APPLICATION NO
F/2002/8182

LOCATION
Dower House Cottage Pearson Road, Sonning Berks.

APPLICANT.
Ms J Middlemiss C/O G Beard

PROPOSAL
Proposed installation of dormer window. Amendment to consent F/2001/4225

EARLIEST DATE FOR DECISION. 13/01/2003

APPLICATION WILL HAVE EXPIRED ON:
06/02/2003

CASE OFFICER: **Louise Smith**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Ms J Middlemiss
C/O G Beard
Studio Gate
Pearson Road
Sonning
Berks
RG4 0UL

Application Number: F/2002/8182

Parish: **SONNING**

Location: **Dower House Cottage, Pearson Road, Sonning, Berks.**

Proposal: **Proposed installation of dormer window. Amendment to consent F/2001/4225.**

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

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

Condition
2. The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Dower House.

Condition
3. Construction operations for which noise is audible at the site boundary shall only be carried out between 0730 and 1800 hours on weekdays and 0800 and 1300 hours on Saturdays and at no time on Sundays or Bank Holidays.

Condition
4. 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.

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

Reason
2. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

Reason
3. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
4. To ensure that the external appearance of the building is satisfactory.

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 EN4.

Loddon Area Local Plan Policies LBE1, LBE2, LTV1, LBE14 and LBE15.

Deposit Draft Wokingham District Local Plan Policies WHE13, WBE1, WOS3, WOS2, WHE2 and WHE4.

T. G Watson

Trevor Watson
Development Control Manager
Date: 03/03/2003

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.

8182

Tel. (0118) 974 6463
Date: 06 February 2003
Your Ref:
My Ref:Louise Smith
F/2002/8182

Letter returned

The Owner/Occupier
Old Forge Court
PEarson Road
Sonning

WOKINGHAM UNITARY
Aiming for Excellence

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 Sir/Madam
Application Number: F/2002/8182
Site Address: Dower House Cottage, Pearson Road, Sonning Berks
Proposal: Proposed installation of dormer window. Amendment to consent F/2001/4225.

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

If you wish to see the submitted plans and accompanying details you can do so at the District Council Planning Services reception at Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans. It would be helpful if you could take this letter with you or quote application number F/2002/8182 to enable staff to locate the correct application.**

If you wish to comment on the proposals please reply in writing within 21 days from the date of this letter quoting Application Number **F/2002/8182.** Only remarks about planning matters can affect the Councils decision. In order to assist you in deciding what comments are relevant please see the attached list. These are not exhaustive. **Please note that due to the volume of planning applications we are currently dealing with it will not be possible for case officers to respond to individual questions raised in letters of comment.**

An authorised officer under delegated powers decides the majority of applications; the Development Control Committee generally decides major applications and those raising controversial issues. Where an application is to go to Committee and you have commented on the proposals, you will be advised of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. Comments can also be made on line using the District Council's web site at www.wokingham.gov.uk under Planning.

Please note that all comments made will be open to public inspection. If you are not the owner of the property, please pass a copy of this letter to the owner. Should you have any queries regarding this application please contact the planning case officer Louise Smith on (0118) 974 6463.

Yours faithfully,

Louise Smith

Development Control Officer

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8182. (Case Officer:Louise Smith)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8182

YOUR NAME: _____

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
Old Forge Court PEarson Road
Sonning

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

PLEASE RETURN YOUR COMPLETED FORM TO:

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

Comments:

Continue over the page if more room required

WORK SHEET FOR : Louise Smith

Application Number : F/2002/8182

Applicant : Ms J Middlemiss C/O G Beard.

Location : Dower House Cottage, Pearson Road, Sonning, Berks.

Proposal : Proposed installation of dormer window. Amendment to consent F/2001/4225.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8/1/3

Date of Neighbour Notifications : .....

Date of Site Visit : 8/1/3

Date Registered : 12/12/2002

Earliest Date for Decision : 13/01/2003

Latest Consultation Date/Site Notice Expiry Date : 13/01/2003

This application will have expired on: 06/02/2003. 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 :
Conservation Officer - no obj.
Tea Cosy - object design, overlooking, consultation of use

Planning Issues :
Impact on Neighb.
Street scene/ Conservation Area.
LB.

Application Number: F/2002/8182

Appraisal :

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

Application Number F/2002/8182
Conditions/Reasons for Refusal

CONDITIONS

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1)			The development hereby permitted shall be begun before the expiration of five years from the date of this decision.
2)			The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Dower House.
3)			Construction operations for which noise is audible at the site boundary shall only be carried out between 0730 and 1800 on weekdays and 0800 and 1300 on Saturdays and at no time on Sundays or Bank Holidays.
4)	C014		

REASONS

1)	R001		
2)	R062		
3)	R070		
4)	R014		

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LTV1 LBE14 LBE15
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WHE13. WBE1 WOS3 WOS2 WHE2 + 4
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN4
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 3/3/03

CA

RECORD OF SITE VISIT

SITE ADDRESS: Dower House Cottage Pearson Road Sonning Berks.

APPLICATION NUMBER: F/2002/8182

OFFICER: Louise Smith

DATE OF SITE VISIT: 8/1/03

1 SITE/STATUTORY NOTICE DISPLAYED ? Y - gate post

2. DESCRIPTION OF SURROUNDINGS
Conservation Area - central sonning
terrace / semi, detached dwellings.

3. DESCRIPTION OF SITE/BUILDING
Detached gge + ancillary living space in grounds of house.
set to rear curtilage.

4. RELATIONSHIP TO ADJOINING PROPERTIES
See distance to property to East.

5. SITE CONSTRAINTS

TREES trees to boundary w/. neighbour to east. 1 first floor.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2002/8182 & LB/2002/8183

Appraisal:

Development

The site is a listed building with detached garage containing ancillary accommodation, situated within the Conservation Area of Sonning. The outbuilding was approved at Appeal F/2001/4225.

The application being considered proposes an amendment to the consent F/2001/4225, requesting the installation of a dormer window in the east elevation of the structure.

1. Impact upon neighbouring properties

   The proposed dormer window faces east, looking across the garden of the application site. Suna Court is located to the eastern boundary of the site and has first floor window in the side elevation, however, given the distance to this property from the proposed window (over 35m) no significant overlooking impacts are considered.

   The proposed dormer window would not add significant bulk to the roofline of the structure and would not exert any detrimental impacts to adjacent sites.

2. Impact upon the character of the Conservation Area, and setting of the Listed Building

   The Planning Inspector considered the form and design of the structure sympathetic to the character of the listed building and wider conservation area. The proposed dormer window is of identical design to those approved in the south elevation of the structure. Furthermore, the structure is set back from the road and the proposed dormer would be less visible in the street scene than those formally approved. The proposed dormer would not add significant bulk to the structure and could still be viewed as subservient to the host dwelling.

Approval: **Refusal:**

✓

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/8182
CASE OFFICER: Louise Smith

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)
5 High Street Sonning	21	6/2
Heron's Gate High St.	"	"
Brook House " "	"	"
Suna Court Pearson Rd	"	"
Sonning House "	"	"
Old Forge Cottage "	"	"
The Old House Thames Street	"	"
Long Acre " "	"	"

To:
Harold Sanders
Urban Design And Conservation Officer

From: Louise Smith

Date: 23 December 2002 24 DEC 2002

Application Number: F/2002/8182

Proposal: Proposed installation of dormer window. Amendment to consent F/2001/4225..

Site Address:
Dower House Cottage, Pearson Road, Sonning, Berks.

Applicant:
Ms J Middlemiss C/O G Beard.

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

---

1. THE GENERAL PRINCIPLE ACCEPTABLE IN THE LIGHT OF THE APPEAL DECISION.
2. COULD WE HAVE ORIGINAL APPLICATION TO SEE EXTENT OF IMPACT. — (NOW PROVIDED HS)
3. SECTION AA IS SHOWN TO CUT THROUGH PROPOSED DORMER; SHOULD THIS BE AMENDED TO SHOW CONSTRUCTION OF DORMER. (NOT AN ISSUE IN THE DECISION)

Harold Sanders

09.01.03.

REF. NEIGHBOURS OBJECTIONS I HAVE CHECK THE PROPOSAL AND HER COMMENTS.

I CANNOT ACCEPT THAT THE PROPOSED ADDITIONAL WINDOW WILL ADD TO OR CREATE ANY ADDITIONAL OVERLOOKING TO NEIGHBOURS THAN THE ORIGINAL SCHEME.

THE ADDITIONAL ROOFLIGHT AND ENLARGED BEDROOM WILL PROVIDE 'MORE SUITABLE FOR PERMANENT RESIDENTIAL USE' THE INSPECTOR CONFIRMED THE ANNEXE SHALL REMAIN PART OF THE PRINCIPAL DWELLING. I GUESS THIS SHOULD BE RE-INFORCED IN ANY CONDITIONS IF APPROVED

HS. 21.01.03.

Date: 14 January 2003 15 JAN 2003

To: Harold Sanders – Urban Design & Conservation Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8182

Location: Dower House Cottage, Pearson Road, Sonning, Berks.

Proposal: Proposed installation of dormer window. Amendment to consent F/2001/4225.

Applicant: Ms J Middlemiss C/O G Beard.

Case Officer: Louise Smith

The new plans show the following: Revised location and block plan.

Comments are required by 28/01/2003.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

NO IMPACT ON COMMENTS CONCERNING ADDITION OF DORMER + EXTENDED BED ROOM AREA

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: 2002/8182

Proposal:
Proposed installation of dormer window. Amendment to consent F/2001/4225.

Location:
Dower House Cottage Pearson Road Sonning Berks

This application is being advertised in the Reading Chronicle newspaper on the 24/01/2003 for the following reason(s);

SITE IS IN A CONSERVATION AREA

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **14/02/2003**. 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: 24/01/2003

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8182. (Case Officer:Louise Smith)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
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THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES RECEIVED
DC
APP
CD
15 JAN 2003
COPIES TO

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8182

YOUR NAME: WINIFRED BLAY

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
6
MOORSIDE LANE PARKGATE
NESTON
CH64 6QP

PLEASE RETURN YOUR COMPLETED FORM TO:

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

My objections are written below on 14/1/03 following my phone calls to your dept on 31/1/03 and 14/1/03

I WISH TO (tick relevant box): OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

I am the owner of the Tea Cosy located on West side of this building.

Comments:

(1) THE ORIGINAL APPLICATION FOR PLANNING CONSENT FOR THE ERECTION OF THIS BUILDING IN THE FIRST PLACE WAS FOR A GYMNASIUM STORE + LIVING ANNEX CONVERSION ADJOINING THE ~~WHITE~~ POWER HOUSE. F/2001/4225 WAS REFUSED BY WOKINGHAM BC AS WAS application 5306. THE DEVELOPMENT WAS ALLOWED ON APPEAL OF F/2001/4225 BY THE PLANNING INSPECTORATE. THE CONSTRUCTION ALLOWED + BUILT IN ACCORDANCE WITH THE APPEALED APPLICATION HAD ROOF AND DORMER WINDOW + ROOFLIGHT PROVISION WHICH WERE SPECIFICALLY MENTIONED IN THE APPEAL DECISION (PARA 15) AND WHICH WERE

Continue over the page if more room required

THE BASIS ON WHICH ~~THE~~ (IF PART OF THE REASONS WHY) THE INSPECTOR REACHED THE DECISION IN PARAGRAPH 19 THAT THE DEVELOPMENT WOULD NOT HAVE A DETRIMENTAL EFFECT (CHARACTER + APPEARANCE GROUND) ALLOWING AN ADDITIONAL DORMER WINDOW NOW UNDERMINES ONE OF THE REASONS WHY THE APPEAL WAS ALLOWED

(2) THE ADDITION OF A DORMER WINDOW WOULD ALTER THE VIEW FROM HILLSIDE AND ANY ONE LOOKING OUT OF THAT WINDOW WOULD HAVE A CLOSER VIEW OF HILLSIDE + ITS GARDEN THAN THEY WOULD HAVE WHEN LOOKING OUT OF THE DORMER WINDOWS ALREADY ALLOWED. ONE OF THE REASONS WHY THE INSPECTOR DECIDED THERE WAS NO HARMFUL LOSS OF PRIVACY WAS THAT THE ~~EXIST~~ DORMER WINDOWS ALLOWED WOULD BE "AT A CONSIDERABLE DISTANCE" FROM HILLSIDE (PARAGRAPH 22 OF APPEAL DECISION) THE PROPOSED DORMER WINDOW IS NEARER. ALLOWING AN ADDITIONAL WINDOW UNDERMINES ANOTHER REASON WHY THE APPEAL WAS ALLOWED

(3) THE DEVELOPMENT IS SUBJECT TO A CONDITION THAT THE ANNEXE REMAIN PART OF THE PRINCIPAL DWELLING TO ENSURE THAT THE PARKING PROVISION FOR THE MAIN HOUSE IS NOT SEPARATED FROM IT (PARA 24 OF APPEAL) PARA 38(2) PARA 28(2) EXTENSION NOT TO BE OCCUPIED AT ANY TIME OTHER THAN FOR PURPOSES ANCILLIARY TO THE RESIDENTIAL USE OF "--- THE DOWER HOUSE - THE ROOM IN WHICH THE DORMER IS PROPOSED TO BE CONSTRUCTED ALREADY IS SUFFICIENTLY WELL CONSTRUCTED + LIT FOR ANCILLIARY PURPOSES COMPLYING WITH THIS CONDITION. CONSTRUCTING A NEW WINDOW CAN ONLY MAKE THE BUILDING MORE SUITABLE FOR PERMANENT RESIDENTIAL USE. INDEED AS AT MAY 2002 THE APPLICANT WAS DISPLAYING A BRASS PLATE AT THE ENTRANCE TO THE BUILDING BEARING THE WORDS "DOWER HOUSE COTTAGE" IT IS HARD TO SEE WHY THE BUILDING NEEDED TO BE NAMED IF THE APPLICANT WAS COMPLYING WITH PARA 28(2) + 29(2) OF THE APPEAL AND THE NAME SELECTED IS INAPPROPRIATE FOR A BUILDING WHICH IS MAINLY GARAGE + GYMNASIUM + ANNEX

Although closing date was 13/1/03 I was informed by Lauose Smith on 3/1/03 that if received by 17/1/03 my comments would be taken into a/c. As I live at a distance I could not view the plans locally + had to request on 3/1/03 that you send me a copy before I could comment.

Winifred Blair 14/1/03

Application Number: F/2002/8182

Case Officer : LS

Valid Date : 12.12.02

Map No : 31

Site Area : 0.21

Received Date: 12/12/2002

Level : Delegated Application

Description : Proposed installation of dormer window. Amendment to consent F/2001/4225.

Location : Dower House Cottage, Pearson Road, Sonning, Berks.

Parish : SO Ward : SON 23.12.02 B.

Applicant : Ms J Middlemiss C/O G Beard.

Fee Required: £0 Fee Received: £0 resubmission

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			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
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 23.12.02 B

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.....

.....+ names & addresses on attached list

.....

No pre-apps

Applicationo	Name & Address
F/2001/4225	David and Jane McIlroy The white Lodge High Street Sonning RG4 6UP
F/2001/4225	Winifred Blay 6 Moorside Lane Parkgate Neston CH64 6QP
F/2001/4225	Judith Baldwin The White House High Street Sonning on Thames Berks RG4 6UP
F/2001/4225	Douglas and Helen Stewart Hillside, Pearson Rd Sonning Reading Rg4 6UL
F/2001/4225	Christine and Struan Robertson Field House Waltham St. Lawrence Reading Berks RG10 0HE

Organisation_Name	Building_Name	address1	Postcode
	GROVE COTTAGE	GROVE COTTAGEPEARSON ROADREADING	RG4 6UL
	GLENDALE	GLENDALEPEARSON ROADREADING	RG4 6UH
	DOWER HOUSE	DOWER HOUSEPEARSON ROADREADING	RG4 6UL
	ELLESMERE	ELLESMEREPEARSON ROADREADING	RG4 6UL
	WHITE LODGE	WHITE LODGEHIGH STREETREADING	RG4 6UP
	BOW COTTAGE	BOW COTTAGEHIGH STREETREADING	RG4 6UP
	ST. ANNES COTTAGE	ST. ANNES COTTAGEHIGH STREETREADING	RG4 6UP
	THE OLD COTTAGE	THE OLD COTTAGEPEARSON ROADREADING	RG4 6UH
	SONNING PLACE	SONNING PLACEPEARSON ROADREADING	RG4 6UH
	HILLSIDE	HILLSIDEPEARSON ROADREADING	RG4 6UL
	THE DOWER HOUSE COTT	THE DOWER HOUSE COTTAGEPEARSON ROADSOI	RG6 6UL
	DOWER HOUSE COTTAGE	DOWER HOUSE COTTAGEPEARSON ROADREADIN(	RG4 6UL

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

Tel: (0118) 974 6463

Date: 23 December 2002

My ref: F/2002/8182

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/8182
Dower House Cottage, Pearson Road, Sonning, Berks.
Proposed installation of dormer window. Amendment to consent F/2001/4225.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/8182**
Dower House Cottage, Pearson Road, Sonning, Berks.
Proposed installation of dormer window. Amendment to consent F/2001/4225.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Rose

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

Received by Wokingham District Council

Application No: F/2002/8182

Proposal:
Proposed installation of dormer window. Amendment to consent F/2001/4225.

Location:
Dower House Cottage, Pearson Road, Sonning, Berks.

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/2002/8182 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/01/2003. 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.

Trevor Watson
Development Control Manager

23 December 2002

12.DEC.2002 8182

refusal 8/8/01
cpp approved
6/2/02

THE DOWER HOUSE
SONNING ON THAMES
BERKSHIRE RG4 6UL

8182

12 DEC 2002

The Head of Planning
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

10 December 2002

Dear Sir/Madam

The Dower House Cottage
F2001/4225

I wish to apply for a minor amendment to the above application, for which planning and listed buildings consent was granted on appeal.

The amendment is the replacement of the velux window in the bedroom on the east elevation with a dormer window.

We feel this would enhance this elevation, and have no adverse impact on neighbouring properties, for the following reasons:

- Velux windows are not regarded as appropriate for listed buildings.
- The window doesn't overlook any neighbouring properties, but overlooks the Dower House garden, as the existing approved velux window.
- The dormer window will not over shadow any neighbouring properties.
- The removal of the Velux window will enhance the building. See attached elevation.

Environmental Services

For office use only.
Application number: 12 DEC 02 8182

Householder planning application form

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

WOKINGHAM UNITARY
Aiming for Excellence

8182 12 DEC 2002.

1	Your name	JANET MIDDLEMISS
	Address and postcode	THE DOWER HOUSE COTTAGE PEARSON ROAD SONNING ON THAMES BERKS
	Phone number	0118 9691904
	Agent's Name	G BEARD
	Address and postcode	STUDIO GATE SONNING BERKS RG4 0UL
	Phone number	0118 927 2712
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.	THE DOWER HOUSE COTTAGE PEARSON RD SONNING BERKS RG4 6UL
4	Give brief details of the proposal for example, two storey side extension. About the application	REPLACE VELUX WINDOW WITH A DORMER WINDOW
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.	MATCH EXISTNG WINDOWS AND TILE WITH RECLAIMED TILES
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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of S.E. MIDDLEMISS

Date 10.12.02

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

1933 THE DOWER HOUSE COTTAGE

ADDRESS PEARSON ROAD **PARISH** SONNING

PLOT No. **ORD.SHEET No.**

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
F/2002/81	82	Ms. J. Middleton	Inst. of dormer window			
			Amend. to 4225			
LB/2002/81	83	"	Inst. dormer window			

MINISTRY DECISION:

SPECIAL ORDERS: