APPLICATION NO:
F/2000/2736

LOCATION:
8 South Drive, Sonning Reading.

APPLICANT:
Mr Lindsell C/O Mr L A McAndrew

PROPOSAL:
Proposed first floor side extension to dwelling and conversion of garage to family room.

EARLIEST DATE FOR DECISION: **08/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
01/01/2001

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Lindsell
C/O Mr L A McAndrew
4 King Street Lane
Winnersh
Berkshire
RG41 5AS

Application Number: F/2000/2736

Parish: **SONNING**

Location: **8, South Drive, Sonning, Reading.**

Proposal: **Proposed first floor side extension to dwelling and conversion of garage to family room.**

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. Except where stated otherwise on the approved drawings, 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. 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.

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 a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway 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 Policy LBE1

Deposit Draft Wokingham District Local Plan Policy WBE1.

John Mitchell
Development Control Manager
Date: 15/12/2000

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

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

Tel: 0118 974 6442

Date: **14 November 2000**

My ref: F/2000/2736

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/2000/2736
8, South Drive, Sonning, Reading.
Proposed first floor side extension to dwelling and conversion of garage to family room.

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/2000/2736**
8, South Drive, Sonning, Reading.
Proposed first floor side extension to dwelling and conversion of garage to family room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rose

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

Received by Wokingham District Council

Application No: F/2000/2736

Proposal:
Proposed first floor side extension to dwelling and conversion of garage to family room.

Location:
8, South 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 08/12/2000. 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

14 November 2000

Tel. 0118 974 6443 (Direct Line)

Date. 14 May, 2001

My ref. CD/FP2001/1866(2736)

Mr D Lindsell
Mr L A McAndrew
C/o Romans
4 King Street Lane
Winnersh
WOKINGHAM
Berkshire RG41 5AS

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,

FIRST FLOOR SIDE EXTENSION & GARAGE CONVERSION AT 8 SOUTH DRIVE, SONNING

Thank you for your Building Regulations Application Number FP2001/1866 received on 9 May.

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 planning officer considers that the proposal is materially different from the Approved Planning Number F/2000/2736, which cannot be dealt with as a minor amendment. There is an increase to the roof height on the front and rear elevations, and a pitched dormer roof to the front window.

There is an additional first floor rear window shown on the Building Regulations floor plans but not on the elevations.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 4 June. 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.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS	
PLANNING APPLICATION NUMBER	2736. GA
BUILDING CONTROL NUMBER	BP 2001/1866 Nick.
APPLICANT/AGENT	Mr. L.A. McAndrew.
ADDRESS OF SITE	8 South Drive SONNING.
DESCRIPTION OF PROPOSED WORK	first floor side ext (loft conversion) garage conversion

DRAWING NUMBERS	BC	DC
BLOCK PLAN	A01/WT10 05	A99-077 02
ELEVATIONS	A01/WT10 04	A99-077 02
FLOOR PLANS	A01/WT10 05.	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/12/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES? See George.	BC - additional first floor rear window (not shown on elevation) - higher roof - front dormer roof to window	
DATE	14/5/01.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	14/5/01.		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR: George Allpress

Application Number: F/2000/2736

Applicant: Mr Lindsell C/O Mr L A McAndrew.

Location: 8 South Drive, Sonning, Reading.

Proposal: Proposed first floor side extension to dwelling and conversion of garage to family room.

Site Notice Displayed? :	YES	NO	DATE
	✓**yes**		**23/11/00**

Date of Neighbour Notifications : 14/11/00

Date of Site Visit : 23/11/00

Date Registered : 06/11/2000

Earliest Date for Decision : 08/12/2000

Latest Consultation Date/Site Notice Expiry Date : 08/12/00
14/12/00 (GA)

This application will have expired on: 01/01/2001. 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 :

At the time of writing no comments have been received.

Planning Issues : The issues addressed by this application is 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/2000/2736

Appraisal :

The application property is a large detached house set within a large triangular plot with its own drive and accessed from South Drive which is a private road that runs parallel with the A4.

Although the property has the appearance of being a substantial dwelling, the accommodation comprises only 2/3 bedrooms rooms. The house has the appearance of two separate but interlinked parts; the main dwelling with attached and garage block which is subservient in scale.

The application proposes utilising the garage space as habitable accommodation and forming a roof addition between the garage block and the principle dwelling in which an additional bedroom would be housed.

The application itself does not propose a replacement garage. The application drawings do however, show a detached garage, which at over 5.0 metres from the house could be permitted development. The drawings also show a new drive which would in itself provide sufficient parking

The roof alterations would go no nearer the neighbouring property, no.12 and so no overbearing impact would result. A single velux window is proposed to the exiting garage roof and this is not considered to give rise to overlooking.

No other dwellings would be impacted upon.

The alterations are in keeping with the character of the original dwelling and harm to the street scene would not therefore result.

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

Application Number: F/2000/2736
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C015	R015	EXTERNAL FINISHES - UNLESS STATED TO MATCH
3	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
1	N16		INFORMATIVE

INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, and Policy WBE1, of the Wokingham District Local Plan Deposit Draft 1997.

15/12/00

RECORD OF SITE VISIT

SITE ADDRESS: 8 South Drive, Sonning, Reading.

APPLICATION NUMBER: F/2000/2736

OFFICER: George Allpress

DATE OF SITE VISIT: 23/11/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential area within defined settlement

3. DESCRIPTION OF SITE/BUILDING Two storey detached single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.12 to the east, no.16 to the west.
No other dwelling within the immediate vicinity.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Double garage and spaces for about 3-4 cars.
LEVELS	Level
BOUNDARY TREATMENT	Mixed wall, hedgerow and timer fencing.
OTHERS	None

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 06 NOV	
Officer: GA	Application No. F/2000/2736

Map No. 36 **Site** 020
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING AND CONVERSION OF GARAGE TO FAMILY ROOM

Location: 8 SOUTH DRIVE

Parish: SONNING Ward: Sonning
14.11.2000 D.

Applicant: MR LINDSELL

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (b) 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 : 14.11.2000 D 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 .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
No pre-apps .....

NEIGHBOURS:

SIN + 11, 12, 14, 15, 16 Sonning Meadows, Sonning
6, 7, 9 South Drive, ~~Sonning~~
50 & 52 Old Bath Road

Please reply to the Winnersh Office

06.NOV.2000* 2736

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Our Ref.: LM/dlw/A00/078

2nd November 2000

Dear Sir

Re: Proposed Redevelopment at 8 South Drive, Sonning, Berks:

Please find enclosed the following documentation in support of our detailed planning application for the redevelopment of the existing garage at ground and first floor level:

1. Six completed householder planning application forms.
2. Six copies of drawing numbers A00/078/01 and A00/078/02.
3. Six copies of a site location plan with the site outlined in red.
4. A cheque to the sum of £95.00 for the application.

Please note that Planning and Building Regulations applications have already been approved for a detached garage on this site. They were approved in 1998 application No.FP98/8290

I trust the enclosed is satisfactory and look forward to receiving an acknowledgement with regards this application. Should you require any further information please do not hesitate to contact me.

Yours faithfully

LUKE McANDREW BSc

Direct Line: (0118) 936 6691
DX: 92952 LOWER EARLEY
E-Mail: lmcandrew@romans.co.uk

Head Office

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

Tel
0118 936 6699

Fax
0118 936 6623

Roman House
118 Broadway
Bracknell
Berkshire
RG12 1AR

Tel
01344 404 725

Fax
01344 304 433

112-114 London Road
North End
Portsmouth
Hampshire
PO2 0LZ

Tel
01705 668 499

Fax
01705 655 009

www.romans.co.uk

Registered Address: 4 King Street Lane, Winnersh, Berkshire RG41 5AS
Registered in England 2161874
VAT 479569766

ROMANS

ADDRESS 8 SOUTH DRIVE PARISH SONNING

PLOT No. ORD. SHEET No. SU.7574 (36)

BUILDER S Paddick & Sons.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
499/52	W/Cmdr G S Reed.	Det. House	9 9.52	App App
0/80/63	Mr. F. R. Ince	Outline	29 5.63	N/A Refuse
18512	MR. M. GREGORY	O/L HOUSE LAND ADJ	16.12.82	N/A REF
BRA6205	"	S/ST. EXT.	8.11.88	APP
35406	DR. A. COWLING O/L.	DET. DWELLING R/O 7 & 8	11.4.90	CLA
39928	MR & MRS M. GREGORY	2x S/ST. EXTS.	8.10.92	CLA
FP/92/0972	"	S/ST. EXT.	26.11.92	APP
45002	"	1ST FLOOR EXT.	8.11.95	CLA
~~95/61093/F~~				
FP96/5233	"	"	9.5.96	C/APP
98/68283/F	"	Erect Det. Garage & Convert Garage to Habitable Rooms	10.11.98	C/A

DATE OF COMPLETION

MINISTRY DECISION 18512 - APPEAL DISMISSED - 21.8.83

FP98/8290 Mr. & Mrs. M. Gregory Garage conversion 31.12.98 C/A

Environmental Services

For office use only.
Application number:

06.NOV.2006 27 56

Householder planning application form

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

1	Your name Address and postcode Phone number	MR. DAVID LINDSELL 8 SOUTH DRIVE, SONNING, BERKSHIRE RG4 6QB
2	Agent's Name Address and postcode Phone number	MR. L.A. MCANDREW 4 KING STREET LANE. WINNERSH BERKSHIRE RG41 5AS 01189 366691 / 01189 366699
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.	8 SOUTH DRIVE SONNING BERKSHIRE RG4 6QB
4	Give brief details of the proposal for example, two storey side extension. About the application	SIDE FIRST FLOOR EXTENSION OVER EXISTING PROPERTY.

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 TO MATCH EXISTING WINDOWS TO MATCH EXISTING 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: 3	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.

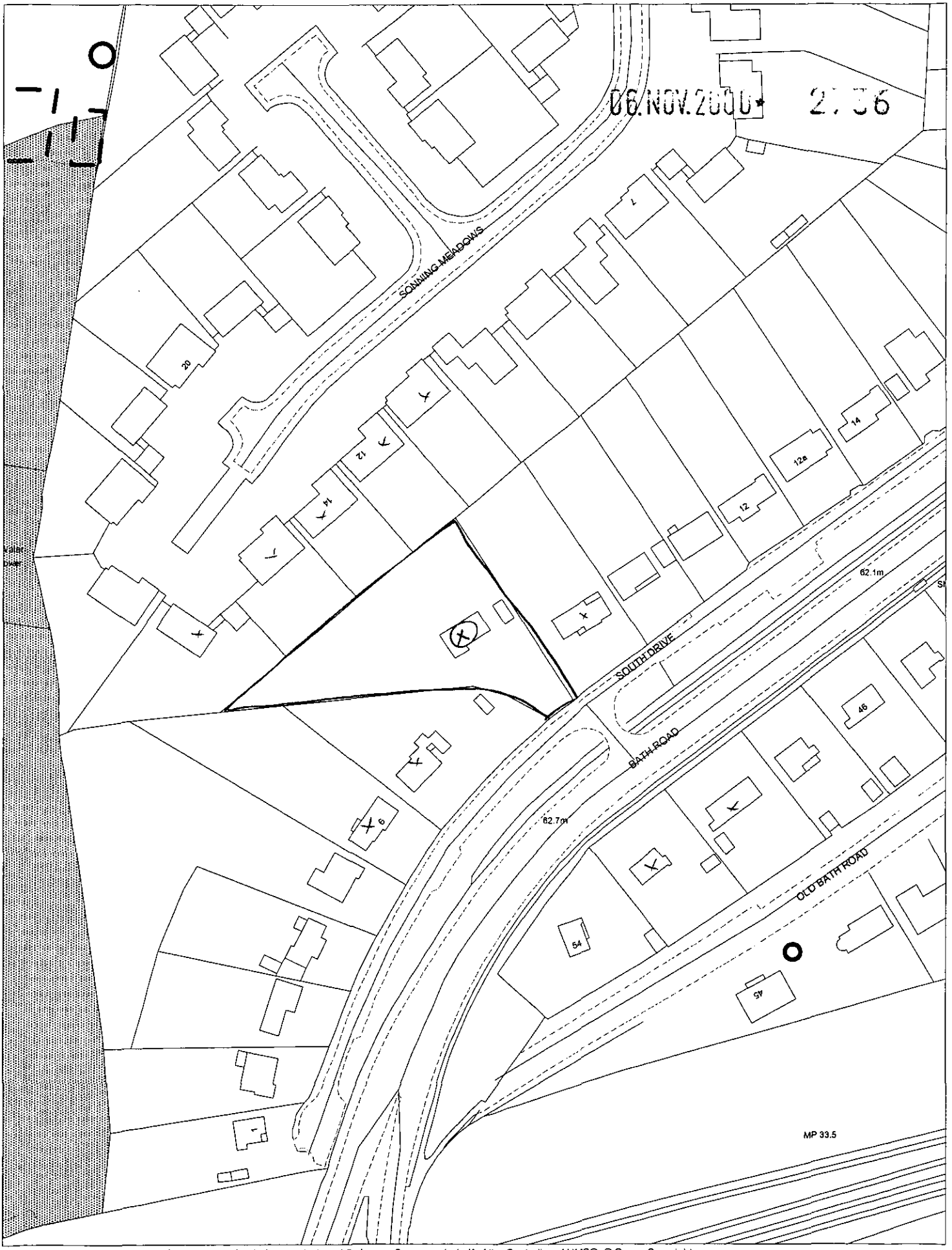
Owner's name	Address at which the notice was served	Date on which the notice was served

~~None of the land forms part of an agricultural holding.~~

Your signature: [signature] on behalf of MR. DAVID LINDSELL

Date 02.11.00

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.

10 November 2000

Scale: 1 : 1250

N
W E
S

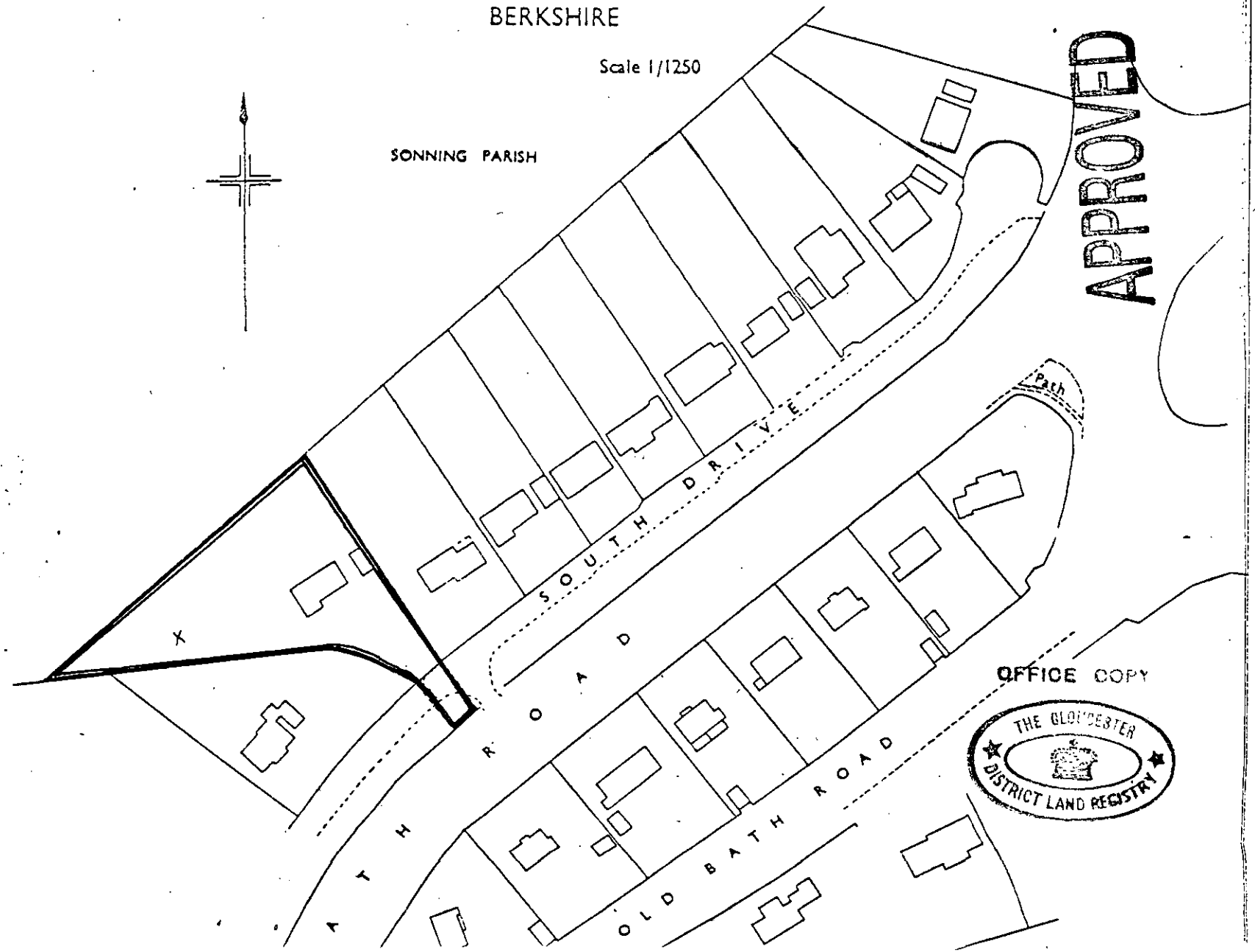
H. M. LAND REGISTRY

NATIONAL GRID PLAN SU 7574 SW

BERKSHIRE

Scale 1/1250

SONNING PARISH



APPROVED

OFFICE COPY

THE GLOUCESTER DISTRICT LAND REGISTRY

06 NOV 2000

2736