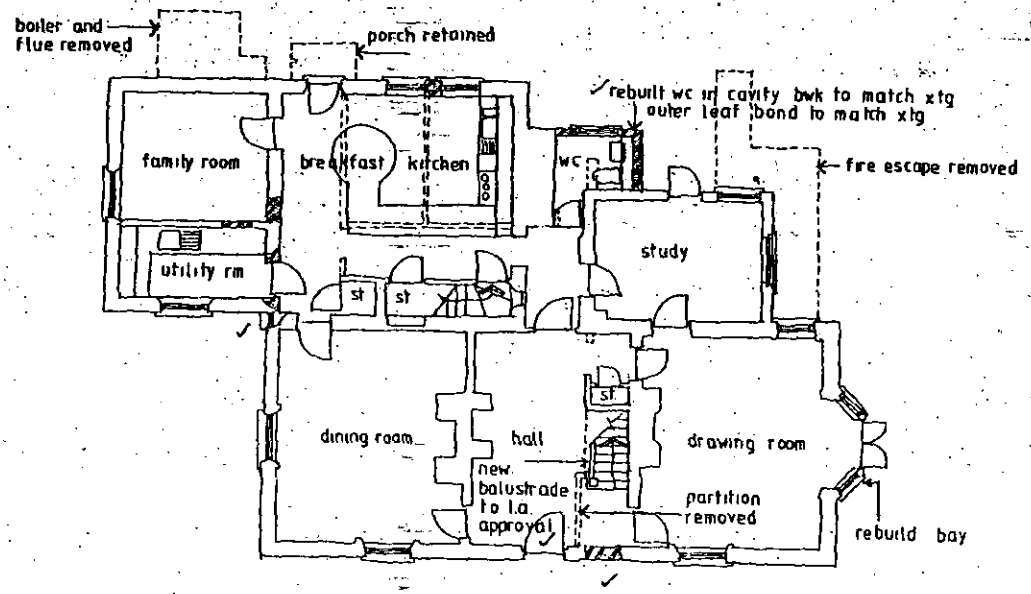
PROPOSED BASEMENT PLAN 1:100



PROPOSED FIRST FLOOR PLAN 1:100



PROPOSED ATTIC PLAN 1:100



PROPOSED GROUND FLOOR PLAN 1:100

NOTES

All dimensions and levels on site are to be checked pri[illegible] commencement of work.

Windows

Existing windows to be replaced in sw to match existing where required otherwise windows to be renovated. Two windows to be removed to assess condition and repair replacement agreed with LA. Single glazing to be used with glazing bars to be period. 8000mm sq. trickle vents to new replacement windows only. Brass ironmongery.

Drawing Room/Bedroom 1 Bay Window

To be removed and rebuilt to period detail. Corner of building to be underpinned. New steel inserted within floor zone to support first floor joists.

Floor Structure

Existing timber floors to be retained, treated and reinforced where structural engineers report requires all to LA approval.

Roof Structure

To be assessed by structural engineer and reinforced by agreement with LA. Attic bedroom to have structural report on existing post and beam roof support.

Damp Proof Course

To be in accordance with Southern Remedial Services report. Finish coat over waterproof render to be agreed with LA.

Dado Rails, Picture Rails and Skirtings

Where original to be renovated. All new mouldings in sw to match existing.

Roof

To be renovated in accordance with Condition Survey.

External Brickwork

To be chemically cleaned and or blasted to remove lime/emulsion paint. Sample panels to be executed for LA approval.

New brickwork to mat[illegible] type bond and mort[illegible]

New 75 X 50mm stud [illegible] 12mm p board and sk[illegible]

Existing lath and p[illegible] renewed to match x[illegible]

REV B: LISTED BUILDING OFFICERS NOTES ADD[illegible]
REV A: NOTES ADDED

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS L[illegible]

Drawing
PROPOSED ALTERATIONS
MAIN HOUSE

Scale 1:100 Date 01/02

REVISED

The Edwards Irish Partnersh[illegible]
Architects & Surveyors
36 Langlaurough Road, Wokingham, Berks RG40 [illegible]
tel 0118-989-4401 Fax: 0118-989-4383 E-mail: the.epa[illegible]

17 APR 2002

Development Control Ref No:	Received	Parish
F/2002/5750 LB/2002/5751	8/02/02	Sonning

Applicant: Hicks Development C/O The Edwards Irish Partnership
Location: Little Court, Charvil Lane, Sonning, Reading
Proposal: Proposed Conversion of Crop Research Unit into one Residential Unit and Conversion of an Office and Flat into one Residential Unit

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Heidi Lynch

SUMMARY:

1. Planning History –
The site is located within the Sonning Conservation area as well as the countryside and green gaps/wedges policy area. Little Court is a Grade II listed building. Furthermore, English Heritage has informed the council that the building to the rear (the office and flat to be converted into one residential unit) is a curtilage building to the listed Little Court.

2. Proposal –
The proposed development is for the change of use and conversion of a Crop Research Unit into a single dwelling, and the conversion of Little Court (currently an office and flat), into a single dwelling. Originally a detached double garage was also applied for although this has since been removed from the plans. A further application has recently been submitted to change the use of the adjacent barn into two residential units (application numbers F/2002/6248 and LB/2002/6249).

RECOMMENDATION (F/2002/5750) : GRANT PLANNING PERMISSION – subject to conditions
RECOMMENDATION (LB/2002/5751): GRANT PLANNING PERMISSION – subject to conditions

This application is before the Committee as it involves financial contributions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

3. **Consultations** -
   - ***Council's Highways Officer*** – No objections subject to conditions and subject to financial contributions as agreed
   - ***Conservation Officer*** – no objections subject to conditions
   - ***Sonning Parish Council*** – See attached comments
   - ***Landscape*** – No objections subject to conditions
   - ***Environmental Health*** – no objections
   - ***Neighbours Letters*** – None received
   - ***Countryside Officer*** – A newt mitigation scheme needs to be provided
   - ***Policy*** – likely to be acceptable

4. **Appraisal** – *The main considerations are:*

   A. Principle of Development
   Loddon Area Local Plan Policies: LTV2, LC1
   Wokingham District Local Plan Policies: WCC1, WCC2
   Berkshire Structure Plan Policy C2, C6

   B. Impact upon neighbouring properties
   Loddon Area Local Plan Policies: LC20, LBE2
   Wokingham District Local Plan Policies: WOS3
   Berkshire Structure Plan: Policies: LD3

   C. Impact upon the street scene and listed building
   Loddon Area Local Plan Policies: LC2, LC19, LC20, LBE1, LBE2, LBE12, LBE14, LBE17, LBE18
   Wokingham District Local Plan Policies: WOS3, WOS10, WCC1, WCC2, WCC5, WCC7, WBE1, WHE2, WHE5, WHE11, WHE12, WHE13
   Berkshire Structure Plan: Policy LD3, C2, C6, EN4, EN5

   D. Impact upon Highway safety
   Loddon Area Local Plan Policies: LC20, LT5, LT6
   Wokingham District Local Plan Policies: WOS3, WT6, WT7
   Berkshire Structure Plan: Policy T7

   E. Flooding Issues
   Berkshire Structure Plan: EN3
   Loddon Area Local Plan: LPS2 & LPS3
   Wokingham District Local Plan: WIC16
   PPG25

   F. Concerns of the Parish Council

   A. Principle of Development
   Development is only permitted in the countryside under exceptional circumstances under Policy WCC1 and under certain categories. The proposed development involves the re-use and adaptation of buildings which were originally constructed for residential use. This reversion is permitted in principle. The site is located within the Green gaps and Wedges policy area. Development is not permitted in green gaps if it detracts from the open countryside appearance

and character. As the proposed development makes use of existing buildings on site, it is considered to comply with policy WCC2.

B. Impact upon neighbouring properties

The changes to Little Court will mainly be internal to convert it to a dwelling. The internal changes consist of:

- The main internal staircase being restored. It is suggested that details are to be provided prior to works being undertaken;
- The door to the secondary staircase being fixed shut (or else details to be agreed);
- Recent partitions added to the kitchen and breakfast area being removed
- At first floor level, the upper section of the staircase is to have alterations carried out; the fire escape door opening is to be removed; some doors and other openings are to be infilled; new partitions to bedroom 2 are to be installed and a staircase to bedroom 5 is to be installed. It is suggested that as a condition of consent all details of these works are submitted prior to work taking place.

All of the above internal works have been assessed by Council's Conservation Officer, who is satisfied that the works will not be detrimental to the character of this listed building.

The main external changes to the cottage will be:

- Currently there are two doorways on the front elevation, side by side. One of these will be removed and bricked up. The existing porch will be reduced so it is only above the remaining doorway.
- Currently on the rear elevation there is a fire escape with a doorway on the first floor. It is proposed to remove the fire escape and brick up the doorway on the first floor. There is an existing boiler room and flue on the rear elevation which are to be removed. There is also a small W.C on the rear elevation at ground floor level which is to be rebuilt to the same dimensions. One of the ground floor windows is to be replaced with two smaller arched windows.
- The eastern side elevation will not be changing with the exception of changing the existing windows to casement windows.
- The western side elevation main change is the removal of the existing fire escape (as mentioned above) and the rebuilding of the existing W.C (also mentioned above).

The outbuilding located behind Little Court is currently used as offices, storerooms and a laboratory. The conversion to residential use will mostly be comprised of internal alterations. They consist of:

- The removal of a staircase at ground floor level;
- The construction of a new window to the dining room;
- The construction of a link area between the drawing room and dining area;
- The construction of a staircase within the new hall area;
- The construction of a new roof over the breakfast/kitchen area;

Should approval be granted, it is recommended that conditions be placed on the consent to ensure that details are provided prior to work being undertaken.

The main external changes will be:

- On the front elevation the change in flat roof to a hipped, pitched roof on part of the cottage linking the main section with the garage. This is a single storey link and the proposed roof will be a maximum of 5.9m in height at the ridge line. This is slightly higher than the existing garage roof and 1.6m lower than the existing roof on the main section of the cottage. The only other change on this elevation is the replacement of existing windows with those more in character with the cottage.
- On the rear elevation there is an existing shed along the wall of the existing garage that is to be removed. The other main change is the replacement of doors on the ground and first floor to windows.
- The southern side elevation will see the removal of an existing shed from the main section of the cottage. The pitch of the roof on the existing single storey lean-to extension will be made steeper and so will rise in height from 2.5m to 3.2m. It is also proposed to use this as a conservatory and place two double doors along the conservatory. Finally it is proposed to place a chimney on the roof of the cottage (on the southern roof face). This projects above the existing roofline by 0.5m with a smaller pipe protruding 0.5m above this.
- The north side elevation will have no changes with the exception of replacing two doors at ground floor level with two windows.

The fence along the road front will be replaced with a dwarf wall and railings and a new laurel hedge is to be planted behind this. A large outbuilding to the west of the cottage will be demolished to help make way for a new paved courtyard area for the cottage.

The impact of the two existing buildings on the surrounding properties has well been established. The external alterations proposed are of a small scale and it is therefore considered that the buildings themselves will have no effect in terms of day-lighting, overbearing and overlooking, on the surrounding residential properties. This is also enhanced by the distance between the two buildings and the closest residential properties (at least 30m).

The change of use is not considered to have any great impact on the surrounding properties and returns a building to its original use. The previous use already established noise from vehicles moving on and off the site and it is considered that the new residential use will not significantly increase this.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this change of use development.

With regards to the listed building aspects of the alterations, these are discussed below.

C. Impact upon the street scene and conservation area

The impact on the street scene is considered to be very minor, and in fact the proposals are considered to enhance the street scene. Both buildings are reasonably run-down and the proposed development enhances their character – especially by returning Little Court to its original intended use. New planting and landscaping plans are proposed which will enhance the street further as well as contributing to the amenity of the surrounding rural area.

Generally there is a presumption against development in the countryside, however this development makes use of existing buildings, originally constructed for residential purposes, which is considered to be acceptable in principle. It is considered that the development will not impact on the open nature or character of the surrounding green gaps policy area and countryside, especially as there is only a small increase in volume proposed.

The retention of the two character buildings in the conservation area is more likely to occur if the reversion to residential occurs. As the buildings are of special value to the immediate area, it is important to ensure they are protected in their original state as much as possible. Residential conversions can often have a detrimental effect on the fabric and character of existing buildings in the countryside. Policy WCC5 does not generally allow conversion of buildings for residential purposes. However the original use of Little Court was residential and so this use has already been established in the past. Policies WHE12 and LBE17 also states that listed buildings should primarily be used for their original purpose. This development is therefore considered to be appropriate. The 'cottage' is not a listed building in its own right however it is a curtilage building to Little Court.

With respect to the listed building aspects of the application, several elements of the application have been changed at the request of Council's Conservation Officer. It is now considered that both the internal and external changes of both buildings (as outlined in point B above) will be in keeping with the character of the buildings and the conservation area generally. As such it is considered that the development is in compliance with WHE11.

D. Impact upon Highway Safety

Council's Highways Officer has raised several matters with regards to this application. Overall it is considered that the effect of the two dwellings and any possible additional traffic movements can be mitigated by conditions and improvement works.

The Highways Officer has requested that the wall on the front boundary is not to exceed 0.6m in height. This will allow for visibility when cars are accessing and egressing the site.

Furthermore, it has been requested by highways that £7,500 be paid towards either the provision of a footway or improved cycleways in the area. This is to be subject to a s106 legal agreement.

E. Flooding Issues

The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

F. Concerns of Parish Council

Whilst the parish council were pleased to see the building reverting to residential use, the parish council did have concerns relating to the proposed detached garage, the increased vehicle movements to and from the site, and the blocking of an existing public right of way.

Due to various concerns the garage has been removed from the proposal. With regards to the issue of vehicle and pedestrian movements, a contribution is to be provided which will go towards cycle path or footway improvements in the area.

5. **Conclusion** –
The proposed development is considered to further enhance the existing buildings and have no adverse impact upon the character of the area and neighbouring properties.

6. **Recommendation** –

(F/2002/5750) – To GRANT planning permission subject to the signing of a legal agreement to secure the provision of a £7,500 contribution towards footway provision and/or cycleway improvements and the following conditions:

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

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

3. A newt mitigation scheme including a survey of the pond during the breeding season (mid March – June inclusive) shall be formulated and agreed in consultation with English Nature. A copy of the scheme shall be forwarded to the Local Authority before any works on site are carried out.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of either of the dwellings.

5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

6. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

7. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 1496/03/8. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

8. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be

submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

9. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

10. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 6 metres measured from the carriageway edge.

12. The dwarf wall on the front boundary shall not exceed 0.6 metres in height.

REASONS:

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To ensure adequate protection of a protected species.
4. In the interests of visual amenity.
5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
6. In the interests of highway safety and convenience.
7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
8. To prevent queuing and parking off site, in the interests of highway safety and convenience.
9. In the interests of highway safety and convenience.
10. In the interests of highway safety and convenience.
11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.
12. In the interests of highway safety and convenience.

INFORMATIVES

1. This permission relates to the application as amended with revised plan drawings (Numbers 01B, 02B, 03B, 04B, 05C, 06A, 10, 11, 12, 13A,) and does not approve the proposals as originally submitted.

2. You are advised, in compliance with *The Town & 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 policies: LD3, C2, C6, EN4, EN5, T7
   Loddon Area Local Plan policies: LTV2, LC1, LC2, LC19, LC20, LBE1, LBE2, LBE12, LBE14, LBE17, LBE18, LT5, LT6
   Deposit Draft Wokingham District Local Plan policies: WOS3, WOS10, WCC1, WCC2, WCC5, WCC7, WBE1, WBE9, WHE2, WHE5, WHE11, WHE12, WHE13, WT6, WT7,

3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Recommendation:

(LB/2002/5751) – Grant Listed Building consent subject to the following conditions:

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

2. All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

3. Detailed drawings and/or samples of materials, as appropriate, in respect of the new joinery, including moulding profiles, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

4. Detailed drawings and/or samples of materials, including moulding, as appropriate, in respect of the following, shall be submitted to and approved by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples:
   - railings
   - gates.

5. All new external doors and windows shall be painted to an agreed finish and colour.

6. All rainwater goods and external pipework shall be of cast iron sections and be of a colour to be agreed.

7. No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.

8. Seven days notice of the commencement of the work and development hereby approved shall be given in writing to the Conservation Officer at Wokingham District Council.

Reasons for Conditions on LB/2002/5751

1. In pursuance of Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2.-6. In order to safeguard the special architectural or historic interest of the building.
7. To preserve the architectural integrity of the listed building.
8. To help ensure the satisfactory control of the work to the listed building.

Informatives on LB/2002/5751

1. The works hereby approved are only those specifically indicated on the approved drawings. Any additional works may require a further listed building consent.

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION

PLANNING SERVICES	HPT
SDL	TLS
DC	ENF
APP	
CS	

14 MAR 2002

COPIES TO	ACK:

APPLICATION No. F/2002/5750 & LB/2002/5751

Officer HEIDI LYNCH

Parish SONNING.

Proposal CONVERSION OF CROP RESEARCH UNIT & OFFICE & RESIDENTIAL FLAT INTO TWO DWELLINGS PLUS NEW DETACHED DOUBLE GARAGE.

Address LITTLE COURT CHARVIL LANE

Applicant HICKS DEVELOPMENT Ltd c/o THE EDWARDS IRISH PARTNERSHIP.

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

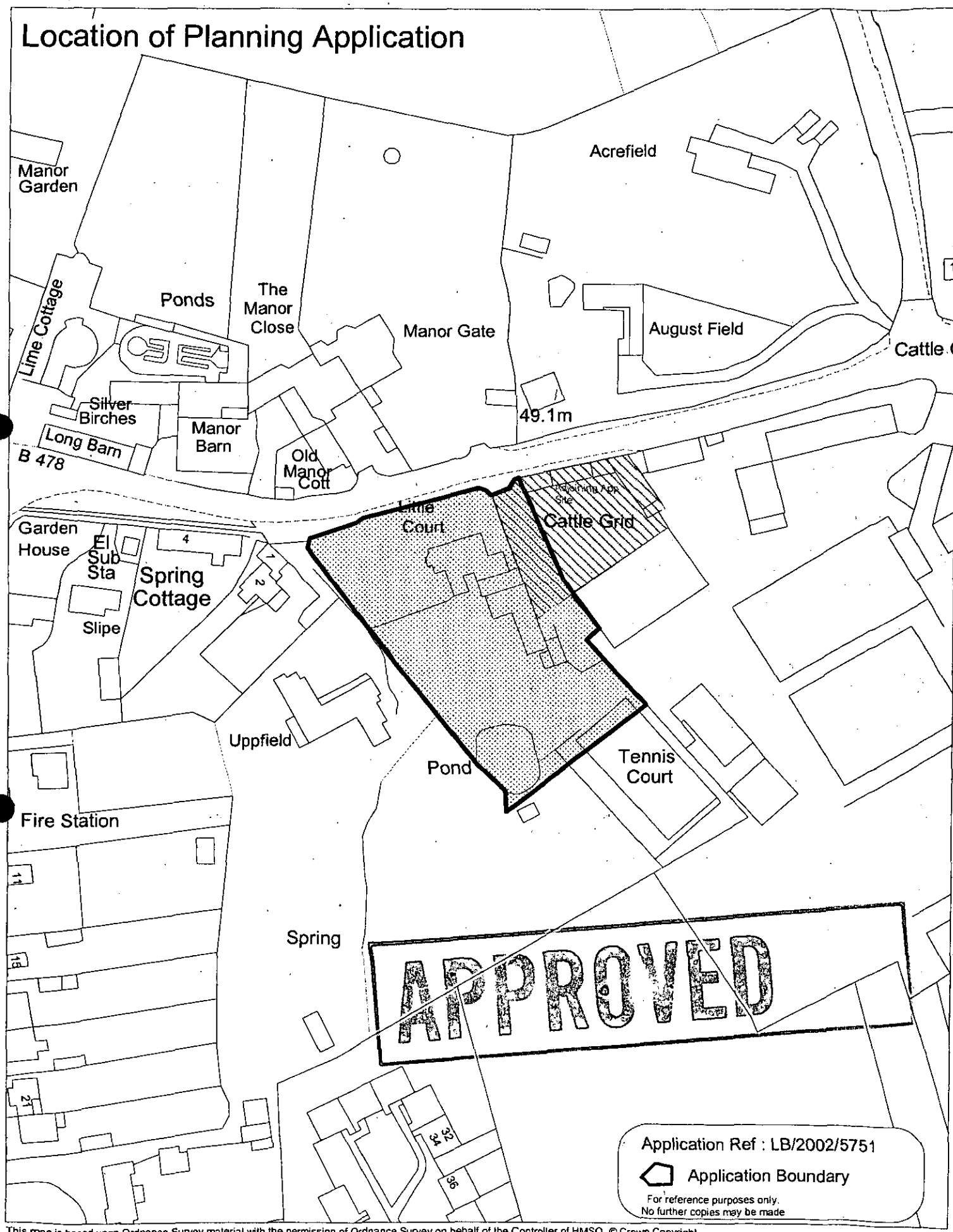
1. The Council is pleased to see such a proposal for an important village house, which will return it to its former use.

2. Although not totally happy with the siting of the proposed detached garage the Council accept that this may be the only practical position.

3. There are concerns regarding the increased vehicular activity to and from the site. Traffic movements will be increased from five day a week office use to seven-day residential use. There are also concerns that the applicant has effectively blocked an existing public right of way through the farmyard. The granting of this application will confirm the removal of this facility and Councillors would like to see this impact minimised.

4. In view of this the Council asks that a contribution be made towards improvements to the existing footway and the formation of a new Charvil Lane cycle path, which has been identified by a petition and is under consideration by the Highways Authority. Improvements to the footway in the area of the application are essential for a complete joined up route along Charvil Lane and will act as the first, and essential link in the overall plan.

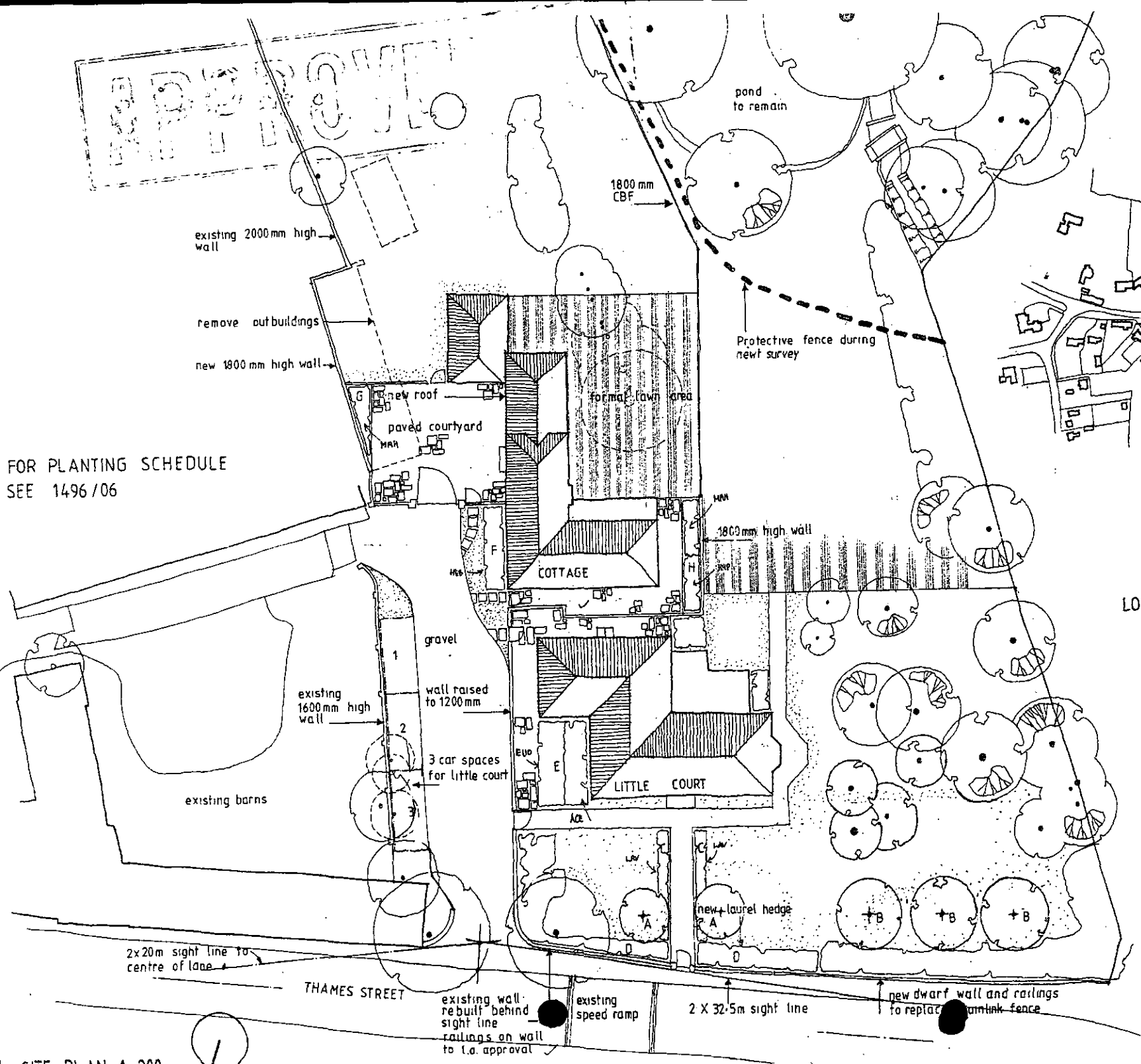
L. A. Bates (Clerk to the Council). 13 March 2002

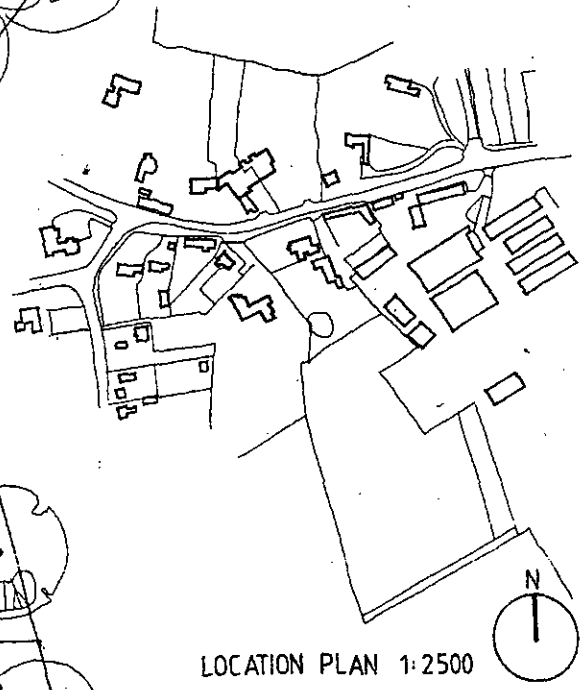


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

26 April 2002 Scale: 1 : 1250





LOCATION PLAN 1:2500

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership.

Rev B : SIGHT LINES/WALLS ALTERED 04/01.
Rev A. LA Comments added 22.03.02

Project
LITTLE COURT
SONNING FARM
SONNING

PLANNING SERVICES	HPT
BSL	TLS
BC	EAS
APP	
GIS	

12 APR 2002

Client
HICKS DEVELOPMENTS LTD

Drawing
SITE LAYOUT REVISED PLAN

Scale 1:200 Date 01/02

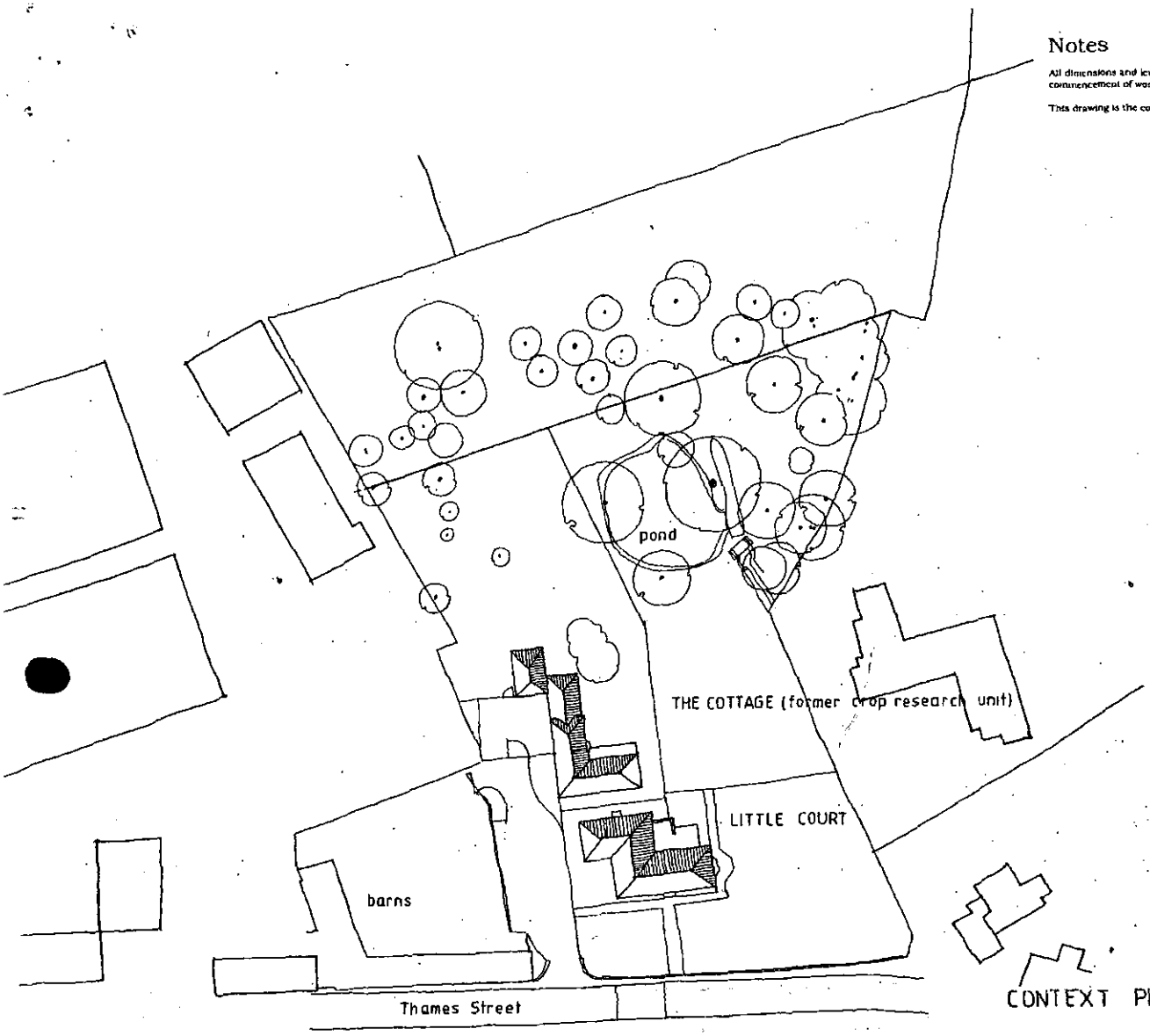
The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2ST
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the-eip@virgin.net

Job 1496 Dwg. 03B ✓

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership.



CONTEXT PLAN 1:500

REVISED PLAN

5750

SHRUB PLANTING BEDS C E F G and H

REF	SPECIES	SIZE	POT SIZE	HABIT	DENSITY
LAV	Lavandula Munstead	20/30cm	2 Litre	Bushy	5 per sq.m.
HEB	Hebe Mrs Winder	30/45cm	2 Litre	Bushy	4 per sq.m.
HYP	Hypericum Hidcote	30/40cm	2 Litre	Bushy	4 per sq.m.
ACE	Acer Palmatum Dissectum	30/40cm	3 Litre	5 branches	3 per sq.m.
EUO	Euonymus Emerald n gold	20/30cm	2 Litre	Bushy	5 per sq.m.
MAH	Mahonia Japonica	30/45cm	3 Litre	3 Branches	3 per sq.m.

HEDGE PLANTING BED D

LAU	Prunus Laurocerasus	40/60cm	5 Litre	5 branches	2 per lin.m. 2 rows

TREE PLANTING A

	SPECIES	GIRTH	ROOTS	HABIT	HEIGHT
	Taxus Baccata	6/8cm	Balled	LT Standard	2000mm

TREE PLANTING B

	Quercus Robur	8/10cm	Balled	Standard	3000mm

APPROVED

PLAN		NPF	
POL		TLS	
DC		GMF	
APP			
CS			
25 MAR 2002			
COPIES TO		ACK:	
		FILE:	

18/A : GARAGE DELETED, PLANTING SCHEDULE ADDED 03/0

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
CONTEXT PLAN AND NEW GARAGE DETAILS

Scale 1:100 1:500 Date 01/02

The Edwards Irish Partnership
Architects & Surveyors
36 Loughborough Road, Wokingham, Berks. RG40 2BT
Tel. 0118-989-4403 Fax: 0118-989 4383 E-mail: the.eip@virgin.ne

Job 1496 Dwg. 06A

NOTES

All dimensions and levels on site are to be checked prior to commencement of work.

Windows

Existing windows to be replaced in sw to match existing where required otherwise windows to be renovated. Two windows to be removed to assess condition and repair replacement agreed with LA. Single glazing to be used with glazing bars to be period. 8000mm sq. trickle vents to new replacement windows only. Brass ironmongery.

Drawing Room/Bedroom 1 Bay Window

To be removed and rebuilt to period detail. Corner of building to be underpinned. New steel inserted within floor zone to support first floor joists.

Floor Structure

Existing timber floors to be retained, treated and reinforced where structural engineers report requires all to LA approval.

Roof Structure

To be assessed by structural engineer and reinforced by agreement with LA. Attic bedroom to have structural report on existing post and beam roof support

Damp Proof Course

To be in accordance with Southern Remedial Services report. Finish coat over waterproof render to be agreed with LA.

Dado Rails, Picture Rails and Skirtings

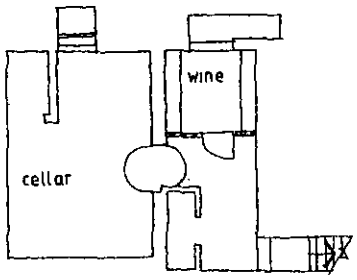
Where original to be renovated. All new mouldings in sw to match existing.

Roof

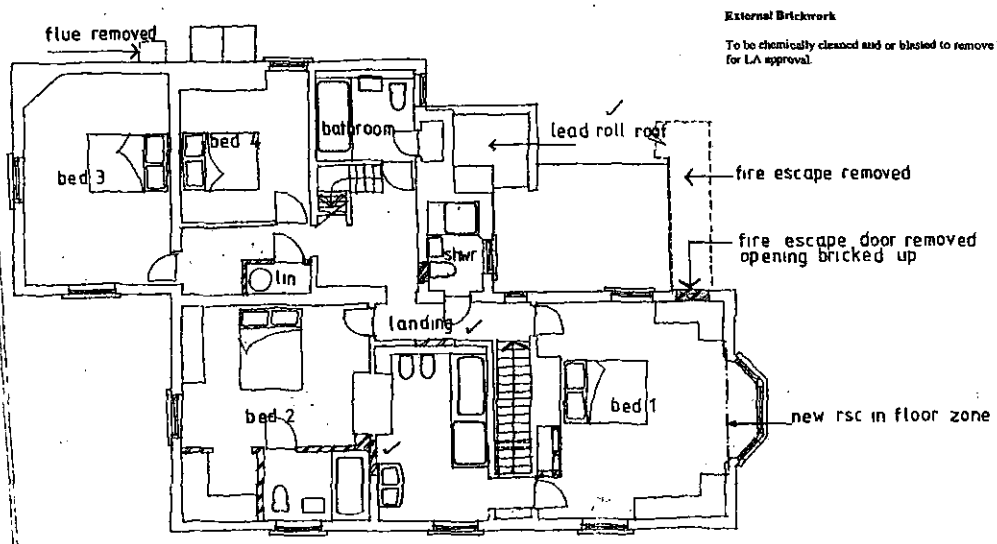
To be renovated in accordance with Condition Survey.

External Brickwork

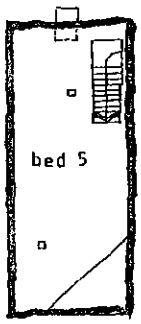
To be chemically cleaned and or blasted to remove lime/emulsion paint. Sample panels to be executed for LA approval.



PROPOSED BASEMENT PLAN 1:100



PROPOSED FIRST FLOOR PLAN 1:100

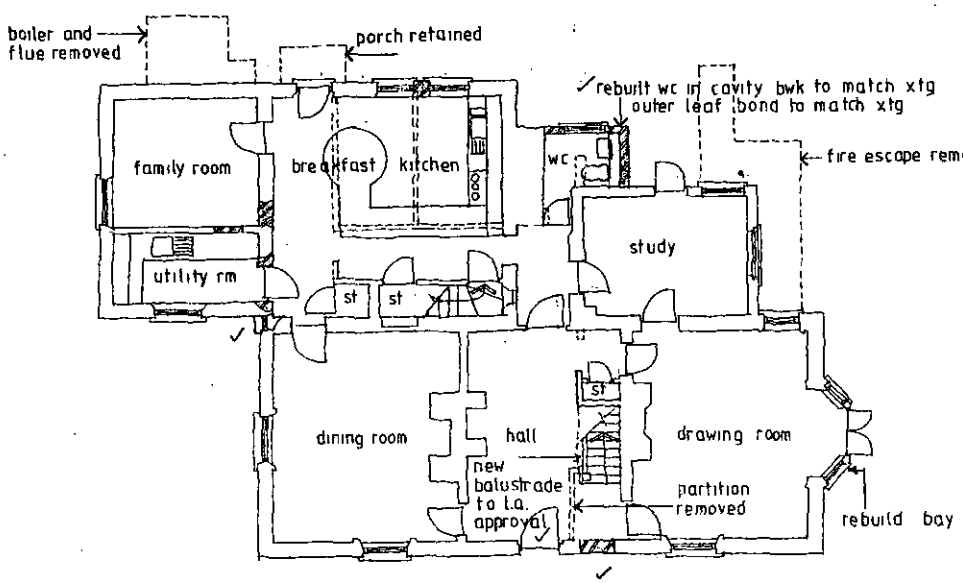


PROPOSED ATTIC PLAN 1:100

New brickwork to match xtg in type bond and mortar

New 75 X 50mm stud wall 12mm p board and s[illegible]t

Existing lath and plaster to renewed to match xtg



PROPOSED GROUND FLOOR PLAN 1:100

REV B: LISTED BUILDING OFFICERS NOTES ADDED 9/04/02
REV A: NOTES ADDED 25/03/02.

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
PROPOSED ALTERATIONS
MAIN HOUSE

Scale	Date
1:100	01/02

REVISED PLAN

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel. 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1496 Dwg. 01 B

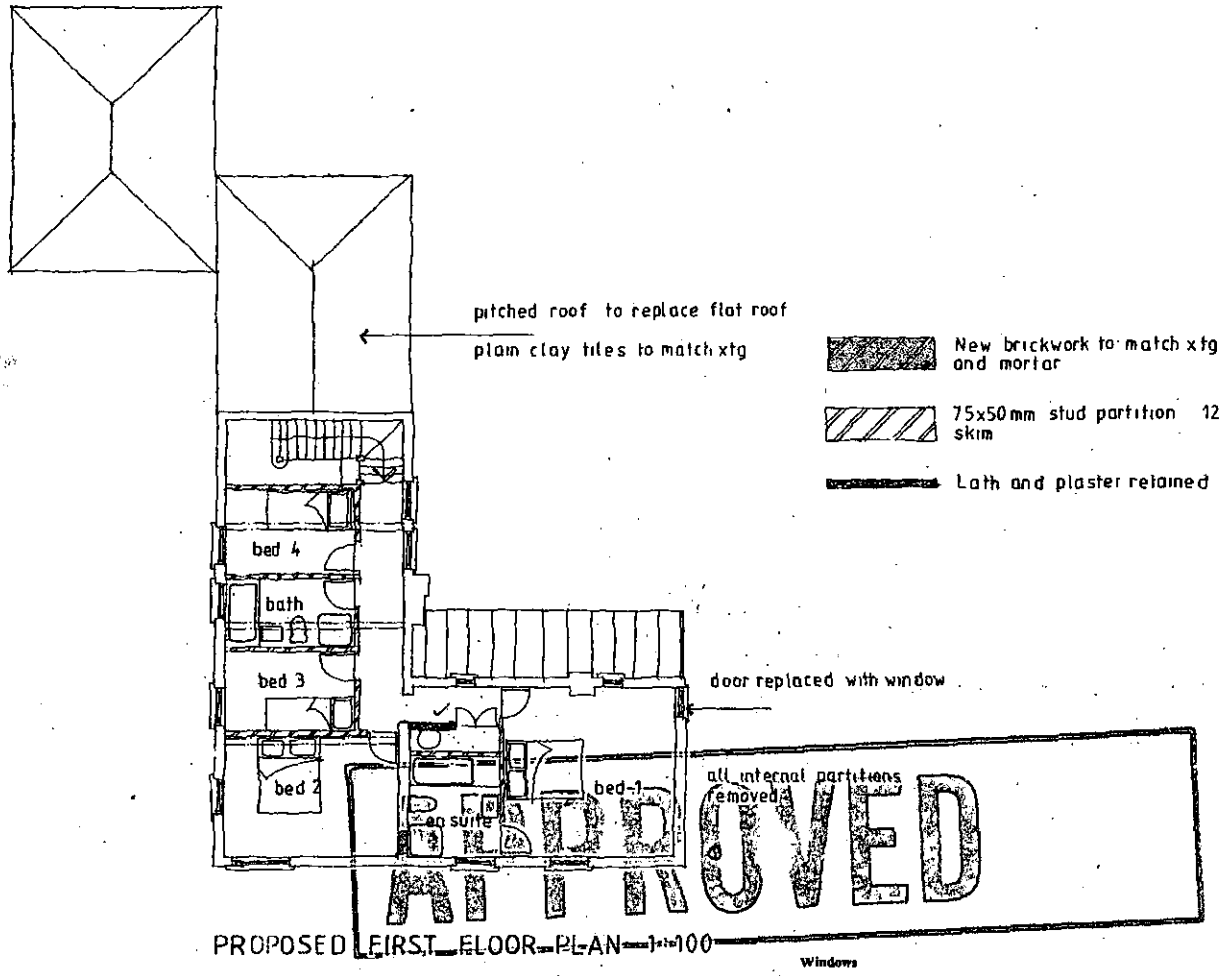
PLANNING SERVICES

17 APR 2002

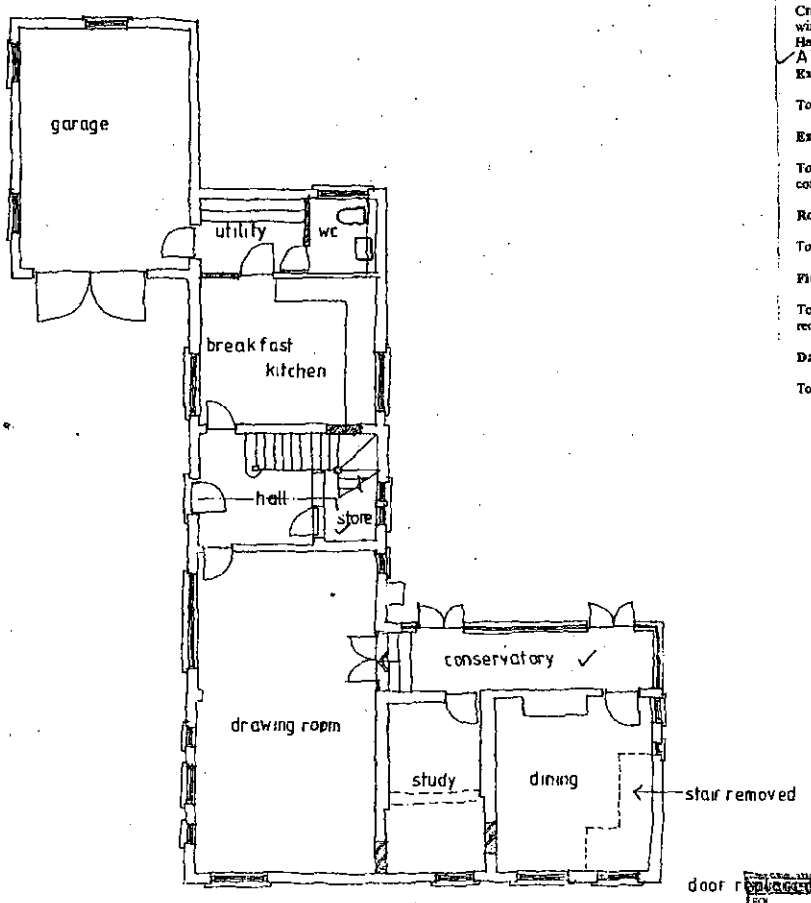
Notes

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership



PROPOSED FIRST FLOOR PLAN 1:100



PROPOSED GROUND FLOOR PLAN 1:100

Windows

Critial metal framed casement windows to be replaced with soft wood side hung casement windows single glazed with period glazing bars and 8000mm sq. trickle vents to heads. Hardwood cills and painted MDF cill boards. Brass ironmongery.
All window details to be agreed prior to manufacture.

Existing Timber Floor

To be set aside where usable and refitted after treatment to nominated room(s).

Existing Timber Panelling

To be set aside and reused after treatment as dado panelling in nominated rooms and/or corridor.

Roof Structure

To be assessed by structural engineer and reinforced by agreement with LA where required

First Floor Structure

To be assessed by structural engineer and reinforced by agreement with the LA where required.

Damp Proofing and Timber Treatment

To be installed in accordance with Southern Remedial Services report

REV B: Roof Notes + Key Added 04/02
REV A: Notes Added 28/03/01

Project
LITTLE COURT
SONNING FARM
SONNING

REVISED PLAN

Client
HICKS DEVELOPMENTS LTD

Drawing
PROPOSED ALTERATIONS
COTTAGE

Scale 1:100 Date 01/02

The Edwards Irish Partnership
Architects & Surveyors
35 Loughborough Road, Wokingham, Berks. RG40 2EU
Tel: 0118 989 4403 Fax: 0118 989 4383 E-mail: the.eip@virgin.net

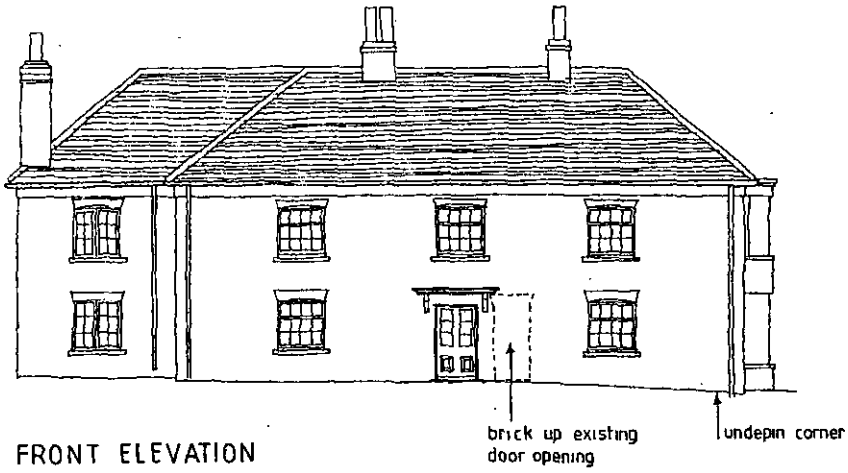
12 APR 2002

Job 1496 Dwg. 02B

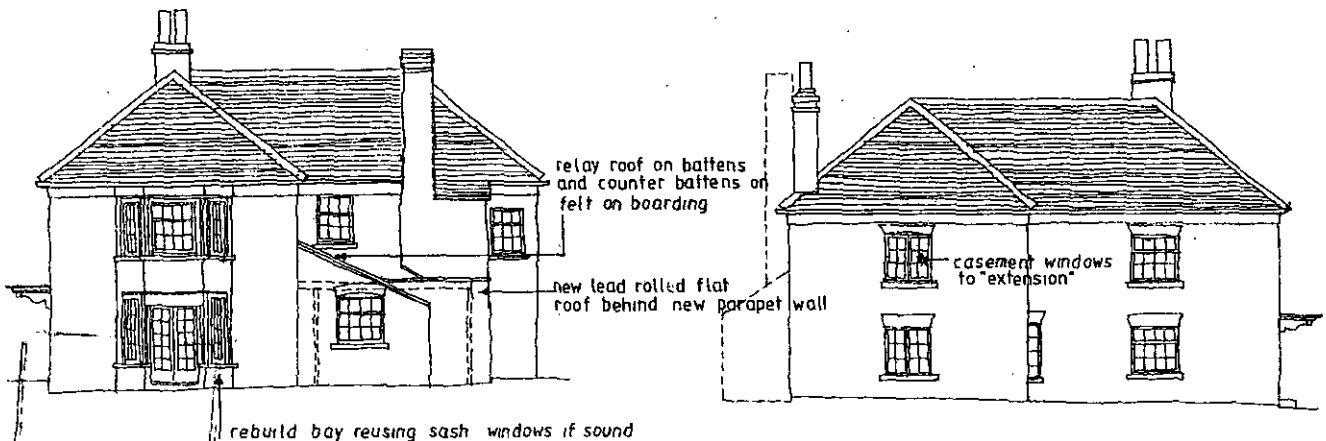
Notes

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership.



FRONT ELEVATION



SIDE ELEVATION

SIDE ELEVATION



REAR ELEVATION

REV C	CHIMNEY UNDELETED	04/02
REV B	NOTES ADDED	25/03/02
REV A	DRIVING ROOM WINDOW ~~BED ROUNDED~~ DELETED	

Project

LITTLE COURT
SONNING FARM
SONNING

REVISED PLAN

11 APR 2002

Client

HICKS DEVELOPMENTS LTD

Drawing

PROPOSED ELEVATIONS
LITTLE COURT

Scale	Date
1 100	01/02

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2HT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

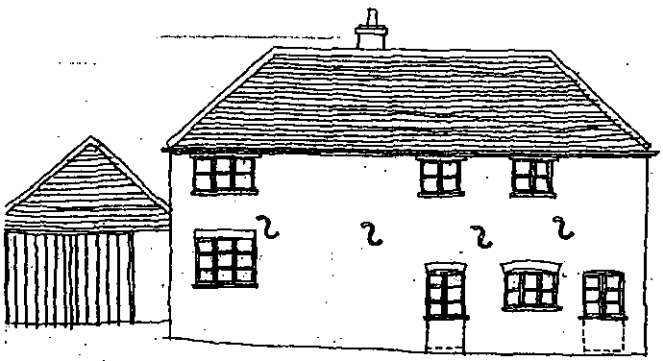
Job 1496 Dwg. 04B

Reproduced by OS (UK) 2001

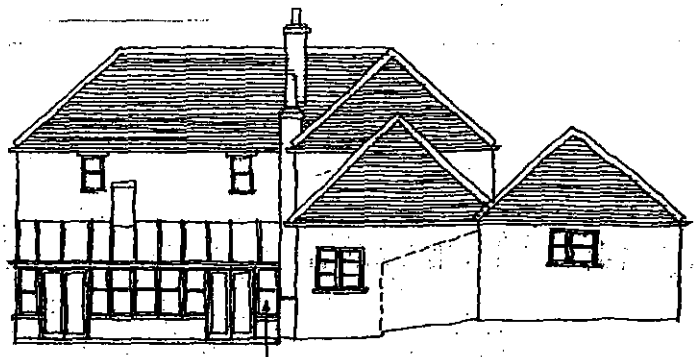
Notes

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership.



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

APPROVED



FRONT ELEVATION

REV C WINDOWS ALTERED 30/04/
REV B CONSERVATORY ADDED 28/03/0
REV A DINING RM WINDOW + GARAGE 02/

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
PROPOSED ELEVATIONS
THE COTTAGE

Scale 1 100 Date 01/02A

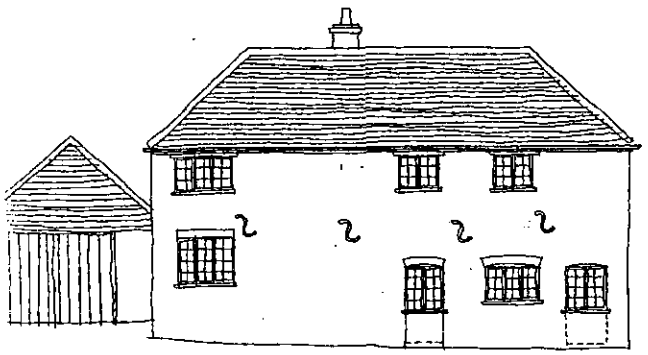
The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.ne

Job 1496 Dwg. 05c

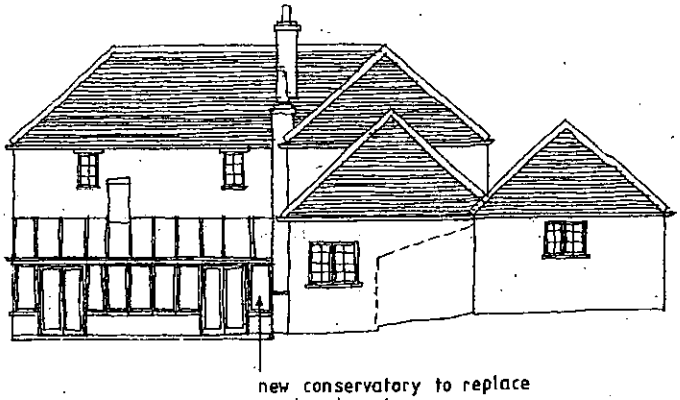
Notes

All dimensions and levels on site are to be checked prior to commencement of work.

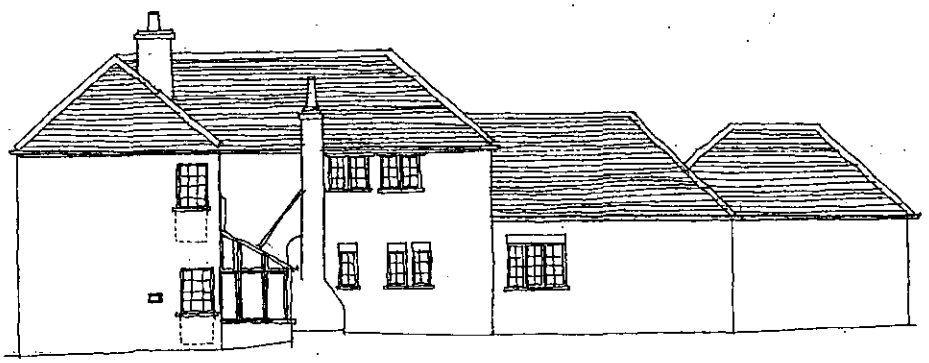
This drawing is the copyright of The Edwards Irish Partnership.



SIDE ELEVATION



SIDE ELEVATION



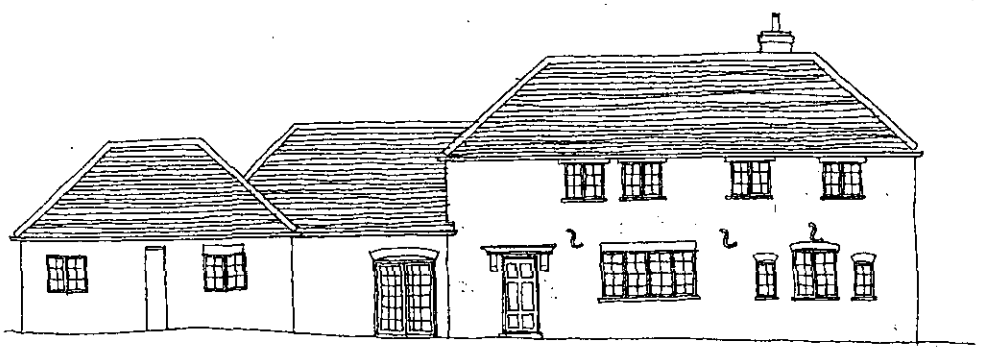
REAR ELEVATION

REVISED PLAN

5750

25 MAR 2002

COPIES TO | ACK: | FILE:



FRONT ELEVATION

RB/B CONSERVATORY ADDED 25/03/02
RB/A DINING RM WINDOW + GARAGE 02/02

Project
LITTLE COURT
SONNING FARM
SONNING

Superceded

Client
HICKS DEVELOPMENTS LTD

Drawing
PROPOSED ELEVATIONS
THE COTTAGE

Scale 1 100 | Date 01/02A

should be plan 5C

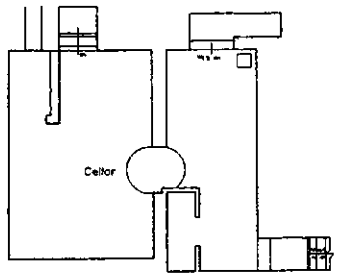
The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1496 Dwg. 05B

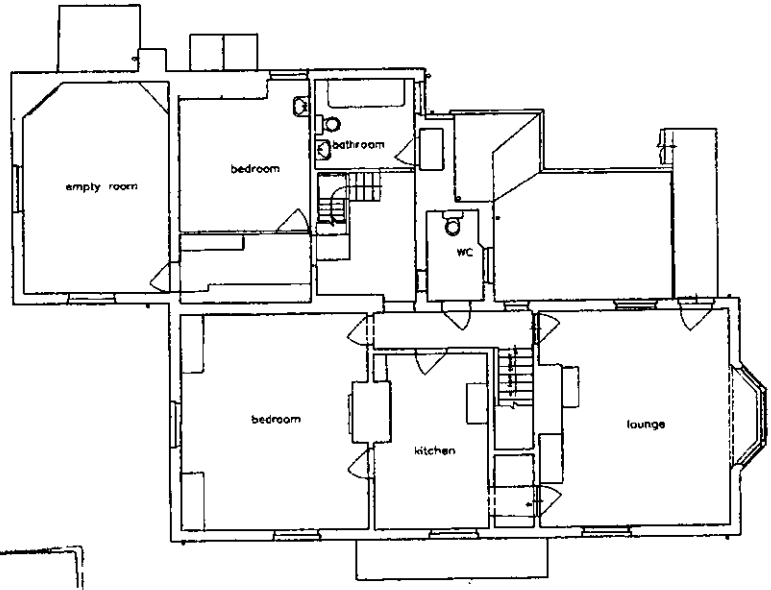
Notes.

All dimensions and levels on site are to be checked prior to commencement of work.

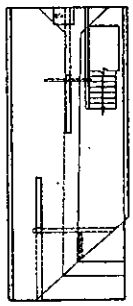
This drawing is the copyright of The Edwards Irish Partnership.



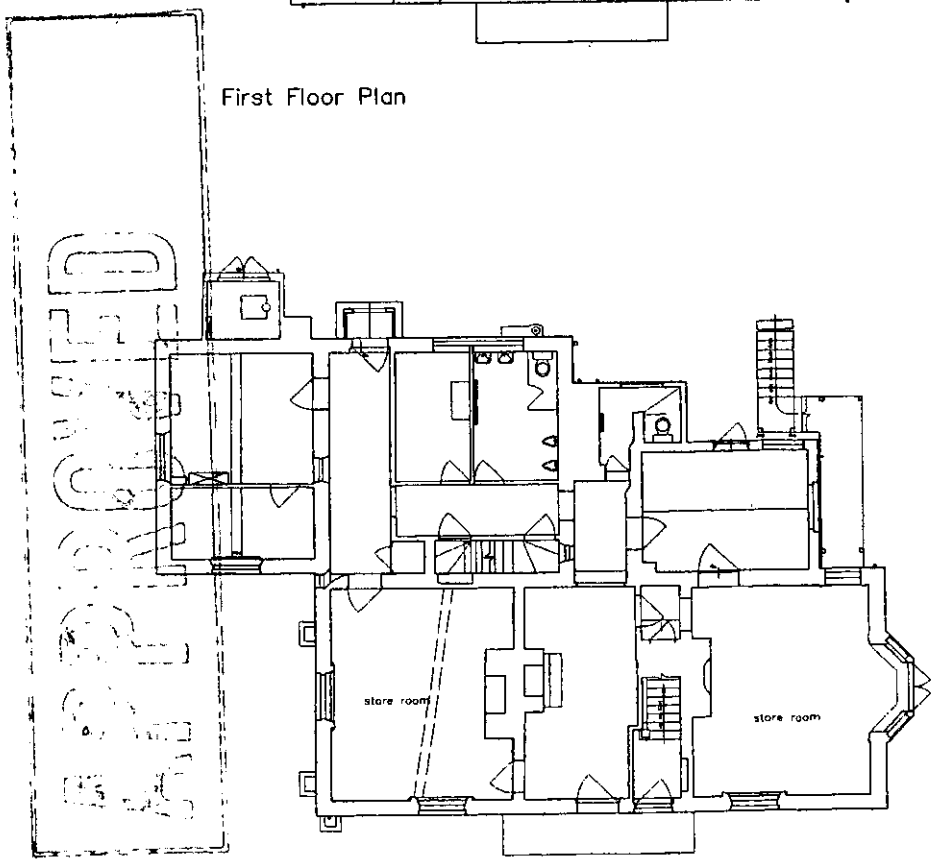
Cellar



First Floor Plan



Loft



Ground Floor Plan

APPROVED

06.12.2002 5751

Project

Little Court,
Sonning Farm
Berks.

Client

Hicks Developments Ltd

Drawing

Main House
Plans as existing

Scale 1.100 Date Jan 02

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383
E-mail the.eip@virgin.net

Job 1492 Dwg. 10

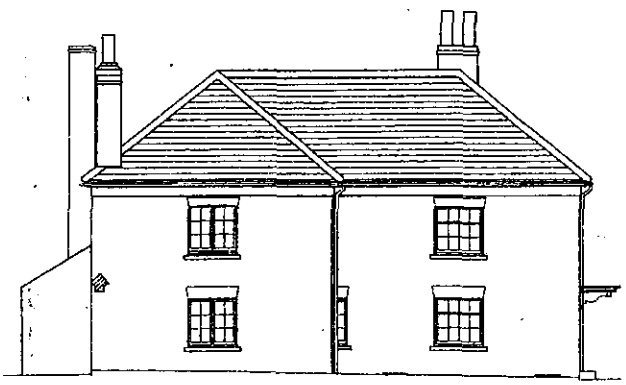
Notes.

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of :
The Edwards Irish Partnership.



Front Elevation



Side Elevation



Side Elevation

APPROVED
06 FEB 2002 5751



Rear Elevation

Project

Little Court,
Sonning Farm
Berks.

Client

Hicks Developments Ltd

Drawing

Main House
Plans as existing

Scale 1:100 Date Jan 02

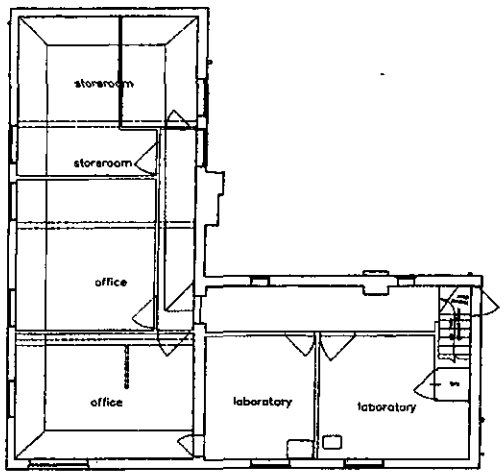
The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383
E-mail tips@virgin.net

Job 1492 Dwg. 11

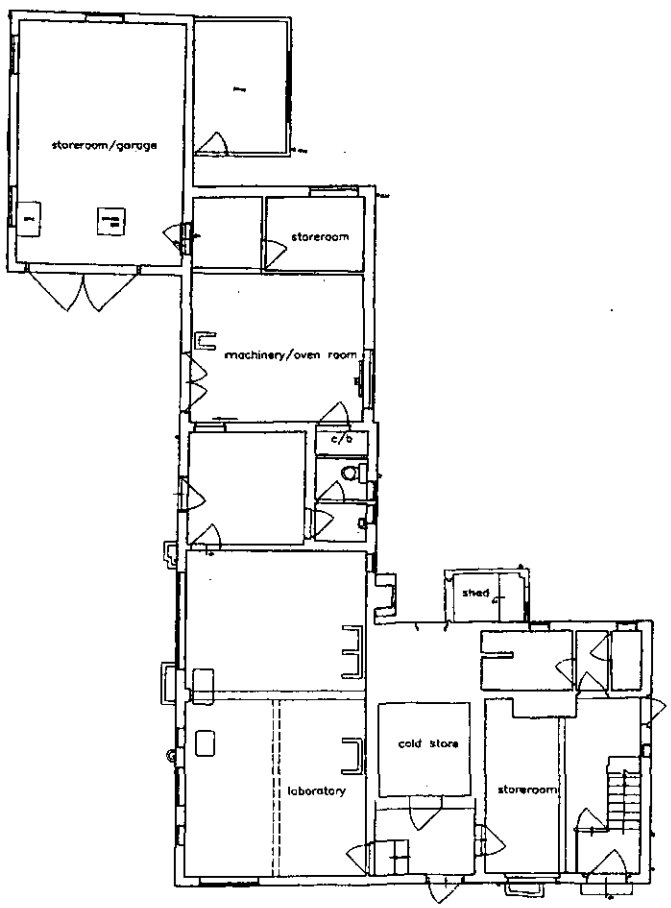
Notes.

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of : The Edwards Irish Partnership.



First Floor Plan



Ground Floor Plan

08.FEB.2002 5751

Project

Little Court,
Sonning Farm
Berks.

Client

Hicks Developments Ltd

Drawing

The Cottage
Plans as existing

Scale 1.100 Date Jan 02

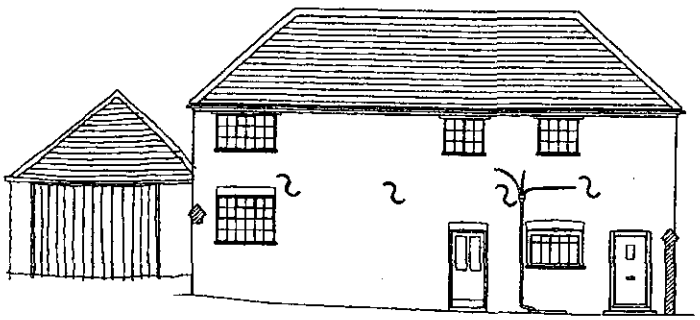
The Edwards Irish Partnership
Architects & Surveyors
36 Loughborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383
E-mail: the.eip@virgin.net

Job 1492 Dwg. 12

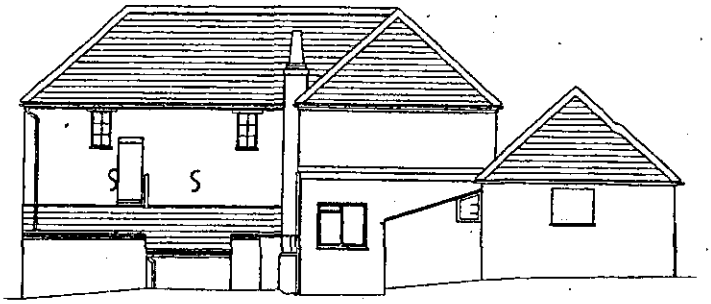
Notes.

All dimensions and levels on site are to be checked prior to commencement of work.

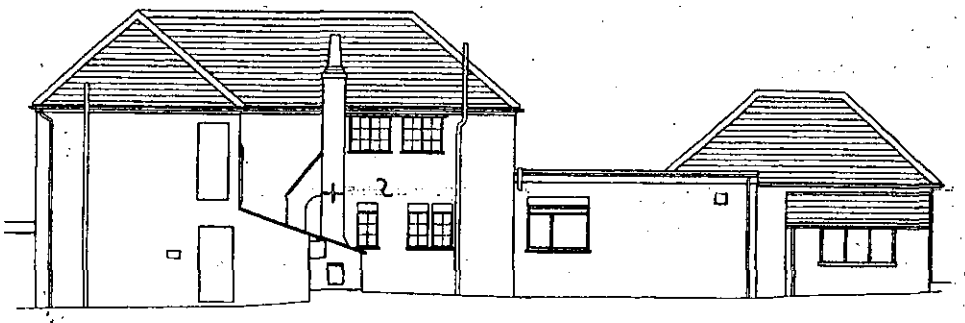
This drawing is the copyright of :
The Edwards Irish Partnership.



Side Elevation



Side Elevation



Rear Elevation

APPROVED

06.FEB.2002 • 5751

E&W GARAGE ADDED 02/02

Project

Little Court,
Sonning Farm
Berks.

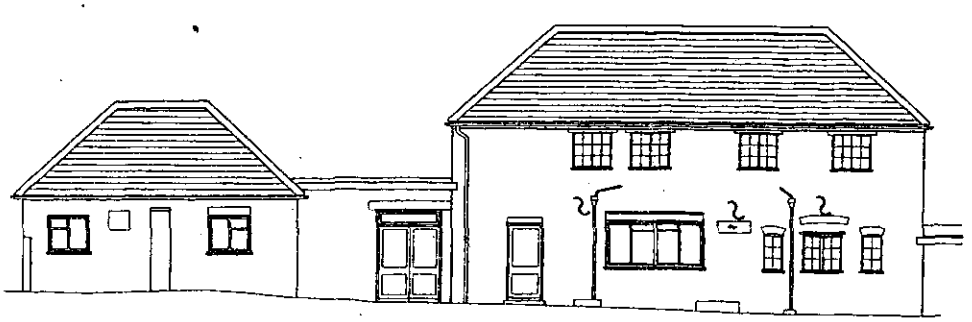
Client

Hicks Developments Ltd

Drawing

The Cottage
Plans as existing

Scale 1.100 Date Jan 02



Front Elevation

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383
E-mail the.eip@virgin.net

Job 1492 Dwg. 13 A

WORK SHEET FOR : Heidi Lynch

Application Number : F/2002/5750

Applicant : Hicks Developments Ltd C/O The Edwards Irish Partnership Ltd.

Location : Little Court, Charvil Lane, Sonning, Reading.
Proposal : Proposed conversion of Crop Research Unit and Office and Residential Flat into two dwellings plus new detached double garage.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 08/02/2002

Earliest Date for Decision : 08/03/2002

Latest Consultation Date/Site Notice Expiry Date : 08/03/2002

This application will have expired on: 05/04/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Countryside - newt mitigation scheme required in consultation with English Nature

Environ. Health - no objections

Environ. Design - requires landscape scheme for site frontage, including replacement trees for those removed. Re position & form of drive & the garage will not be in keeping with the character of the built environment & is therefore contary to WHE4.

Highways -

Planning Issues : (FH2000/2160) - all dare on computer except WBE9

Conservation Area
T. River Valley Policies Area
Rural Area / Countryside
Separation of Settlement / Green Gap / Hedges

} WOS3, WOS10, WCC1, WCC2, WCC5, WBE1, WH2, WHE5, WHE10, WHE11, WHE12, WHE13

WBE9 (accessibility/highways)

Loddon Local Plan

Highways
Lewis

RECORD OF SITE VISIT

SITE ADDRESS: Little Court Charvil Lane Sonning Reading.

APPLICATION NUMBER: F/2002/5750

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 14/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Sonning, narrow road, farm setting on edge of Sonning village. Big garden area with stream along west boundary of site. Farm to east of site.

3. DESCRIPTION OF SITE/BUILDING
2 listed buildings - Little Court painted white with red tiled roof. ? red brick trim
The Cottage - Redbrick with red tile roof some painted white.

2 storey detached

4. RELATIONSHIP TO ADJOINING PROPERTIES
Adjacent to farm, great distance from any surrounding residential properties.
Upfield is to the west of the site & is well screened by trees/vegetation.

5. SITE CONSTRAINTS

TREES Some trees have recently been removed along front boundary. Front boundary has a few shrubs/Leilandi trees. Tree at drive entrance of property. Trees along western site boundary.

ACCESS/PARKING Drive into site has brick walls around it.

LEVELS above roadway

BOUNDARY TREATMENT vegetation.

OTHERS

East of houses are old farm buildings, currently not used.

Date: 15 May 2002

Your Ref:

My Ref: **Heidi Lynch - F/2002/5750**

Hicks Developments Ltd
C/O The Edwards Irish Partnership Ltd
36
Langborough Road
Wokingham
Berkshire
RG40 2BT

WOKINGHAM UNITARY
Environmental Services Department
Planning Services
Aiming for Excellence
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 Sir/Madam

Application Number: F/2002/5750

Site Address: Little Court, Charvil Lane, Sonning, Reading.

Proposal: Proposed conversion of Crop Research Unit and Office and Residential Flat into two dwellings..

Your application is to be determined at the Development Control Sub-Committee meeting on the 22.05.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Date: 15 May 2002

Your Ref:

My Ref: **Heidi Lynch - LB/2002/5751**

Hicks Developments Ltd
C/O The Edwards Irish Partnership
36
Langborough Road
Wokingham
Berkshire
RG40 2BT

WOKINGHAM UNITARY
Environmental Services Department
Planning Services
Aiming for Excellence
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 Sir/Madam

Application Number: LB/2002/5751

Site Address: Little Court, Charvil Lane, Sonning, Reading.

Proposal: Listed Building application for the proposed conversion of Research Unit, Office and Residential Flat into two dwellings..

Your application is to be determined at the Development Control Sub-Committee meeting on the 22.05.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Tel: (0118) 974 6482

Date:

My ref: F/2002/5750

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5750
Little Court, Charvil Lane, Sonning, Reading.
Proposed conversion of Crop Research Unit and Office and Residential Flat into two dwellings plus new detached double garage.

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 **Heidi Lynch** on **(0118) 974 6482**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/5750**
Little Court, Charvil Lane, Sonning, Reading.
Proposed conversion of Crop Research Unit and Office and Residential Flat into two dwellings plus new detached double garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor N 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.

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** ~~12 February 2002~~

Application Number: F/2002/5750 DRAWING NO. 1496/03B

Proposal: Proposed conversion of Crop Research Unit and Office and Residential Flat into two dwellings plus new detached double garage.

Parish: SONNING PARISH

Site Address:
Little Court, Charvil Lane, Sonning, Reading.

Applicant:
Hicks Developments Ltd C/O The Edwards Irish Partnership Ltd.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below;**
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below;**
3) ☐ Recommend approval with **no** condition(s) or reason(s).

✓ 1/ C049, R049
✓ 2/ C122, R122
✓ 3/ C137 (INSERT: dwellings), R137.
✓ 4/ C126 (INSERT: 1496/03/B)
✓ 5/ C129, R129
✓ 6/ C130, R130
✓ 7/ C131, R131
✓ 8/ C140 (INSERT: 6 metres), R140.

NOT

9/ The developer will enter into a suitable legal agreement to secure financial contributions of £7,500 towards footway provision and/or cycleway improvements.

10/ The dwarf wall on the front boundary shall not exceed 0.6 metres in height. R: 11HS

Adam Coggins. 24/04/02

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLANNING SERVICES | HPT
DC | TLS
APP | ERF
CE
02 MAY 2002
COPIES TO | ACK
FILE

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

PRINCIPLE ACCEPTABLE TO ME
FINAL DESIGN OF WINDOWS TO BE AGREED AS CONDITION
SECTION O.K. TO ME
09 05 02

30 April 2002

Ref: JI/FJ/1496

For the attention of: Harold Saunders

Dear Sirs,

RE: LITTLE COURT – CHARVIL LANE – SONNING.

I refer to your letter concerning the replacement windows to the CRU and enclose a detailed section drawing and revised elevation drawing No. 1496/05B for your approval.

I also enclose a preliminary Structural Engineer's report for your records; the final version will be issued shortly.

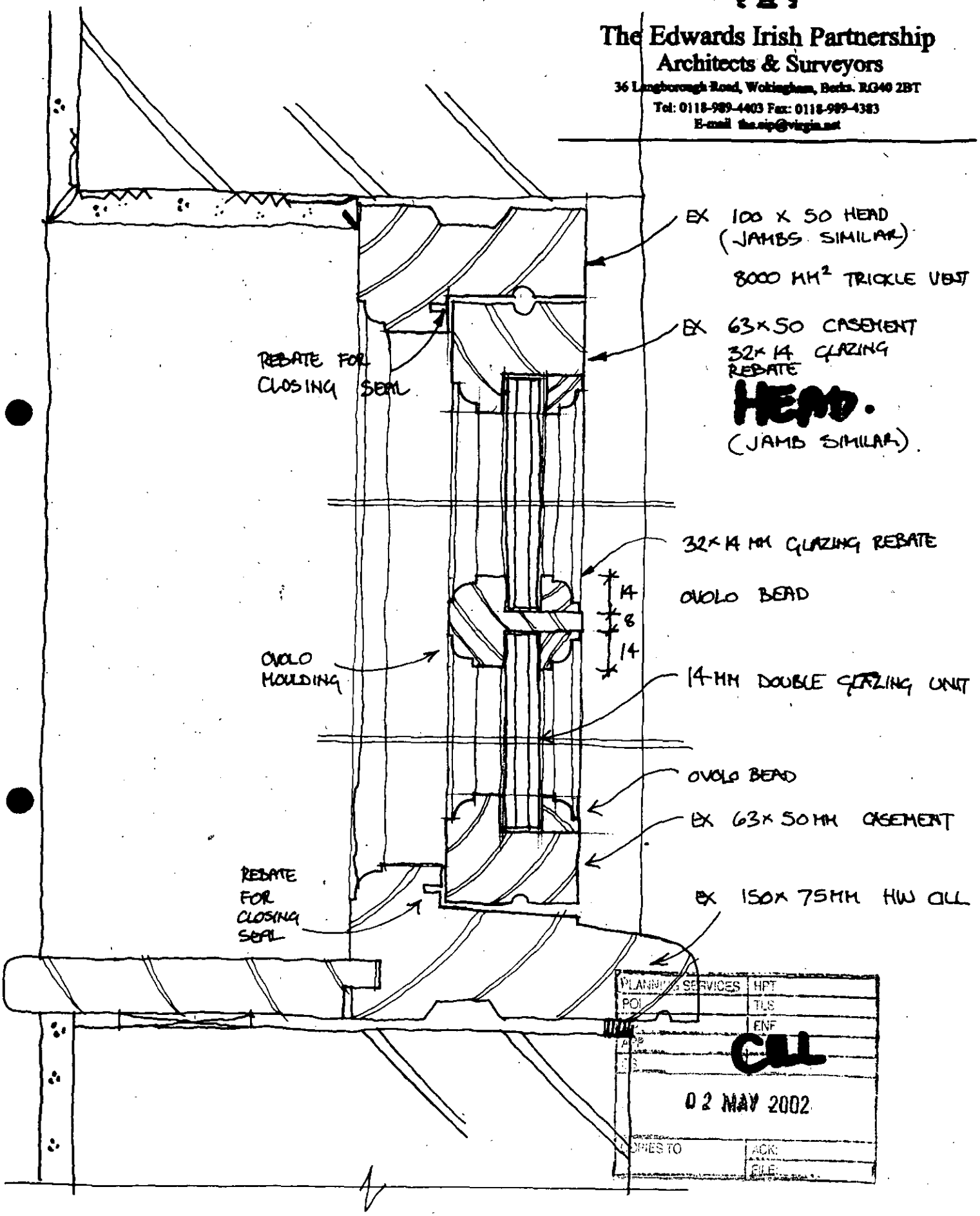
Yours faithfully

John Irish
Partner

. Encs.

Cc. Heidi Lynch – Planning Department – Wokingham D.C.

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383
E-mail the.eip@virgin.net



PLANNING SERVICES
POL
HPT
TLS
ENF
CILL
02 MAY 2002
COPIES TO
ACK:
FILE:

LITTLE COURT SOMMING CILL WINDOWS

SCALE 1:2 REV. A.

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

COPIES TO
ACK:
FILE:
11 APR 2002
55198

Revision acceptable to me
Harold Saunders
15.04.02

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

11 April 2002

Ref: JI/FJ/1496

For the attention of: Heidi Lynch.

Dear Sirs,

RE: LITTLE COURT – SONNING.
PLANNING AND LISTED BUILDING APPLICATIONS.

I refer to the above applications and enclose three copies of drawing Nos. 1496/01B, 02B, 03B and 04B showing the additional notes agreed with Harold Saunders and Adam Coggins at our meeting on 9th April 2002.

I itemise the alterations for clarification: -

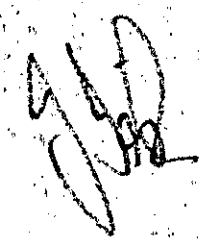
1. Railings and low brick wall added to site frontage with increased sight lines to the west. Railings to Local Authorities approval.
2. Wall between CRU and Little Court altered.
3. Small window in dining room to Little Court retained.
4. Key added for brickwork, lath and plaster and studwork.
5. Door to kitchen staircase retained to Little Court.
6. Main staircase to Little Court – balustrades to Local Authorities approval.
7. Lead roof to WC to rear of Little Court.
8. Chimney kept adjacent WC to Little Court.
9. Roof finish material notes added to CRU.
10. Lath and plaster retained to CRU first floor.
11. Window section to CRU replacement windows to Local Authorities approval.
12. Original door openings bricked up to Little Court main en-suite.

Partners: Paul Edwards John Irish B.Sc. (Hons.), Dip.Arch.(UCL), RIBA
VAT No. 528 9749 86

I have forwarded a copy of this letter and contents along with a copy of drawing No. 1496/03A to Harold Saunders and a copy of this letter to Adam Coggins.

I trust that this now concludes our input on this application.

Yours faithfully



John Irish
Partner

. Encs.

Cc. Harold Saunders.
Cc. Adam Coggins.

Delivered by hand on 11th April 2002.



The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

HS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
CS	
12 APR 2002	
COPIES TO	ACK:
	FILE:

With Compliments

55243 - no reply rec'd

COPY

PLANNING SERVICES | HPT
POL | TLS
DC | BRF
APP |
CS |
12 APR 2002
COPIES TO | ACK
FILE

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

11 April 2002

Ref: JI/FJ/1496

For the attention of: Heidi Lynch.

Dear Sirs,

RE: LITTLE COURT – SONNING.
PLANNING AND LISTED BUILDING APPLICATIONS.

I refer to the above applications and enclose three copies of drawing Nos. 1496/01B, 02B, 03B and 04B showing the additional notes agreed with Harold Saunders and Adam Coggins at our meeting on 9th April 2002.

I itemise the alterations for clarification: -

1. Railings and low brick wall added to site frontage with increased sight lines to the west. Railings to Local Authorities approval.
2. Wall between CRU and Little Court altered.
3. Small window in dining room to Little Court retained.
4. Key added for brickwork, lath and plaster and studwork.
5. Door to kitchen staircase retained to Little Court.
6. Main staircase to Little Court – balustrades to Local Authorities approval.
7. Lead roof to WC to rear of Little Court.
8. Chimney kept adjacent WC to Little Court.
9. Roof finish material notes added to CRU.
10. Lath and plaster retained to CRU first floor.
11. Window section to CRU replacement windows to Local Authorities approval.
12. Original door openings bricked up to Little Court main en-suite.

COPY

I have forwarded a copy of this letter and contents along with a copy of drawing No. 1496/03A to Harold Saunders and a copy of this letter to Adam Coggins.

I trust that this now concludes our input on this application.

Yours faithfully

John Irish
Partner

Encs.

Cc. Harold Saunders.
Cc. Adam Coggins.

Delivered by hand on 11th April 2002.

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLANNING SERVICES	HPT 55970
POL	TLS
SC	ENF
RP	
CS	

02 MAY 2002

COPIES TO	ACK:
	FILE:

With Compliments

COPY

PLANNING SERVICES	HDL
POL	LKS
DC	EMF
APP	
CS	
02 MAY 2002	
COPIES TO	JCK:
	FILE:

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

30 April 2002

Ref: JI/FJ/1496

For the attention of: Harold Saunders

Dear Sirs,

RE: LITTLE COURT – CHARVIL LANE – SONNING.

I refer to your letter concerning the replacement windows to the CRU and enclose a detailed section drawing and revised elevation drawing No. 1496/05B for your approval.

I also enclose a preliminary Structural Engineer's report for your records; the final version will be issued shortly.

Yours faithfully

John Irish
Partner

. Encs.

Cc. Heidi Lynch – Planning Department – Wokingham D.C.

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Heidi Lynch

DATE: 11 April 2002

Location:	Little Court, Charvil Lane, Sonning
Proposal:	Proposed conversion of Crop Research Unit, Office and Residential Flat into two dwellings plus new detached double garage.
Application Number:	LB/2002/5751

In response to your consultation dated 26 March 2002 for the above application, the landscape comments are as follows:

The revised site layout shown on drawing no. 1496/03A now shows the removal of the garage at the front of the site and 30m drive, which is much more in keeping with character of the existing listed building and Conservation Area.

I have the following comments to make on the proposed landscape scheme:

1. The extension of the Laurel hedge to the frontage of Little Court and additional tree planting is acceptable. The applicant will need to confirm that the hedgerow extends around the front boundary into the access road as this is ambiguous on the drawing.
2. The larger planting beds E & F will need to be broken down further so that there are smaller areas of different plant species so that the planting is more in scale with the buildings.
3. Acer palmatum should be used as a specimen plant not for mass planting.
4. Replacement trees will need to be provided for those trees that have been removed by the entrance to the site.
5. The narrow strip of land between Little Court and the proposed footpath should be considered to be planted as this small area of grass will be difficult to maintain.

The applicant will need to submit a revised landscape drawing in accordance with the above comments.

Catherine Brimble

Catherine Brimble
Landscape Architect

dealt with by condition 4.

Date: 26 March 2002 27 MAR 2002

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2002/5750

Location: Little Court, Charvil Lane, Sonning, Reading.

Proposal: Proposed conversion of Crop Research Unit and Office and Residential Flat into two dwellings plus new detached double garage.

Applicant: Hicks Developments Ltd C/O The Edwards Irish Partnership Ltd.

Case Officer: Heidi Lynch

The new plans show the following: Sight layout, elevations - Little Court, elevations - The Cottage, context plan and planting schedule. Drawing nos: 1496/03A, 1496/04B, 1496/05B, 1496/06A.

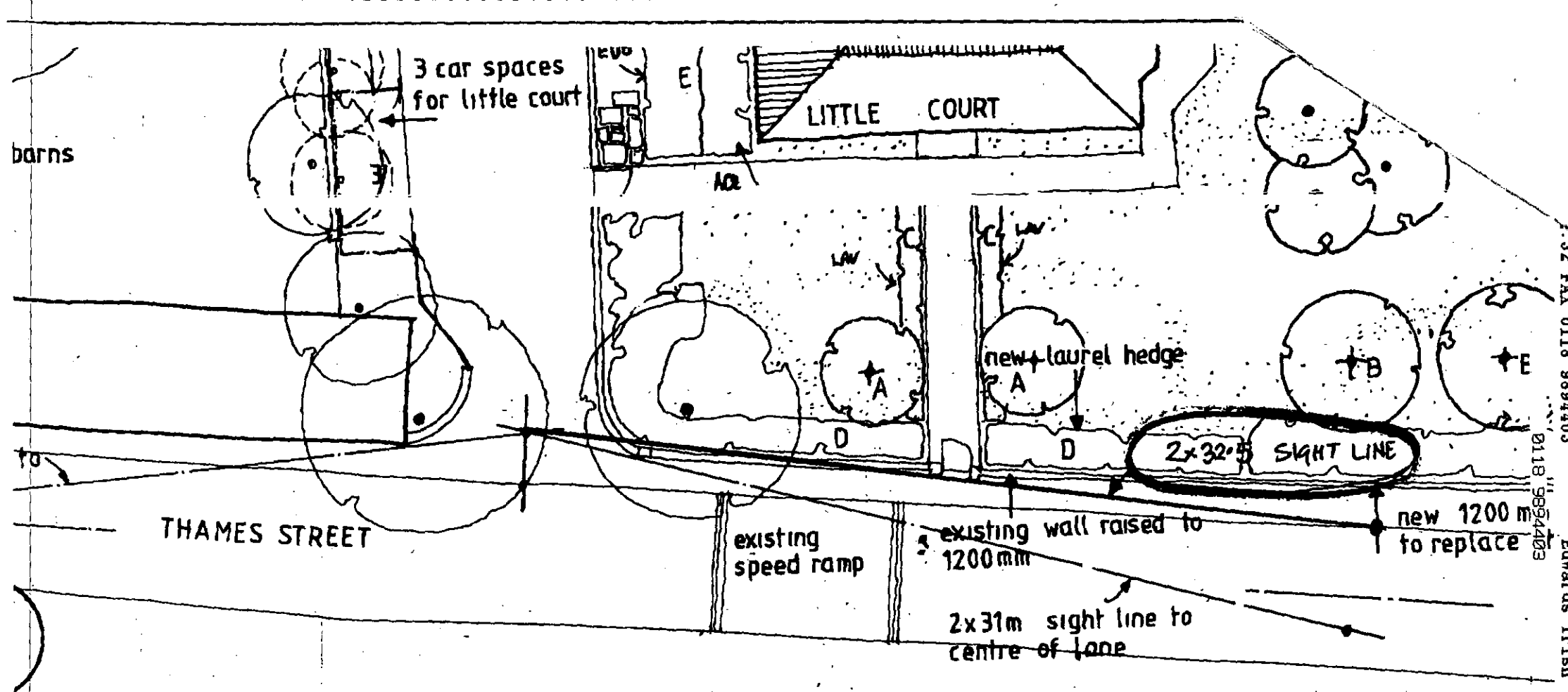
Comments are required by 05/04/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

PLANNING PRINCIPLES ACCEPTABLE TO ME
DETAILS OF PROPOSALS TO BE CLARIFIED, AND
AGREED AT 9. APRIL. 02. MEETING WITH ARCHITECT
INCLUDING SIGHT LINES AND WALL / FENCE
FRONTAGE DETAILS TO ROAD

Harold Sanders
09.04.02.

REVISED DRAWINGS PROMISED. 09.04.02.



Needs new 1496/03 plan (Revision B) showing new site line (2x 32.5).
Also fence/wall along front road boundary is to be no higher than existing (0.6m).
Gate posts are to remain.

8/4/02 Adam Coggins

32 FAX 0118 9894403 Edwards Irish 0118 9894403 002

Date: 26 March 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/5750

Location: Little Court, Charvil Lane, Sonning, Reading.

Proposal: Proposed conversion of Crop Research Unit and Office and Residential Flat into two dwellings plus new detached double garage.

Applicant: Hicks Developments Ltd C/O The Edwards Irish Partnership Ltd.

Case Officer: Heidi Lynch

The new plans show the following: Sight layout, elevations - Little Court, elevations - The Cottage, context plan and planting schedule. Drawing nos: 1496/03A, 1496/04B, 1496/05B, 1496/06A.

Comments are required by 05/04/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

Spoke to John Irish –
He is sending revised plans that involve modifications to the front wall (east). Currently the wall obstructs visibility so highways wish to see it a minimum of 600mm high or set back behind visibility splay. – Harold Sanders ok with this.

AC 27/3/02.

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLANNING SERVICES | HPT 5464
POL | TLS
DC | ENF
APP |
CS |
25 MAR 2002
COPIES TO | ACK:
FILE:

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

REVISED PLAN

5750

25 March 2002

Ref: JI/FJ/1496

For the attention of Heidi Lynch.

Dear Sirs,

RE: LITTLE COURT – SONNING.

I refer to your e-mail dated 14th March 2002 and enclose six copies of revised drawing numbers 1496/01A, 02A, 03A, 04B, 05B and 06A for approval in the current planning and listed building consent applications. (if the enclosed drawings are acceptable please let me know how many additional copies that you require).

The drawings show: -

1. Achievable sight lines.
2. Landscape proposals.
3. The deletion of the garage to Sonning Court and it's replacement with surface car parking pending the application for the barn conversions when a garage will be provided for Sonning Court itself.
4. Additional listed building notes, following two site meetings with Harold Saunders.
5. A conservatory to the rear of the Cottage (former CRU)

Yours faithfully,

John Irish
Partner

Cc. Hicks Developments. Encs

Date: 26 March 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/5750

Location: Little Court, Charvil Lane, Sonning, Reading.

Proposal: Proposed conversion of Crop Research Unit and Office and Residential Flat into two dwellings plus new detached double garage.

Applicant: Hicks Developments Ltd C/O The Edwards Irish Partnership Ltd.

Case Officer: Heidi Lynch

The new plans show the following: Sight layout, elevations - Little Court, elevations - The Cottage, context plan and planting schedule. Drawing nos: 1496/03A, 1496/04B, 1496/05B, 1496/06A.

Comments are required by 05/04/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 5750 (Planaps) / (Ludhouse) Date Rec. 20 March 02

Location: Little Court, Chavil Lane Soming

Parish Soming

Applicant: Hicks Development

Description of attached plans

1496/03A - site layout
1496/04B - elevations, Little Court
1496/05B - elevations, the cottage
1496/06A context plan & planting schedule added

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Harold Saunders - Conservation

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ✓
3. XA (Highways) ✓
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. ~~Y~~/ N (Delete as required)

Redate Application ~~Y~~/ N From

New Site Notice ~~Y~~/ N

New Description

CASE OFFICER Heidi

Consultations Sent by Admin. on 26.03.PS

Yellow - Part One Copy
Green - Officer's Copy

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLANNING SERVICES | HPT 54640
POL | TLS
CC | ENF
APP |
CS |
25 MAR 2002
COPIES TO | ACK:
FILE:

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

REVISED PLAN

5750

25 March 2002

Ref: JI/FJ/1496

For the attention of Heidi Lynch.

Dear Sirs,

RE: LITTLE COURT – SONNING.

I refer to your e-mail dated 14th March 2002 and enclose six copies of revised drawing numbers 1496/01A, 02A, 03A, 04B, 05B and 06A for approval in the current planning and listed building consent applications. (if the enclosed drawings are acceptable please let me know how many additional copies that you require).

The drawings show: -

1. Achievable sight lines.
2. Landscape proposals.
3. The deletion of the garage to Sonning Court and it's replacement with surface car parking pending the application for the barn conversions when a garage will be provided for Sonning Court itself.
4. Additional listed building notes, following two site meetings with Harold Saunders.
5. A conservatory to the rear of the Cottage (former CRU)

Yours faithfully

John Irish
Partner

Cc. Hicks Developments. Encs

To:
Harold Sanders
Urban Design And Conservation Officer

From: Heidi Lynch

13 FEB 2002

Date: 12 February 2002

Application Number: F/2002/5750

Proposal: Proposed conversion of Crop Research Unit and Office and Residential Flat into two dwellings plus new detached double garage..

Site Address:
Little Court, Charvil Lane, Sonning, Reading.

Applicant:
Hicks Developments Ltd C/O The Edwards Irish Partnership Ltd.

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

FOLLOWING DISCUSSIONS WITH THE APPLICANT IT WAS AGREED THAT THE DOUBLE GARAGE IS TO BE REMOVED FROM THE APPLICATION.

LITTLE COURT WAS FORMERLY A FARMHOUSE, LATE C18 ALTERED IN C19 WITH A TWO STORIED EXTENSIO ON THE EAST ELEVATION.

THE ADJOINING OUTBUILDING ACCOMMODATED STORAGE / WORKSHOP FACILITIES ON THE GROUND FLOOR WITH LIVING OVER BEFORE BEING CONVERTED TO A CROP RESEARCH UNIT.

I SUPPORT THE RETURN OF THE HOUSE TO ITS FORMER RESIDENTIAL USE AND THE CONVERSION OF STORAGE / WORKSHOP AREA TO RESIDENTIAL

THE MAJORITY OF THE ALTERATIONS TO THE HOUSE ARE INTERNAL AND COVERED BY THE LISTED BUILDING APPLICATION.

THE FOLLOWING ARE THE CHANGES TO THE EXTERIOR OF THE HOUSE AND COMMENTS WHERE APPROPRIATE:

Drawing No. 01 - Proposed Alterations to Main House.

Ground floor:
Fire escape: Removed - agreed.

Main staircase: Principle of restoring staircase agreed but details to be provided as a condition of an approval (Listed Building Consent).

Secondary staircase: Door to remain and fixed shut or detail to be agreed. (Listed Building Consent). 'Slot' window is part of history of building – to remain.

Rebuilding of rear wc: Wall, window and roof details to be agreed. (Planning and Listed Building consent).

Boiler & flue at rear: removed - agreed.

Removal of recent partitions added to kitchen/breakfast area: agreed.

First floor:
Upper section of staircase: To be agreed (Listed Building Consent).

Fire escape door opening: Form of construction to be agreed. (Listed Building Consent).

All infilling of door and other openings: To be agreed (Listed Building Consent).

New partitions to Bedroom 2: Construction to be agreed. (Listed Building Consent).

Staircase to Bedroom 5: Revised details to be agreed. (Listed Building Consent).

Bedroom 3: Fireplace to remain.

Note: All existing fireplaces to remain or replaced with appropriate replacements.

Drawing No. 02 - Proposed Alterations to Cottage.

Ground Floor:
Removal of staircase: Agreed. (Listed Building Consent).

Construction of all openings to be blocked up: To be agreed.

New window to Dining Room: To be agreed. (Planning and Listed Building Consent).

Link area between Drawing Room and Dining Area: To be revised following site meeting.

Wall to hall: To remain in part.

Details of new staircase: To be agreed. New works to be annotated on plan, e.g. new staircase, windows. (Planning and Listed Building applications).

Details of new roof over breakfast/kitchen area: To be agreed. (Planning and Listed Building Consent).

Drawing No. 03 - Site Layout

Garage & driveway: To be omitted.

New parking arrangement: To be confirmed. Details including elevations of walls to (Thames Street noted on drawing – it is Charvil Lane) Charvil Lane.

Alignment of wall between Cottage and Little Court: To be agreed. (Planning and Listed Building Consent) and height.

Drawing No. 4A

New window to replace door on front elevation: To be removed. (as agreed on site).

Side elevation: Work to bay window agreed as a 'repair' but details of construction to be provided (Listed Building Consent).

Parapet to new wc: To be annotated. Details to be provided and agreed. (Listed Building Consent).

Side elevation (East); Slot window to remain.

Rear elevation: New construction to wc, including roof and wall details to be annotated. (Planning and Listed Building Consent).

New windows to proposed breakfast area/kitchen: To be shown. Details to be agreed (Planning and Listed Building Consent).

Drawing No. 5A - The Cottage, Proposed Elevations

Details of all new windows: To be agreed + lintels. 'Hayloft' opening to be re-established on side (east) elevation.

Fireplace/chimney: To be shown on plans as well as elevations.

South elevation (side): To be revised to show conservatory-type structure to replace 'link'.

Rear elevation: Likewise.

Front elevation Porch to be reviewed, to reflect 'cottage' not main house.

Harold Sanders
22.03.02

Heidi Lynch Sent 14/3/02

To: the.eip@virgin.net
Subject: Little Court, Charvil Lane, Sonning

Dear John Irish,

As discussed briefly on site today, I enclose further requirements for planning assessment of this application.

- Please submit a revised plan showing the maximum visibility achievable from a 2.0m setback to the left from the access. The land within the visibility splay shall be cleared of any obstruction exceeding 0.6m in height, and shall be over highway land or land within the applicants control.
- Please submit a newt mitigation strategy (including a survey of the pond during the breeding season mid March - June inclusive). This mitigation scheme needs to be formulated in consultation with English Nature and if possible agreed by them.
- As discussed, it is advised to remove the proposed garage from the position in front of Little Court.
- A landscape scheme for the site frontage will need to be submitted. This should include replacement trees for those shown to be removed, as well as new plantings.It should also include species of vegetation and planting densities.

I look forward to receiving revised plans. If you have any further questions, please do not hesitate to contact me.

Heidi Lynch

PLANNING SERVICES	HPI 54103
POL	TLS
DC HL	
APP	
IDS	
11 MAR 2002	
COPIES TO	ACK:
	FILE:

HICKS DEVELOPMENTS LIMITED
FAX: 0118 9441158

Fax

To:	Heidi Lynch - WDC - Planning Dept	**From:**	Jamie Flatman
Fax:	01189 746000	**Pages:**	1
Phone:		**Date:**	11 March 2002
Re:	Little Court - Sonning	**Phone :**	01189 215024 (Private line)

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

Dear Ms Lynch

Re: Little Court - Sonning - Application No: 2002/5751

There is a meeting to be held on site at 12.00 noon on Thursday 14th March with Harold Saunders, your Listed Buildings Officer, John Irish - our Architect and Steve Hicks - our Managing Director and we would very much like you to come along too.

I wonder if you would be kind enough to telephone me on the above number to let me know is you are able to attend.

Yours sincerely

Jamie Flatman

Ps we have since spoken

F/2002/5750. Proposed C of U from Cap Reserve Unit + Office + Residential flat into 2 dwellings plus erection of detached garage.
Little Court, Charrl Lane, Sanning

Planning Background

Buildings are located within the Sanning Conservation Area but just beyond the settlement boundary in a piece of countryside that is designated as a green gap or wedge. Further to the east within the g are a number of farm buildings.
The existing buildings at Little Court are listed and both were originally residential.

Change of Use + Reuse of buildings in the Countryside

The return of commercial buildings to their original use would be encouraged by LALP policy LRE17 + WDLP policy WHE12 as recommended to be modified by the Inspector (see page 4-35 of his report). This is provided that you are convinced that the proposed alterations associated with the change of use will lead to an improvement in the character of the building.
Re-use of rural buildings is covered by policy LC20 of the LALP + this should be considered. Policy WCC5 of the WDLP is more restrictive, but in that commercial use should be considered first. In this case given the particular circumstances of the planning history + because the buildings are listed this policy WCC5 should not be used as a reason for refusal. although the policy is should not be complied with as the application stands.

Addition of a garage

Gap In terms of gap policy it is unlikely that the

erection of a garage will have a detrimental effect on the coalescence of settlement. This is:

1) because of the presence of farm buildings to the east. These are far more visually prominent features with the gap than the proposed garage
2) the development proposed does not extend beyond the line of the farmstead building on the edge of the gap (the farm buildings). It is between the farm buildings + the settlement so has no physical effect on the size of the gap.

Countryside

The garage building is however in the countryside + falls for consideration against Policy LTU2 of CALP (excluding criteria A+B which are not in conformity with the adopted BSP 1991 - 2006) and policy WCC1 of the WDLP. A garage is not one of the categories listed as an exception to the strict control to be exercised in the countryside under Policy WCC1 However it could be treated in the same way as criteria H of Policy WCC1 because a dwelling would be likely to have a greater visual impact than a garage. The issue then becomes whether the character + appearance of the area would be affected by the introduction of a large modern structure forward of the existing dwelling. Consider the street-scene + relationship to the listed building to determine this. (Given that there are existing buildings that could be converted that are in the listed area it may be that there are more suited for the provision of the garage or that a different built form + location for a new garage may be more sympathetic.

You should test the proposal also against WDLP policy WHE 4 as recommended to be modified by the Inspector (See pages 4-25 of his report) + policy LBE 15 of CALP. The Conservation Officer's advice will be helpful with consideration of the garage + the means of enclosure.

Recommendation

Change of Use of building likely to be acceptable because building have previously been in residential use

Erection of the garage acceptable in principle despite gap location but less likely to be acceptable in detail because of its a) location, b) form + c) effect on character of listed buildings + the Sanning Conservation Area.

E J Gibbons
1/3/2

Sean

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION

PLANNING SERVICES | HPT | DL | TLS | DC | ENF | APP | CS
14 MAR 2002
COPIES TO | ACK:

APPLICATION No. F/2002/5750 & LB/2002/5751

Officer HEIDI LYNCH

Parish SONNING.

Proposal CONVERSION OF CROP RESEARCH UNIT & OFFICE & RESIDENTIAL FLAT INTO TWO DWELLINGS PLUS NEW DETACHED DOUBLE GARAGE.

Address LITTLE COURT CHARVIL LANE

Applicant HICKS DEVELOPMENT Ltd c/o THE EDWARDS IRISH PARTNERSHIP.

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

1. The Council is pleased to see such a proposal for an important village house, which will return it to its former use.

2. Although not totally happy with the siting of the proposed detached garage the Council accept that this may be the only practical position.

3. There are concerns regarding the increased vehicular activity to and from the site. Traffic movements will be increased from five day a week office use to seven-day residential use. There are also concerns that the applicant has effectively blocked an existing public right of way through the farmyard. The granting of this application will confirm the removal of this facility and Councillors would like to see this impact minimised.

4. In view of this the Council asks that a contribution be made towards improvements to the existing footway and the formation of a new Charvil Lane cycle path, which has been identified by a petition and is under consideration by the Highways Authority. Improvements to the footway in the area of the application are essential for a complete joined up route along Charvil Lane and will act as the first, and essential link in the overall plan.

L. A. Bates (Clerk to the Council). 13 March 2002

Rec'd P+P 14/2

S3082

28/2

REPLY REQUIRED

To:
Policy And Plans Section

(10)

From: Heidi Lynch

Date: 12 February 2002

Application Number: F/2002/5750

Proposal: Proposed conversion of Crop Research Unit and Office and Residential Flat into two dwellings plus new detached double garage..

Site Address:
Little Court, Charvil Lane, Sonning, Reading.

Applicant:
Hicks Developments Ltd C/O The Edwards Irish Partnership Ltd.

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

NB. PART 2 of Planning Application Form should be completed to indicate loss of B1(or educational?) to dwelling

Title of application better described on application form: "should be "Proposed change of use + Conversion of crop research unit, ~~office~~ into single dwelling. Conversion of Little Court ~~to~~ (office and flat) into a single dwelling plus erection of detached double garage."

See attached sheet for comments

1/3/2

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 12 February 2002

Application Number: F/2002/5750

Proposal: Proposed conversion of Crop Research Unit and Office and Residential Flat into two dwellings plus new detached double garage.

Parish: SONNING PARISH

Site Address:
Little Court, Charvil Lane, Sonning, Reading.

Applicant:
Hicks Developments Ltd C/O The Edwards Irish Partnership Ltd.

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 a revised plan showing the maximum visibility achievable from a 2.0 metre setback to the left from the access. The land within the visibility splay shall be cleared of any obstruction exceeding 0.6 metres in height, and shall be over highway land or land within the applicants control.

Signed: _____ **Print name:** Adam 25/02/02

Heidi Lynch

From: Nigel Rose [Nigel.Rose@ukgateway.net]
Sent: Thursday, February 14, 2002 8:07 PM
To: heidi.lynch@wokingham.gov.uk
Cc: Mike Thorp; trevor.watson@wokingham.gov.uk; mark moon; Kate Fuller
Subject: F-2002-5750 Little Court

Heidi,

There is a need on the stretch of Charvil Lane next to the farm, up from Little Court, for a footway and cycleway. It would feed into the proposed Safer Routes to Schools route along the rest of Charvil Lane towards Charvil and provide a link to the bridleway opposite the main farm entrance.

It would be appropriate for this development, along with the later plans to redevelop the barns as housing, to provide the initial part and/or make a contribution to the later links under an s.106 agreement. I am sure that John Hicks would look on this idea favourably.

I had discussed this idea with Tom Callaghan the last time there were proposals for development in this location. I am not sure who will take this forward now that Tom is no longer with us.

I should be pleased if you would do the necessary to deliver such an agreement.

Thanks and kind regards,

Nigel Rose

The information in this e-mail is confidential and may be legally privileged. It is intended solely for the addressee. Unless expressly authorised in writing, disclosure, copying, distribution and/or retention, in part or in whole, of this e-mail is prohibited and may be unlawful.

Nigel Rose cannot guarantee that any files attached to this e-mail are free from viruses or any other program code that may be harmful to your computer and, as such, is not liable for any damage that may be caused as a result.

Please delete this e-mail if it is not intended for you.

Heidi Lynch

From: Andy Glencross
Sent: Friday, February 15, 2002 5:29 PM
To: Heidi Lynch
Subject: Planning Application F/2002/5750 Little court Charvil lane Sonning

Hi Heidi

The site lies within 500metres of a great crested newt breeding pond and there is an unsurbveyed pond within the site which may support great crested newts.

Consequently we must take the following approach :-

(1) The applicant needs to submit a newt mitigation scheme with their application (including a survey of the pond during the breeding season mid March -June inclusive).

(2) This mitigation scheme needs to be formulated in consultation with English Nature and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence may or may not be required to carry out works.

This approach means that the applicant is likely to get the DEFRA licence (if they require one) as they already have the agreement of English Nature who are the statutory consultee on these matters for the DEFRA. It also protects the authority from any liability from giving a planning permission that cannot be implemented.

Planning permission must not be given prior to the mitigation scheme being agreed with English Nature (EN). This cannot be attached as a condition of planning permission.

I have not visited the site.

Cheers

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

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 22 February 2002

Location:	Little Court, Charvil Lane, Sonning
Proposal:	Proposed conversion of Crop Research Unit and Office and Residential Flat into two dwellings plus new detached double garage.
Application Number:	F/2002/5750

In response to your consultation dated 12 February 2002 for the above application, the landscape comments are as follows:

The site is within Sonning Conservation Area and outside the settlement boundary. I have no objection to the conversion of the properties into dwellings.

Some of the existing vegetation within the site has already been removed, including several of the trees by the entrance to the site and part of the laurel hedgerow has been cut back to allow a security fence to be erected.

The treatment of the frontage of the site in relation to the listed building and the Conservation Area is fairly sensitive. The proposed garage will be a visually dominant structure from Charvil Lane that will have no physical or visual relationship with the main house that respects the historic nature of the area. The proposed driveway to the garage will be over 30 metres long across the frontage of the site and will need to be considered in relation to the setting of the listed building. It is considered that the position and form of the drive and the garage will not to be in keeping with the local character of the built environment and therefore contrary to policy WHE4, New Buildings in Conservation Areas.

The applicant will also need to carefully consider the front boundary treatment. I would have no objection to a wall to define this boundary, however the existing laurels are over mature, gappy and have been severely cut back. These could be incorporated as part of an appropriate landscape scheme for the site frontage which will need to include replacement trees for those shown to be removed.

Catherine Brimble

Catherine Brimble
Landscape Architect

1769a

08.FEB.2002* 5750

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

1.	APPLICANT'S NAME	HICKS DEVELOPMENTS LTD
	ADDRESS	15 HEADLEY ROAD WOODLEY BERKS
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE EDWARDS IRISH PARTNERSHIP
	ADDRESS	36, LANGBOROUGH ROAD WOKINGHAM BERKS
	POST CODE	RG40 2BT PHONE 0118-9894403
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	LITTLE COURT, SONNING FARM, SONNING, BERKS
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CONVERSION OF CROP RESEARCH UNIT INTO SINGLE DWELLING, CONVERSION OF LITTLE COURT INTO SINGLE DWELLING.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.45 hA.
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	1496/01 TO 10 INCLUSIVE

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	

1769b

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.
CROP RESEARCH UNIT OFFICE AND RESIDENTIAL FLAT

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.
AS EXISTING

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.
AS SHOWN ON DRAWINGS

16. HOW WILL SURFACE WATER BE DISPOSED OF?
INTO EXISTING SYSTEM

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
VEHICULAR / PEDESTRIAN ACCESS TO REMAIN

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

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	2 / 16 *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	1 / 4 *
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.
£380.00

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 HICKS DEVELOPMENTS DATE 21 JAN 2002

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".

1769c

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		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	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				
	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

6. 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'.

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.'

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Heidi Lynch Development Control	Your Ref:	F/2002/5750
From:	Tom Payne Environmental Heath	My Ref:	000081
		Date.	22 February 2002

PROPOSED CONVERSION OF CROP RESEARCH UNIT AND OFFICE AND RESIDENTIAL FLAT INTO TWO DWELLINGS PLUS DETACHED DOUBLE GARAGE.

LITTLE COURT, CHARVIL LANE, SONNING.

These proposals have been evaluated and I have no environmental health objections to the application.

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5750
CASE OFFICER: Heidi Lynch

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2002/5750

Proposal:
Proposed conversion of Crop Research Unit and Office and Residential Flat into two dwellings plus new detached double garage.

Location:
Little Court, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5750 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/03/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

12 February 2002

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: 2002/5751

Proposal:
Listed Building application for the proposed conversion of Research Unit, Office and Residential Flat into two dwellings plus erection of new detached double garage.

Location:
Little Court Charvil Lane Sonning Reading

This application is being advertised in the Reading Chronicle newspaper on the 01/03/2002 for the following reason(s);

SITE IS A LISTED BUILDING OR IS WITHIN THE CURTILAGE OF A LISTED BUILDING AND 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 Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **22/03/2002**. Written comments submitted will become available for public inspection.

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

Date: 01/03/2002

Application Number : F/2002/5750	**Map No : 32**
Case Officer : HL	**Site Area :** 0.37
Valid Date : 08 FEB 2002	**Received Date: 25/01/2002**

Level : Delegated Application

Description : Proposed conversion of Crop Research Unit and Office and Residential Flat into two dwellings. with new detached double garage ✓

Location : Little Court, Charvil Lane, Sonning, Reading.

Parish : SO **Ward : SON**

Applicant : Hicks Developments Ltd C/O The Edwards Irish Partnership Ltd.

Fee Required: £380 **Fee Received: £380** (2)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED	PAYMENT - loss of floor space for business use		
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Cottage:- Front view of garage not shown on 1st side elevation. - Rear window of dining room shown differently on ff/elev.	5/2	8/2
FLOOR PLANS	Little Court - Rear elevation, bedroom 1 - 2 windows shown on elev, only 1 on ff plan. - 2nd side elevation shows 2 dining room windows, only one on ff plan.		
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☑ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No See LB application

---

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders) ✓

Landscape ✓

Trees ✓

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans ✓

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Pinton Pastures — re Newts + demolition of outbuildings ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

NEIGHBOURS

S/N + see map (ind site inside red line) + see attached sheet ✓

No pre-apps.

OTHERS

Rural Area
Countryside
Green Gap & Wedges

08.FEB.2002 5750

Applicationo	Name & Address
F/2000/1359	Mr M Bodley Scott Uppfield Charvil Lane Sonning RG4 6TH
F/2000/1359	Mr & Mrs Rose 2 Spring Cottages Charvil Lane Sonning RG4 6TL

App. refused
Letter sent 20/11/00

08.FEB.2002* 5750

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

21 January 2002

1496/JI

Dear Sirs

Little Court, Sonning Farm, Sonning, Berks.

Please find enclosed a detailed planning application and listed building consent application for the conversion of Little Court and The Crop Research Unit into two residential properties.

The detailed planning application comprises the following documentation.

1. Six copies of drawing numbers 1496/01 to 10 inclusive
2. Six copies of the application form
3. Certificate A
4. The prescribed fee of 2 x £190.00 = £380.00

The Listed Building Consent application comprises the following documentation

1. Six copies of drawing numbers 1496/01 to 10 inclusive
2. Six copies of the application form
3. Certificate A
4. A copy of the survey report

I have had an initial site meeting with Harold Saunders and would confirm the following.

CRU Unit – The Cottage

1. The internal partitions apart from brick partitions are all recent and can be removed
2. The first floor internal boarded doors should be reused
3. The existing flat roof over what will be the new kitchen can be reconstructed as a pitched roof with matching tiles etc.
4. Existing external wall openings to be preserved where possible

Partners: Paul Edwards John Irish B.Sc. (Hons.), Dip.Arch.(UCL), RIBA
VAT No. 528 9749 86

Continued....

Little Court

1. The white painted brickwork can be sample cleaned to try and recover the original brickwork.
2. The right hand entrance door is not original and can be removed
3. The porch canopy over can be modified to suit
4. Recent flue stacks and chimneys can be removed
5. The rear fire escape staircase can be removed
6. The boiler house can be removed
7. Windows are to return to period sash windows where possible
8. The rear WC roof and wall can be reconstructed as there is an inherent damp problem.
9. A new double garage is proposed for Little Court. It was suggested that the garage be located to the left of the existing drive however on examination it is our opinion that such a location would have an obtrusive effect on the character and setting of Little Court and an alternative location has been shown on the enclosed proposals. A sketch is enclosed showing the effect of the garage being located on the drive.

I would expect, in due course, to meet Harold Saunders on site and go through a room by room schedule of renovation works, and at the same time agree a schedule of works that can be carried out prior to permission.

Yours sincerely

John Irish

CC Hicks Developments Ltd (Encs)

08 FEB 2002 5750

Tel. (0118) 974 6429 or 6433

Date: 05 February 2002

Your Ref:

My Ref: F/2002/5750

WOKINGHAM UNITARY
Aiming for Excellence

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

Hicks Developments Ltd
C/O The Edwards Irish Partnership Ltd
36
Langborough Road
Wokingham
Berkshire
RG40 2BT

Dear Sir/Madam

Reference Number: 2002/5750

Site Address: Little Court, Charvil Lane, Sonning, Reading.

Proposal: Proposed conversion of Crop Research Unit and Office and Residential Flat into two dwellings plus new detached garage.

I return your application, as it is invalid and cannot be determined for the following reason(s);

COTTAGE: Front view of garage not shown on 1st side elevation. Rear window of dining room shown differently on floor plans and elevations.

LITTLE COURT: Rear elevation of bedroom 1. 2 windows shown on elevation, only 1 shown on floor plan. Which is correct? 2ND side elevation shows 2 dining room windows, only 1 shown on floor plan. Which is correct?

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

08.FEB.2002 5750

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Environmental Services
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

07 February 2002

Ref: JI/FJ/1496

For the attention of: Carol Hurst.

Dear Sirs,

RE: LITTLE COURT – CHARVIL LANE – SONNING – READING.

I refer to your two letters dated 5th February 2002 and enclose twelve copies of the following correct drawings for substitution in the current Planning and Listed Building consent application.

Drawing Nos: -

- 1496/04A, 05A and 13A.

I also return one copy of each of the application forms.

Yours faithfully

P.P. J Joseph

John Irish
Partner

. Encs.

FILE REF	REFER TO PARKMAN Y/N
CUSTOMER FIRST REF	H.E.S. / T.L.W.S.
DATE REC'D 08 FEB 2002	T.L.H.O / T.L.H.D.
ACK	T.L.G.M.
ANS'D	T.L.A.S.
FILED	T.L.T.S. / E.R.O.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

08 FEB 2002 · 5750 · 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

1.	APPLICANT'S NAME	HICKS DEVELOPMENTS LTD
	ADDRESS	15 HEADLEY ROAD
		WOODLEY BERKS
	POST CODE	PHONE 9215024
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE EDWARDS IRISH PARTNERSHIP
	ADDRESS	36, LANGBOROUGH ROAD
		WOKINGHAM BERKS
	POST CODE	RG40 2BT PHONE 0118-9894403
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	LITTLE COURT, SONNING FARM, SONNING, BERKS
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CONVERSION OF CROP RESEARCH UNIT INTO SINGLE DWELLING, CONVERSION OF LITTLE COURT INTO SINGLE DWELLING.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.45 hA.
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	1496/01 TO 10 INCLUSIVE

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			

1769b

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.

CROP RESEARCH UNIT
OFFICE AND RESIDENTIAL FLAT

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.

AS EXISTING

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.

AS SHOWN ON DRAWINGS

16. HOW WILL SURFACE WATER BE DISPOSED OF?

INTO EXISTING SYSTEM

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

VEHICULAR / PEDESTRIAN ACCESS TO REMAIN

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

GROUND FLOOR ONLY

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	2 / 16 *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	1 / 4 *
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.

£380"00

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 HICKS DEVELOPMENTS DATE 21 JAN 2002

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".

1769c

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		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	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				
B7	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".

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.'

1789/a

SECTION 66 CERTIFICATE

Application No. 08.FEB.2002* 9750

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

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.

Agricultural Holdings Certificate

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 . . . HICKS DEVELOPMENTS LTD . . . . . .

Date . . . . 21 JAN 2002 . . . . . .

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

ADDRESS Little Court Charoil Lane PARISH Sonning

PLOT No. Listed Building ORD. SHEET No.

BUILDER 15-3/56 Univ. of Reading house to offices on g-floor-flat on 1st floor & annexe to laboratories -10/4/56

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09711 BR8854	University of Reading	S/Storey ext. to store room	19.1.79	App C
33971 Loc.	"	Re roofing / Dem. S/St. ext /	27.9.89	C/A
		Removal dormer window		
F/2000/1359	"	↓	14.11.00	Re
LB/2000/1360	"	Erect 2 dwellings - farm bldg to 3 dwellings & demolish laboratory	14.11.00	Re

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

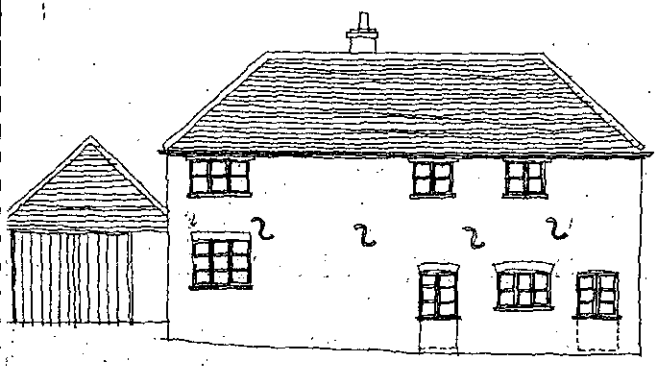
DRAINAGE

091074

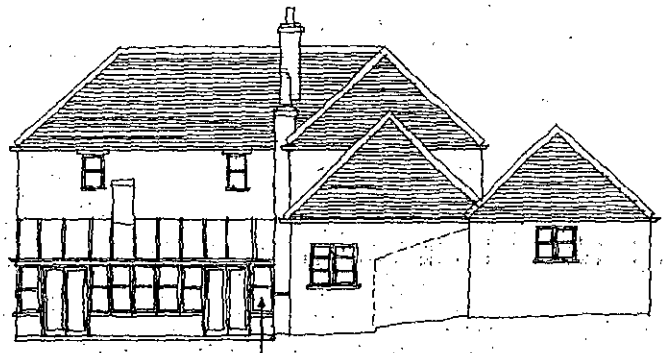
Notes

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership.



SIDE ELEVATION



new conservatory to replace existing lean to

SIDE ELEVATION



REAR ELEVATION

APPROVED



FRONT ELEVATION

REV C	WINDOWS ALTERED	30/04/02
REV B	CONSERVATORY ADDED	25/03/02
REV A	DINING RM WINDOW + GARAGE	02/02

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
PROPOSED ELEVATIONS
THE COTTAGE

Scale	Date
1 100	01/02A

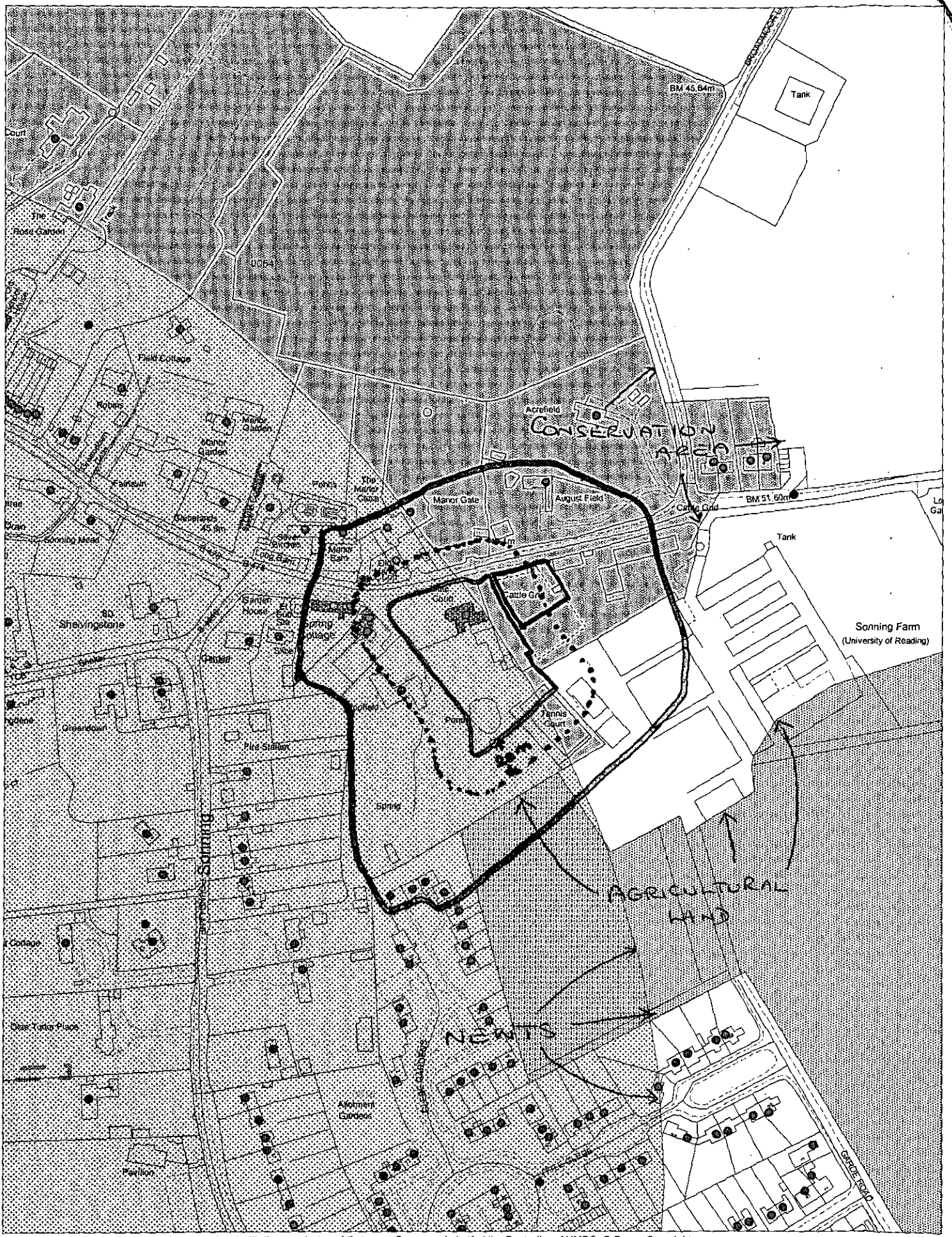
The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1496 Dwg. 05c

Reproduce OS (UK) 0001

9.16/10/02

08.FEB.2002 07:50

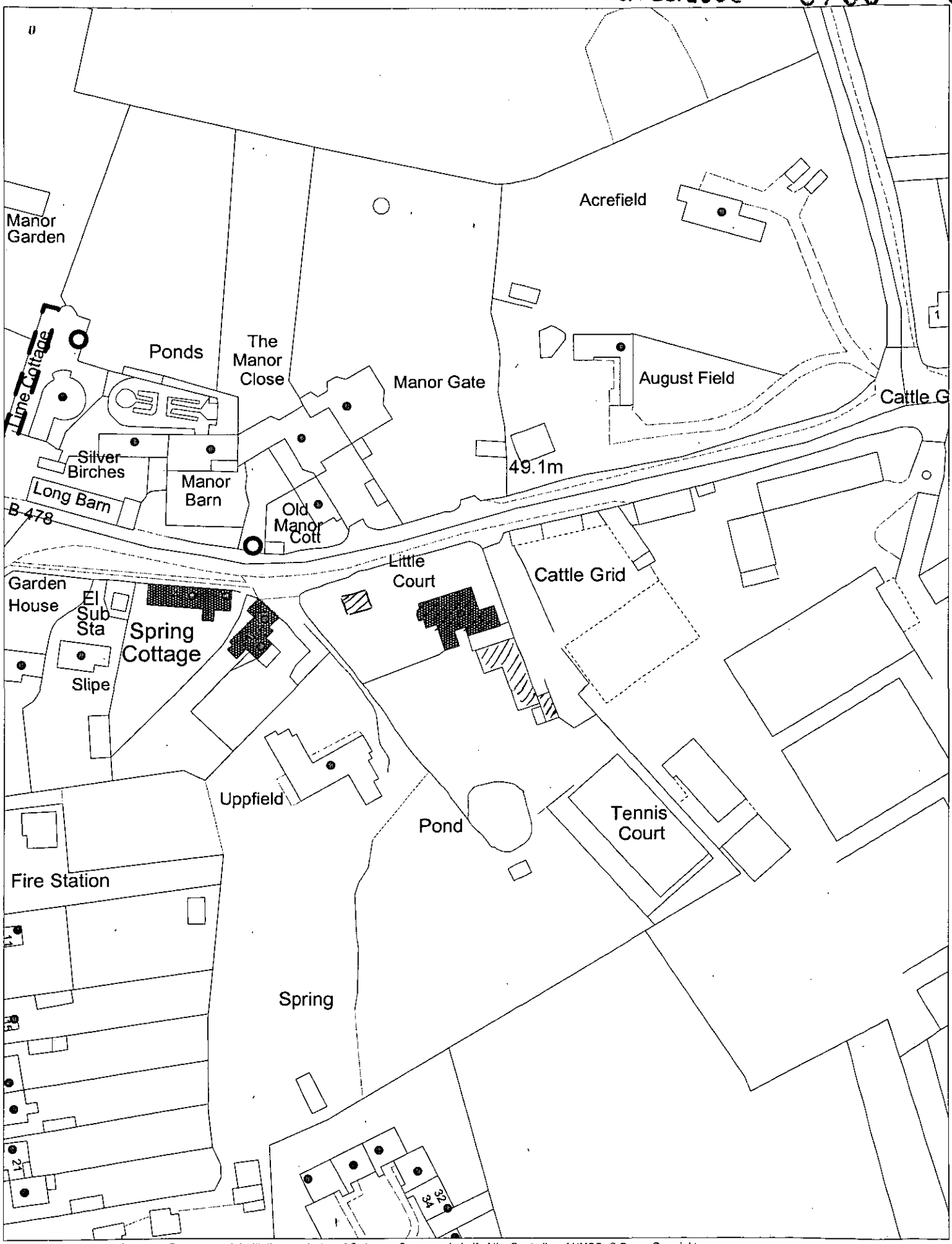


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
29 January 2002 Scale: 1 : 2500

N W E S

08.FEB.2002 5750



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
29 January 2002 Scale: 1 : 1250

N W E S