APPLICATION NO:
F/2002/5945

LOCATION:
1 Glebe Lane, Sonning Reading.

APPLICANT:
Mr D Jones & Ms E Tonge C/O Andesign

PROPOSAL:
Proposed two storey front extension to dwelling, single storey front extension and new pitched roof on existing front dormer.

EARLIEST DATE FOR DECISION: **25/03/2002**
Member listing: 1/4/02
APPLICATION WILL HAVE EXPIRED ON:
15/04/2002

CASE OFFICER: **Richard Kelly**

APPROVED

1062

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Jones & Ms E Tonge
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2002/5945

Parish: **SONNING**

Location: **1, Glebe Lane, Sonning, Reading.**

Proposal: **Proposed two storey front extension to dwelling, single storey front extension and new pitched roof on existing front dormer.**

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

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

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

Informative
2. 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:

Loddon Area Local Plan Policies LBE1, LBE2 and LT5.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WT6.

Anna Cronin
Head of Planning & Transportation
Date: 10/04/2002

Notice checked by: _____

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5945	R.K.
BUILDING CONTROL NUMBER	BR 2002/2753	
~~APPLICANT~~/AGENT	Andesign	
ADDRESS OF SITE	1 Glebe Lane SOARING.	
DESCRIPTION OF PROPOSED WORK	2 storey front ext + s/s front ext + new pitched roof on existing front dormer	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3308	AH/E/3308
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	23/4/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Richard Kelly

Application Number : F/2002/5945

Applicant : Mr D Jones & Ms E Tonge C/O Andesign.

Location : 1, Glebe Lane, Sonning, Reading.
Proposal : Proposed two storey front extension to dwelling, single storey front extension and new pitched roof on existing front dormer.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 18/02/2002

Earliest Date for Decision : 25/03/2002

Latest Consultation Date/Site Notice Expiry Date : 25/03/2002

This application will have expired on: 15/04/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways: conditional approval
Andy Glencross: newt informative.

Planning Issues :

Application Number: F/2002/5945

Appraisal :

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

Application Number F/2002/5945
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
			INFORMATIVE:
			If great crested newts are encountered at any point
			during development then all works must stop immediately
			and local English Nature and Wokingham District Council
			must be informed

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LT5

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WT6

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: P. T Watson
(Development Control Manager)

Date: 10/4/02

RECORD OF SITE VISIT

SITE ADDRESS: 1 Glebe Lane
Sonning Reading.

APPLICATION NUMBER: F/2002/5945

OFFICER: Richard Kelly

DATE OF SITE VISIT: 4/4/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Mixed houses. Mostly detached although some semis further up the road.

3. DESCRIPTION OF SITE/BUILDING Wide 1960s/70s house

4. RELATIONSHIP TO ADJOINING PROPERTIES Side on to Pound Lane.
(Nearest has 1st floor patio doors + balustrade) c 5m from No. 3.
3 has 3 small side windows - appear to be all secondary. positioned 1m from front of back ground. 1m from back first.

5. SITE CONSTRAINTS

TREES ~~None affected~~ see below.

ACCESS/PARKING Adequate.

LEVELS Flat

BOUNDARY TREATMENT 1.6m fence to W. 1.5m hedge to E. In hedge + trees to front. Extn will come no nearer than existing house.

OTHERS

Application Number: F/2002/5945 – 1 Glebe Lane, Sonning

Appraisal:

This application is for a two storey front extension to a dwelling. This application raises three issues:

Impact on streetscene: LBE1, LBE2, WBE1, WOS3

The property is set back some 10m from the pavement, and is screened behind tall deciduous trees (not protected). The extension will project no further forwards than that part of the dwelling nearest the trees and given that the separation is 9m, it is not considered that the proposal will cause undue harm to the trees. The property is a fairly plain 1960s house, with a cat-slide roof to the front with an existing flat roofed dormer in it. The proposal involves building a two storey extension alongside the cat-slide roof, putting a pitched roof on the dormer and bringing the garage forwards by 1.5m. It is not considered that any of these will cause undue harm to the streetscene.

Impact on adjoining properties: LBE1, WBE1

The adjoining property of 3 Glebe Lane is 6m from the nearest part of the proposal (the garage projection) and some 12m from the two storey element. 3 Glebe Lane does have three small windows facing the site, but these are all secondary windows of very small size. To the west are properties in Pound Lane set 27m from the proposal. It is not considered that the proposal will have undue impact on the adjoining properties.

Impact on highway safety: LT5, WT6

The proposal involves the creation of an additional bedroom. Subject to conditions there is adequate off street parking.

Approve ~~**Refuse**~~

Richard Kelly

From: Andy Glencross
Sent: 08 March 2002 15:30
To: Richard Kelly
Subject: Planning Application F/2002/5945 1 Glebe Lane Sonning

Hi Richard

This site is within 500metres of a great crested newt breeding pond. However it is seperated from it by a network of roads and residential development. A newt mitigation strategy will not be required but we 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.

I have not visited the site.

Cheers

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

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 04 March 2002

Application Number: F/2002/5945

Proposal: Proposed two storey front extension to dwelling, single storey front extension and new pitched roof on existing front dormer.

Parish: SONNING PARISH

Site Address:
1, Glebe Lane, Sonning, Reading.

Applicant:
Mr D Jones & Ms E Tonge C/O Andesign.

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 6/3/02.

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

Tel: (0118) 974 6229

Date: 04 March 2002

My ref: F/2002/5945

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/2002/5945
1, Glebe Lane, Sonning, Reading.
Proposed two storey front extension to dwelling, single storey front extension and new pitched roof on existing front dormer.

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 **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/5945**
1, Glebe Lane, Sonning, Reading.
Proposed two storey front extension to dwelling, single storey front extension and new pitched roof on existing front dormer.
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**********

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5945
CASE OFFICER: Richard Kelly

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2002/5945

Proposal:
Proposed two storey front extension to dwelling, single storey front extension and new pitched roof on existing front dormer.

Location:
1, Glebe 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/2002/5945 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/03/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

04 March 2002

Application Number : F/2002/5945	Map No : 32
Case Officer : RK.	Site Area : 0.07
Valid Date : 18 FEB 2002	Received Date: 18/02/2002

Level : Delegated Application

Description : Proposed two storey front extension to dwelling, single storey front extension and new pitched roof on existing front dormer.

Location : 1, Glebe Lane, Sonning, Reading.

Parish : SO Ward : SON 4/3/02.

Applicant : Mr D Jones & Ms E Tonge C/O Andesign.

Fee Required: £95 Fee Received: £95 (12)

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 _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 4/3/02 →

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/W+ see map

OTHERS

No pre-appn

5945

Environmental Services

For office use only.
Application number:
18.FEB.2002 * 5945

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	MR. D. JONES & MS. E. TONGE
	Address and postcode	1 GLEBE LANE SONNING BERKS RG4 6XH
	Phone number	9692747
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	978416S
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	TWO STOREY / SINGLE STOREY & FRONT EXTENSIONS & DORMER ROOF
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.	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 ☑

3540 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.	6	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR. D. JONES & MS. E. TONGE.

Date 14/2/2002

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

ADDRESS 1 GLEBE LANE PARISH Somerton.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/172/65		O/L.		C/
82/67		DET. HOUSE & GARAGE		C/
333/71	Mr. H. Mayberry	Conservatory & 1st Floor additions.	15.4.71	App App
F/2002/59/45	Mr. D. Jones	2 SC/F, & new pitched roof to dormer		

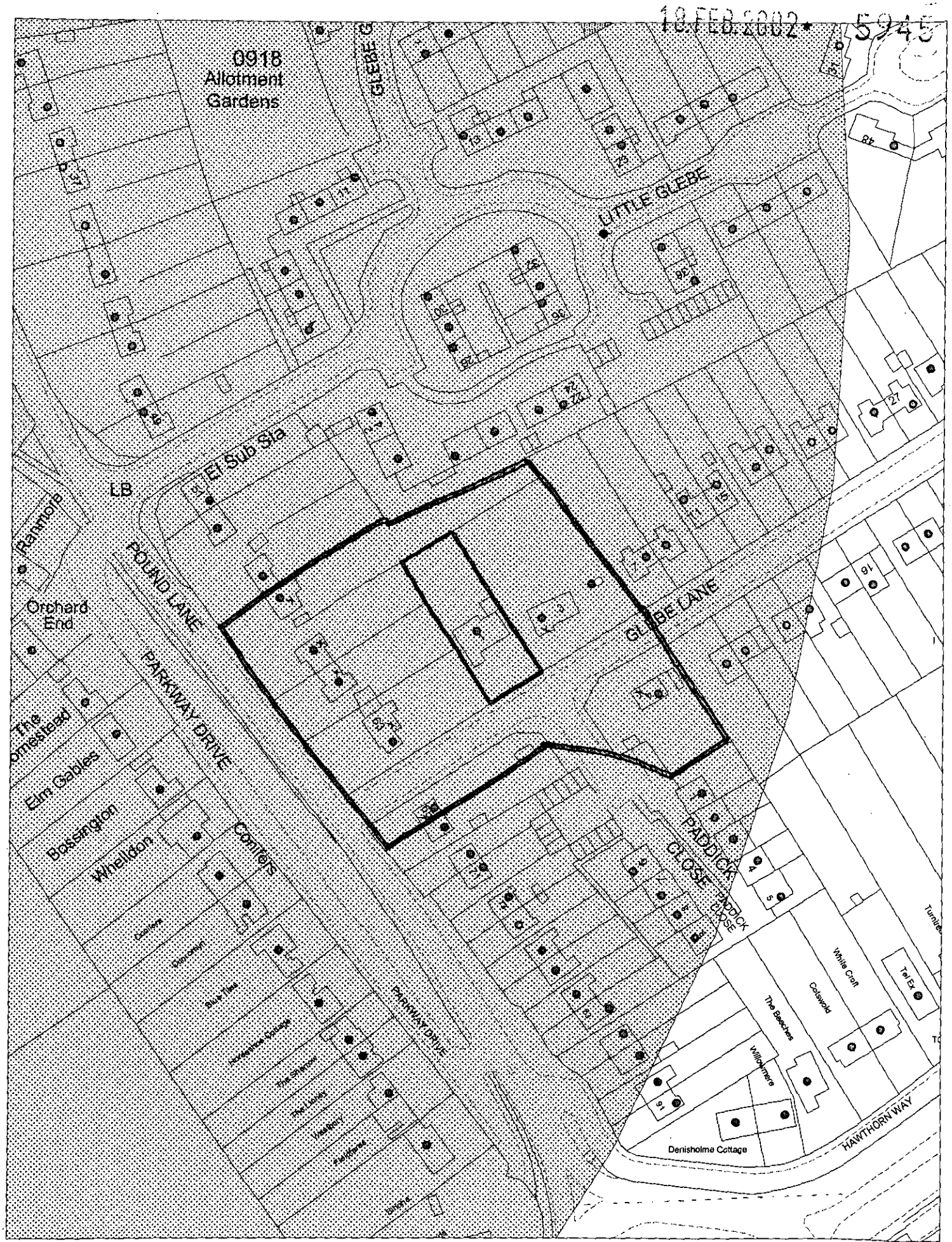
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

19 FEB 2002 * 5945



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Development Control Section, Environmental Services, Wokingham District Council.
20 February 2002 Scale: 1 : 1250

N
W E
S