APPLICATION NO.
F/2002/6132

LOCATION:
89 Pound Lane, Sonning Reading.

APPLICANT:
Mr M F Cox

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **21/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
09/05/2002

CASE OFFICER: **Louise Smith**

APPROVED

84

DO.

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M F Cox
89 Pound Lane
Sonning
Berks
RG4 6XD

Application Number: F/2002/6132

Parish: **SONNING**

Location: **89, Pound Lane, Sonning, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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.

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.

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 Policies LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 02/05/2002

Notice checked by: _____

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

WORK SHEET FOR : Louise Smith

Application Number : F/2002/6132

Applicant : Mr M F Cox .

Location : 89, Pound Lane, Sonning, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		5/4.

Date of Neighbour Notifications : .....

Date of Site Visit : 2/4 + 8/4. .....

Date Registered : 14/03/2002

Earliest Date for Decision : 21/04/2002

Latest Consultation Date/Site Notice Expiry Date : 21/04/2002

This application will have expired on: 09/05/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Countryside Officer - request informative be inserted.

Planning Issues :
Identified Settlement
Impact on Neighbouring Properties
" " Street Scene.

Application Number: F/2002/6132

Appraisal :

The site is a semi-detached property, situated within the identified settlement of Downing. The application proposes a single storey rear extension to form a conservatory. This development would project 3.8m to the rear of the dwelling and measure 3m wide with a pitched roof (2.1m to the eaves and 2.7m to the ridge).

Impact on Neighbouring Properties

No overlooking would result from the development as it would be screened from No 87 by this neighbours detached garage, and to the other side screened behind the 1.8m high boundary wall and the 1.3m high outbuilding of No 91.

The conservatory would project more than 3m from the rear of Nos. 91 and 87. However, due to the 2m gap between the development and each boundary, and the design of this extension, it would remain within the 45° angle from the 3m point along each boundary. Therefore it is not considered overbearing, nor would it be overshadowing due to its light weight structure.

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

Application Number F/2002/6132
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014.	

RECORD OF SITE VISIT

SITE ADDRESS: 89 Pound Lane Sonning Reading. APPLICATION NUMBER: F/2002/6132	OFFICER: Louise Smith DATE OF SITE VISIT: 2/4

1 SITE/STATUTORY NOTICE DISPLAYED ? N Y8/4

2. DESCRIPTION OF SURROUNDINGS
set off busy A4 road. - semi detached properties - various styles. red brick + white render.
Integral side garages.

3. DESCRIPTION OF SITE/BUILDING 2/S & rear extension.
semi detached dwelling - white render + red brickwork in gables. Brown roof tile.
trees to front of property
flat roof s/s extension infills alcove to the rear of property

4. RELATIONSHIP TO ADJOINING PROPERTIES
Set to same front level as No 91 but had extensions to rear.
Set back of No 87 -
left boundary - No 87's garage. flat roof + single length.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING ~~N/A~~ COULDN'T GAIN ACCESS LEFT CARB.

LEVELS Same - rear. patio then steps down c. 0.25m.

BOUNDARY TREATMENT left. neighb's (c. 2.5m high) gge then 2m cb fence + trees w'n applicants curtilage
right. 1.8m brickwall then (2.7m dist) neigh out buildings. 3m high (2.5m out distance) then 2m cb fence
near hedge c. 2.5m high.

OTHERS

Louise Smith

From: Andy Glencross
Sent: 03 April 2002 14:43
To: Louise Smith
Subject: PA F/2002/6132 89 Pound lane Sonning

Hi Louise

Although this site is within 500 metres of a known great crested newt breeding pond it is separated from it by dense residential development and a number of minor roads. It is unlikely that this application would have an adverse affect on the local great crested newt population. We will not require a newt mitigation scheme but should attach the following informative to any permission granted.

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Application Number : F/2002/6132	**Map No :** 32,37
Case Officer : LS	**Site Area :** 0 03
Valid Date : 14-3-02	**Received Date: 14/03/2002**

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling to form conservatory.

Location : 89, Pound Lane, Sonning, Reading.

Parish : SO **Ward : SON** 28-3-02 JB.

Applicant : Mr M F Cox .

Fee Required: £95 **Fee Received: £95** (4)

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	[illegible]		
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 _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 28.3.02 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 ✓

● DINTON PASTURES — GREAT CRESTED NEWTS

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

NEIGHBOURS

...S/N + see map.....

.....

.....

OTHERS

...No pre-app?.....

.....

.....

.....

.....

.....

Organisation_Name	Building_Name	address1	Postcode
		87POUND LANEREADING	RG4 6XD
		89POUND LANEREADING	RG4 6XD
		91POUND LANEREADING	RG4 6XD
	PARKLANDS	PARKLANDSPARKWAY DRIVEREADING	RG4 6XG
	THE BEECHES	THE BEECHESBATH ROADREADING	RG4 6TB
	BIRICHA	BIRICHAPARKWAY DRIVEREADING	RG4 6XG

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

Tel: (0118) 974 6463

Date: 28 March 2002

My ref: F/2002/6132

WOKINGHAM UNITARY
Aiming for Excellence

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

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

Dear Councillor

Application Number: F/2002/6132
89, Pound Lane, Sonning, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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/2002/6132**
89, Pound Lane, Sonning, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
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 N Rose

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

Received by Wokingham District Council

Application No: F/2002/6132

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
89, Pound Lane, Sonning, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6132 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 21/04/2002. 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.

Trevor Watson
Development Control Manager

28 March 2002

Environmental Services

For office use only.
Application number: 14MAR2002* 6132

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

1	Your name Address and postcode Phone number	MR M. F. COX 89 POUND LANE SONNING BERKSHIRE RG4 6XD 0118·969·5623
	Agent's Name Address and postcode Phone number	
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 ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	A SINGLE STOREY (DWARF WALLED) CONSERVATORY ON AN EXISTING PATIO.
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 TO MATCH EXISTING WALLS, AND WHITE UPVC TO MATCH HOUSE
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

ADDRESS 84 POUND LANE PARISH SONNING

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
24459	MR. M. COX	PORCH	4.11.85	N/A CI
25606	"		14.7.86	APP C
BRA654	"	2/ST LIT/KITCHEN/BEDROOM	13.5.86	REF
43013	"	LOFT CONVERSION	19.8.94	C
LP94/2684A/B	"	"	~~24.10.94~~ ~~16.8.94~~ 11.11.94	REL APP
F/2002/6132	"	S/St/R - Consen.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Conservatory - Mr Cox 31.1.02 PP req.

DRAINAGE

091074



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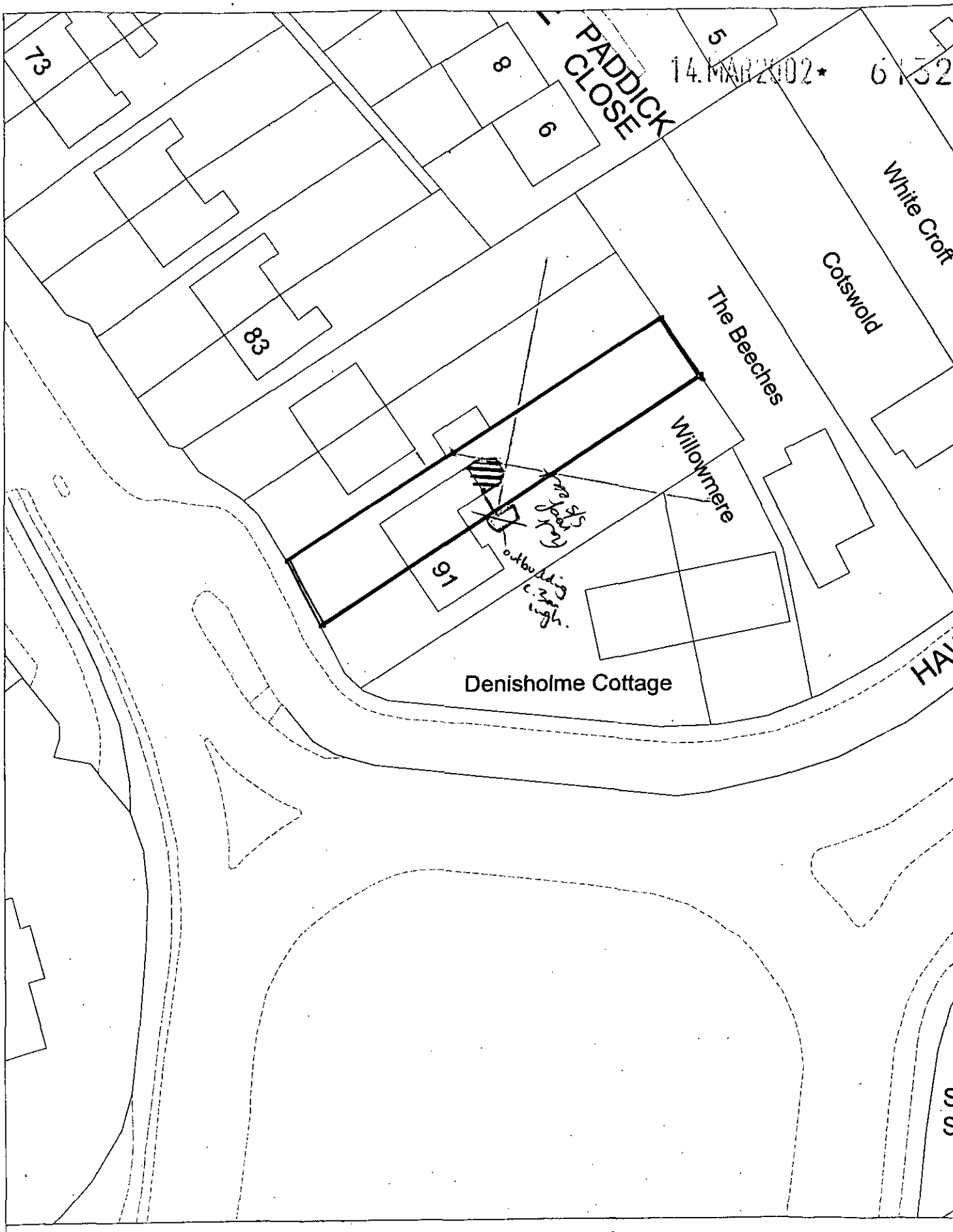
Development Control Section, Environmental Services, Wokingham District Council.
20 March 2002

Scale: 1 : 1250

N
W E
S



Site Plan, Scale: 1 to 500

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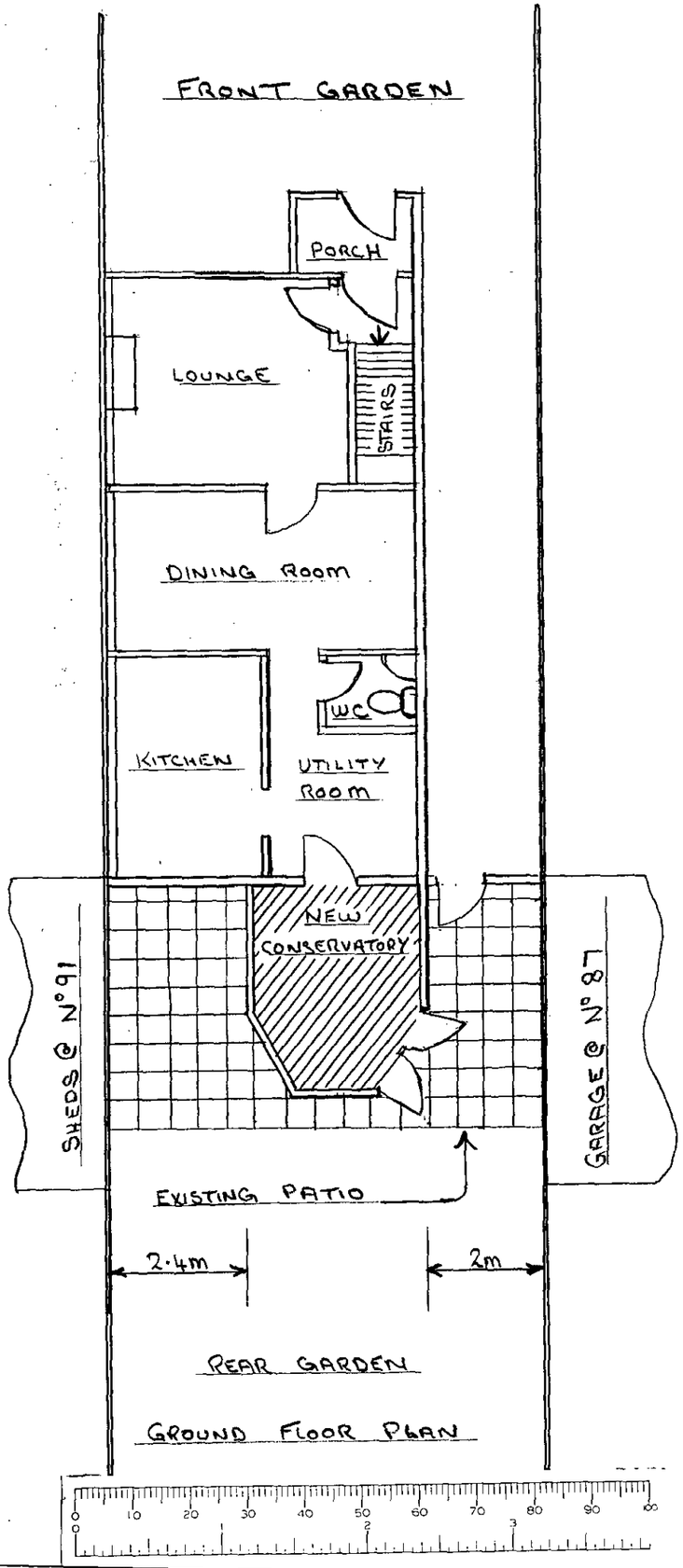
Date: 14 February 2002

N
W E
S

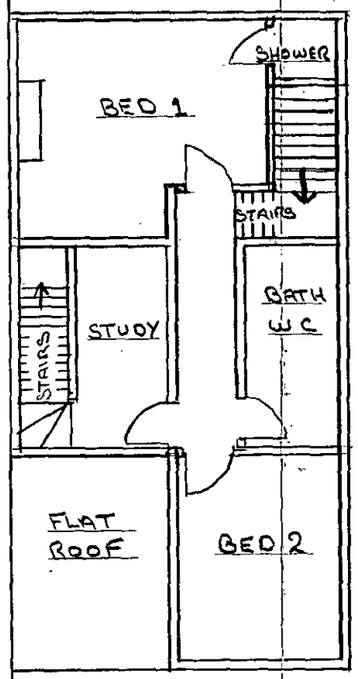
14.MAR2002* 6132

89 POUND LANE
SONNING
BERKSHIRE
RG4 6XD

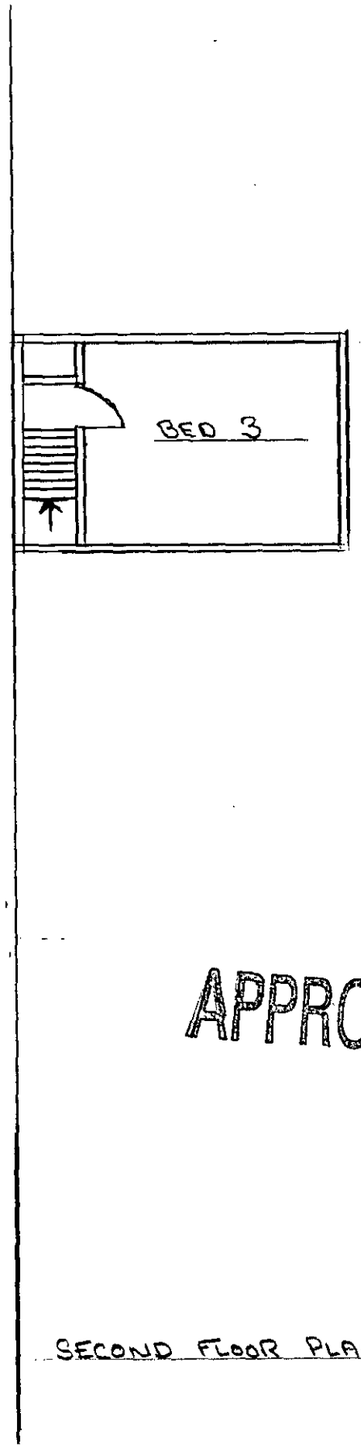
SCALE 1:100
→ = STAIRS UP



GROUND FLOOR PLAN



FIRST FLOOR PLAN



APPROVED

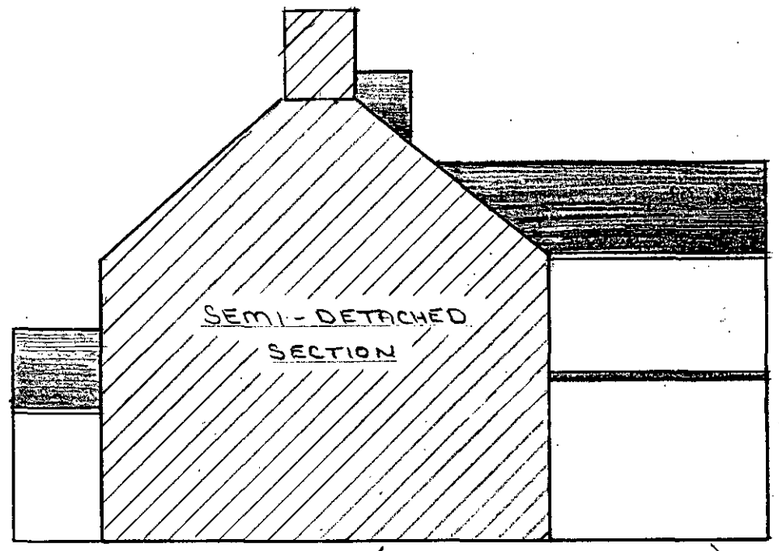
SECOND FLOOR PLAN

14.MAR2002* 6132

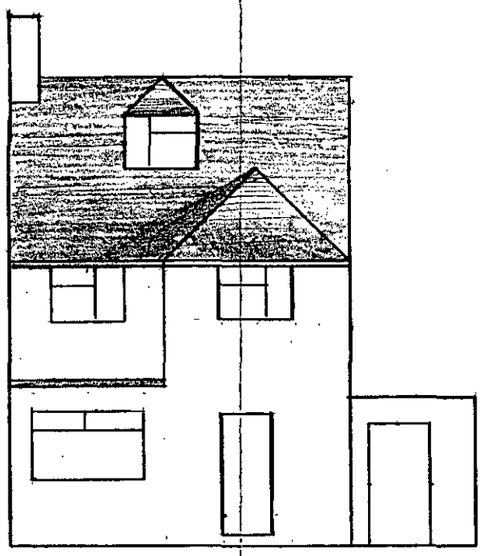
89 POUND LANE
SONNING
BERKSHIRE
RG4 6XD

SCALE = 1:100

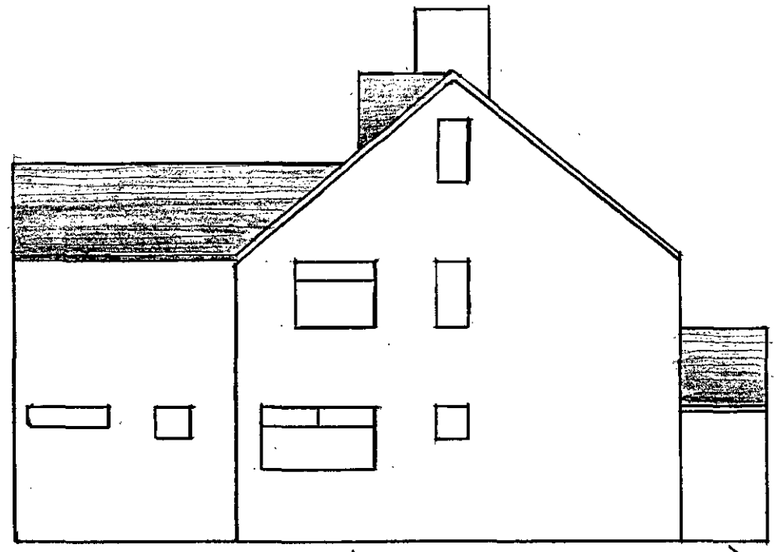
EXISTING



SIDE ELEVATION (VIEWED FROM N° 91)

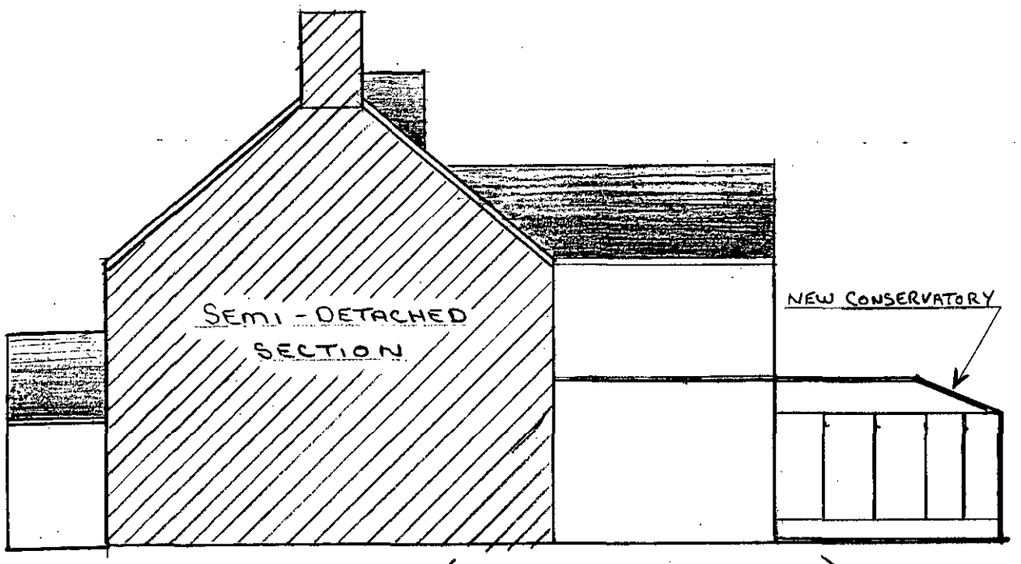


REAR ELEVATION

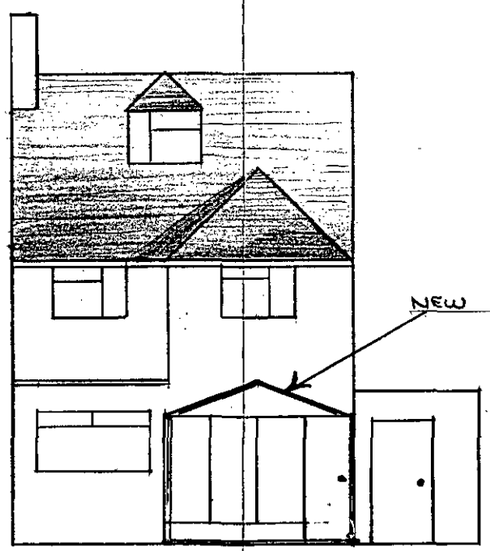


SIDE ELEVATION (VIEWED FROM N° 87)

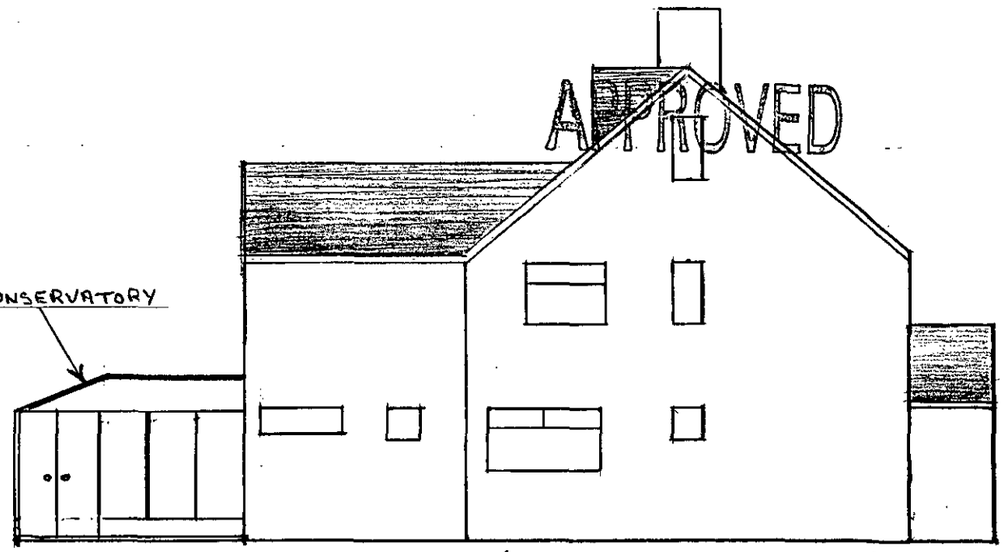
PROPOSED



SIDE ELEVATION (VIEWED FROM N° 91)



REAR ELEVATION



SIDE ELEVATION (VIEWED FROM N° 87)

APPROVED

