APPLICATION NO:

F/2001/3528

LOCATION:
27, Elm Place West Drive, Sonning Reading.

APPLICANT:
Mr & Mrs Bartlett C/O Greg Farrell

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **12/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
03/05/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Bartlett
C/O Greg Farrell
43 Wendover Way
TILEHURST
Berkshire
RG30 4RU

Application Number: F/2001/3528

Parish: **SONNING**

Location: **27 Elm Place, West Drive, Sonning, Reading**

Proposal: **Proposed two storey rear extension to dwelling.**

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

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

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

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level side elevations of the extensions hereby approved except for any which may be shown on the approved drawing(s).

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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 bathroom and WC windows shown in the side elevation on the approved drawings as having obscured glazing shall be so fitted, and be permanently retained so thereafter.

Condition
7. The east facing first floor side window to the extension hereby approved shall be glazed in obscure glass and thereafter so maintained.

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

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

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

Reason
6. To safeguard the amenities of the occupiers of residential neighbouring properties.

Reason
7. To ensure the privacy of the neighbouring property is maintained.

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, LT6
Deposit Draft Wokingham District Local Plan Policies WBE1, WT6

John Mitchell

John Mitchell
Development Control Manager
Date: 23/04/2001

Notice checked by: _____

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

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS	
PLANNING APPLICATION NUMBER	3528 George Alpress
BUILDING CONTROL NUMBER	W 2002/2833 North
~~APPLICANT~~/AGENT	Greg Farrell
ADDRESS OF SITE	Elm Place 27 West Drive SOANING.
DESCRIPTION OF PROPOSED WORK	2 storey rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	CBart 01 C	CBart 01 B
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " — + 03c	— " — + 02

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - playroom 1½ metres longer - roof lights in both sides (condition only re first floor)	
DATE	15/3/02	

Rang Greg. + sent letter

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	15/3/02		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. 0118 974 6443 (Direct Line)

Date. 15 March, 2002

My ref. CD/FP2002/2833(3528)

Mr & Mrs Bartlett
C/o Greg Farrell
43 Wendover Way
Tilehurst
READING
Berkshire
RG30 4RU

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 Sir/Madam,

TWO STOREY REAR EXTENSION AT 27 WEST DRIVE, SONNING

Thank you for your Building Regulations Application Number FP2002/2833 received on 7 March.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The proposal is materially different from the Approved Planning Number F/2001/3528, which cannot be dealt with as a minor amendment. The playroom extension is one and a half metres longer, therefore there is an increase in volume.

Alternatively if you wish to revise the Building Control plans to agree with the Planning drawings, then only minor amendments would be needed for Planning for the side velux windows.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 8 April. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

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.

Received by Wokingham District Council

Application No: F/2001/3528

Proposal:
Proposed two storey rear extension to dwelling.

Location:
27, Elm Place, West Drive, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/04/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

19 March 2001

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

Tel: 0118 974 6442

Date: **19 March 2001**

My ref: F/2001/3528

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2001/3528
27, Elm Place, West Drive, Sonning, Reading.
Proposed two storey rear extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3528**
27, Elm Place, West Drive, Sonning, Reading.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rose

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

WORK SHEET FOR: George Allpress

Application Number: F/2001/3528

Applicant: Mr & Mrs Bartlett C/O Greg Farrell.

Location: 27 Elm Place, West Drive, Sonning, Reading.

Proposal: Proposed two storey rear extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		02/04/01

Date of Neighbour Notifications : 19/03/01

Date of Site Visit : 29/03/01

Date Registered : 08/03/2001

Earliest Date for Decision : 12/04/2001

Latest Consultation Date/Site Notice Expiry Date : 12/04/2001
23/04/01 (GA)

This application will have expired on: 03/05/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - recommend approval subject to appropriate conditions.

The occupant of no.25 West Drive writes to object (the dwelling to the east): to two side facing windows which would result in their property being overlooked – obscure glass would be acceptable.

At the time of writing no further comments have been received.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2001/3528

Appraisal :

The application property is a large detached house which is set in a spacious plot. The property has a deep front garden with the main railway line at the rear. West Drive is a private road which is characterised by large houses in large landscaped grounds.

The application proposes substantial extensions at the rear comprising both two and single storey extensions.

The front elevations would remain unchanged. The grounds within which the application property is set, and its relationship to West Drive, is such that the extensions would have very little impact even on oblique views; and the rear elevation is only visible from the private domain. Therefore no harm to the street scene.

In terms of amenity, the nearest extensions to the shared boundary with the dwelling to the east (no.25) would be single storey with pitched roof, pitched in from and away from the shared boundary. A separation of around 3.0 metres would in any event be maintained between extension and boundary.

Around 9.0 metres separation would be maintained between the two storey extension and that boundary, and the projection of the two storey element would not be so great as to impinge on normally applied daylight angles.

Similarly with no.29 (to the west) daylight would not be harmed. The nearest extension to this boundary would be maintain a separation in the region of 9.0 metres.

One east facing side window is proposed to a first floor bedroom and two obscure glazed west facing bathroom windows. The first floor level windows can be conditioned as obscure glazing and so maintained thus ensuring against a material loss of privacy.

The application raises no objection from Highways, and demonstrates compliance with local plan policy in terms of parking provision.

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/2001/3528

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
			INSERT: .....in the first floor level side elevations of the extensions hereby approved.....
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
6	C047	R047	OBSCURE GLAZING - BATHROOM/WC
			NON STANDARD
7			The east facing first floor side window to the extension hereby approved shall be glazed in obscure glass and thereafter so maintained.
			To ensure the privacy of the neighbouring property is maintained.
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

23/4/01

RECORD OF SITE VISIT

SITE ADDRESS: 27 Elm Place, West Drive, Sonning, Reading.

APPLICATION NUMBER: F/2001/3528

OFFICER: George Allpress

DATE OF SITE VISIT: 29/03/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by large houses in large grounds situated on a private road.

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

4. RELATIONSHIP TO ADJOINING PROPERTIES No.25 to the east, no.29 to the west - no other properties within immediate vicinity of application site.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Double garage plus front garden parking for four cars.
LEVELS	Level
BOUNDARY TREATMENT	Hedging.
OTHERS	None

MR GEORGE ALLPRESS
ENVIRONMENTAL SERVICES DEPT.
PLANNING SERVICES
P.O. BOX 157
SHUTE END
WOKINGHAM
BERKS RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC GA	ENF
APP	
CS OBS	
12 APR 2001	
COPIES TO:	ACK: ✓
	FILE:

MRS ANN MUSSOM
WHITE WALLS
25 WEST DRIVE
SONNING
BERKS
RG4 6GE

9-04-01.

Your Ref. GEORGE ALLPRESS/F/2001/3528

Dear Mr Allpress

Application Numbe F/2001/3528.

I would like to register my concern over the proposed extension to 27 Elm Plate, West Drive, Sonning.

There are two bedrooms in the proped two storey rear extension with side aspect windows facing directly onto my property. One of the great advantages for my property, and indeed the other properties in West Drive, is the seclusion and privacy I currently enjoy in my rear garden which is not overlooked. Two second storey windows facing directly onto my patio area will seriously affect this privacy and seclusion.

I have pointed out my objections to my neighbours and they now propose that the windows should be hi-line only, to allow in light, and glazed with obscure glass. Without these two changes I would object to the two side windows concerned.

I hope my views will be given due consideration when a decision is made on the extension.

Yours sincerely,

G.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3528 relates.

Address of site 27 WEST DRIVE

SONNING BERKS RG4 6GE.

Signed A. Bartlett

Date 2/4/01.

Postage
will be paid
by licensee

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



Business reply service
License no. RG147



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

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 19 March 2001

Application Number: F/2001/3528

Proposal: Proposed two storey rear extension to dwelling.

Parish: SONNING PARISH

Site Address:
27, Elm Place, West Drive, Sonning, Reading.

Applicant:
Mr & Mrs Bartlett C/O Greg Farrell.

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).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins 22/03/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 MAR 2001

Officer: GA | Application No. F/2001/3528

Map No. 30 Site ...042.

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING

Location: 27 WEST DRIVE

Parish: SONNING Ward: Sonning

19.3.01.

Applicant: MR | MRS BARTLETT

Fee Received 95-00 (4) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 19.3.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

Rail Track ✓ Great Western Zone
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

..... ns - pre-apps. .....
.....
.....

NEIGHBOURS:

..... Site Notice & see mag. for neighbour notices .....
.....
.....
.....
.....
.....
.....
.....
.....

27 "ELM PLACE"

ADDRESS WEST DRIVE

PARISH SONNING Bound ~~WOODLEY~~ Revised 1/41

PLOT No. Old Property

ORD. SHEET No. SU. 7574 (36

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O.24

DRAINAGE

Environmental Services

For office use only.
Application number:

CO.MAR.001 5528

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 DISTRICT COUNCIL

1	Your name Address and postcode Phone number	MR & MRS BARTLETT 27 WEST DRIVE SONNINS BERKS
2	Agent's Name Address and postcode Phone number	Greg Farrell 43 Wendover Way Tilehurst Reading Berks RG30 4RU Tel & Fax 0118 941 6249
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.	AS APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	2 STOREY REAR EXTENSION
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.	BRICK & TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 7
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of MR & MRS BARTLETT

Date 3/3/01

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



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Development Control Section, Environmental Services, Wokingham District Council.

9 March 2001

Scale: 1 : 1250