APPLICATION NO:
F/2002/5847

LOCATION:
21a Old Bath Road, Sonning Reading.

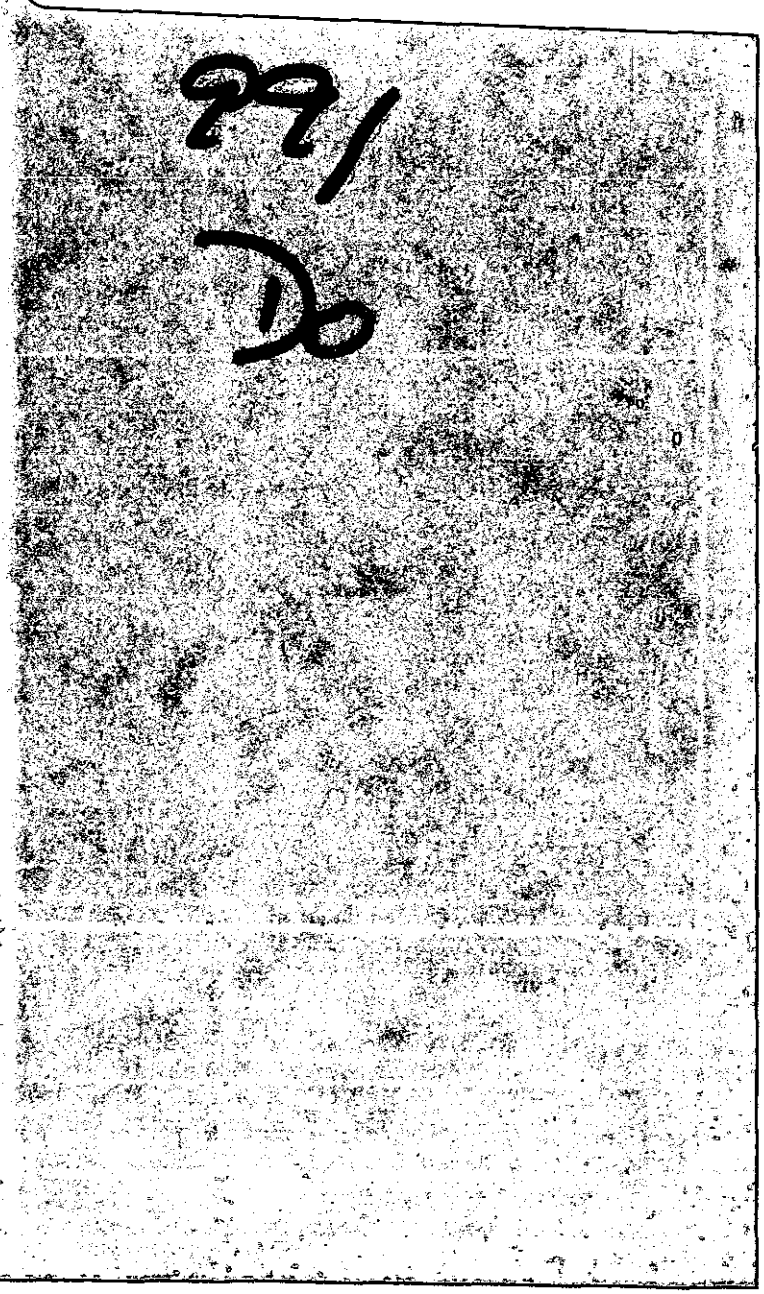
APPLICANT:
Dr P Purcell C/O David Birkett Associates

PROPOSAL:
Proposed erection of new front boundary wal and gates.

EARLIEST DATE FOR DECISION: **10/03/2002**
28 days expire 13/3/02
APPLICATION WILL HAVE EXPIRED ON:
04/04/2002

CASE OFFICER: **Francis Leo**

Front fence APPROVED



WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Dr P Purcell
C/O David Birkett Associates
Ptolemy House
Lower Wharf
Wallingford
Oxon
OX10 9DN

Application Number: F/2002/5847

Parish: **SONNING**

Location: **21A, Old Bath Road, Sonning, Reading.**

Proposal: **Proposed erection of new front boundary wall and gates.**

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

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

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

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

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

Informative

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 08/04/2002

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 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 28th February 2003
My ref: LS/BP/F/2002/5847

Mr T J Dunkley
Gregory Associates
42 Hackwood Road
Basingstoke
Hants
RG21 3AE

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

Dear Mr Dunkley

RE: PROPOSED AMMENDMENTS TO PLANNING PERMISSION F/2002/5847 AT 21A OLD BATH ROAD, SONNING.

I refer to your letter and plans received on the 20th January 2003 with reference to the above, and apologise for the delay in responding.

The proposed change of materials from open railings to brick at the curved element of the front boundary around the Douglas Fir tree, can not be considered as a minor amendment as it would result in a material change to the approved scheme. Planning permission will be required for this alteration.

The proposed wall to the front of the west boundary will require planning permission as it would measure over 1 metre high and would be located within 1 metre of the highway boundary. This is in accordance with Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order, 1995.

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

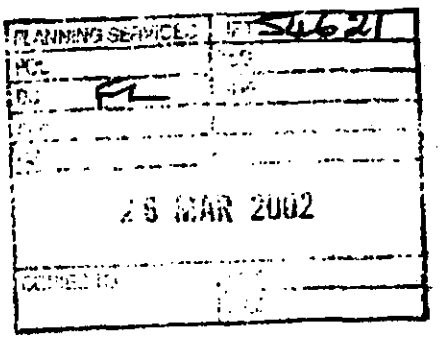
Yours sincerely

Mrs B Polnik
Senior Planning Officer

DAVID BIRKETT ASSOCIATES

Chartered Architects

01491 825457
birkett@globalnet.co.uk



Mr Leo
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks. RG40 1WR

25 March 2002

Ref: - 1506.nm

Dear Me Leo

Tanglewood 21a Old Bath Road, Sonning
Application No. F/2002/5733

Further to your contact with Dr Purcell last week, I attach what I understand is the revised agreed format for the front wall and gates.

The side boundary wall will remain solid 1.8m length. The front "straight section" will have brick piers with railings spanning between. Pillars to be 1 1/2 Bricks square with 1800 openings for railings.

The brickwork wall will be 1:35 m high with 150 mm stone cappings. The curved section leading to the gates will be of similar design rising to the height of the gate posts.

My client wishes to draw to your attention that the dimensions used are similar to another house 2/3 doors away.

If you have any difficulties with these revisions, please contact me immediately.

Yours sincerely

gregory associates

project managers
building surveyors

TD/ST/173.123

17th January 2003

LS Past appl's / Minor amend.

PLANNING SERVICES	HPT 65409
POL	TLS
DC	ENF
APP	
CS	
20 JAN 2003	
COPIES TO	ACK:
	FILE:

Wokingham District Council
Planning Department
Shute End
Wokingham RG40 1WR

Dear Sirs,

Re. 'Tanglewood' 21a Old Bath Road, Sonning, Berkshire
Application No. F/2002/5733

The main extension is progressing at a good pace and we are now turning out attention to the ancillary works including the front boundary wall and gates. We enclose a copy of a letter dated 25th March 2002 from the Architect, David Birchett, to Mr Leo at your Offices. This confirmed certain agreed variations to the original wall design. Our Client, Doctor Patrick Purcell subsequently had a conversation with Mr Leo in March 2002, when it was agreed that the curved section of the wall could be solid brickwork without railings.

There are certain minor issues regarding the wall and railing which we would like to clarify before construction commences:

1. The curved section of wall around the retained Douglas Fir will be a minimum of 3 metres from this tree and comprise a one brick thick wall (ie with no railings) to a height of 1.5m (including coping). This wall will increase to the height of the main left hand gate pillar.

2. A straight section of one brick thick wall will be constructed on the right hand boundary, forward of the main right hand gate pillar. This wall, which will terminate approx. 1 metre inside the front boundary with Old Bath Road, will again be 1.5 metres in height (including coping) rising up to the height of the main gate pillar.

brick wall instead of railings as approved ↓ Discussed w/ Neil no impact on trees

In order to clarify the above, additional information has been added to the layout Plan, a copy of which is attached herewith.

www.gregoryassociates.co.uk
42 Hackwood Road Tel: 01256 810125
Basingstoke Fax: 01256 358661
Hants RG21 3AE e-mail: ga@gregoryassociates.co.uk

Company Registration No: 04125108 Registered in England and Wales A Trading Division of Gregory Associates Limited

Proposed changes: P2 CLA 2 3.5

* Railings on curved section to brick
  NB. is this to same height.
  ↳ approved scheme is for open railings along front boundary (fence down the side) ∴ could be considered materially different ∴ require planning?

3m recent appeal decision

* Extended brick wall 1.5m high w'n 1m of highway ∴ requires pp. and would be an extension to the approved scheme.

send letter today

DISCUSS W/ SEAN. Draft letter call to discuss

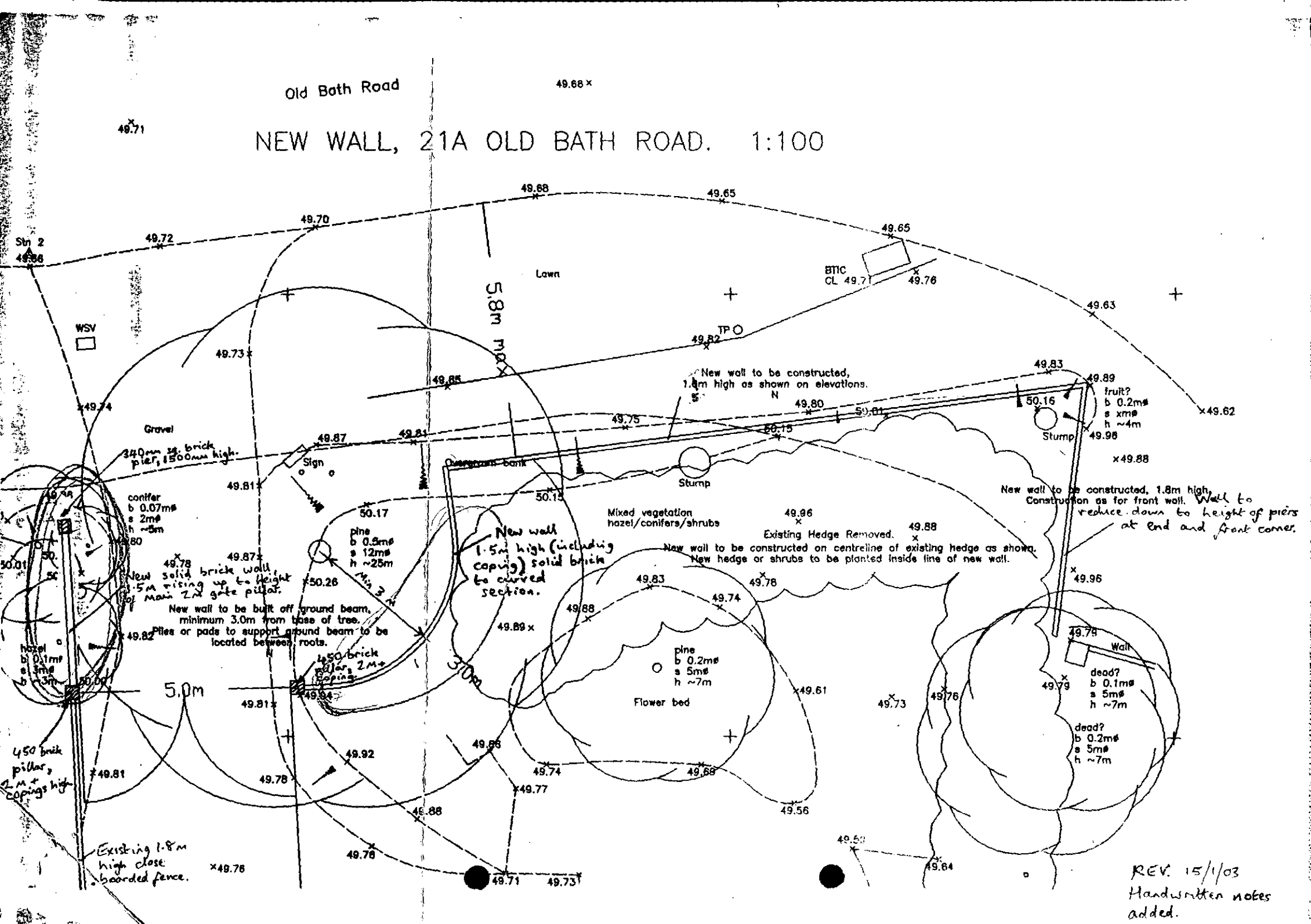
We would appreciate confirmation that construction can proceed as outlined above. Should you have any queries then please do not hesitate to contact this office. An early response would be greatly appreciated.

Yours faithfully,

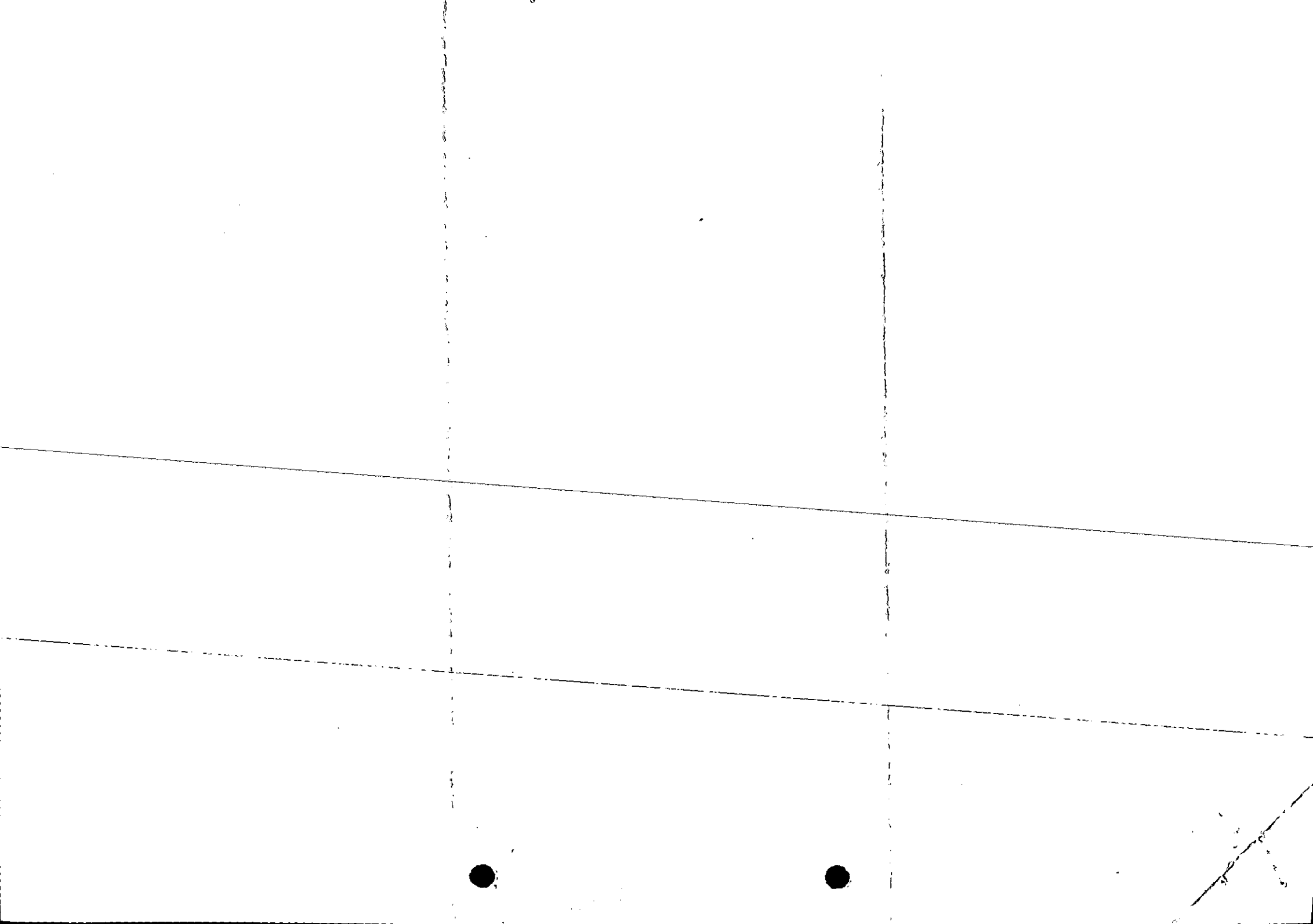
T J Dunkley MRICS
Chartered Surveyor

Encl.

Cc Dr. and Mrs Purcell



NEW WALL, 21A OLD BATH ROAD. 1:100
Old Bath Road
Lawn
Gravel
Sign
Stump
Overgrown bank
Mixed vegetation hazel/conifers/shrubs
Existing Hedge Removed.
New wall to be constructed on centreline of existing hedge as shown. New hedge or shrubs to be planted inside line of new wall.
New wall to be constructed, 1.8m high as shown on elevations.
New wall to be constructed, 1.8m high. Construction as for front wall.
Wall to reduce down to height of piers at end and front corner.
New wall 1.5m high (including coping) solid brick to curved section.
New wall to be built off ground beam, minimum 3.0m from base of tree. Piles or pads to support ground beam to be located between roots.
Min 3m
5.8m max
5.0m
3.0m
Flower bed
Wall
Stn 2
WSV
BTIC CL
TP
fruit? b 0.2mø s xmø h ~4m
pine b 0.5mø s 12mø h ~25m
pine b 0.2mø s 5mø h ~7m
dead? b 0.1mø s 5mø h ~7m
dead? b 0.2mø s 5mø h ~7m
conifer b 0.07mø s 2mø h ~5m
hazel b 0.1mø s 3mø h ~3m
340mm sq. brick pier, 1500mm high.
New solid brick wall 1.5m rising up to height of main 2m gate pillar.
450 brick pillar, 2m + copings high.
450 brick pillar, 2m + coping.
Existing 1.8m high close boarded fence.
REV. 15/1/03 Handwritten notes added.



WORK SHEET FOR : Francis Leo

Application Number : F/2002/5847

Applicant : Dr P Purcell C/O David Birkett Associates.

Location : 21a, Old Bath Road, Sonning, Reading.
Proposal : Proposed erection of new front boundary wall and gates.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 19/3/02

Date Registered : 07/02/2002

Earliest Date for Decision : 10/03/2002

Latest Consultation Date/Site Notice Expiry Date : 10/03/2002

This application will have expired on: 04/04/2002. 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 :

Landscape architect: object to the solid nature of the boundary wall and lack of vegetation

Highways : approve with condition

Adjoining Owner : object on loss of hedge grave.

Planning Issues : I'd Sett

LEB1, LEB2

WOS3, WBE1

ENI

Application Number: F/2002/5847 **Officer : Francis Leo**
21a Old Bath Road, Sonning, Reading

Appraisal :

Development
Proposed erection of new front 1.5m high boundary wall rising to 1.6m towards the metal gates.

Impact upon neighbouring properties
The proposed boundary wall is at the front of the site and would have no adverse impact upon neighbouring properties.

Impact upon the character of the area
The properties at Old Bath Road have deep front gardens with hedges and bushes as fences through which the rest of the gardens are visible. The openness is part and parcel of the character to Old Bath Road. The proposal is to build a solid brick boundary wall 1.5m high creating a fortress effect which is detrimental to the open character of the area. The proposal would be contrary to policy LEB2 of the Loddon Area Local Plan.

Councils Landscape Architect has referred to the loss of vegetation along the front boundary stating that currently the boundary is fairly informal in character but is in keeping with the majority of properties in this area that have front boundary hedgerows. There are several other properties with brick walls as boundary features but they are relatively low with piers and railings making them less visually intrusive than the proposed 1.5m high wall.

On 26 March 2002 the applicant submitted revised drawings showing a boundary fence with dwarf brick wall intermittent piers and railings in between. The piers would be 1.5m high. The piers to the entrance would be 2.0m high supporting a decorative pair of gates set back 5.0m (minimum) in order to allow the gates to open within the site as requested by Highways section.

There exists at present one large Douglas Fir tree at the entrance of the site worthy of retention. The applicant after discussion with Councils arboriculturist has curved the boundary wall to allow a radius of 3m around the tree to protect the roots which is considered acceptable.

Landscape : Harold has agreed to revised dwg on behalf of Catherine . no conditions ..

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2002/5847
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C139	R139	(insert 5 metres min)

RECORD OF SITE VISIT

SITE ADDRESS: 21a Old Bath Road
Sonning Reading.

APPLICATION NUMBER: F/2002/5847

OFFICER: Francis Leo

DATE OF SITE VISIT: 19/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Large detached 2 storey dwellings with very large gdns set back reasonably ~~to~~ medium size gardens to front

3. DESCRIPTION OF SITE/BUILDING 2 storey detached Property in very large grounds

4. RELATIONSHIP TO ADJOINING PROPERTIES No 21 has no windows to the side

5. SITE CONSTRAINTS

TREES Along from garden and at entrance to site.

ACCESS/PARKING

LEVELS

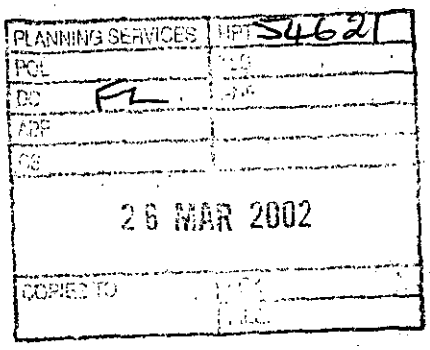
BOUNDARY TREATMENT 1.8m hedge bet properties.

OTHERS

DAVID BIRKETT ASSOCIATES

Chartered Architects

01491 825457
birkett@globalnet.co.uk



Mr Leo
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks. RG40 1WR

25 March 2002

Ref: - 1506.nm

Dear Me Leo

Tanglewood 21a Old Bath Road, Sonning
Application No. F/2002/5733

Further to your contact with Dr Purcell last week, I attach what I understand is the revised agreed format for the front wall and gates.

The side boundary wall will remain solid 1.8m length. The front "straight section" will have brick piers with railings spanning between. Pillars to be 1 1/2 Bricks square with 1800 openings for railings.

The brickwork wall will be 1:35 m high with 150 mm stone cappings. The curved section leading to the gates will be of similar design rising to the height of the gate posts.

My client wishes to draw to your attention that the dimensions used are similar to another house 2/3 doors away.

If you have any difficulties with these revisions, please contact me immediately.

Yours sincerely

David Birkett

David Birkett

Enc.

David Birkett
B.Arch [Hons] AA Dipl. Cons [Grad] RIBA FSAI IHBC
Ptolemy House, Lower Wharf
WALLINGFORD OX10 9DN

Received by Wokingham District Council

Application No: F/2002/5847

Proposal:
Proposed erection of new front boundary wall and gates.

Location:
21a, Old Bath Road, Sonning, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5847 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/03/2002. 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

14 February 2002

18 OLD BATH ROAD
SONNING ,NR. READING
RG4 6TA

TEL 0118 9692144

DATE 22-02-02

PLANNING SERVICES | HPT
TLS
DC FL
APP
25 FEB 2002
COPIES TO | ACK ✓
FILE:

APPLICATION N. F/2002/5847 (BOUNDARY WALL)

WOKINGHAM UNITARY
ENVIRONMENTAL SERVICES DEPT.
PLANNING SERVICES
SHUTE END ,WOKINGHAM

F.A.O. MR. F. LEO , DEVELOPMENT CONTROL OFFICER

Dear Sir

Further to the application above please note the following :-

1. We have not objected to the Planning Application for N.21a submitted by the then owners of Woodlands ,21 Old Bath Road in 1995/96 because it specifically stated that the look of the hedge will not be changed and the beautiful pine trees will not be felled.

2. The construction of a brick boundary wall will completely destroy the hedge and at least 2 pine trees, it is not obvious from the plans whether the lovely large pine tree will be destroyed,or not. The planting of a hedge behind the brick wall will only benefit the owners of N.21a , not the neighbours who will be facing an ugly brick wall instead of an attractive rustic hedge.

3. There has been one or two minor and quite a few near traffic accidents on the corner of Old Bath Road and West Drive ; exactly where the brick wall will be situated. The presence of the brick wall is likely to increase the possibility of accidents and also more serious injuries should an accident occur.

Due to the reasons given above we are opposing strongly this planning application. Should you wish for us to give more detailed views regarding point 3.,please let us know.

Yours faithfully

Mrs. P. Tempel

P. Tempel

Mr. J.A. Tempel

TO: **DEVELOPMENT CONTROL**
Francis Leo

FROM: Environmental Design

DATE: 21 February 2002

Location:	21a Old Bath Road, Sonning
Proposal:	Proposed erection of new front boundary wall and gates.
Application Number:	F/2002/5847

In response to your consultation dated 14 February 2002 for the above application, the landscape comments are as follows:

The applicant has had pre-application discussions with the arboriculturist, Jonathan Matthews, regarding the location of the wall in relation to the conifer at the front of the site. The position of the wall shown on the drawings is 3m from the centre of the tree, which was the distance agreed with Jonathan Matthews on site in October 2001. However the applicant will need to demonstrate that the wall foundations can be constructed in such a way that will cause minimal damage to the tree roots.

In constructing the wall all the existing vegetation along the front boundary is shown to be removed. Currently this boundary is fairly informal in character but is in keeping with the majority of properties in this area that have front boundary hedgerows. There are several other properties with brick walls as boundary features but these are relatively low with piers and railings making them less visually intrusive than the proposed 1.6m high solid wall. The solid nature of the proposed brick wall and lack of vegetation to soften the structure will be visually intrusive within the street scene and therefore not in keeping with the existing character of the road.

Catherine Brimble

Catherine Brimble
Landscape Architect

REVISED PLAN - 26 MARCH INDICATES RAIL + BRICK PIERS - LESS VISUALLY INTRUSIVE AS REQUIRED/REQUESTED

ACCEPTABLE

05-04-02

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 14 February 2002

Application Number: F/2002/5847

Proposal: Proposed erection of new front boundary wall and gates.

Parish: SONNING PARISH

Site Address:
21a, Old Bath Road, Sonning, Reading.

Applicant:
Dr P Purcell C/O David Birkett Associates.

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).

C139 (INSERT: 5 metres), R139.

Signed: _____ **Print name:** ADAM 15/02/02

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

Tel: 0118 974 6502

Date: **14 February 2002**

My ref: F/2002/5847

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2002/5847
21a, Old Bath Road, Sonning, Reading.
Proposed erection of new front boundary wall and gates.

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

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

If you have any questions please do not hesitate to contact **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5847**
21a, Old Bath Road, Sonning, Reading.
Proposed erection of new front boundary wall and gates.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rose

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

Applicationo	Name & Address
F/2002/5847	Mr & Mrs Tempel 18 Old Bath Road Sonning Nr Reading RG4 6TA
Application Approved	Letters sent 12.04.02

WOKINGHAM UNITARY
Aiming for Excellence

Application Number : F/2002/5847	Map No : 36
Case Officer : FL	Site Area : 0.21
Valid Date :	Received Date: 07/02/2002

Level : Delegated Application

Description : Proposed erection of new front boundary wall and gates.

Location : 21a, Old Bath Road, Sonning, Reading.

Parish : SO Ward : SON

Applicant : Dr P Purcell C/Odavid Birkett Associates.

Fee Required: £95 Fee Received: £95 (6)

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	[redacted]		
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Francis also has
current application
for this site —

F/2002/5733



Ms Joss Miller planning Offi

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

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)

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

Pre-app attached.

1933

ADDRESS 21A Old Bath Road PARISH Sonning

PLOT No. ORD. SHEET No. SU 7574 36

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
43038	MR. C. OLDLANDS	DET. DWELLING	16.8.94	CIA
F/2000/1415	Dr. & Mrs. Purcell	2 St S ext to dwelling + detached double garage	9.8.00	ref
F/2002/5733	"	Rooflight & alts to windows		

MINISTRY DECISION 1415 - APPEAL ALLOWED - 20.7.01

SPECIAL ORDERS

5847

DAVID BIRKETT ASSOCIATES

Chartered Architects

01491 825457
birkett@globalnet.co.uk

07 FEB 2002 5847

Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks. RG40 1WR

6 February 2002

Ref: - 1506.nm

Dear Sir/Madam

Tanglewood 21a Old Bath Road, Sonning

Please find enclosed a cheque for £95. 00 and 6 copies of all drawings and forms as a planning application in respect of the above.

Should you require any further information please do not hesitate to come back to me.

Yours sincerely

Neil McKay

Enc.

David Birkett
B.Arch [Hons] AA Dipl. Cons [Grad] RIBA FSAI IHBC
Ptolemy House, Lower Wharf
WALLINGFORD OX10 9DN

Environmental Services

For office use only.
Application number: 07.FEB.2002* 5847

Householder planning application form

DELEGATED
WOKINGHAM DISTRICT COUNCIL

(0118).
Tel: 9698128

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

1	Your name	DR. PATRICK PURCELL.
	Address and postcode	21A OLD BATH ROAD SONNING BERKSHIRE. RG4 5SY
	Phone number	
	Agent's Name	DAVID BIRKETT ASSOCIATES.
	Address and postcode	PTOLEMY HOUSE LOWER WHARF WALLINGFORD OXON. OX10 9DN.
	Phone number	01491 825457.
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	21 A OLD BATH ROAD.
4	Give brief details of the proposal for example, two storey side extension. About the application	BRICK BOUNDARY WALL WITH METAL GATES.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK WITH GREY BRICK CAPPING. METAL, BLACK.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4.
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑	No ☐
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

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

None of the land forms part of an agricultural holding.

Your signature: NEIL McKAY, DBA. on behalf of PATRICK PURCELL.

Date

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

Proposed New Garden Wall
AT

21a OLD BATH ROAD

Elevations

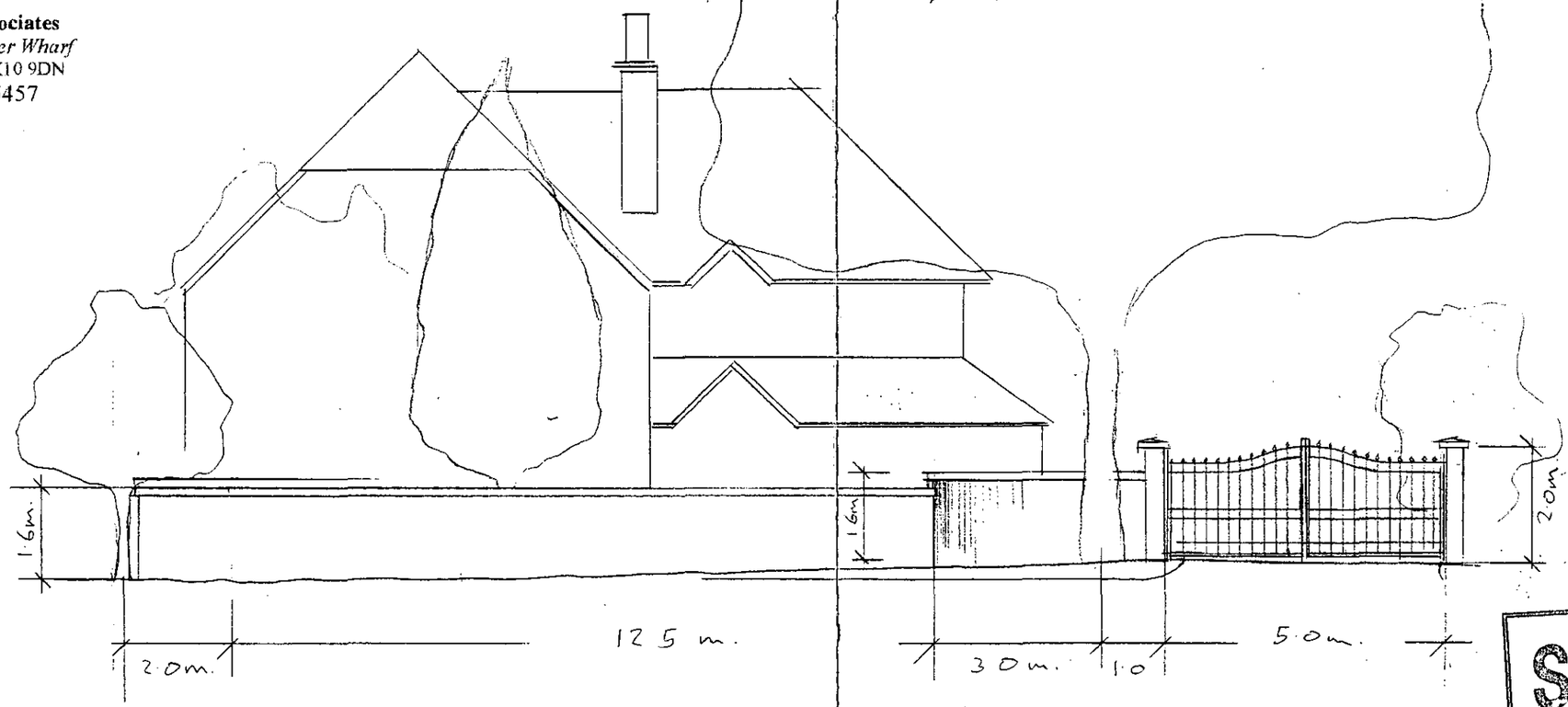
1506a 001

Scale 1:100/50 January 02

David Birkett Associates
Ptolemy House, Lower Wharf
WALLINGFORD OX10 9DN
Tel: 01491 825457

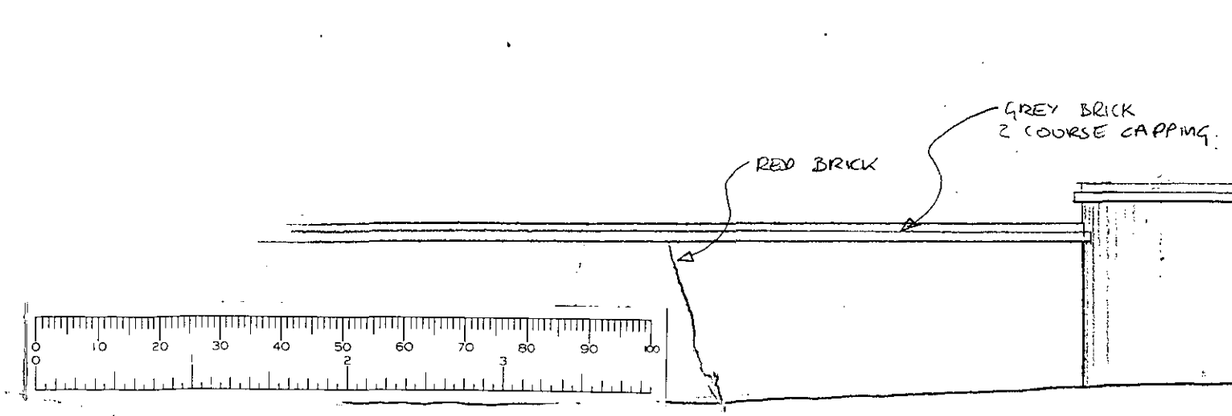
07.FEB.2002* 5847

DELEGATED

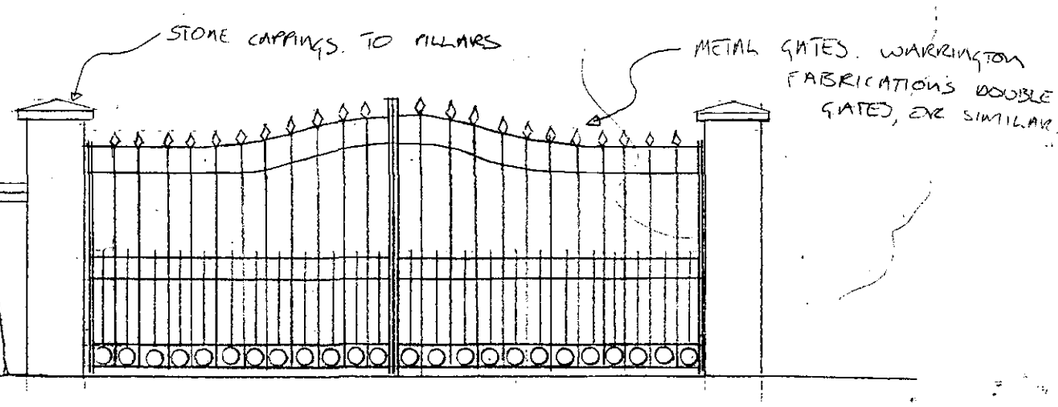


ELEVATION TO OLD BATH ROAD 1:100.

SUPERSEDED



ELEVATION TO OLD BATH ROAD 1:50.

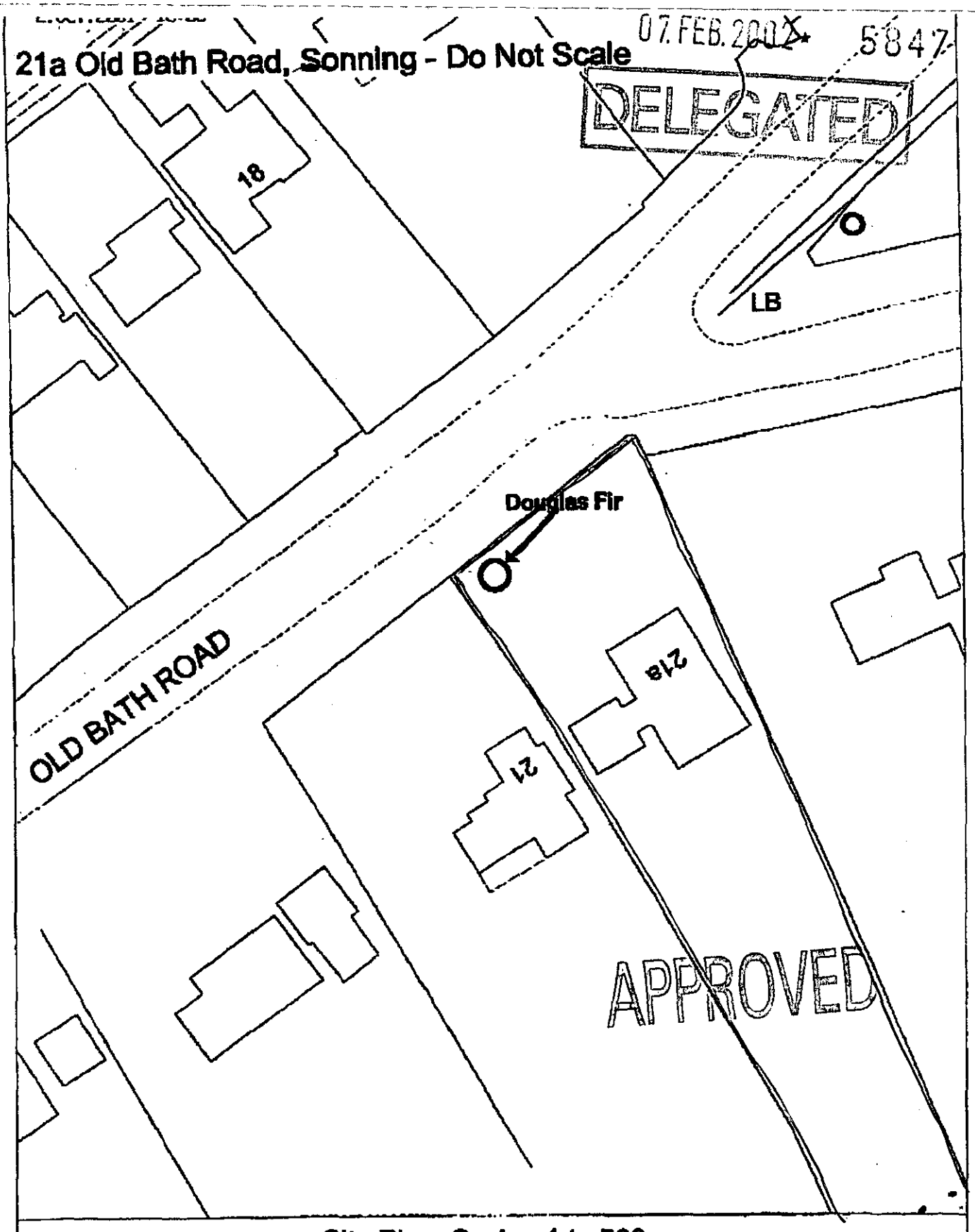


21a Old Bath Road, Sonning - Do Not Scale

07. FEB. 2002

5847

DELEGATED



Site Plan, Scale: 1 to 500

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Date: 9 October 2001

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W E
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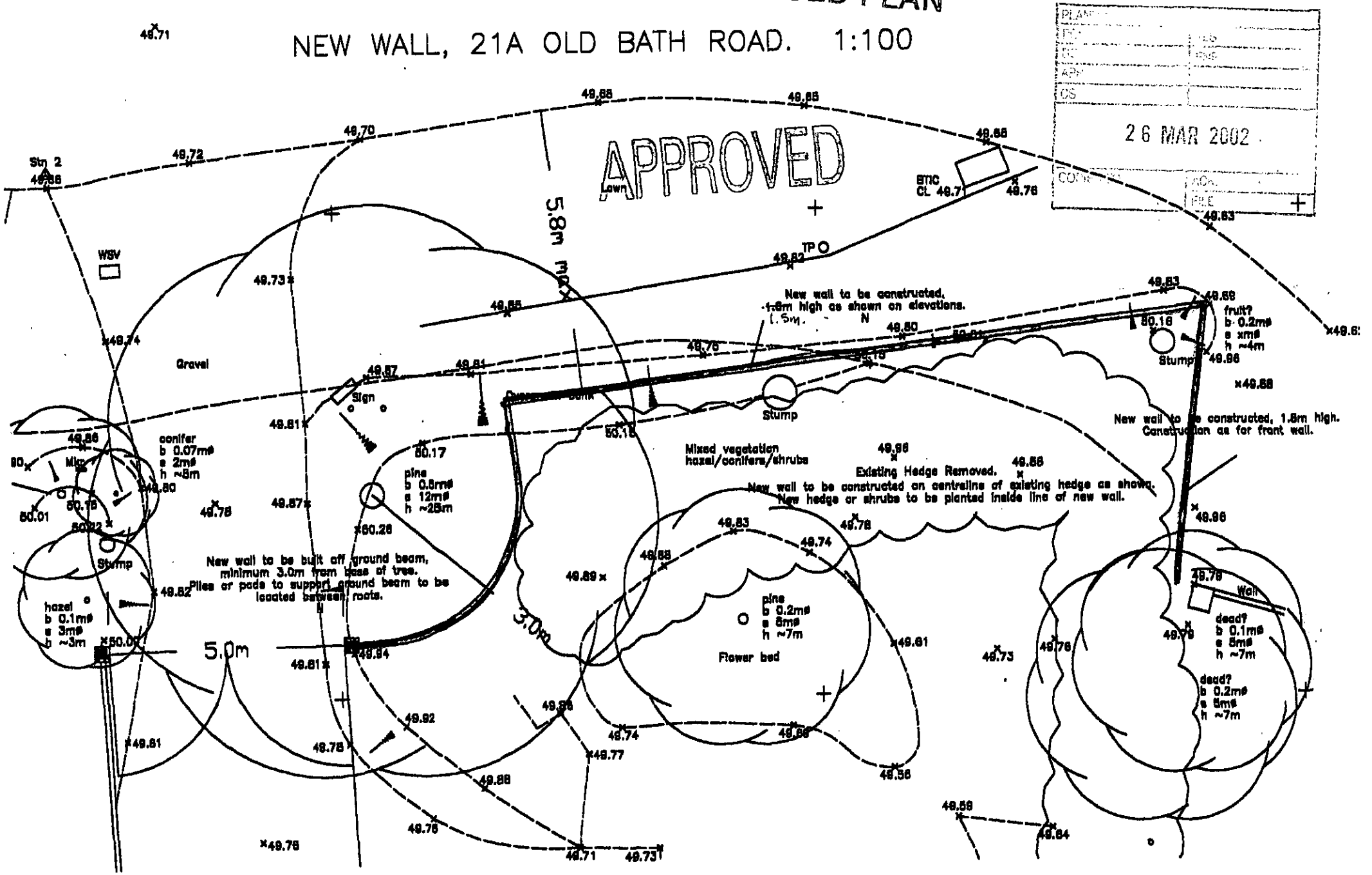
REV 'A' 25.3.02

REVISED PLAN

NEW WALL, 21A OLD BATH ROAD. 1:100



Proposed New Garden Wall
AT

21a OLD BATH ROAD

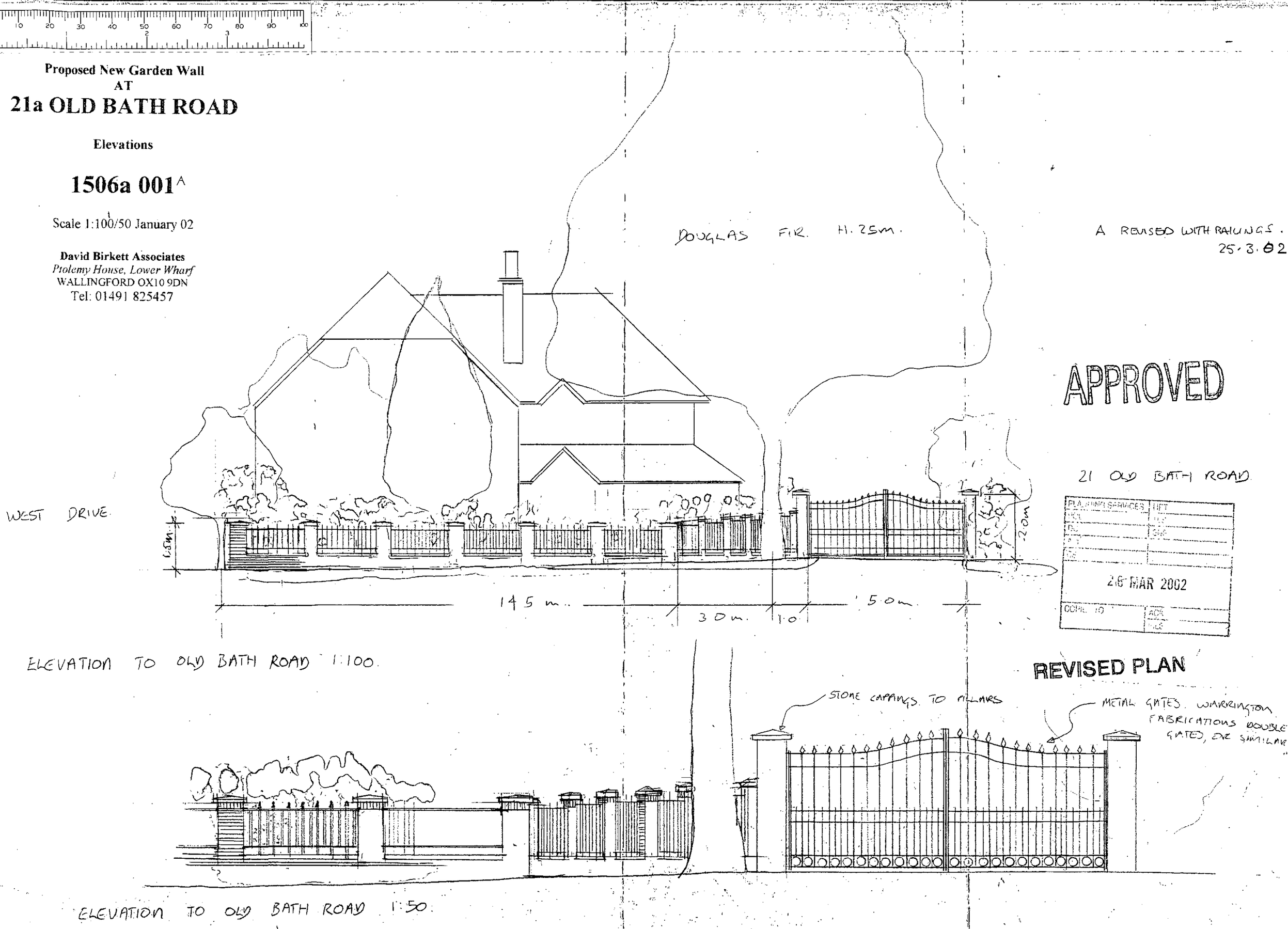
Elevations

1506a 001A

Scale 1:100/50 January 02

David Birkett Associates
Ptolemy House, Lower Wharf
WALLINGFORD OX10 9DN
Tel: 01491 825457

A REVISED WITH RAILINGS.
25.3.02



APPROVED

PLANNING SERVICES
26 MAR 2002
COPIES TO

REVISED PLAN

ELEVATION TO OLD BATH ROAD 1:100.

ELEVATION TO OLD BATH ROAD 1:50.

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