Subject to the signing of a legal agreement

APPLICATION NO:
F/2001/3334

LOCATION:
97 - 99 Pound Lane, Sonning Reading.

APPLICANT:
Bewley Homes C/O Philip Design Associates

PROPOSAL:
Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages (Duplicate Application).

EARLIEST DATE FOR DECISION: **11/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/04/2001

CASE OFFICER: **Nicola Lake**

APPROVED

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Bewley Homes
C/O Philip Design Associates
64 Portsmouth Road
Guildford
Surrey
GU2 4DN

Application Number: F/2001/3334

Parish: **SONNING**

Location: **97 - 99, Pound Lane, Sonning, Reading.**

Proposal: **Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages (Duplicate Application).**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. The development shall not commence until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

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) no additional windows or similar openings shall be constructed in the first floor or above hereby permitted except for any which may be shown on the approved drawing(s).

Condition
5. 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
6. Works related to the demolition and construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

Condition
7. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
8. 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
9. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. 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 overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

Condition
10. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
11. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
12. Before any other part of the development hereby permitted is commenced, the proposed vehicle access shall be formed in accordance with details that shall be submitted to and approved in writing by the Local Planning Authority, showing the accessway with a width no greater than 4m and with a vehicle crossover rather than a formal junction. No other development of the site shall take place until the access has been constructed in accordance with the approved details with visibility splays of 4.5m by 77m to the north and 4.5m by 90m to the south. Land within the visibility splays shall be cleared of any obstruction exceeding 0.6m in height and maintained clear of any obstruction exceeding 0.6m in height at all times.

Condition
13. The existing vehicular accesses to the site shall be stopped up and abandoned, to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

Condition
14. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; and details of all new planting that is to take place within the site. The approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the end of the first available planting season.

Condition
15. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
16. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the

end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
17. The first floor bathroom windows in the north west elevations of the dwellings on plots 1 and 5 and south east elevations of the dwellings on plots 3 and 4 shall not at any time be glazed other than with obscure glass. They shall be fixed shut and be permanently so retained thereafter.

Condition
18. The existing vehicular accesses to the site shall be stopped up and abandoned and footway crossing shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

Condition
19. A 2m high closed board fence shall be erected along the length of the boundary between the application site and number 95 Pound Lane, prior to the commencement of other works on the site and shall thereafter be retained.

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 visual amenities of neighbouring properties and the locality.

Reason
4. To safeguard the residential amenity of the neighbouring dwellings.

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

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

Reason
7. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

Reason
9. To safeguard visual amenities.

Reason
10. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
11. In the interests of highway safety and convenience.

Reason
12. In the interests of highway safety and convenience.

Reason
13. In the interests of highway safety and convenience.

Reason
14. In the interests of visual amenity.

Reason
15. In the interests of visual amenity.

Reason
16. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
17. To safeguard the amenity of the adjacent dwellings.

Reason
18. To safeguard the amenity of the adjacent dwellings.

Reason
19. To safeguard the amenity of the adjacent dwellings.

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: H5, H9.
Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LT5, LT6.
Wokingham District Local Plan: Housing Density Policy, WH6, WOS3, WBE1, WBE11, WT6, WT7.

Anna Cronin
Head of Planning and Transportation
Date: 21st September 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.

WOKINGHAM DISTRICT COUNCIL

Memorandum

FROM: Kate Wells, Legal Services **MY REF:** KAW/106/SON/3

TO: Nicola Lake, Planning **EXT:** 6540

DATE: 12 September 2001

SECTION 106 AGREEMENT – 97-99 POUND LANE, SONNING – BEWLEY HOMES PLC

Attached for your information is a copy of a completed Section 106 Agreement. I would be grateful if you would now issue the planning consent.

Please note that a cheque in respect of the financial contribution for highway improvements and local sustainable highways initiatives in the sum of £25,000 has been received and paid in under cost centre code UX 107 8815.

Please do not hesitate to contact me if you have any questions.

Regards

Kate Wells

Enc

Please see F/2001/3335

for 106 Agreement.

SEE 3598

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 21 September 2001.
My ref: NL/2001/3334, F/2001/3596 & F/2001/3598
Your ref:

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

Mr Brian Bradshaw
Bewley Homes PLC
Inhurst House
Brimpton Road
Baughurst
Hampshire
RG26 5JJ

Dear Mr Bradshaw,

PROPOSED MATERIAL SMAPLES FOR THE ERECTION OF NEW DWELLINGS AT 97-99 AND ISOMER, FECIMUS AND SEGRAVE LODGE, POUND LANE, SONNING. APPLICATIONS F/2001/3596,F/2001/3598 AND F/2001/3334.

Thank you for your letter of the 20 July 2001, regarding the above stated development.

As you are no doubt aware the legal agreements on applications F/2001/3596, F/2001/3598 and F/2001/3334, have now been signed and the decision notices issued. Therefore I am able to formally approve the proposed materials as outlined in your letter, as the materials which will be used in the construction of the approved dwellings

These details satisfy the requirements of conditions 2 of applications F/2001/3596, F/2001/3598 and F/2001/3334.

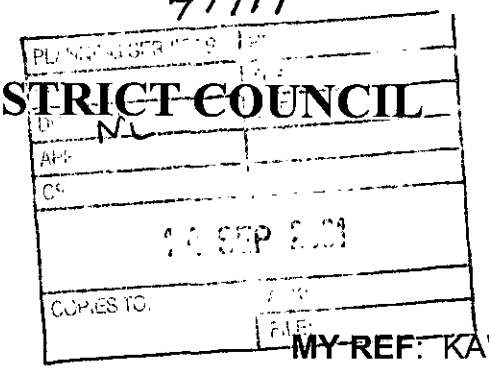
I hope this information is of assistance to you.

Yours sincerely,

AC

Anna Cronin
Head of Planning and Transportation services.

47719



WOKINGHAM DISTRICT COUNCIL

Memorandum

FROM: Kate Wells, Legal Services **MY REF:** KAW/106/SON/3

TO: Nicola Lake, Planning **EXT:** 6540

DATE: 12 September 2001

SECTION 106 AGREEMENT – 97-99 POUND LANE, SONNING – BEWLEY HOMES PLC

Attached for your information is a copy of a completed Section 106 Agreement. I would be grateful if you would now issue the planning consent.

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Please do not hesitate to contact me if you have any questions.

Regards

Kate Wells

Enc

DATED 11th September 2001

WOKINGHAM DISTRICT COUNCIL (1)

BEWLEY HOMES PLC (2)

PLANNING OBLIGATION BY WAY OF AGREEMENT

under Section 106 of the Town and Country Planning Act 1990

relating to land at 97 & 99 Pound Lane Sonning on Thames Berkshire

Shoosmiths
The Lakes Northampton NN4 7SH
Tel: 01604 543000
Ref: JHP

THIS AGREEMENT is made the 11th day of September 2001

BETWEEN

(1) **WOKINGHAM DISTRICT COUNCIL** of Shute End Wokingham Berks RG40 1WL ("the Council")

(2) **BEWLEY HOMES PLC** whose registered office is at 9 Greyfriars Road Reading RG1 1JG (Company Registration No 2586370) ("the Developer)

WHEREAS:

1. The Council is the Local Planning Authority for the purposes of Section 106 of the Town and Country Planning Act 1990 ("the Act") for the purposes of this Agreement

2. The Developer is the freehold owner of the Residential Site

3. The Developer has applied for planning permission to develop the Residential Site in the manner and for the uses set out in the Planning Application and in the plans specifications and particulars with the Council

4. The Council has resolved to grant the Planning Permission in the form of the draft attached hereto for the Residential Site subject to the making of this Agreement without which the Planning Permission would not be granted

5. In this Agreement :-

   (a) words importing one gender shall be construed as importing any other gender

   (b) the clause and paragraph headings in this Agreement do not form part of this Agreement and shall not be taken into account in its construction or interpretation

6. This Agreement shall not take effect until:-

   (a) the grant of the Planning Permission and

   (b) implementation of the Planning Permission by the carrying out of a material operation as defined by Section 56 of the Act

In this Agreement the following terms and expressions shall have the following meanings:-

"the Act"	means the Town and Country Planning Act 1990
"the Contribution"	means the sum of £25,000 by way of contribution to the Highways Works
"the Development"	means the development of the Residential Site carried out pursuant to the Planning Permission
"the Highways Works"	means the highway improvements and the local sustainable transport initiative to be implemented by the Council
"the Planning Application"	means the planning applications in respect of 5 detached residential units to be erected and the demolition of two existing dwellings on the Residential Site and submitted to the Council and assigned reference numbers F/2001/3334 and F/2001/3335 (duplicate applications)
"the Planning Permission"	means planning permission in the form of the draft annexed hereto to be granted pursuant to the Planning Application
"the Residential Site"	means together the land comprised in title numbers K 292338 and BK 306353 shown edged red on the attached plan

NOW THIS DEED WITNESSETH AS FOLLOWS:-

1. Subject to clause 2 this Agreement is made pursuant to Section 106 of the Act and any other enabling powers and the covenants of the Developer contained herewith are planning obligations for the purposes of the Act which apply to the Residential Site

2. The obligations contained herein are conditional upon

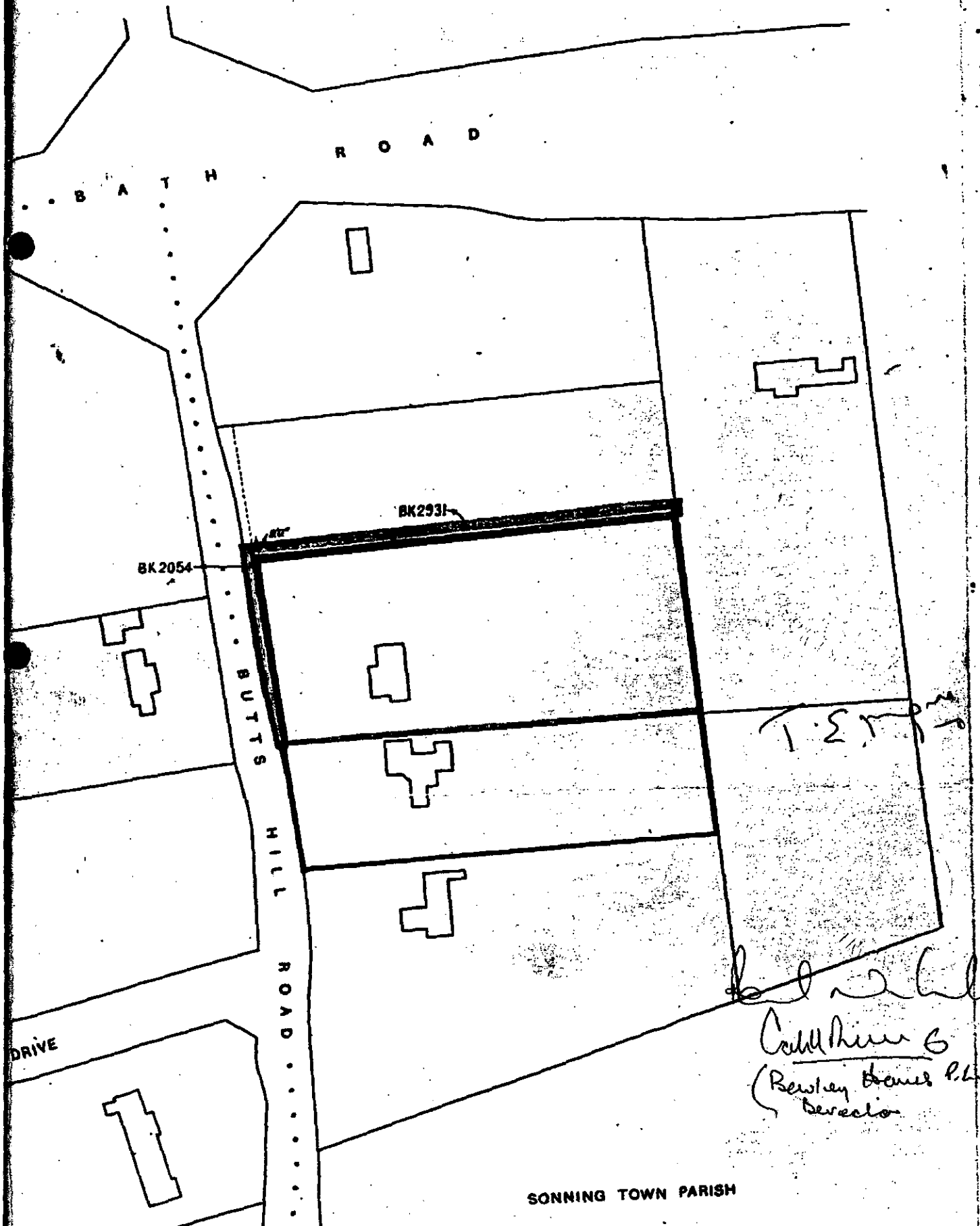
   (a) the grant of the Planning Permission and

ND REGISTRY GENERAL M P

E SHEET XXX.13. SECTION B (Extract from)

Scale 1/1250. Enlarged from 1/2500.

ADMINISTRATIVE AREA WOKINGHAM



(b) the implementation of the Planning Permission by carrying out of a material operation as defined by Section 56 of the Act

3. The Developer shall not be liable for any breach of the obligations contained herein occurring after they have parted with their interest in the Residential Site or any part in respect of which such breach occurs

4. The Developer covenants to pay to the Council the Contribution for the Highway Works prior to commencement of the Development

5. IT IS HEREBY AGREED AND DECLARED by and between the parties hereto as follows:-

1 All the sums referred to in this Agreement shall be subject to increase by the percentage charge in the figures shown in the Index of Retail Price (all items) published by or on behalf of Her Majesty's Government from the date of this Agreement until the date of payment

2 The expressions "the Developer" and "the Council" shall include their respective successors in title and assigns

EXECUTED as a deed by the parties hereto the day and year first before written

14881

THE SEAL of WOKINGHAM)
DISTRICT COUNCIL)
was affixed to this deed in the)
presence of:-)

T. E. [illegible]

..... Solicitor

THE COMMON SEAL of)
BEWLEY HOMES PLC)
was hereunto affixed in the presence of)

[illegible] Director

[illegible] Secretary

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

FROM: Kate Wells
Trainee Solicitor

MY REF: KAW/MM/106/SON/3
EXT: 6540

TO: Nicola Lake, Planning

Tom Callaghan, Engineering Services

YOUR REF:

DATE: 14th June 2001

97-99 POUND LANE, SONNING
SECTION 106 AGREEMENT - BEWLEY HOMES PLC

Please find attached a copy of a draft S.106 Agreement supplied by Shoosmiths Solicitors. Please let me have your instructions/comments.

44641

Many thanks.

KM.

P.P Kate Wells

PLANNING SERVICES	HPT
POL	TLS
DC NC	EHF
APP	
CS	
13	
COPIES TO:	

Enc.

DATED 2001

WOKINGHAM DISTRICT COUNCIL (1)

DAVID NEIL MACFARLANE AND
JUNE OSMOND MACFARLANE (2)

MICHAEL GYM TOH AND
CLAIRE SUSAN TOH (3)

BEWLEY HOMES PLC (4)

PLANNING OBLIGATION BY WAY OF AGREEMENT

under Section 106 of the
Town and Country Planning Act 1990

relating to land at
97 & 99 Pound Lane
Sonning on Thames
Berkshire

Shoosmiths
The Lakes Northampton NN4 7SH
Tel: 01604 543000
Ref: JHP

THIS AGREEMENT is made the day of 2001

BETWEEN

(1) **WOKINGHAM DISTRICT COUNCIL** of Shute End Wokingham Berks RG40 1WL ("the Council")

(2) **DAVID NEIL MACFARLANE AND JUNE OSMOND MACFARLANE** of 97 Pound Lane Sonning on Thames Berkshire ("the First Owners")

(3) **MICHAEL GYM TOH AND CLAIRE SUSAN TOH** of 99 Pound Lane Sonning on Thames Berkshire ("the Second Owners")

(4) **BEWLEY HOMES PLC** whose registered office is at 9 Greyfriars Road Reading RG1 1JG (Company Registration No 2586370) ("the Developer)

WHEREAS:

1. The Council is the Local Planning Authority for the purposes of Section 106 of the Town and Country Planning Act 1990 ("the Act") for the purposes of this Agreement

2. The Owners are the freehold owners of the Blue Land and Yellow Land comprising the Residential Site

3. The Developer has applied for planning permission to develop the Residential Site in the manner and for the uses set out in the Planning Application and in the plans specifications and particulars with the Council

4. The Council has resolved to grant the Planning Permission in the form of the draft attached hereto for the Residential Site subject to the making of this Agreement without which the Planning Permission would not be granted

5. In this Agreement :-

   (a) words importing one gender shall be construed as importing any other gender

   (b) the clause and paragraph headings in this Agreement do not form part of this Agreement and shall not be taken into account in its construction or interpretation

6. This Agreement shall not take effect until :-

   (a) the grant of the Planning Permission and

(b) implementation of the Planning Permission by the carrying out of a material operation as defined by Section 56 of the Act

In this Agreement the following terms and expressions shall have the following meanings:-

"the Act"	means the Town and Country Planning Act 1990
"the Blue Land"	means that land registered under title number BK306353
"the Contribution"	means the sum of £25,000 by way of contribution to the Highways Works
"the Development"	means the development of the Residential Site carried out pursuant to the Planning Permission
"the First Owners"	means **DAVID NEIL MACFARLANE** and **JUNE OSMOND MACFARLANE** of 97 Pound Lane Sonning on Thames who are the registered freehold proprietors of the Blue Land
"the Highways Works"	means the highway improvements and the local sustainable transport initiative to be implemented by the Council
"the Owners"	means together the First Owners and the Second Owners
"the Planning Application"	means the planning applications in respect of 8 detached residential units to be erected on the Residential Site and submitted to the Council and assigned reference numbers F/2001/3334 and F/2001/3335
"the Planning Permission"	means planning permission in the form of the draft annexed hereto to be granted pursuant to the Planning Application
"the Residential Site"	means together the Blue Land and the Yellow Land
"the Second Owners"	means **MICHAEL GYM TOH** and **CLAIRE SUSAN TOH**

who are the registered freehold proprietors of the Yellow Land

"the Yellow Land" means that land registered under title number BK 292338

NOW THIS DEED WITNESSETH AS FOLLOWS:-

1. Subject to clause 2 this Agreement is made pursuant to Section 106 of the Act and any other enabling powers and the covenants of the Developer and the Owners contained herewith are planning obligations for the purposes of the Act which apply to the Residential Site

2. The obligations contained herein are conditional upon

   (a) the grant of the Planning Permission and

   (b) the implementation of the Planning Permission by carrying out of a material operation as defined by Section 56 of the Act

   (c) (in the case of the Developer) the Developer completing the purchase of the Residential Site

3. No party shall be liable for any breach of the obligations contained herein occurring after they have parted with their interest in the Residential Site or any part in respect of which such breach occurs

4. The Owners and the Developer covenant to pay to the Council the Contribution for the Highway Works

5. In the event that the Council fails to spend the Contribution on the Highways Works by the expiry of 24 months from the date of payment of the Contribution then the Contribution (or such part of it as shall remain unspent) shall be returned to the Developer together with any interest accrued thereon.

EXECUTED as a deed by the parties hereto the day and year first before written

THE SEAL of WOKINGHAM DISTRICT COUNCIL was affixed to this deed in the presence of:-)

..... Authorised Signatory

..... Authorised Signatory

SIGNED as a Deed by **DAVID NEIL MACFARLANE** in the presence of:-)

SIGNED as a Deed by **JUNE OSMOND MACFARLANE** in the presence of:-)

SIGNED as a Deed by **MICHAEL GYM TOH** in the presence of:-)

SIGNED as a Deed by **CLAIRE SUSAN TOH** in the presence of:-)

THE COMMON SEAL OF **BEWLEY HOMES PLC** was hereunto affixed in the presence of)

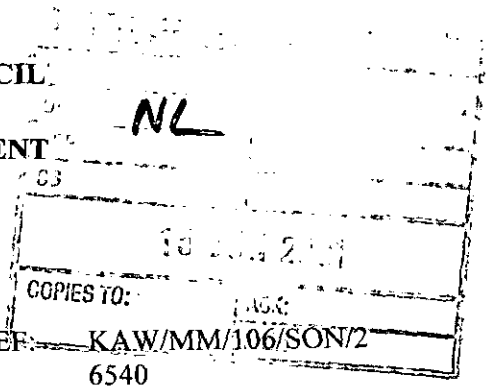
..... Director

..... Secretary

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM



FROM: Kate Wells
Trainee Solicitor

MY REF: KAW/MM/106/SON/2
EXT: 6540

TO: Nicola Lake, Planning

Tom Callaghan, Engineering Services

YOUR REF:

DATE: 13th June 2001

FECIMUS, ISOMER & SEGRAVE LODGE, POUND LANE, SONNING
SECTION 106 AGREEMENT - BEWLEY HOMES PLC

Please find attached a preliminary draft of the S.106 Agreement for your consideration. Please let me know whether you are happy with this as soon as possible.

Please can you let me have a plan of the site outlined in red for inclusion in the Agreement, together with a plan of the right turn lane. Also, can you please confirm a timescale within which the right turn lane should be completed/commenced.

Many thanks.

Kate Wells

Enc.

DATED 2001

WOKINGHAM DISTRICT COUNCIL

and

BEWLEY HOMES PLC

AGREEMENT

under Section 106 of the Town and Country Planning Act 1990
and Section 111 of the Local Government Act 1972
Planning Application Numbers F/2001/3596 and F/2001/3598

T.E. Kingswood, Solicitor
Wokingham District Council
Civic Offices, Shute End
Wokingham, Berkshire RG40 1WH

KAW/106/SON/2
mm/S106 Agreement - Bewley

THIS AGREEMENT is made the day of Two thousand and one BETWEEN WOKINGHAM DISTRICT COUNCIL of Civic Offices Shute End Wokingham Berkshire ("the Council") and BEWLEY HOMES PLC whose registered office is at Inhurst House Brimpton Road Baughurst Hampshire ("the Applicant")

WHEREAS:

A. The Applicant is the estate owner in fee simple of the land shown edged red on the plan annexed hereto and known as Fecimus, Isomer and Segrave Lodge Pound Lane Sonning Berkshire ("the Site")

B. On the 20th day of March Two thousand and one the Applicant made an application for planning permission ("Application Nos. F/2001/3596 and F/2001/3598") (duplicate applications) for the erection of six dwellings and the demolition of three dwellings known as Fecimus, Isomer and Segrave Lodge and associated works ("the Development")

C. The Council is the District Planning Authority for the administrative area of the District of Wokingham

D. The Council resolved that SUBJECT to the Applicant entering into this Agreement planning permission should be granted in respect of the Application Nos. F/2001/3596 and F/2001/3598 and the Applicant has agreed to enter into this Agreement conditionally upon planning permission being granted in respect of Application Nos. F/2001/3596 and F/2001/3598 a copy of the permission being annexed to this Agreement

E. This Agreement is entered into pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act") and Section 111 of the Local Government Act 1972 whereby the Council is empowered to enter into agreements for various purposes in connection with the development of land and otherwise as more particularly set out in the Statutory Provisions

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. This Agreement is made in pursuance of the Statutory Provisions and all other powers enabling the Council in this behalf and is a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as substituted) which planning obligation is enforceable by the Council

2. Words in this Agreement importing the singular meaning shall where the context so admits include the plural meaning and vice versa

3. Words in this Agreement of the masculine gender shall include the feminine and neuter genders and vice versa and words denoting natural persons shall include corporations and vice versa

4. The Applicant so as to bind each and every part of the Site into whosoever hands the same may come jointly and severally hereby covenants with the Council as follows:

4.1 Prior to the first occupation of any of the dwellings constructed pursuant to the Development to provide a right turn lane in accordance with a scheme approved by the Council (such approval not to be unreasonably held or delayed) in accordance with the plan annexed hereto or similar plan ("the Lane") and to lay out the Lane to the satisfaction of the Council

4.2 To pay to the Council prior to commencement of the Development the sum of TWENTY THOUSAND POUNDS (£20,000) index-linked to be used by the Council as a contribution towards highway safety measures and/or The Safer Routes to Schools Scheme and/or towards local sustainable transport initiatives

4.3 To pay to the Council on the execution of this Agreement the Council's reasonable legal fees for the preparation of this Agreement

5. IT IS HEREBY FURTHER AGREED AND DECLARED by and between the parties hereto as follows:

5.1 All the sums referred to in this Agreement shall be subject to increase by the percentage change in the figures shown in the Index of Retail Price (All Items) published by or on behalf of H M Government from the date of this Agreement until the date of payment

5.2 The expression "the Applicant" and "the Council" shall include their respective successors in title and assigns

5.3 The covenant on the part of the Applicant contained in this Agreement shall not be enforceable against individual purchasers or lessees of dwellings on the Development

5.4 In this Agreement where any matter falls to be agreed between the parties or a test of reasonableness falls to be applied in respect of any matter or a dispute within three months from the date when it falls to be decided (or such longer period as herein provided) the question shall be referred on the application of either party for the determination of a single expert to be agreed between the parties within a further period of one month or in the absence of such agreement to be appointed by the President for the time being of the Royal Institute of Chartered Surveyors on such terms as to the liability and remuneration of such experts as the President shall direct and the determination of the expert shall be final and binding upon the parties

5.5 This Agreement shall be registered in the Council's Register of Local Land Charges immediately on completion thereof

5.6 The Council will effect a cancellation of any entry made in the Local Land Charges Register in regard to this Agreement forthwith after the obligations of the Applicant hereunder have been wholly performed or discharged

IN WITNESS whereof the parties hereto have affixed their Common Seals the day and year first before written

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 29 November 2001
My ref: NL/F/2001/3334.
Your ref:

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

Mr Gary Fish
Bewley Homes Plc.
Inhurst House
Brimpton Road
Bagdhot
RG26 5JJ

Dear Mr Fish,

PROPOSED CONDITION DETAILS FOR THE ERECTION OF 5 DWELLINGS AT 97-99 POUND LANE, SONNING. APPLICATION F/2001/3334.

Thank you for your letters of the 10 September, 21 September, regarding the above stated development.

I write regarding the proposed details for the accommodation of site operatives, visitors and construction vehicle parking. The proposed details as outline in your letter and the accompanying drawing 9972010 rev C would satisfy the requirements of condition 10 and shall be used for the duration of the construction of the dwellings. This is on the proviso that the access is keep unobstructed at all times.

Condition 11 requires precautions to be taken to prevent the deposit of mud and similar debris on the highway. Your letter outlines your intention to carry out vehicular sweeping of the road every Friday and intermittently as and when it is required, and that the vehicles on the site would be parked on hardstanding at all times. These details will satisfy this condition so long as any deposits are cleared from the highway as soon as is safe after having been deposited.

The proposed slab level details as outlined on drawing G11046/P/102 are approved as the slab levels that shall be used in the construction of the 5 dwellings. These details satisfy the requirements of condition 07.

The proposed boundary details to comply with condition 03, does not propose any details for the sides and rear boundaries with the existing dwellings. I am also concerned that the proposed 1.5m high post and 3 rail timber fence would appear out of keeping with the character of the wider area. There are also no details as to what is going to happen to the front retaining wall to the properties. I therefore suggest that the plans are amended to should the extra details of the side and rear boundaries and a revised front boundary treatment.

I hope this information is of assistance to you. Should you wish to discuss this matter further please do not hesitate to contact me on the above direct line.

Yours sincerely,

M L THORP.
Principal Development Control Officer.

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 11 June 2002
My ref: NL/F/2001/3334, F/2001/3596 & 3598
Your ref:

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

Ms Robyn Holland
Terra Firma
28 The Spain
Petersfield
Hampshire
GU32 3LA.

Dear Ms Holland,

PROPOSED LANDSCAPING SCHEME FOR LAND AT 97-99 POUND LANE AND ISOMER, FECIMUS AND SEGRAVE, POUND LANE, SONNING. APPLICATIONS NUMBER F/2001/3334, F/2001/3596 & F/2001/3598.

Thank you for your letter of 25 January and 5 March 2002, regarding the above stated development. I would like to take this opportunity to apologise for the delay in responding to your inquiry.

I write to confirm that the proposed landscaping schemes as shown on drawing numbers 721-103revB, 105revB and 105revC for application F/2001/3334 on 97-99 Pound Lane and numbers 721-104revB and 106revB for applications F/2001/3596 and 3598 are approved as the landscaping schemes that shall be under on the development sites. These details satisfy the requirements of condition 14 of applications F/2001/3596 and F/2001/3598 and condition 14 of F/2001/3334.

The proposed boundary treatment also shown on the above drawings is approved as the treatment that shall be erected on the development sites. These details comply with the requirements of condition 03 of application of applications F/2001/3596 and F/2001/3598 and condition 03 of F/2001/3334.

I hope this information is of assistance to you. Should you wish to discuss this matter further please do not hesitate to contact me on the above direct line.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

terra firma CONSULTANCY
28 THE SPAIN, PETERSFIELD, HAMPSHIRE GU[illegible] TELEPHONE: 01730 262040. FAX: 01730 262050

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Our ref: 2001/721la304/RH

4 March 2002

Chief Planning Officer
Wokingham District Council
Environmental Services Department
Planning Services
P. O. Box 153
Shute End
Wokingham RG40 1WL

Dear Sir

POUND LANE, SONNING (97-99 SITE)
PLANNING APPLICATION NOS: F/2001/3334

Further to conversations with your colleague Nicola Lake, please find attached extract from our drawing no: 721 – 105 Rev. C Planting Plan for the above site.

We have added details of screen planting to the rear of Plot 4 as discussed amnd hope that you will now be in a position to discharge Conditions no.s 3, 14 and 16.

We hope you find the proposals acceptable, but do not hesitate to contact us should you have any queries.

Yours faithfully

Robyn Holland

Robyn Holland
Associate
The **terra firma** *Consultancy*
cc Gary Fish Esq – Bewley Homes Ltd

Principal: Lionel E Fanshawe BA Dip LA MLI
Associate: Robyn A Holland BA (Hons) Dip LA MLI
Consultant: John N Wigham Dip LA MLI
Company Secretary: Denise K Richardson

www.terrafirmaconsultancy.com
e-mail: tfconsults@aol.com
V A T Reg No. 544 2441 62

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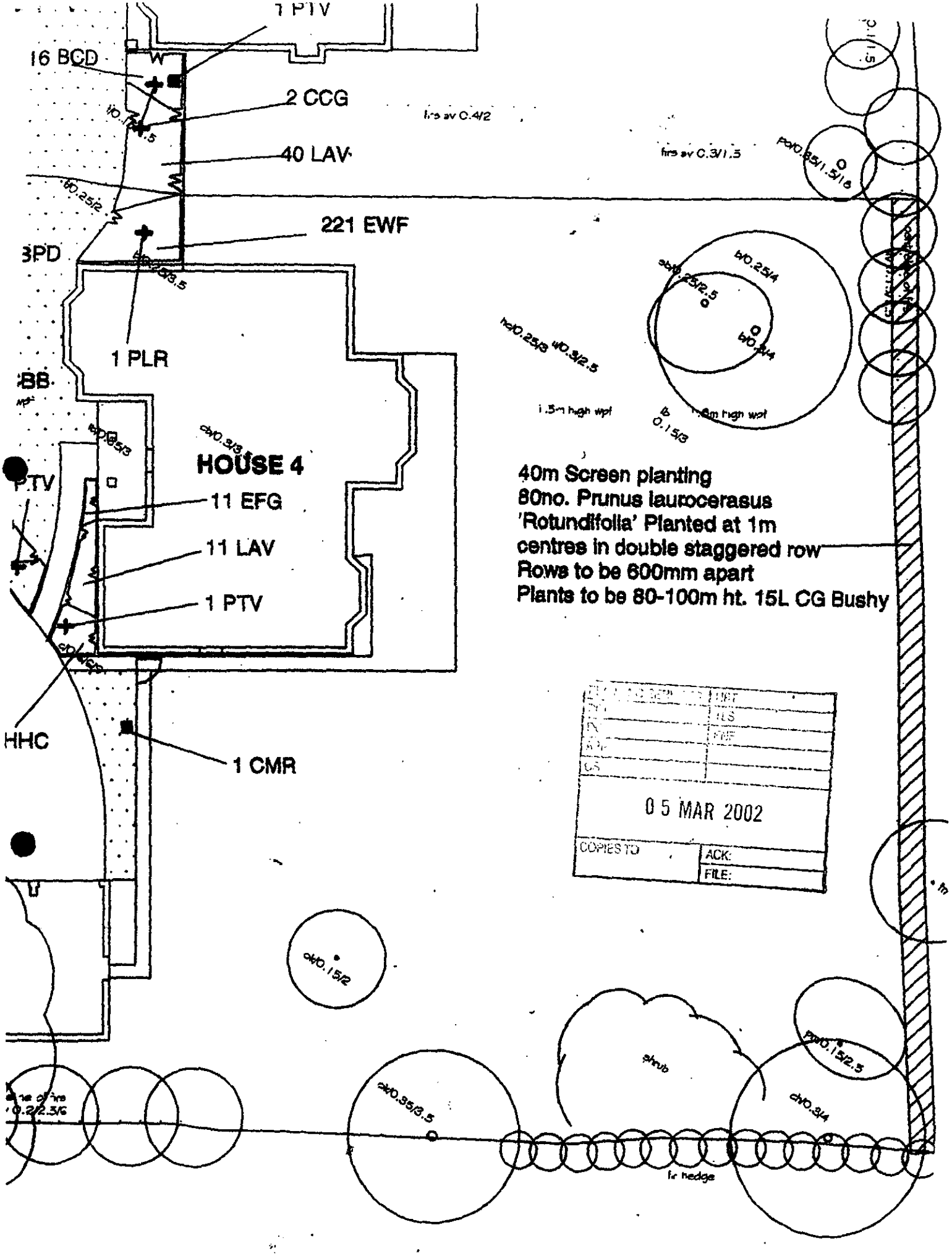
1 PTV
16 BCD
2 CCG
40 LAV
221 EWF
3PD
1 PLR
HOUSE 4
11 EFG
11 LAV
1 PTV
1 CMR
HHC
40m Screen planting
80no. Prunus laurocerasus
'Rotundifolia' Planted at 1m
centres in double staggered row
Rows to be 600mm apart
Plants to be 80-100m ht. 15L CG Bushy
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shrub
hr hedge

THOMASON PARTNERSHIP

Consulting Civil and Structural Engineers

86 EPSOM ROAD
GUILDFORD
SURREY
GU1 2BX

Telephone: 01483 565886
Facsimile: 01483 506822

Direct Dial: 01483-540142
Email: irafter@thomasons.co.uk

47092

28 AUG 2001

COPIES TO: ACK: FILE:

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WH

IR/ir/G11046

24 August 2001

Dear Sir/s

RE: POUND LANE, SONNING, BERKSHIRE
SITE 2 – APPLICATION NO. 2001/3596 & 3598

With reference to the above and as part of the planning conditions, please find enclosed two copies of our Drawing G11046/202 showing slab levels for the proposed house types.

In addition, we enclose two copies of our Drawing G11046/102 for Site 1, 97-99 Pound Lane which details the slab levels for this site.

We trust the above is satisfactory, but should you require further assistance, please do not hesitate to contact the undersigned

Yours faithfully

I F Rafter for the
THOMASON PARTNERSHIP

Encl.

cc. Gary Fish – Bewley Homes (without enclosures)

Partners:
C T Shorter CEng MIStructE FConsE FFB
A A Park CEng FIStructE
M J Wiltshire IEng AMIStructE AMICE
R C Hackman IEng AMIStructE AMICE
N Russell BSc(Hons) CEng FIStructE FICE MIMgt

Associates:
A N Beal BSc CEng MIStructE MICE
S E McSorley BSc CEng MIStructE AMICE MIMgt
D A O Lace-Evans BSc(Hons) CEng MIStructE
B S Watts BSc CEng MIStructE MICE
J A Adams BSc ARICS
M Goddard BSc(Hons) CEng MIStructE
P D Jarvis BEng(Hons) CEng MIStructE MICE
R J Barnes BEng(Hons) CEng MIStructE MCIOB
A C Smyth BEng(Hons) CEng MIStructE
D E Manion BEng(Hons)

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Offices at Guildford, London, Leeds, Manchester & Sheffield
Website: www.thomasons.co.uk

THOMASON PARTNERSHIP

Consulting Civil & Structural Engineers

86, EPSOM ROAD, GUILDFORD, SURREY, GU1 2BX. TEL: 01483 565886 FAX: 01483 506822

Offices at:- Guildford Leeds London Manchester & Sheffield

DRAWING ISSUE SHEET

Date	JUN 2001
Contract No.	G11046
Sheet No.	10

Contract: POUND LANE

SONNING, BERKSHIRE (97-99)

WE ENCLOSE COPIES OF THE FOLLOWING DRAWINGS AS NOTED BELOW:

DRAWING TITLE	DRG. NO.	Date of Issue: 27/07/01	27/07/01	09/08/01	09/08/01	24/09/01	REVISIONS
DRAINAGE LAYOUT - SITE 1	101	/	/				
ROAD & BUILDING LEVELS - SITE 1	102	A	A	B	B	B	
TYP. DRAINAGE & ROAD DETAILS SITE 1	103	/	/	A	A		
CONVEYANCING PLAN	104			/	/		

DISTRIBUTION	NUMBER OF COPIES					
BEWLEY HOMES	1		1			
TERRAFIRMA	1		1			
TOM PEW - DLK ARCHITECTS		1		1		
WOKINGHAM DISTRICT COUNCIL -PLANNING					2	
PURPOSE OF ISSUE	P	P	P	P	P	
METHOD OF ISSUE	H	E	H	E	H	

D (for Discussion/comment) P (Preliminary) I (for Information) B (Billing) T (Tender) C (Construction) H (Hard copy/print) E (Electronic : E-mail, ISDN etc.)

terra firma CONSULTANCY
28 THE SPAIN, PETERSFIELD, HAMPSHIRE GU32 3LA TELEPHONE: 01730 262040. FAX: 01730 262050

Our ref: 2001/721la/823TG

22nd August 2001

Chief Planning Officer ↙ WOKINGHAM DISTRICT COUNCIL,
Environmental Services Department
Planning Services
P. O. Box 153
Shute End
Wokingham
Berks, RG40 1WL

47031
NL
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Dear Sir

POUND LANE, SONNING (97-99 AND ISOMER/ FECIMUS/ SEGRAVE PLOTS)
PLANNING APPLICATION NOS: F/2001/3596 & 3598 - LANDSCAPE PLANS

On behalf of our clients Bewley Homes Ltd, please find enclosed for your Approval, four copies each the drawings listed below:

Drawing No: 721 – 101 Site 1 Plots 97 – 99 - Tree Protection Plan
Drawing No: 721 – 102 Site 2 Isomer/ Fecimus/ Seagrave Plots - Tree Protection Plan
Drawing No: 721 – 103 Site 1 Plots 97 – 99 - External Works Plan
Drawing No: 721 – 104 Site 2 Isomer/ Fecimus/ Seagrave Plots - External Works Plan
Drawing No: 721 – 105 Site 1 Plots 97 – 99 - Planting Plan
Drawing No: 721 – 106 Site 2 Isomer/ Fecimus/ Seagrave Plots - Planting Plan

These plans have been prepared in order to discharge Conditions 6.3, 6.14 & 6.16 of the Planning Consent for these sites.

cont/.....

Director:
Lionel E Fanshawe BA Dip LA (Leeds) MLI
Consultant:
John N Wigham Dip LA (Leeds) MLI

The Terra Firma Consultancy Limited
www.terrafirmaconsultancy.com
e-mail: contact@terrafirmaconsultancy.com
Company Number 1849802 VAT Reg No. 544 2441 62

Landscape Architecture . Landscape Planning . Impact Assessment . Graphic Design

We hope you find the proposals acceptable, but do not hesitate to contact me should you have any queries.

Thank you for your assistance.

Yours faithfully

TIM GRIFFIN
Landscape Architect
The **terra firma** *Consultancy*

cc Gary Fish Esq – Bewley Homes Ltd

Tel: (0118) 974 6481

Date:

My ref: F/2001/3334

CONFIDENTIAL

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/2001/3334
97 - 99, Pound Lane, Sonning, Reading.
Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages (Duplicate Application).

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2001/3334**
97 - 99, Pound Lane, Sonning, Reading.
Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages (Duplicate Application).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____
_____

Signed: _____ Date: _____

Councillor N Rose

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : Nicola Lake

Application Number : F/2001/3334

Applicant : Bewley Homes C/O Philip Design Associates.

Location : 97 - 99, Pound Lane, Sonning, Reading.
Proposal : Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages (Duplicate Application).

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 12/02/2001

Earliest Date for Decision : 11/03/2001

Latest Consultation Date/Site Notice Expiry Date : 11/03/2001

This application will have expired on: 09/04/2001. 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 :
See committee report 23 May 2001.

Planning Issues :

Application Number: F/2001/3334

Appraisal :

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

Application Number F/2001/3334
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 97 - 99 Pound Lane
Sonning Reading.

APPLICATION NUMBER: F/2001/3334

OFFICER: Nicola Lake

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Received by Wokingham District Council

Application No: F/2001/3334

Proposal:
Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages (Duplicate Application).

Location:
97 - 99, 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. 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/03/2001. 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

15 February 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3334
CASE OFFICER: Nicola Lake

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

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 23 MAY 2001 FROM 7.00 PM TO 10.00 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, Mr BJS Patman, and Mrs M Robertson.

Also present under Standing Order 39:- Mrs P Bray, Mr CP Hudson and Mr ND Rose.

PART I

323. MINUTES

The Minutes of the meeting of the Committee held on 2 May 2001 were confirmed as a correct record and signed by the Chairman.

324. APOLOGIES

An Apology for absence was submitted from Mr. SR Conway

325. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

RESOLVED: That the order of business detailed on the agenda be varied.

331. APPLICATIONS NOD: 2001/3334 & 2001/3335, PROPOSED ERECTION OF FIVE DETACHED DWELLINGS WITH GARAGES PLUS DEMOLITION OF TWO GARAGES (DUPLICATE APPLICATIONS), 97-99 POUND LANE SONNING, FOR BEWLEY HOMES

The Committee considered a report on this application set out on Agenda pages 3453 to 3480.

The explaining the report, the Head of Planning & Transportation informed Members that an appeal against non-determination had been lodged for Application No: 2001/3335. The Head of Planning Transportation also informed Members that the applicant had submitted revised plans and that two additional conditions were proposed. These were distributed to the Committee at the meeting.

Mr. A Brook, representing the applicant attended the meeting and spoke in support of the proposal.

Mr. ND Rose, the local Member attended the meeting and gave his views on the proposal.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town & Country Planning Act 1990 to secure a financial contribution of £25,000 towards highways improvements and local sustainable transport initiatives;

2) That subject to the registration and execution of the Agreement referred to in 1) above, Application No: 2001/3334 be approved subject to the conditions set out

on Agenda pages 3457 to 3460 and the addition of the following conditions;

a) The existing vehicular accesses to the site shall be stopped up and abandoned and footway crossing shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access;

b) A 2 metre high enclosed board fence shall be erected along the length of the boundary between the application site and number 95 Pound Lane, prior to the commencement of other works on the site and shall thereafter be retained;

3) That had Application No: 2001/3335 been before the Committee for determination, it would have been approved subject to the above.

Application No	Received	Sonning	Listed By
F/2001/3334	12.02.01		Cllr Rose.
F/2001/3335			

Applicant: **Bewley Homes.**
Location : **97-99 Pound Lane, Sonning.**
Proposal : **Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages. (Duplicate applications)**

1. **Planning History** – The site is located within the south eastern corner of the Sonning/Woodley A4 Bath Road roundabout, within the identified settlement of Sonning. The site currently houses two detached dwellings located well within their sites with large rear garden areas. Both properties access directly onto Pound Lane. Both properties have been extended on a number of occasions. An application for an additional dwelling to the north side of number 97 was refused planning permission in 1966.

   A previous application (F/2000/0577) for the redevelopment of 97 and 99 with the erection of 8 detached dwelling was dismissed on appeal in October 2000, due to the proposed development's impact upon the residential amenity of number 95 and 101 Pound Lane.

2. **Proposal** – The proposed development is for the demolition on the existing two detached dwellings and the erection of 5 new dwellings. It would have three frontage houses and a further two located to the rear. The proposed dwelling on plot one would have its own access while the others four dwellings would share an access drive. The access drive would pass between plots 2 and 3, then divide to the front of plot 4. The proposed dwellings would have 5 bedrooms.

   The application was listed for determination by the Development Control Committee by Cllr Rose, who is concerned about the proposed development's potential impact upon the streetscene and neighbouring dwellings. The application would also require a legal agreement due to financial contributions towards highway improvements and sustainable transport initiatives.

3. **Consultations** -
   - ***Sonning Parish Council:*** Recommends refusal. (see attached comments).
   - ***Highways:*** No objection subject to conditions.
   - ***Environmental Health:*** No objection subject to conditions.
   - ***Environment Agency:*** No objection subject to conditions.
   - ***Landscaping:*** No objection subject to conditions.
   - ***Crime prevention Design Adviser:*** No significant crime risk.
   - ***Letters:*** There has been 7 letters of objection from local residents. These objections can be summarised as follows:
     - Impact upon neighbouring dwellings, by loss of privacy, noise, pollution and overlooking.
     - Impact upon highway safety.
     - Concern about boundary treatment.
     - Impact upon the character of the area and overdevelopment.
     - Impact on services and infrastructure.

4. **Appraisal** – Main issues:

A. Principle of Development. (Policy H5 of the Berkshire Structure Plan; Policy LH1 of the Loddon Area Local Plan; Policy WH6 and Housing Density Policy of the Wokingham District Local Plan (Deposit Draft) as modified.
B. Housing Mix and Density. (Policies H5 and H9 of the Berkshire Structure Plan; Policies LH1, LH8 and LBE5 of the Loddon Area Local Plan; Policies WH6 and the Housing Density Policy of the Wokingham District Local Plan (Deposit Draft) as modified.
C. Impact upon the character and appearance of the surrounding area. (Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
D. Impact upon the residential amenity of the neighbouring dwellings. (Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
E. Impact upon Highways Safety. (Policies LT5 and LT6 of the Loddon Area Local Plan; WT6 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified.
F. Concerns of Residents and Sonning Parish Council.

A. Principle of Development.

The site is located within the identified settlement, where development is usually acceptable in principle, subject to meeting the other policies within the District's development plans. The site would be described as previously-used land, as it is currently existing dwellings and garden areas. Therefore, the principle of development would be in accordance with the guidance as outline in PPG3 –Housing.

B. Housing Mix and Density.

The site is approximately 0.78 hectares. As such the proposed development would have a resultant density of approximately 6 houses per hectare. This would be far less than the target density of 30 dwellings or more per hectare on sites above 0.3 hectares, as suggested within the Council's Housing density policy. However due to the character of the area, highway safety issues and impact upon the neighbouring dwellings, a higher density would be difficult to achieve.

C. Impact upon the character and appearance of the surrounding area.

The proposed development would have three frontage dwellings facing onto Pound Lane. The dwellings would have a similar set back from the road and would follow the general pattern of development within the immediate area. The proposed dwelling on plot 1, would be set 5m from the shared boundary with number 95 Pound Lane, and would be approximately 12m from the side of the dwelling itself, with landscaping between. The proposed double garage for plot 2 has been pushed back on the site to help maximise the visual gap between the proposed dwellings. The gap would be approximately 7.7m wide. Both dwellings would also have hipped roofs which would visually increase the perceived wide of the gap.

The proposed access way would be located between plots 2 and 3, within a 13m wide gap. The road would have a slight curved design, with planting to either side. This would help to prevent clear views through the site to the proposed development to the rear.

Number 101 Pound lane has had a full two storey side extension which had closed the gap between itself and the shared boundary with the application site. However the proposed dwelling on plot 3 would be set 7m from the boundary and approximately 7.7m from the side elevation of number 101. The proposed house would also have a hipped roof which would again help to maximise the perceived gap between the built development.

The inspector during the determination of the appeal for the proposed erection of 8 dwellings, considered that no serious harm would arise to the physical character of the area. (paras 22-26.) It is considered that the proposed development would form a similar pattern of development to that of the surrounding area, with only limited views of the development to the rear. As such the proposed development would have no significant detrimental impact upon the character and appearance of the wider area.

D. Impact upon the residential amenity of the neighbouring dwellings.
As stated above the proposed dwelling on plot 1 would be set at least 12m from the existing side elevation of number 95. The proposed dwelling would have 3 ground floor side facing windows and a door to the garage. Due to the distance between the dwelling and the existing landscaping and potential boundary treatment would mean that these windows would not result in overlooking. There are also two first floor, side facing windows. However these windows are to serve two bathrooms and as such could be obscure glazed and fixed shut. The proposed dwelling would project 6m further back than the existing rear building line of number 95. However with a gap of 12 m between the dwellings and a maximum roof height of 9.1m which would be approximately 14.8m from No.95, there would be no overlooking or overbearing of number 95 Pound Lane.

Number 101 Pound Lane has been previously extended to within only 0.7m of the shared boundary. However, the proposed dwelling on plot 3 would be set 7m from the boundary and would have a ridge height of 9.2, which would again be hipped in from the adjacent dwelling by 3m. There would be 2 side facing windows and 2 doors within the ground floor, side elevation. These windows could be successful screened from the neighbouring dwelling through the existing landscaping or with the use of a 2m boundary fence. There are also two first floor, side facing bathroom windows. Again these windows could be obscured glazed and fixed shut.

The dwellings to the rear of the site also have side facing windows, but these are also bathroom windows which could also be similarly conditioned as those above. The two dwellings proposed to the rear of the site would be set well in from the boundaries. Plot 4 would be located 19.5m from the side boundary and at least 20m from the rear. The existing dwelling to the rear of the site is Red Lodge. This property is set at an angle to the rear boundary, at its closest is only approximately 9m from the shared boundary. However the proposed dwelling would be at least 32m away. This is a large enough distance to prevent any significant overlooking of Red Lodge. The proposed dwellings

closest to the rear of Red Lodge would have a height of 9.3m. However the roof of the dwelling is fully hipped and the ridge would be at least 26m from the rear boundary of the site. A similar relationship would exist between plot 5 and 95 Pound Lane. The proposed dwelling would be located at least 10 from the shared boundary at ground floor, and 16.6m at first floor. Therefore the proposed development would not overlook, overshadow or overbear the existing adjacent dwellings.

On the previous appeal, the inspector considered that the proposed development because of the comparatively modest depth and area of the three proposed gardens and the size of the dwellings which adjoined the boundary with No.101, would lead to the more intensive use of the garden area, resulting in a loss of the general sense of seclusion of No.101's garden and would, thus mean that the high degree of privacy enjoyed by the occupiers would be unacceptably diminished. The inspector also considered that while the impact upon No.95 would be less than that of 101, it would still be significant. Similarly the inspector stated that the sense of seclusion enjoyed by residents at Red lodge would be very harmfully reduced due to the activity in the garden of plot 5 within 9m of the house and its terrace.

However the current development would have only 2 dwellings located to the rear, which has reduced the amount of built development while increasing the proposed garden areas and the distances from the proposed dwelling to the boundaries. The current proposed development has increased the distance from the rear elevation of the closest proposed dwelling to Red lodge from 11m to 22m, with a distance of 19.5m from the side of the dwelling to the boundary with No.101. This would result in a significant increase in the garden area of the proposed dwelling, resulting in the less intensive use of the garden in lose proximity to the boundaries. There have been similar increases in the garden areas of the other proposed dwellings and the resultant distance of the proposed houses to the shared boundaries. Therefore the level of activity within the rear gardens of the proposed dwellings would be dispersed across a larger area, which would limit the development's impact upon the sense of seclusion and privacy which the existing properties currently enjoy.

E. Impact upon highway safety.

The proposed development would increase the number of dwellings on the site from 2 to 5. The visibility splays and the resultant increase in traffic movements along Pound Land was considered by the inspector on the appeal for erection of 8 dwellings. The inspector stated that he did not consider that the slight addition to vehicles wishing to exit the site and turn north would be unsafe or impede the flow of traffic unduly.' (para.21)

The current proposal does vary from the previous appeal by having plot 1 accessed from its own relocated driveway, while the remaining 4 dwellings would share the central access. The highway officer is satisfied that the proposed development subject to the imposition of a number of suitable conditions would have no significant detrimental impact upon the highway safety of the surrounding highway network. The applicants have offered a financial contribution of £25,000 towards improving local sustainable transport initiatives and highway improvements within the surrounding area.

F. Concerns of residents and Sonning Parish Council.
The concerns of the local residents and the Parish Council have been noted and some have been addressed in the above appraisal. However, the local residents and the parish council have raised the concerns over the increase in noise from the site, especially from traffic movements, due to the location of the garages. It is considered that the proposed garages for the frontage houses are in a position such that they would have a 'normal' relationship with the adjacent properties. The garages to the rear properties would be further enough away from the adjacent dwelling so as not cause adverse harm the residential amenity of the adjacent dwellings.

A local resident has also raised a concern over the possible boundary treatment. The boundaries of the site at present are largely landscaping and hedging. In some areas this will need to be thickened to help screen the surrounding properties. Conditions have been suggested for full details of the proposed boundary treatment and for a landscaping scheme for the development area.

5. **Conclusion** – The proposed development would have no significant detrimental impact upon the residential amenity of the occupiers of the adjacent dwelling, Including the current secluded character of the area in which the existing dwellings are set. The proposal would also be in keeping with the character and appearance of the wider area and would have no significant adverse effect upon the highway safety of the surrounding highway network.

6. **Recommendation** – To GRANT planning permission subject to the signing of a legal agreement to secure the provision of a £25,000 contribution to highway improvements and local sustainable transport initiatives and the following conditions:

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. The development shall not commence until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

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) no additional windows or similar openings shall be constructed in the first floor or above hereby permitted except for any which may be shown on the approved drawing(s).

5. 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.

6. Works related to the demolition and construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

7. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

8. 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.

9. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. 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 overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

10. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

11 Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

12. Before any other part of the development hereby permitted is commenced, he proposed vehicle access shall be formed in accordance with details the shall be submitted to and approved in writing by the Local Planning Authority, showing the accessway with a width no greater than 4m and with a vehicle crossover rather than a formal junction. No other development of the site shall take place until the access has been constructed in accordance with the approved details with visibility splays of 4.5m by 77m to the north and 4.5m by 90m to the south. Land within the visibility splays shall be cleared of any obstruction exceeding 0.6m in height and maintained clear of any obstruction exceeding 0.6m in height at all times.

13. The existing vehicular accesses to the site shall be stopped up and abandoned, to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

14. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; and details of all new planting that is to take place within the site. The approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the end of the first available planting season.

15. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

16. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

17. The first floor, bathroom windows in the north west elevations of the dwellings on plots 1 and 5 and south east elevations of the dwellings on plots 3 and 4 shall not at any time be glazed other than with obscure glass. They shall be fixed shut and be permanently so retained thereafter.

Reasons.

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

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

3. To safeguard the visual amenities of neighbouring properties and the locality.

4. To safeguard the residential amenity of the neighbouring dwellings.

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

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

7. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

9. To safeguard visual amenities.

10. To prevent queuing and parking off site, in the interests of highway safety and convenience.

11, 12 & 13. In the interests of highway safety and convenience.

14 & 15. In the interests of visual amenity.

16. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

17. To safeguard the amenity of the adjacent dwellings.

Informatives.

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: H5, H9.
   Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LT5, LT6.
   Wokingham District Local Plan: Housing Density Policy, WH6, WOS3, WBE1, WBE11, WT6, WT7.

Nicola Lake.

01189 697753

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2001/3334/3335

Officer NICOLA LAKE

Parish SONNING.

Proposal ERECTION OF 5 DETACHED DWELLINGS AND GARAGES PLUS DEMOLITION OF EXISTING 2 DWELLINGS (DUPLICATE APPLICATION)

Address 97 – 99 POUND LANE

Applicant BEWLEY HOMES Plc PHILLIP DESIGN ASSOCIATES

The Parish Council has the following comments.

1. An earlier application on this site was refused on appeal. This application does little to address the Inspectors reasons for dismissal. There is continued concern amongst residents and Parish Councillors alike and strong objections to the proposal.

2. The existing location is predominantly one of large houses set on large open plots giving a very high standard of privacy and a sense of spaciousness. This was recognised by the Inspector. This proposal, if allowed, would completely change the nature of the area and set a very dangerous precedent, opening the floodgates for similar proposals. The reduced number of houses in the current proposal is still completely unacceptable.

3. Although this application is for a reduced number of dwellings the impact they have on adjoining properties is as detrimental as was the earlier application. The privacy, recognised by the Inspector, all but disappears for the adjoining properties with the new building substantially closer to existing boundaries. Further the siting of the garaging will bring vehicular activity much closer to the adjoining properties.

4. The proposal includes the removal of many trees and shrubs, which at present add to the rural atmosphere and seclusion of the existing properties. Removing them and replacing with driveways, garaging and substantial dwellings will ensure the urbanisation of a green and pleasant area.

5. The siting of three substantial houses fronting on to Pound Lane is unacceptable. It will totally change the street scene. There is no drawing to illustrate this.

6. The positioning of the houses along the boundaries, if allowed, will have a considerable impact on the three adjoining properties. Overlooking along the boundaries will seriously reduce the privacy currently enjoyed in the large gardens of Red Lodge, 95 and 101 Pound Lane.

7. The site lines are very poor leading onto a very busy and constantly used narrow road. This proposal would only serve to exacerbate existing, considerable traffic problems.

8. If this and other similar developments were allowed Sonning it would soon double in population, completely changing the pattern of the village, but not providing the infrastructure necessary to support such an unwelcome increase.

9. The existing houses are in good condition and inhabited. There can be no good reason for demolishing them.

10. For the above reasons, Sonning Parish Council urges Wokingham District Council to refuse this application

L. A. Bates (Clerk to the Council). 8 March 2001

Application File

Appeal Decision

Hearing held on 23 August 2000

by Daphne Mair BA(Econ), MPhil, MRTPI

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Date
06 OCT 2000

Appeal Ref: APP/X0360/A/00/1043352
97-99 Pound Lane, Sonning, Reading

- The appeal is made under section 78 of the Town Country Planning Act 1990 against the failure of the local planning authority to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Bewley Homes PLC against Wokingham District Council.
- The application (ref: F/2000/0577) is dated 11 February 2000.
- The development proposed is demolition of two houses and garages and erection of 8 detached houses with garages.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. It was agreed at the hearing that plan 2000.1114.01 B should be accepted as an amendment to that part of the site layout plan 99 72 01B which shows the visibility splay and the entrance section of the access road into the site. My considerations are therefore based on plans 99 72: 01B, 2A, 3, 4, 5, 6, 7, 8, a location plan and plan 2000.1114.01 B.

2. At the hearing the appellant offered a unilateral undertaking under Section 106 of the Town and Country Planning Act 1990. I received this on 1 September. It would provide a sum of £60,000 to provide a pedestrian crossing on Pound Lane between West Drive and Duffield Road and appropriate measures to restrain vehicle speed in the vicinity of the site entrance.

Main Issues

3. I consider that the main issues in this case are whether the proposal would

   (a) Seriously endanger road safety or interrupt the free flow of traffic

   (b) Harm the character of this part of Sonning

   (c) Have an unsatisfactory relationship with adjacent dwellings, seriously detracting from their pleasantness as a place to live.

Planning Policy

4. The Berkshire Structure Plan, adopted in 1995 addresses the environment impact of development at policy LD3. Proposals will only be permitted where serious harm to the character or appearance of an area or the amenities of neighbouring land uses will not result. Policy EN1 aims to protect the character and quality of the environment in built up areas. Amongst other things its siting should be appropriate to its location, layout and landscaping should at least help maintain the character of the surroundings. Where appropriate the redevelopment of genuinely under-used urban land will be supported.

5. The Loddon Area Local Plan (LALP) was adopted in 1995. Following its expiry shortly

thereafter the Local Planning Authority resolved in 1996 that its policies should continue to carry weight except in relation to the supply of housing provision.

- Policy LTV6 states that open areas, including gardens, which significantly contribute to the character of settlements will be protected from development. Infill development will only be permitted if it is sympathetic in scale and character to its environs.
- Policy LH1 addresses housing on unidentified sites. Amongst criteria with which development should comply is the protection of garden areas important to the character of the settlement and that there should be no (other) adverse effect on character of the area.
- Policy LBE1 seeks in new development a high standard of design that is appropriate to its surroundings. Amongst other things, it should make a positive contribution to its setting and the character of the area.
- Policy LBE2 states that development that is inappropriate in its relationship with adjoining sites and buildings or which would adversely affect the character of an area by virtue of (amongst other things) siting, scale and massing will not normally be permitted. The supporting text sets out that new buildings should make an acceptable and positive contribution to the built environment and that "appropriate" in the policy refers to siting, form and the other factors set out in the policy itself in relation to character.

6. The inquiry into objections to the remaining and most relevant parts of the Wokingham District Local Plan (WDLP) is underway and housing policies were debated at a "round table" session in June this year. The plan was approved for development control purposes in 1997. It should be accorded considerable weight.

- Policy WOS3 sets out development control principles. Amongst these, proposals should be appropriate in character to their surroundings, not harm the amenities of adjoining occupiers, cause harm to road safety or related problems and be located to reduce the need to travel and to encourage use of other travel modes than the car.
- Policy WBE1 seeks respect for the local context including the local townscape, layout and massing, privacy and amenity of the existing environment.
- Policy WH1 seeks to make best use of unidentified sites in identified settlements subject to environmental and amenity considerations which include important garden areas, the character of the area, significant adverse effect on dwellings and traffic implications.

7. The most relevant national guidance is found in Planning Policy Guidance 1, 3 and 13.

- PPG1, amongst other things seeks to achieve good design and good neighbourly development.
- PPG3 seeks to achieve a more efficient use of urban land and more sustainable patterns of development in proximity to local services and public transport. Priority should be given to re-using previously developed sites in urban areas over green field sites and higher densities of 30 dwellings per hectare or more

should be sought. This should be combined with good design and is contingent on various factors including (paragraph 56) that new development should not be viewed in isolation. Design and layout should have regard to neighbouring buildings and the townscape of the wider locality. The local pattern of streets and spaces, amongst other things, should help determine the character and identity of a development. Previously developed land is defined in Annex C. It includes a building and the land attached to it, but this does not mean that the whole area should be redeveloped. A judgement should be made about factors such as how the site relates to the surrounding area and requirements for buffer strips and landscaped areas.

- PPG13 and the DETR's Places Streets and Movement address road safety and accessibility issues.

8. In June 2000 the Council's Environmental Services Committee considered PPG3 of March 2000, including, in particular, its implications for increased densities in urban areas. A new policy was approved for development control purposes on 12 June and submitted to the Local Plan Inquiry via a "round table" discussion on housing policies in the WDLP. The relevant part of that policy is that within established settlements on sites over 0.3ha, development at less than a minimum net density of 30 dwellings per hectare will not be permitted, subject to such a density not compromising the quality of the environment.

9. The appellant's planning witness sought clarification at the Local Plan Inquiry on the intended application of the latter clause. He recalls being told that lower densities may be required in Conservation Areas, Areas of Special Character, Wokingham Town Centre or in the vicinity of listed buildings, none of which apply in the appeal case.

10. The relevant section of the officer's proof of evidence to the "round table" session states that variation away from this density may be needed "to take account of factors specific to the site in question". This appears, rightly in my view, to allow of a wider scope for exceptions. In his post-hearing response to the witness's recollections, the Council's witness at the "round table" session does not recall excluding higher densities in the above locations. Neither would development at high density on small linear plots be ruled out, but it may be made more difficult because of possible adverse effects on "local context" factors. I have no doubt that the latter are an essential consideration in how proposals on any previously developed site should be assessed.

Reasons

Road safety

11. Pound Lane is a busy local distributor road linking Woodley to the south and Sonning to the north via a busy roundabout with the A4 Old Bath Road. That roundabout is about 103m to the north of the proposed access. The two existing houses have three access points to Pound Lane all of which fall short of modern standards. The proposed single access point would afford a visibility splay of 4.5m by 90m to the south and 4.5m by 77m or 3m by 90m to the north. The first 23m of the drive would be 5.5m wide reducing to 4.8m for the remainder. Kerb radii of 10m would be provided.

12. In the morning peak period northbound queues occur on Pound Lane towards the roundabout. These sometimes extend beyond the appeal site.

13. Using commonly accepted figured from the national TRICS database, it is estimated that each house would generate 8-10 two way trips per day of which about 1 per house would be in the morning peak hour. Of every 8 trips, 6 would be outbound and 2 inbound. Assuming the same split as traffic observed on Pound Lane, 60% of outbound trips would be northbound and 40% southbound. The appeal proposal would thus add about 3 extra cars exiting to join northbound traffic in the morning peak hour.

14. Taking forward visibility first, there is a 30mph speed limit past the site but prevailing (85 percentile) traffic speeds have been measured at 38mph past the site in a southerly direction as drivers accelerate away from the roundabout. A speed camera surveys traffic further along Pound Lane towards Woodley. According to the guidance in TD42/95 and at page 58 of People, Streets and Movement, a 4.5m by 90m splay should be provided in both directions at such speeds.

15. Forward visibility in the nearside direction would be below this, but 90m is available to the north at 3m back from the edge of the carriageway. The access would be more evident generally as vehicles approach because of its increased width and radii. Additional traffic generation would be quite low and the new drive would replace 3 drives with substandard visibility. Only one of the nine personal injury accidents in the locality over a 5-year period was close to the site, at the junction of West Drive and Pound Lane. Its circumstances have no relevance to the shortfall in forward visibility at the proposed junction. None of the four accidents at or near the roundabout involved the two domestic accesses on Pound Lane that are very close to the roundabout. I conclude that the forward visibility that could be provided would not endanger road safety.

16. Regarding other traffic implications, a queue of more than 90m would impede the ability of a driver leaving the site to turn right. Information from the three peak hour traffic counts indicates variation in queuing on different days and times of the year. The worst case (January) indicates such queuing for one 25-minute and one 10-minute period. The best case (April) has one 5-minute period only. These counts indicate to me that periods when queues extend for more than 90m are both infrequent and short lived.

17. I agree that occasionally, drivers would pull across the southbound carriageway to try to get into a gap and thereby put themselves and oncoming drivers at risk. They would however be clearly seen by drivers coming off the roundabout. I saw on my visits that in the late afternoon it is necessary to wait some time for a gap in traffic to cross the road. The pelican crossing which the appellants have undertaken to provide would assist drivers wishing to turn right out of the site by creating occasional breaks in traffic but it would not affect queuing here as it would have to be sited to the south of the site entrance.

18. The appellant also proposed that the mouth of the roundabout could be widened to allow two streams of traffic even when a large vehicle is in one of the lanes. This would help reduce queuing. I saw that to do so would mean reducing an already fairly narrow footway. This would be unacceptable in terms of pedestrian safety.

19. The assumptions on which traffic generation per house is predicted are well accepted and no contrary evidence was offered to support opinions of local people that these are underestimates. In the absence of other evidence I also consider it reasonable to assume that the same north/south split would occur with traffic from the proposed houses as is the case with traffic passing along Pound Lane.

20. Regarding pedestrians, there is no injury accident recorded in this area and little to attract pedestrians in the vicinity. The undertaking to provide funds for a pelican crossing would doubtless be a safety benefit to pedestrians hereabouts.

21. Bearing all the above in mind I do not consider that the slight addition to vehicles wishing to exit the site and turn north would be unsafe or impede the flow of traffic unduly. I do not consider the pelican crossing necessary to render the proposal acceptable on traffic grounds.

The Character of the area

22. The site is on a short section of Pound Lane between the roundabout and railway bridge where there are several large houses with long rear gardens which front, but are set back from the road. West Drive, which joins Pound Lane a short distance to the south of the appeal site exhibits a similar character, as does the south eastern side of the Old Bath Road. Across Pound Lane two similar large plots on the corner with West Drive were redeveloped in the last 10 years or so with three blocks of flats. If not a "unique character" as a close neighbour puts it, the area is distinctive. Another resident's assessment seems fair to me: "the much vaunted character of this part of Sonning lies not only in the size of each plot but in the eclectic but complementary nature of the dwellings.... almost all built in this [last] century.... One thing not found is an enclave of virtually identical properties in a Close".

23. The general character of this part of Sonning as perceived from public viewpoints would be changed by the replacement of 2 very large and spaciously separated houses with 3 large houses and double garages on the same building line. The two storey elements of these would be separated by a minimum of 10m. The access road would open up a view deeper into the site than at present but the other 5 houses would not readily be evident. The set back from the road would be retained where planting could be reinforced. The access road would be wider than existing drives but there is room for some planting along it to soften the impact of the greater area of hard surfacing. Because the very large houses extend for a short length of Pound Lane only, these changes to the street scene would have a lesser impact than, say, in West Drive.

24. The general spacious and leafy ambience of this part of Sonning would be further affected by the removal of the hedges along the frontages to provide the much wider drive and the visibility splay. That the occupier of no.99 has obtained planning permission for a wall along the frontage indicates that such changes can occur in any case and I saw that several of the houses in the vicinity have close-boarded fences, some of them extending to about 1.8m. This prevents a view of the houses other than at their driveways. It reduces the sense of openness along Pound Lane in a way that contrasts with West Drive, where wide, tree lined grassed verges give a much more open appearance.

25. The rear gardens of nos. 97 and 99 are scarcely perceived from the road or other public viewpoint. In themselves, they are not important to the general character of the area. Five of the proposed houses here would scarcely be seen from the road or any public viewpoint.

26. Taking all the above into account and the relevant parts of Policies LTV6, LH1 and WOS3, I find no serious harm would arise to the physical character of the area.

The relationship with the surrounding houses

27. The house on Plot 3 is shown sited on the same building line as no.101 Pound Lane with about 6m between their flank walls. No.101 is a large house that has been extended on two

storeys out to the side boundary of no.99. There are trees along the shared boundary. The 13m deep garden of plot 3 adjoins the garden of no.101 close to the house. Plots 4 and 5 as proposed would have rear gardens of 13m and 12.5m respectively. These back on to the garden of 101 Pound Lane. Plot 5 also shares a boundary with Red Lodge. The house at plot 5 would be 11m from that boundary.

28. Plot 1 would have a similar building line to no.95 and is 4m from the common boundary. Its rear garden scales at 12.4m.

29. Red Lodge is one of two large houses with long gardens built on the rear gardens of houses fronting Old Bath Road. The corner of Red Lodge, which is at an angle to the boundary and contains its living room and main bedroom, is about 9m from that boundary and its terrace is a similar distance away. That corner would be about 20m from the side elevation of the house on plot 5. The distances between windows are such that, subject to the installation of obscured glass to the bathroom windows on the first floor of plot 5 and the removal of permitted development rights to install other windows on that elevation, the minimum distances often applied to ensure basic privacy would be secured. Similarly, fencing or the reinforcement with suitable planting along the existing rather sparse boundary would ensure visual privacy in the garden.

30. The boundary with no.101 is lined with trees and shrubs on the appeal site side and, apparently within the garden of no.101. Plot 1 has a similar relationship to no.95 as plot 3 to no.101. Any gaps in hedges and trees on the boundary could be filled by condition of any permission granted. Obscured glazing in the side elevation of plot 7 would avoid overlooking of the end of the garden of no.95.

31. With conditions as described above, I conclude that it would be possible to avoid direct overlooking or undue dominance by the buildings of occupiers of adjacent houses.

32. The issue here is more that in this part of Sonning, the layout of houses, combined with their plot size gives a very high standard of privacy and spaciousness to its residents in both house and garden. These qualities appear to me to be a distinctive characteristic of the area. Policies LBE2 and WBE1 address this relationship to other buildings and local context.

33. The occupier of Red Lodge tellingly said that part of the reason she had moved to Red Lodge was that there would not be the noise of small children in close proximity. This seems to me to crystallise and bring together the related issues of the wider character of the area and impact on adjacent occupiers upon which layout can have a major effect.

34. As a result of the side extension built to no.101 and, if built, that permitted at no.99, these two dwellings would be fairly close to each other. The main elevations are distant from other houses because of the long gardens. The latter allows the impact of activities in the gardens to be well dispersed.

35. At no.101 there would be a loss of the general sense of seclusion in its garden. This is because of the combination of comparatively modest depth and area of the three proposed gardens and the large size of the proposed houses. This would mean that the gardens would be much more intensively used than that of the existing house at no.99. All parts of the garden of no.101 would be so affected whereas at present the rear part is very secluded. The layout of the proposals and the resultant relationship with no.101 would thus mean that the high degree of privacy enjoyed by its occupiers would be unacceptably diminished.

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36. Regarding no.95, there would be increased activity near no.95 because of the much smalle garden of Plot 1 compared to no.97. Plot 8 has a larger garden than plot 1 and plot 7 ha only a narrow side garden and secondary elevation facing towards the rear of the garden o no.95. The impact would be less than at no.101 but still significant.

37. The sense of seclusion enjoyed by residents of Red Lodge would be very harmfully reduced because of activity in the garden of Plot 5 within 9m of the house and its terrace.

38. Reinforcement of tree planting along boundaries will have little effect on reducing the sense of intrusion arising from the relationships proposed on plots 3, 4, 5 and 6.

39. Whilst the building of Red Lodge a few years ago will have had some impact on the sense of privacy at 99 Pound Lane, the houses themselves are about 72m apart. Some loss of privacy in the rear part of the garden of no.99 has been lost but a high standard of seclusion otherwise remains.

40. Against the above impacts I must weigh the advice in PPG3 about the use of previously developed land in urban areas and the achievement of higher densities. Such development should not however be at the expense of the surroundings. Local character should be respected and all developments should be accessible by a range of non-car modes.

41. Pound Lane has a 2 hourly bus service in the middle of the day and there is only an hourly service along the nearby A4 Old Bath Road. Most of these nearby services depend, apparently, on Council subsidy, which is under review at present. There are no shops in easy walking distance and those to the south in Woodley appear to be mainly estate agents or newsagents. The nearest Local Education Authority primary school is about 500m away, across the A4 in Sonning and there are other state schools in Woodley, about 900m away. I was told that a significant proportion of local children is privately educated and that they are taken to school by car. From the above I conclude that the site is poorly served by public transport and inconvenient for local shops, schools and services so that there would be little option but to use the private car for many purposes. The existing two houses are inhabited and in good condition. The site has no overall "sustainability" advantages in my view.

42. However, if the aims of PPG3 in concentrating development in existing urban areas are to be met then, even allowing for the poor access to local facilities and infrequency of the nearby bus routes, there will be potential here to intensify use of this site. I consider however that the layout of any such redevelopment must allow for a more satisfactory relationship to adjacent houses so that more of the existing characteristic sense of seclusion can be retained than in the appeal scheme.

43. In coming to my overall conclusions, I have borne in mind that permissions were granted in 1988 and 1989 for the redevelopment of 2 houses on similar large plots a short distance across from this appeal site on the corner of West Drive and Pound Lane. Three blocks of 3 storey flats, known as West Court, now stand on that site.

44. That is a corner site where the contrast in type of development to adjacent buildings is less evident. Though different to the nearby large houses, the flats are in a spacious setting being set back from the two roads in fairly well treed grounds and behind retained verges in West Drive. Intensive use of amenity land adjacent to the gardens of existing houses is unlikely in an apartment development. I find no reference to local policies in the 1988 decision and in the 1989 letter there is a reference only to the fact that West Drive was identified within the

then emerging plan as "an important area for protection of amenity". I note that my colleague found the spaciousness and high standard of privacy to be a characteristic of that area, as I have of the land to the east in this appeal. Although it appears that the "important area" policy was not incorporated in the adopted plan, policies LBE2 of that plan and WBE1 and WH1 of the emerging plan protect the interests I have identified and to which I conclude that the proposal would cause serious harm.

Other matters

45. Some local residents report drainage problems in the area. Had I found the proposal otherwise acceptable, the requirement of other legislation would have sufficed to ensure that conditions were not worsened by this proposal. On the precedent point raised, each proposal must be judged on its own merits. The acceptability of a development in general principle, as I find here, must be balanced with its site specific impact in each case.

Conclusions

46. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

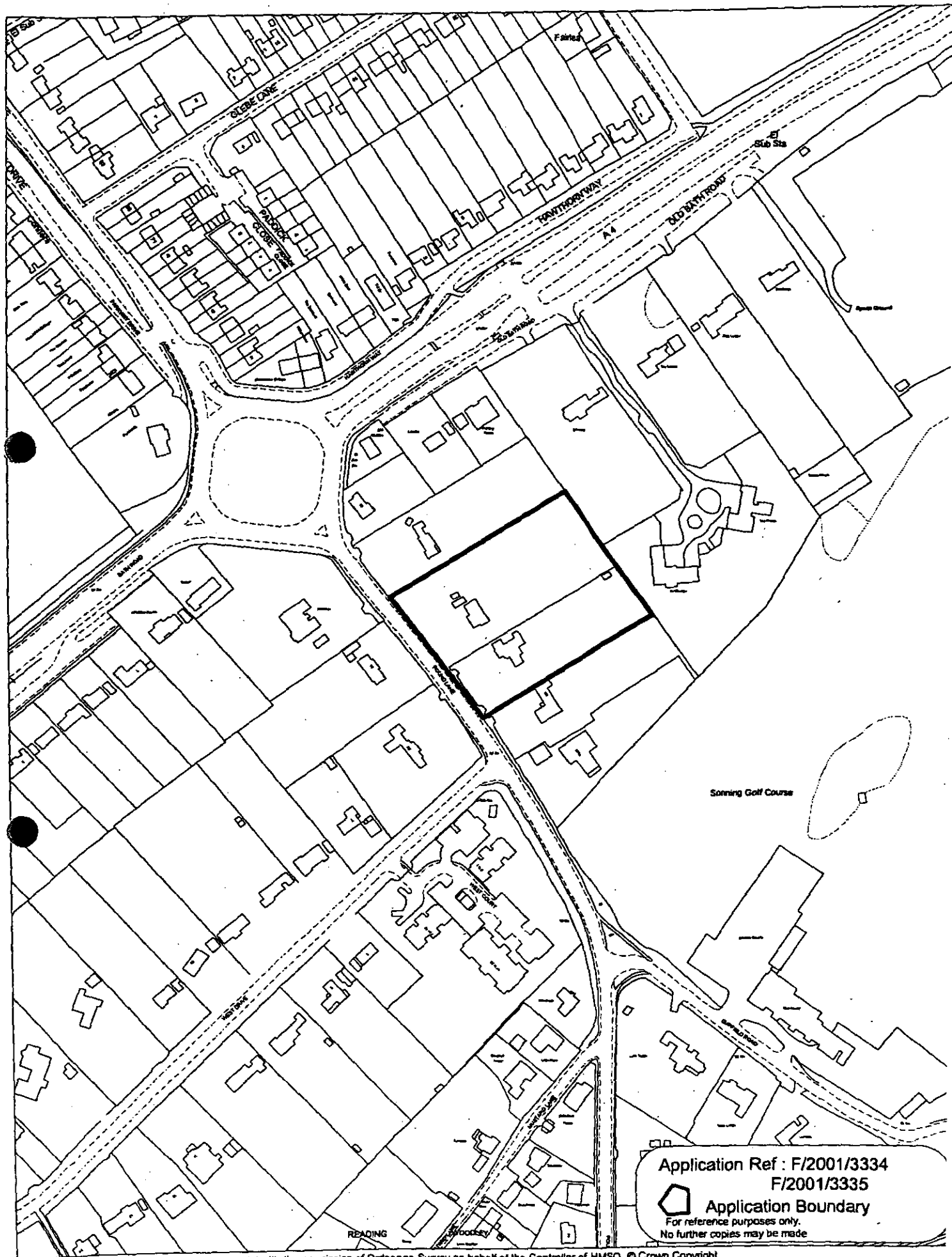
Formal Decision

47. In exercise of the powers transferred to me, I dismiss the appeal and refuse planning permission for demolition of two houses and garages and erection of 8 detached houses with garages at 97-99 Pound Lane, Sonning, Reading.

Information

48. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

INSPECTOR



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Development Control Section, Environmental Services, Wokingham District Council.

22 May 2001

3471

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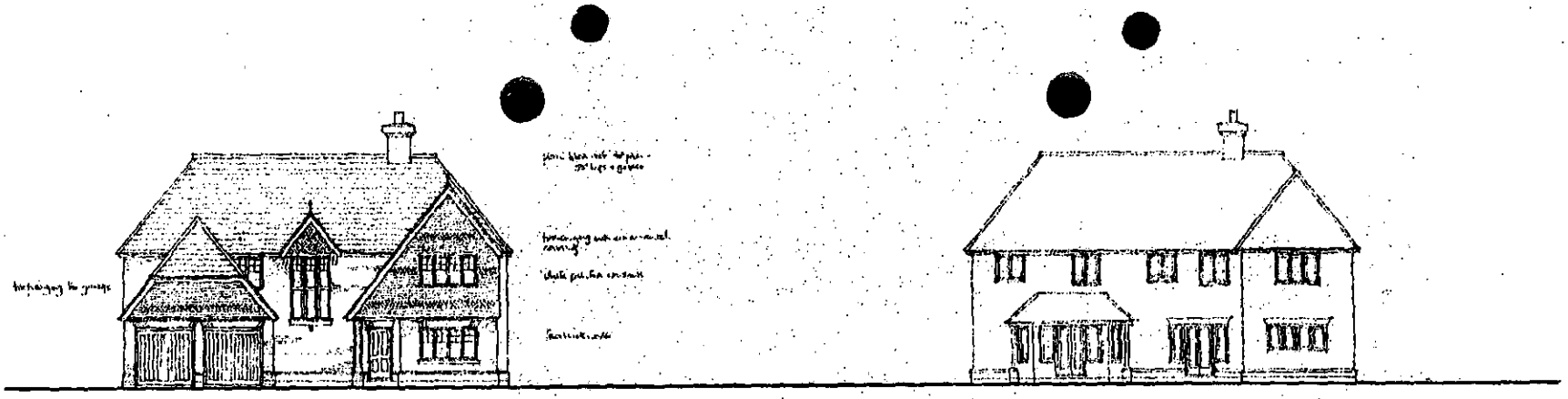

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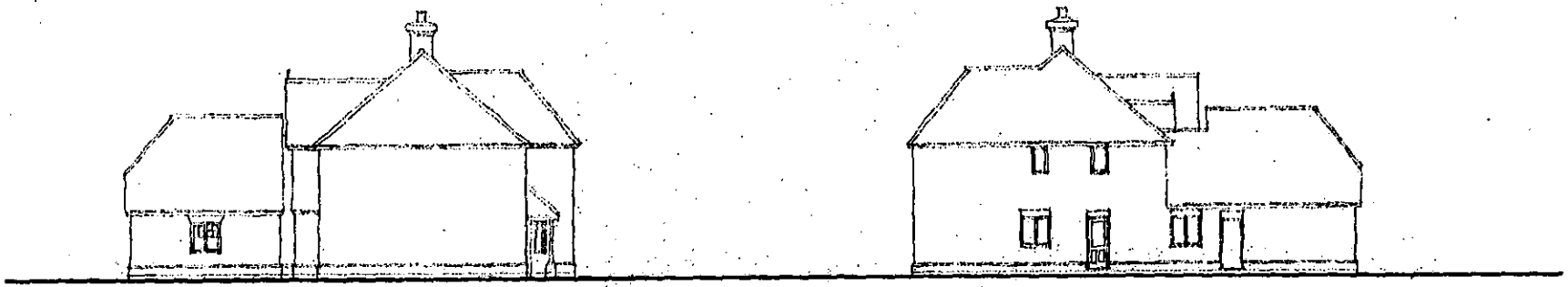
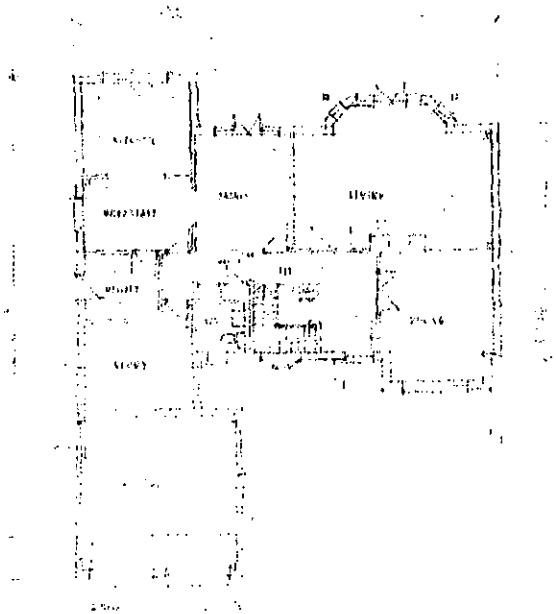
REAR ELEVATION

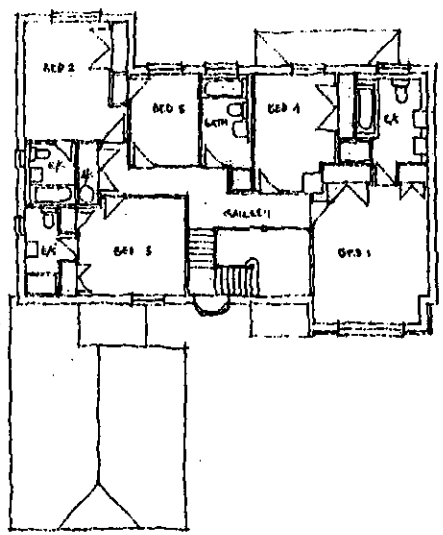


SIDE ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

3334

3335

REVISED PLA

project
97-99 POUND LANE
SONNING

title
HOUSE 1

date
JAN 01

scale
1:100

drawing number
99 72 011

PHILIP
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Guildford Surrey GU2 5DU
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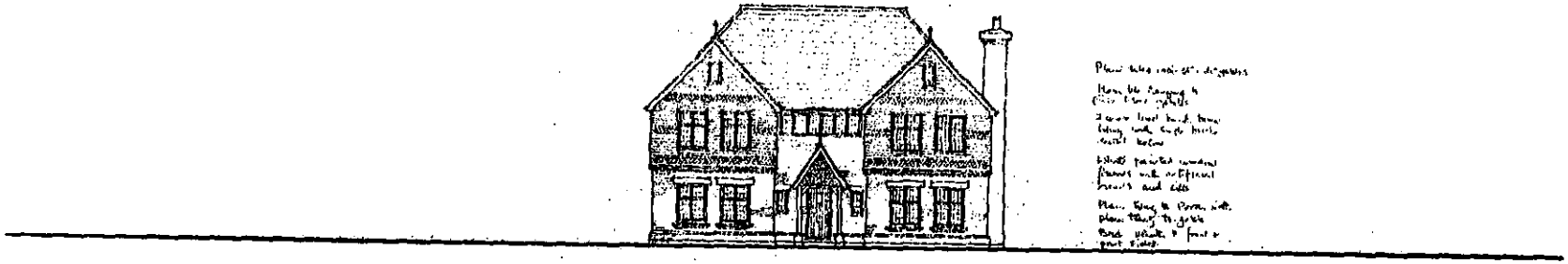
EMAIL PHILDES@AOL.COM

3473



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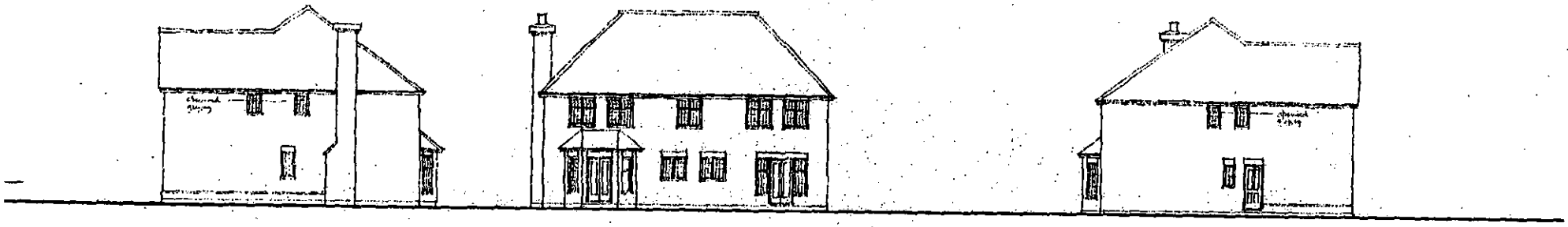
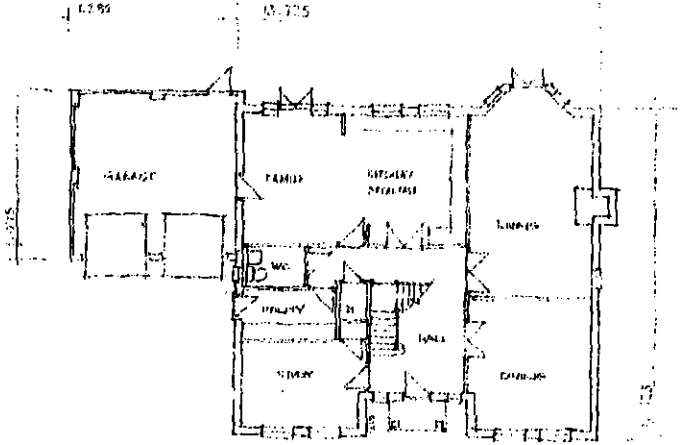


SIDE

REAR

SIDE



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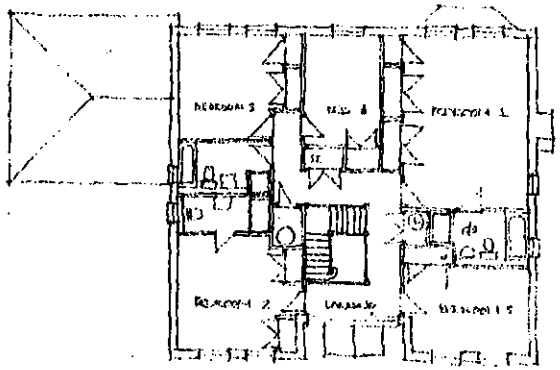

FIRST FLOOR PLAN

3474

REVISED F

project
97-99 POUND LANE
SONNING

title
HOUSE 2

date
JAN '01

scale
1:100

drawing number
99 - 72 - 012

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Brabeuf House 64 Portsmo
Guildford Surrey GU2 5DU
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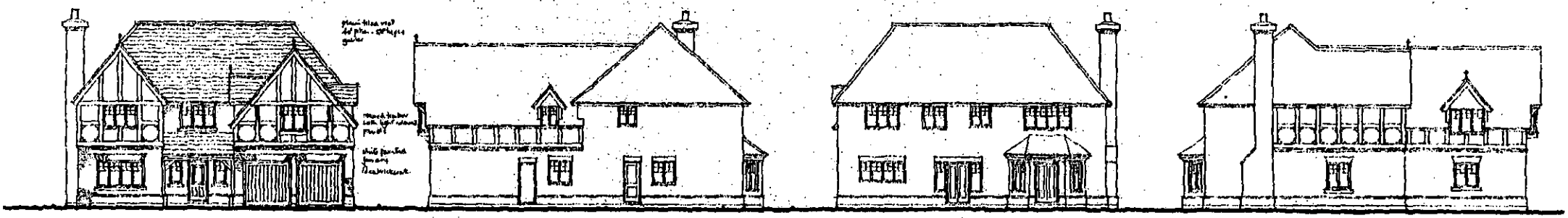
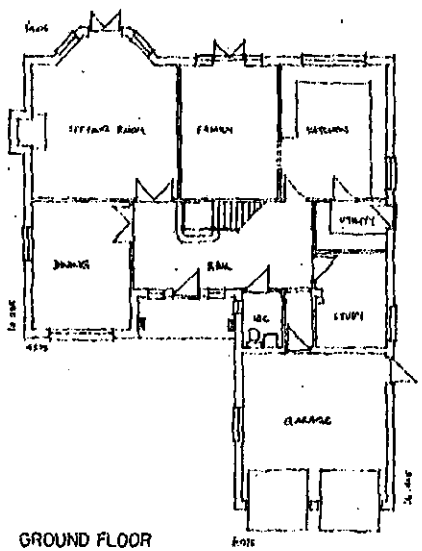


FRONT ELEVATION

SIDE

REAR

SIDE - ELEVATION TO ESTATE ROAD



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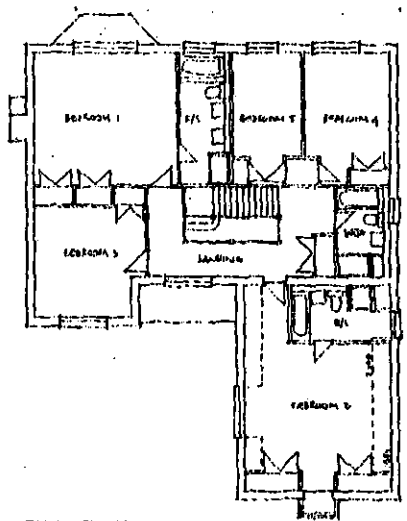

FIRST FLOOR

3334 1
3335 2

REVISED PLAN

20 Apr 2001

project
97-99 POUND LANE
SONNING

title
HOUSE 3

date APRIL 01
scale 1:100

drawing number
99 72 021

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Brabocuf House 64 Portsmouth R
Guildford Surrey GU2 5DU
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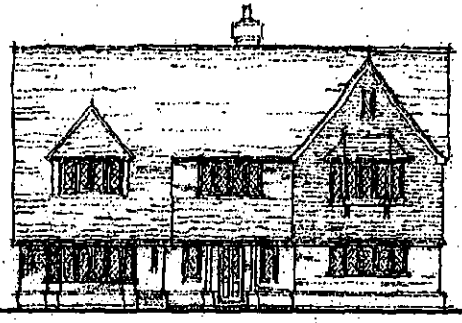
EMAIL: PHILDES2@AOL.COM

3475



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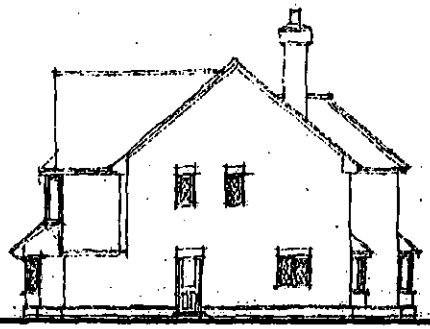

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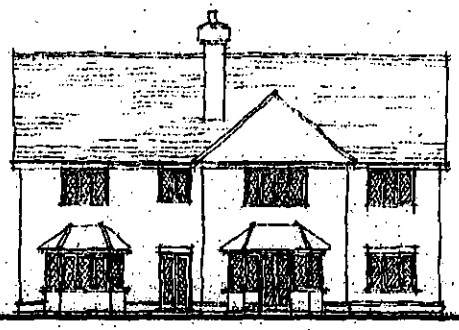

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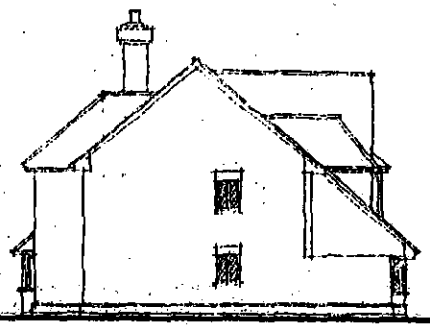

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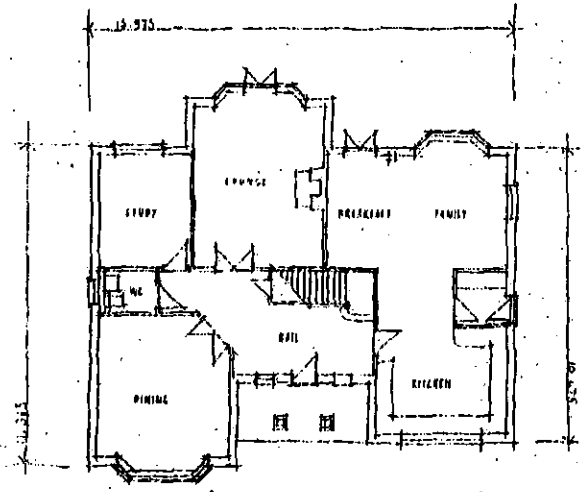
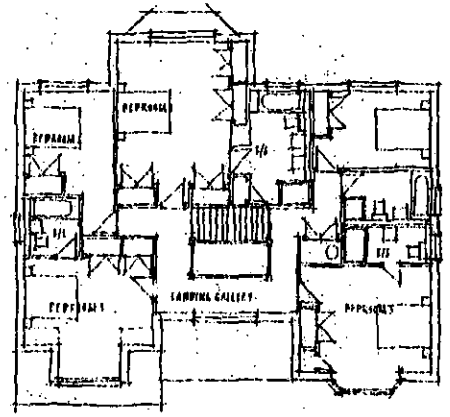


GROUND FLOOR PLAN



FIRST FLOOR PLAN

3476

project
97-99 POUND LANE
SONNING

title
HOUSE 4

date JAN 01 scale 1:100

drawing number
99 72 014

PHILIP
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Guildford Surrey GU2 5DU
Tel 01483 553011 Fax 01483 5
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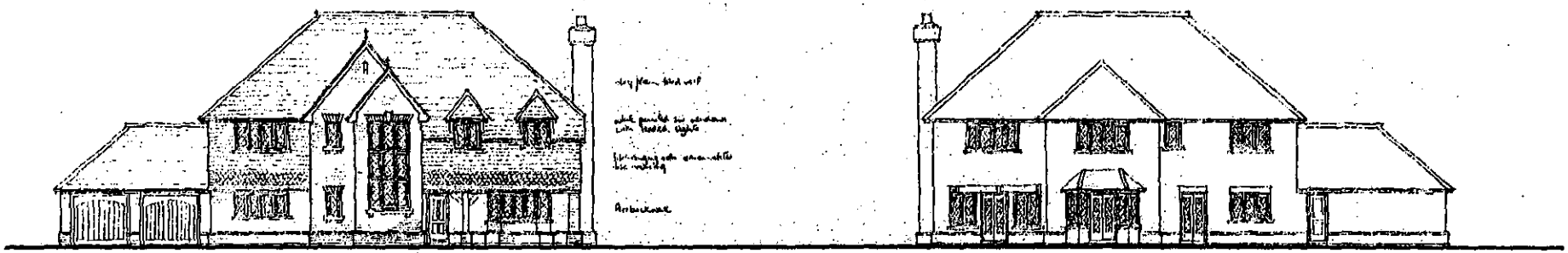

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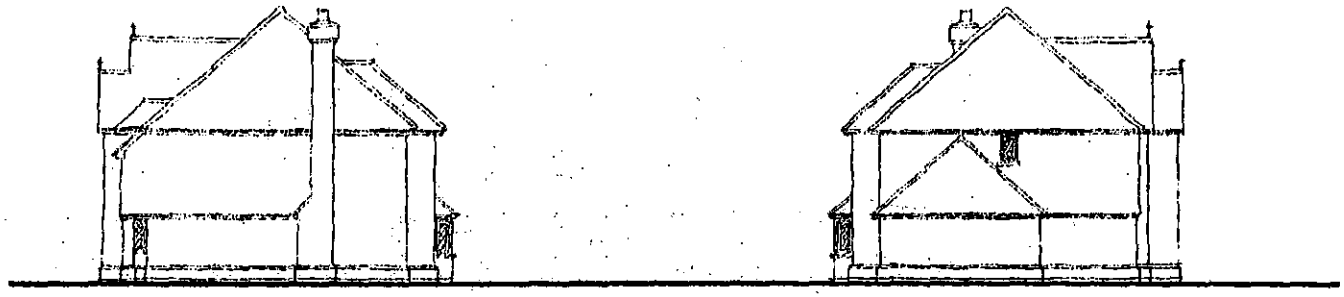
REAR ELEVATION



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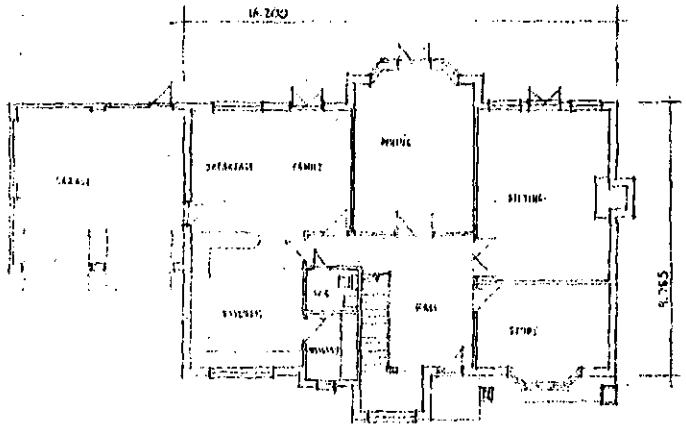
SIDE ELEVATION



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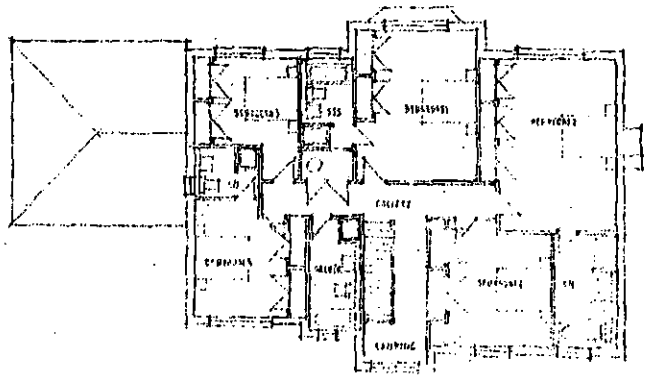

FIRST FLOOR PLAN

project
97-99 POUND LANE
SONNING

title
HOUSE 5

date JAN 01 scale 1:100

drawing number 99·72·015 rev A

PHILIP
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Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 57664
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HOUSE 1

HOUSE 2

HOUSE 3

3478

20 APR 2001	
COPIES TO:	

3335

3334

REVISED PLAN

project

97-99 POUND LANE
SONNING

title

STREET SCENE

date MAR 01 scale 1:100

drawing number

99 72 020

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Guildford Surrey GU2 5DU
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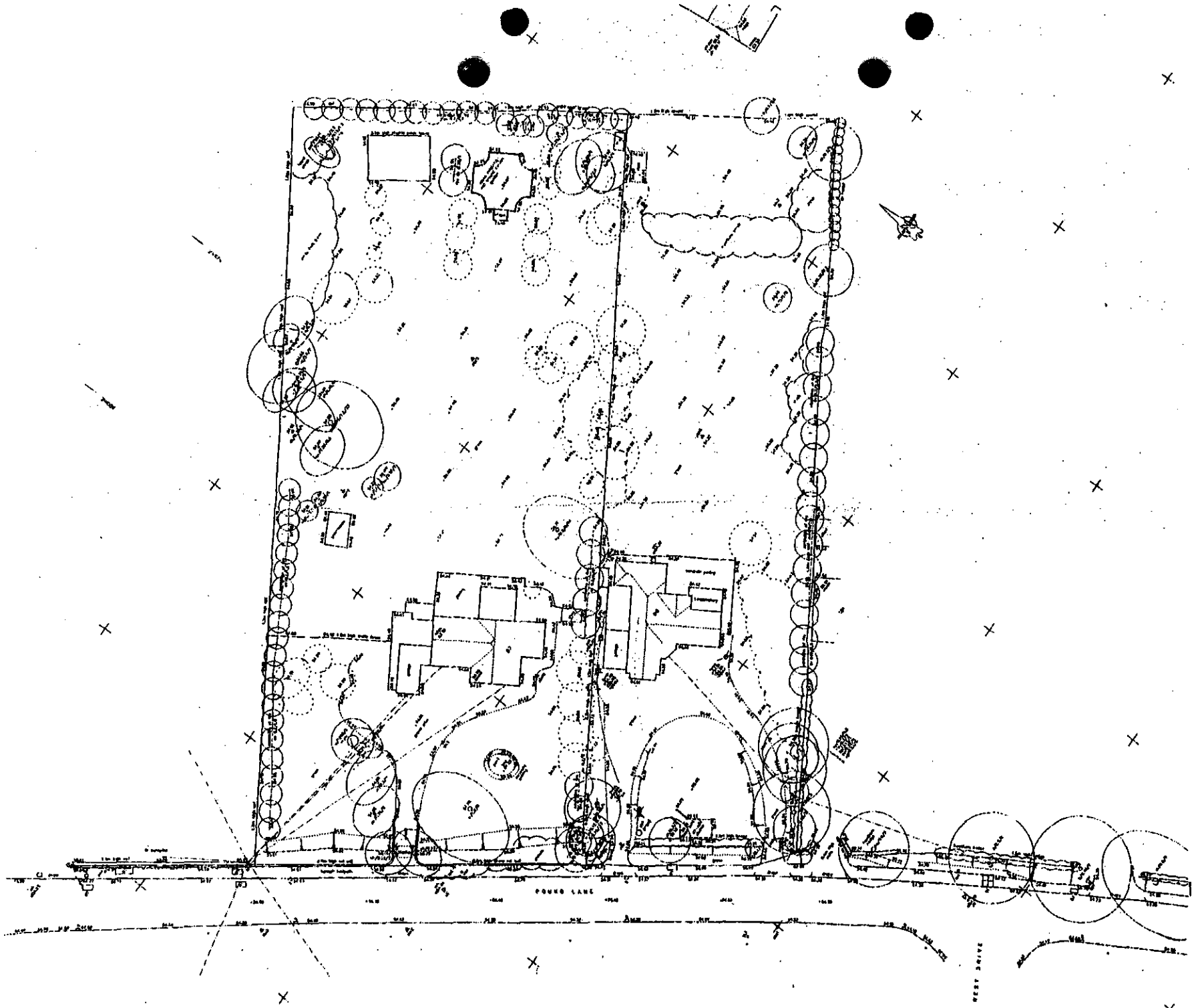


project
97-99 POUND LANE
SONNING

title
SITE SURVEY

date JAN 2000 scale 1:250

drawing number
99 . 72 . 07

PHILIP
DESIGN ASSOCIATES
architects & surveyors

Brabeouf House, 64, Portsmouth Road,
Guildford, Surrey, GU2 5DU.
Tel: 01483 23011 Fax: 01483 576847

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 12 November, 2001
My ref. BC/DC/2001/3334

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

Daniel Lelliott Krauze
35 St Lukes Road
Maidenhead
SL6 7DN

Dear Sirs

PLANNING PERMISSION 2001/3334
SITE: 97- 99 POUND LANE, SONNING, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/3334 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

NLake.

NICOLA LAKE
Senior Planning Officer

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 2 September 2004
My ref: NB/F/2001/3334
Your ref:

Mrs Beverly West
1 Sonning Gate
Sonning
Reading
Berkshire
RG4 6GQ

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 Mrs West,

APPLICATION: F/2001/3334, CONDITION 16
SITE: SONNING GATE, SONNING

I refer to your letter received on the 20 August 2004 with reference to the above.

I can confirm that there is no objection to the Silver Birch tree due to its condition. There would be no requirement for any replacement planting in this instance due to the high number of existing trees on the site. Please find enclosed a list of Arboricultural contractors.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NAB

Natalie Brown
Planning Officer

Enc.

23 AUG 2004

MEMO

WOKINGHAM DISTRICT COUNCIL

To: Landscape and Trees
From: Natalie Brown, Development Control
Tel: x. 6492
Date: 20 August 2004
Subject: Removal of Tree at 1 Sonning Gate, Sonning
App No.: F/2001/3334 – condition 16

Please see attached letter from residents at 1 Sonning Gate and attached conditions.

Can you please advise if the tree is dead/dangerous and its removal is acceptable under the condition and if you require any replacement of the tree, and if so, details of the required replacement.

TPO 1048/2003.

Natalie Brown
Planning Officer

WE HAVE NO OBJECTION TO THE REMOVAL OF THE SILVER BIRCH TREE AS IT IS IN A DEAD/DYING/DANGEROUS CONDITION. THERE IS NO REQUIREMENT FOR ANY REPLACEMENT PLANTING IN THIS INSTANCE DUE TO THE HIGH NUMBER OF EXISTING TREES ON THE DEVELOPMENT.

JONATHAN MATTHEWS 0118 9746767
ARBORICULTURIST 2/09/04

MEMO

WOKINGHAM DISTRICT COUNCIL

To: Landscape and Trees
From: Natalie Brown, Development Control
Tel: x. 6492
Date: 20 August 2004
Subject: Removal of Tree at 1 Sonning Gate, Sonning
App No.: F/2001/3334 – condition 16

Please see attached letter from residents at 1 Sonning Gate and attached conditions.

Can you please advise if the tree is dead/dangerous and its removal is acceptable under the condition and if you require any replacement of the tree, and if so, details of the required replacement.

NAB

Natalie Brown
Planning Officer

29 They phoned chasing response. To advised them I had passed to landscape Mgrs & they should contact them

1 Sonning Gate
Sonning, Reading, Berkshire RG4 6GQ

Tel: 0118 969 2343 E Mail: Office: 0118 942 4726
west@fairlawn100.freeserve.co.uk

PLANNING SERVICES	HP 81508
POL	TLS
DC NAB.	ENF
APP	
CS	
20 AUG 2004	
COPIES TO.	FILE:

17th August 2004

Dear Ms Jackson

Re: Planning Application No F/2001/3334 – Sonning Gate

Further to my telephone conversation on 16th August 2004 with Anne Ballard in the Tree Office I confirm herewith details of that discussion.

At present we have a very old Silver Birch tree in our rear garden towards the bottom left hand corner (looking from the front of the property). This tree is now, we consider, to be a dangerous hazard as the woodpeckers have pecked in hollow and the tree appears to be dead. The hazardous condition could lead to damage caused to surrounding fences or property if we have high winds.

Therefore, we would ask that Clause 16 of the original planning application is cancelled in respect of this tree so that we can make arrangements for its removal.

During my discussion with Anne Ballard she stated that due to the hazard there would be no objection. Would you therefore please confirm that this tree can be removed at your earliest opportunity.

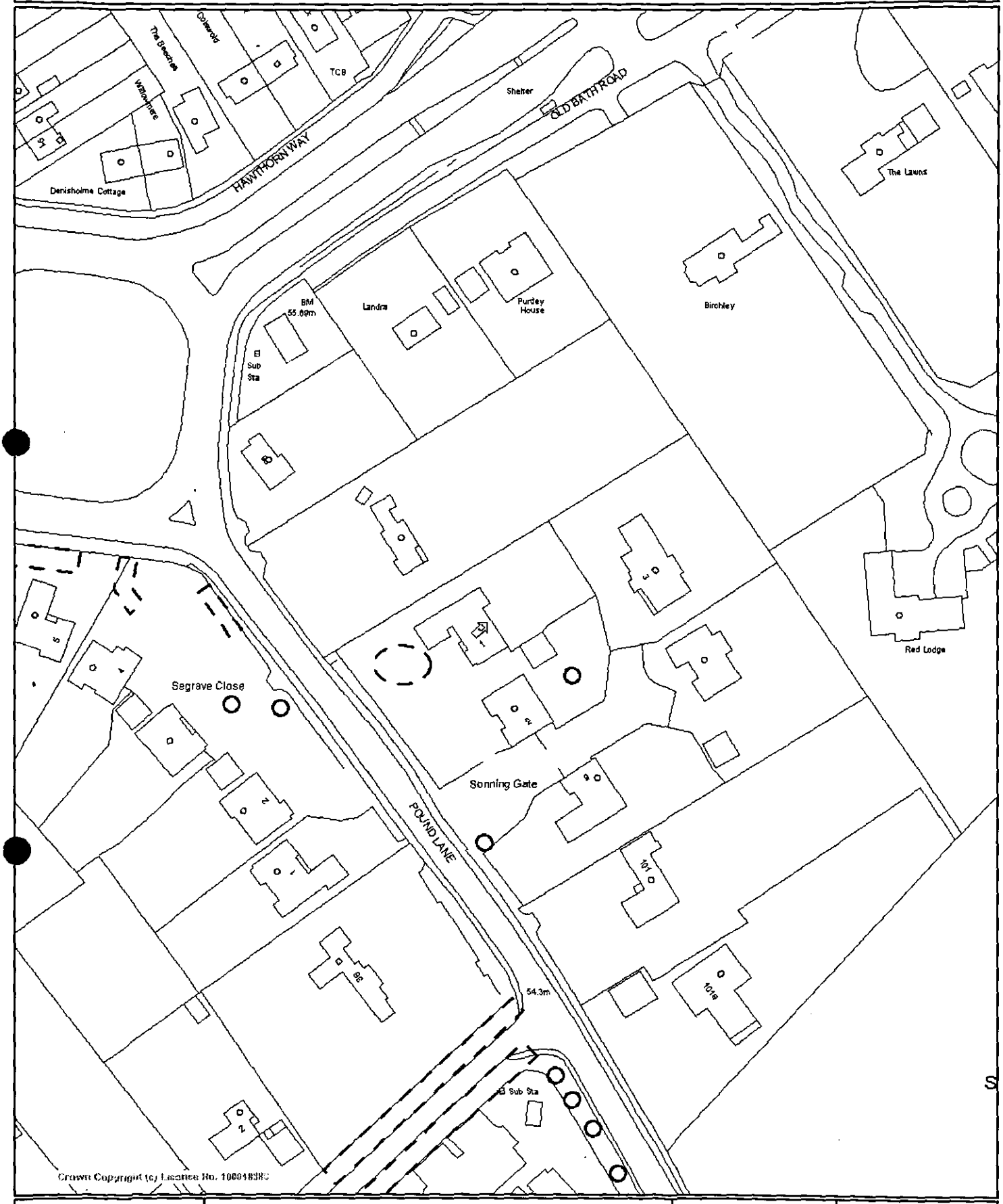
Yours sincerely

Beverly West (Mrs)

Wokingham District Council
Planning Office
Shute End
Wokingham
RG40 1BN

For the attention of: Ms J Jackson

1 Sonning Gate



WOKINGHAM DISTRICT COUNCIL

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Date 20/8/2004

Scale 1/1250

N W E S

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 6 May, 2004
My ref. AO/F/2003/3334

Mr S M Drakeford-Lewis
5 Sonning Gate
Pound Lane
Sonning, Berks
RG4 6GQ

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

Dear Mr Drakeford-Lewis

REMOVAL OF CONIFER HEDGE TO REAR OF 5 SONNING GATE

Thank you for your letter of 28 April. I confirm there is no objection to removal of the conifer hedge along the rear boundary of the above property, and that the proposal to replant as a mixed tree and shrub border would be acceptable.

I trust the above is clear, but meanwhile if you wish to discuss the matter further please contact me.

Yours sincerely

Ao

MRS A ODELL
Planning Officer

5 Sonning Gate
Pound Lane
Sonning
Berkshire
RG4 6GQ

PLANNING SERVICES	HPT 78896
POL	TLS
DC AO	ENF
APP	
CS	
- 4 MAY 2004	
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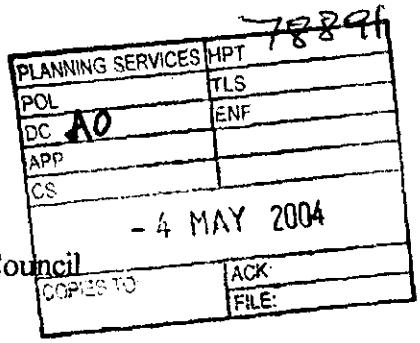


J Jackson
Wokingham District Council
Planning Department
Shute End
Wokingham
RG40 1WH

28 April 2004

Dear Ms Jackson

Re: Removal of Conifer Hedge to the rear of 5 Sonning Gate

I am writing to obtain consent to remove the conifer hedge on the south eastern rear boundary of our property. The hedge was lopped during construction of the property and is both unsightly and significantly reduces light levels in the garden. The trees above are not subject to the Tree Preservation Order 1048/2003 issued in respect of our road, however I believe that consent for the above work is required under Condition 16 of Notification of Approval of Permission for Application No F/2001/3334. If consent were given we would fully grind out the stumps of the trees and replant the area as a mixed tree and shrub border.

Thank you for your assistance in this matter.

Yours sincerely,

S M Drakeford-Lewis

S M Drakeford-Lewis

Harold

any objection? - No. HS.

If not, have you any ~~com~~ advice re: replacement boundary treatment?

Thanks * Mixed tree + shrub border acceptable 4/5 replacement

Avg. 4/5 HS

3334

Tel: (0118) 974 6444 (Direct Line)
Email: jenifer.jackson@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 14 November 2003
My ref: JJ/2003.97
Your ref:
File ref:F/2001/3334

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

S M Drakeford-Lewis
5 Sonning Gate
Pound Lane
Sonning
Berkshire
RG4 6GQ

Dear Mrs Drakeford-Lewis,

RE: PROPOSED WORKS TO TREES AT 5 SONNING GATE, SONNING.

Thank you for your letter dated 7 October and received on 9 October 2003, I apologise for the delay in responding, this was due to the need to consult the Tree Officer.

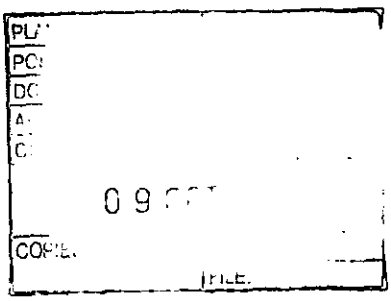
I would advise that the Tree Officer has confirmed that the works detailed in your letter are acceptable and this letter may be taken as confirmation of same, in accordance with condition 16 of permission F/2001/3334.

I hope this is of assistance.

Yours sincerely,

Mrs J Jackson
Principal Planning Officer - North Area

5 Sonning Gate
Pound Lane
Sonning
Berkshire
RG4 6GQ



J Jackson
Wokingham District Council
Planning Department
Shute End
Wokingham
RG40 1WH

7 October 2003

Dear Ms Jackson

Re: Tree maintenance work at 5 Sonning Gate

Further to our telephone conversation yesterday, I now enclose the details of the maintenance work required to the trees on the eastern boundary of our property.

- Removal of two dead trees to the front of the property
- Lateral limbs of maples to be lightly pruned to reduce overhang on drive
- Crown clean and rebalance of purple plum tree
- Removal of dead conifer stems adjacent to neighbouring house
- Ivy to be removed from conifer to rear of property

The trees above are not subject to the Tree Preservation Order 1048/2003 issued in respect of our road, however I believe that consent for the above work is required under Condition 16 of Notification of Approval of Permission for Application No F/2001/3334.

I should be grateful if consent could be given as a matter of urgency in this case as we are particularly concerned about the safety risk from the dead trees to the front of the property as the trees could fall onto our neighbours driveway causing damage or injury.

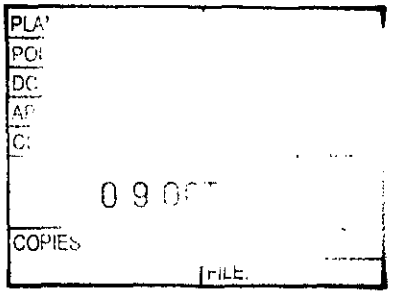
Thank you for your assistance in this matter.

Yours sincerely,

S M Drakeford-Lewis

→ trees 6/11.

5 Sonning Gate
Pound Lane
Sonning
Berkshire
RG4 6GQ



J Jackson
Wokingham District Council
Planning Department
Shute End
Wokingham
RG40 1WH

7 October 2003

Dear Ms Jackson

Re: Tree maintenance work at 5 Sonning Gate

Further to our telephone conversation yesterday, I now enclose the details of the maintenance work required to the trees on the eastern boundary of our property.

- Removal of two dead trees to the front of the property
- Lateral limbs of maples to be lightly pruned to reduce overhang on drive
- Crown clean and rebalance of purple plum tree
- Removal of dead conifer stems adjacent to neighbouring house
- Ivy to be removed from conifer to rear of property

The trees above are not subject to the Tree Preservation Order 1048/2003 issued in respect of our road, however I believe that consent for the above work is required under Condition 16 of Notification of Approval of Permission for Application No F/2001/3334.

I should be grateful if consent could be given as a matter of urgency in this case as we are particularly concerned about the safety risk from the dead trees to the front of the property as the trees could fall onto our neighbours driveway causing damage or injury.

Thank you for your assistance in this matter.

Yours sincerely,

S M Drakeford-Lewis

Jeni.
The proposed works are acceptable.
Neil
7/11/03.

Tel. 0118 974 6444
Fax. 0118 974 6484
Email. jenifer.jackson@wokingham.gov.uk
Date. April 22, 2003
My ref. F/2001/3334
Your ref.

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

Mrs Heaney
3 Sonning Gate
Pound Lane
Sonning
BERKS RG4 6GQ

Dear Mrs Heaney,

APPLICATION NO. F/2001/3334 – 3 SONNING GATE, POUND LANE, SONNING.

I am writing in respect of trees covered by planning conditions in the above planning permission. I apologise for the delay in writing to you, this is due to staff shortages within the development control section.

I can advise that the following specified tree works can be undertaken within the front garden of 3 Sonning Gate and that this letter may be taken as confirmation of same:

- Horse Chestnut (T1 on plan) – selectively prune tree by removing lowest main branch over the driveway back to point of origin, crown lift remaining branches to give 3.0 metres height clearance from ground over the driveway, remove snapped branch;
- Cherry (T2 on plan) – remove; and
- Poplar – thin out group of trees by removing two trees shown as T4 and T6 on the plan.

I trust that this information is of assistance.

Yours sincerely,

Mrs J Jackson

Principal Planning Officer - North Area

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From:	Jonathan Matthews Tree and Landscape Section, Environmental Services Dept	**My Ref:** **Ext:**	442/Sonning/ S 6767
To:	Jennifer Jackson Development Control	**Your Ref:** **Date:**	F/2001/3334 09 April 2003

TREES INCLUDED IN PLANNING CONDITIONS
3 SONNING GATE, POUND LANE, SONNING

Further to our recent conversation, I would be grateful if you could discharge the Condition to allow the following specified tree work to be undertaken at the above site.

Front Garden of 3 Sonning Gate, Pound Lane, Sonning

- Horse Chestnut (T1 on plan). Selectively prune tree by removing lowest main branch over driveway back to point of origin. Crown lift remaining branches to give 3.0 metres height clearance from ground over driveway. Remove snapped branch.
- Cherry (T2 on plan). Remove poor individual.
- Poplar. Thin out group of trees by removing two selected individuals (T4 & T6 on plan).

I would be grateful if you could address your correspondence to:

Mrs Heaney
3 Sonning Gate
Pound Lane
Sonning
Berkshire RG4 6GQ

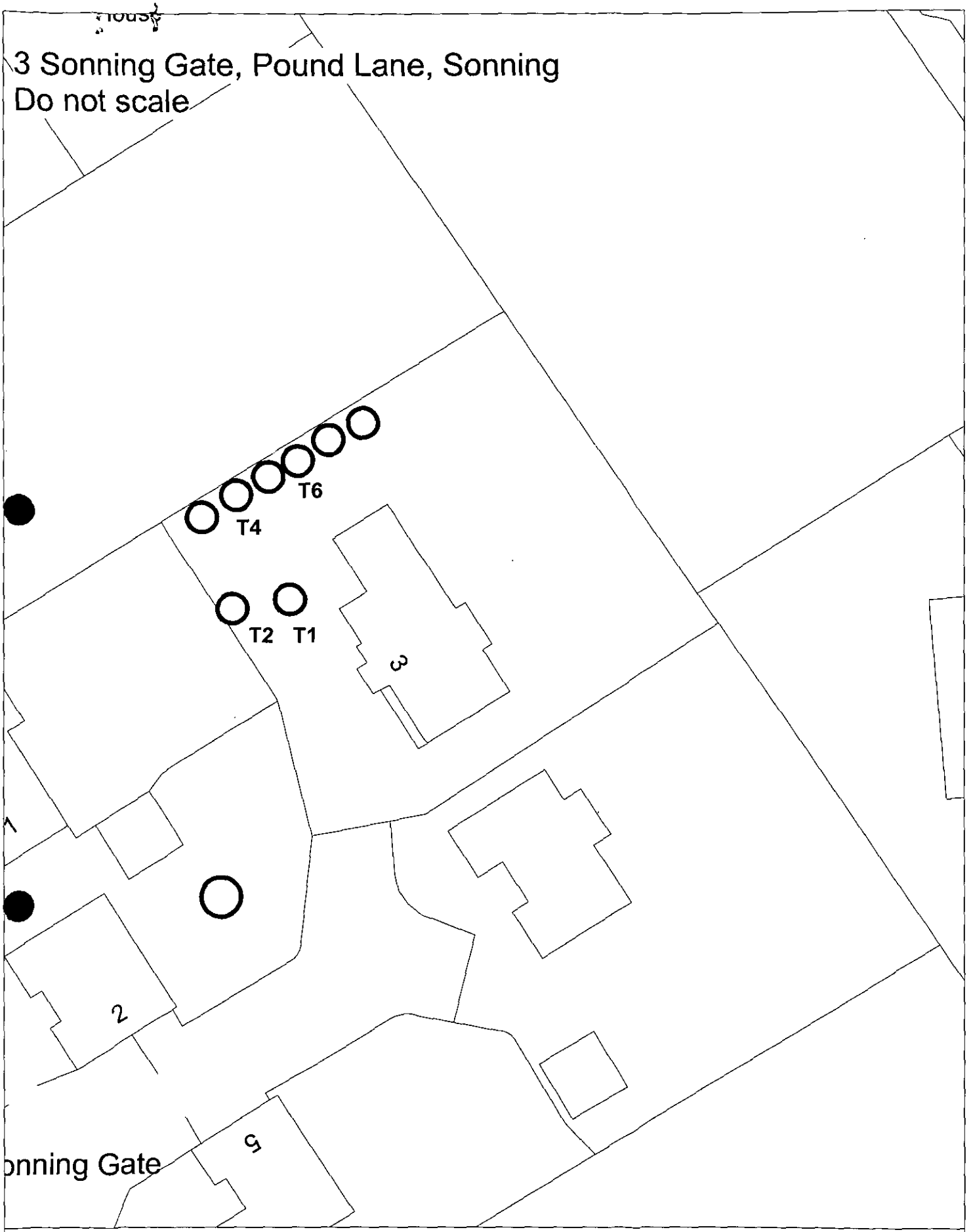
Please also forward a copy to Mrs Heaney's Tree Contractor:

Mr Z Instone
C/o
Creative Landscape
Loddon Nursery
Wargrave Road
Twyford
Berkshire RG10 9PN

Should you have any questions , please contact me on the above extension number.

Many thanks for your assistance in this matter.

Arboriculturist



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 9 April 2003

N
W E
S

Jenifer Jackson

From: Jon Matthews
Sent: 16 April 2003 12:48
To: Jenifer Jackson
Subject: Planning Conditions: Mrs Heaney - Trees at 3 Sonning Gate, Pound Lane, Sonning

Jenifer

Further to my memo, I would be grateful if you could discharge the planning condition for 3 Sonning Gate, to allow Mrs Heaney to undertake tree work at her property.

Mrs Heaney has been waiting for a response from the Council for some considerable time and I am keen to resolve the situation for as quickly as possible for her.

If this is likely to be a problem please let me or Mrs Heaney know. Mrs Heaney can be contacted on 01784 248583 (work) 0118 9697231 (home) or lesleyh@waitrose.com (email).

Many thanks in anticipation of your help

Jon Matthews

Applicationo	Name & Address
F/2001/3334	J Brooke Double Oaks 105 Pound Lane Sonning Berks
F/2001/3334	W A Warbey Gaybowers 95 Pound lane Sonning RG4 6GG
F/2001/3334	R H Simmonds The Copse 103 Pound Lane Sonning RG4 6GG
F/2001/3334	Mr B Crowley Egmont House 101a Pound Lane Sonning-on-Thames Berkshire RG4 6GG
F/2001/3334	Mrs R Courtney 36 Pound Lane Sonning Reading RG4 6GG
F/2001/3334	S Robertson 101 Pound Lane Sonning RG4 6GG
F/2001/3334	Rosemary Noel-Clarke Flat 15 West Court West Drive Sonning RG4 6GL
F/2001/3334	Mr Lawson Red Lodge Old Bath Road Sonning On Thames Berkshire RG4 6TQ

F/2001/3334

Mr W A Warbey
"Gaybowers"
95 Pound Lane
SONNING
Berkshire
RG4 6GG

Appllication Approved

Letters sent 25/09/01

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Nicola Lake.
Senior Planning Officer

My Ref: F/2001/3334
F/2001/3335

Ext: 6481

To: Colin Lawley.
Principle Solicitor.

Your Ref:

Date: 12 June 2001

LEGAL AGREEMENT ON THE ERECTION OF FIVE DETACHED DWELLINGS AT 97-99 POUND LANE, SONNING.

This application was granted planning permission at the Development Control Committee of the 23 May 2001, subject to the signing of a section 106 agreement. The section 106 agreement is to secure the payment of £25,000 towards highway improvements and local sustainable transport initiatives. I have enclosed:

- A copy of the draft decision notice.
- A copy of the application form.
- Section 66 certificate.
- Site plan.

Nicola Lake.

John Mitchell.

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Condition 10 - May be subject to revision

Bewley Homes
C/O Philip Design Associates
64 Portsmouth Road
Guildford
Surrey
GU2 4DN

Application Number: F/2001/3334

Parish: **SONNING**

Location: **97 - 99, Pound Lane, Sonning, Reading.**

Proposal: **Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages (Duplicate Application).**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. The development shall not commence until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

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) no additional windows or similar openings shall be constructed in the first floor or above hereby permitted except for any which may be shown on the approved drawing(s).

Condition
5. 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
6. Works related to the demolition and construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

Condition
7. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
8. 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
9. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. 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 overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

maybe suggest to revise

Condition
10. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
11. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
12. Before any other part of the development hereby permitted is commenced, the proposed vehicle access shall be formed in accordance with details that shall be submitted to and approved in writing by the Local Planning Authority, showing the accessway with a width no greater than 4m and with a vehicle crossover rather than a formal junction. No other development of the site shall take place until the access has been constructed in accordance with the approved details with visibility splays of 4.5m by 77m to the north and 4.5m by 90m to the south. Land within the visibility splays shall be cleared of any obstruction exceeding 0.6m in height and maintained clear of any obstruction exceeding 0.6m in height at all times.

Condition
13. The existing vehicular accesses to the site shall be stopped up and abandoned, to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

Condition
14. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; and details of all new planting that is to take place within the site. The approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the end of the first available planting season.

Condition
15. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
16. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the

end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
17. The first floor bathroom windows in the north west elevations of the dwellings on plots 1 and 5 and south east elevations of the dwellings on plots 3 and 4 shall not at any time be glazed other than with obscure glass. They shall be fixed shut and be permanently so retained thereafter.

Condition
18. The existing vehicular accesses to the site shall be stopped up and abandoned and footway crossing shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

Condition
19. A 2m high closed board fence shall be erected along the length of the boundary between the application site and number 95 Pound Lane, prior to the commencement of other works on the site and shall thereafter be retained.

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 visual amenities of neighbouring properties and the locality.

Reason
4. To safeguard the residential amenity of the neighbouring dwellings.

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

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

Reason
7. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

Reason
9. To safeguard visual amenities.

Reason
10. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
11. In the interests of highway safety and convenience.

Reason
12. In the interests of highway safety and convenience.

Reason
13. In the interests of highway safety and convenience.

Reason
14. In the interests of visual amenity.

Reason
15. In the interests of visual amenity.

Reason
16. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
17. To safeguard the amenity of the adjacent dwellings.

Reason
18. To safeguard the amenity of the adjacent dwellings.

Reason
19. To safeguard the amenity of the adjacent dwellings.

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:

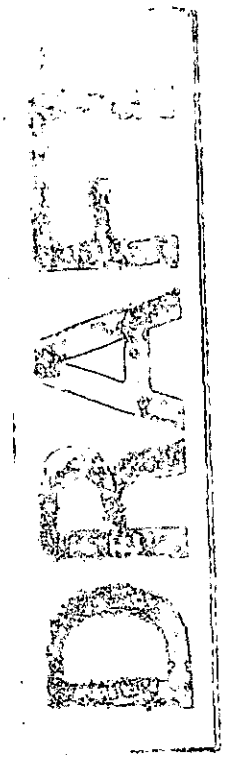
Berkshire Structure Plan: H5, H9.
Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LT5, LT6.
Wokingham District Local Plan: Housing Density Policy, WH6, WOS3, WBE1, WBE11, WT6, WT7.

John Mitchell

John Mitchell
Development Control Manager
Date: 23/05/2001

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.



Draft Decision Notice

Application Number: F/2001/3335 + F/2004/3334
Conditions/Reasons for Refusal

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 permission.

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. The development shall not commence until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

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) no additional windows or similar openings shall be constructed in the first floor or above hereby permitted except for any which may be shown on the approved drawing(s).

5. 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.

6. Works related to the demolition and construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

7. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

8. 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.

9. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. 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 overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

Application Number:!Unexpected End of Formula
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

10. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

11 Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

12. Before any other part of the development hereby permitted is commenced, he proposed vehicle access shall be formed in accordance with details the shall be submitted to and approved in writing by the Local Planning Authority, showing the accessway with a width no greater than 4m and with a vehicle crossover rather than a formal junction. No other development of the site shall take place until the access has been constructed in accordance with the approved details with visibility splays of 4.5m by 77m to the north and 4.5m by 90m to the south. Land within the visibility splays shall be cleared of any obstruction exceeding 0.6m in height and maintained clear of any obstruction exceeding 0.6m in height at all times.

13. The existing vehicular accesses to the site shall be stopped up and abandoned, to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

14. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; and details of all new planting that is to take place within the site. The approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the end of the first available planting season.

15. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

16. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site

Application Number:!Unexpected End of Formula
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

17. The first floor, bathroom windows in the north west elevations of the dwellings on plots 1 and 5 and south east elevations of the dwellings on plots 3 and 4 shall not at any time be glazed other than with obscure glass. They shall be fixed shut and be permanently so retained thereafter.

18. The existing vehicular accesses to the site shall be stopped up and abandoned and footway crossing shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

19. A 2m high closed board fence shall be erected along the length of the boundary between the application site and number 95 Pound Lane, prior to the commencement of other works on the site and shall thereafter be retained.

Reasons.

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the visual amenities of neighbouring properties and the locality.
4. To safeguard the residential amenity of the neighbouring dwellings.
5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
6. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
7. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
8. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
9. To safeguard visual amenities.
10. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Application Number:!Unexpected End of Formula
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

11, 12 & 13. In the interests of highway safety and convenience.

14 & 15. In the interests of visual amenity.

16. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

18 + 19

17. To safeguard the amenity of the adjacent dwellings.

Informatives.

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: H5, H9.
   Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LT5, LT6.
   Wokingham District Local Plan: Housing Density Policy, WH6, WOS3, WBE1, WBE11, WT6, WT7.

THAMES VALLEY
POLICE

P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL
Tel. 01635 295156
Fax. 01635 295126

Date 24th May 2001

For 'Secured by Design' standards and application forms
Visit the 'SBD' website at :-
www.securedbydesign.com

Ms. N. Lake
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 3334

Dear Ms. Lake

97-99, Pound Lane, Sonning.

Thank you for the further details of this application.

The amendments do not make any significant change to my earlier assessment.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the risks facing this development include theft of and from lorries and cars, and casual intrusion into the site.

The council can help to discharge its duty in respect of its planning function under Sec. 17 by taking the above comments and recommendations into account when arriving at its decision.

I trust this will be of assistance and thank you for your consultation.

Yours sincerely.

P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

DEVELOPMENT CONTROL COMMITTEE 23.5.2001
MEMBERS UPDATE

FORMER TESCO STORES LTD AND MULTI STOREY CAR PARK, ELM RD/DENMARK ST, WOKINGHAM
Application No. F/2001/3459- Pages 3365-3391

Unfortunately Wokingham Town Council's comments were not attached as stated in the agenda. These are now attached. In paragraph G of the appraisal the last sentence of the second paragraph should read "This will be secured by condition".

In addition under "Proposal" the gross floorspace figures should read as follows (changes are highlighted in italic):

OPTION A : Retail and Leisure Scheme

Change of use from A1 retail to D2 assembly & leisure:	4,124m²
Retained in A1 retail use or possible	
Change of use to A3 food & drink (Alexandra Court Unit)	***572m²***
Retained in A1 retail use :	1,189m²
Additional floorspace A1 retial/A3 food & drink (mezzanine)	151m²
Total	***6,036m²***

OPTION B : Retail, Leisure and Office Scheme

Change of use from A1 retail to D2 assembly & leisure:	4,124m²
Change of use from B1(a) office (Alexandra Court Unit)	572m²
Retained in A1 retail use :	1,189m²
Additional floorspace B1(a) office(additional floor and not mezzanine)	365m²
Total	6,250m²

Archaeologist : No archaeological conditions required.

LAND AT MOLE ROAD, SINDLESHAM, WINNERSH
Application No. RM/2001/3129- Pages 3418-3441

The 3rd paragraph of part B. of the appraisal should read as follows:

"The two oak trees at the front of the site near the junction of Gipsy Lane and Mole Road are important in the streetscene and are covered by a Tree Preservation Order. In order to achieve the visibility splay requested by the Highway Authority, the smaller of these two trees would have to be removed. However, as the two trees are close together, it is considered that the loss to the streetscene will be minimal, as the canopy spread of the larger tree will remain. This is the same as in the outline application. The tree will be replaced elsewhere on the site. "

RURALCRAFTS, 374 READING ROAD, WINNERSH
Application Number: O/2001/3517 – Pages 3422-3452

In addition to the Highway contributions mentioned in the report, the applicant has agreed to a contribution of £1020.00 towards library provision in the Parish.

97-99 POUND LANE, SONNING.
Application Number: F/2001/3334 &F/2001/3335. Pages 3453-3480.

An appeal has now been lodged against non-determination of application F/2001/3335. The appeal will take the form of a Hearing and the statement is due on the 21 June 2001.

Two additional conditions have also been recommended:

18. The existing vehicular accesses to the site shall be stopped up and abandoned and footway crossing shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

19. A 2m high closed board fence shall be erected along the length of the boundary between the application site and number 95 Pound Lane, prior to the commencement of other works on the site and shall thereafter be retained.

ISOMER, FECIMUS AND SEGRAVE LODGE, POUND LANE, SONNING.
Application Number: F/2001/3596 & F/2001/3598. Pages 3481-3498.

In the first section of the report the applicants are incorrectly stated as Bryant Homes Ltd. The applicants are instead Bewley Homes.

ST PAUL'S C OF E JUNIOR SCHOOL, OXFORD ROAD, WOKINGHAM
Application Number F/2001/3693 – Pages 3499-3503

Since the report was written, comments have been received from Wokingham Town Council who have no objection to the application. Two letters have been received from local residents, one in support and one objection. The applicant has also sent a letter and copies of correspondence to members of the Development Control Committee.

PARK FARM, PARK LANE, FINCHAMPSTEAD
Application F/2001/3687

I additional letter of objection and 1 letter in connection with the revised plans received – No new points raised in addition to those reported in the agenda.

ORCHARD COTTAGE, THE VILLAGE, FINCHAMPSTEAD
Application F/2001/3616

On O.S. based plan on page 3518 of the agenda, Orchard Cottage is not shown.
Corrections to paragraph 4A of the agenda report:
First para., line 6 – delete 1.4 insert 1.7m.
Second para., line 3 delete 'and 3m'. Line 4 delete 2.3m/5m.....Popular Point. Insert '2m between The Forge and Little Orchard and 2.5m between Little Orchard and 2.5m between Little Orchard and Popular Point.'

YEWGATE, REMENHAM HILL, REMENHAM.
Application Number: F/2001/3179. Pages 3538-3553.

An additional condition is recommended to prevent the infilling under the covered pavilion, walkway and porch.

9. The open elevations of the hereby approved pavilion, porch and walkway shall not be enclosed, in part or whole, at any time without the permission in writing of the Local Planning Authority.

   Reason: To safeguard the open character and amenity of the Green Belt.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2001/3459

Proposal: Proposed change of use of part of store from (A1) retail to (D2) leisure and part of building from (A1) retail to (A3) restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor, external and internal alterations plus demolition and relocation of public toilets.

Site Address: Former Tesco Stores & Multi storey Car Park, Elms Road/Denmark Street, Wokingham

Applicant: Axa Equity & Law C/O Kemp Muir Wealleans

Your observations are required in respect of this application **by 31/03/01**

At its meeting on 20 March 2001, the Planning & Transportation Committee resolved to make the following observations:

- **object to the relocation of the public toilets to the first floor – they are an amenity for the town and as such should be easily accessible at ground level.**
- **concerned that there may be restrictions on the use of the Elms Road car park – will it still be open for general public use or only for use by customers of the new facilities as is implied on the application form where it states that the 'provision for parking' for the development is 304 spaces.**
- **disappointed at the small amount of retail usage in the proposal**

SIGNED: _____ **DATE:** 26/03/01

CLERK TO Wokingham Town Council

01483 576647

FACSIMILE TRANSMISSION

PHILIP
DESIGN ASSOCIATES
architects & surveyors

Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 4DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

WOKINGHAM D.C.

TO: PLANNING DEPT

ATTENTION: MS. NICHOLA LAKE

FAX NO: 0118 974 6484

FROM: RICHARD GANDY

DATE: 5 APRIL 2001

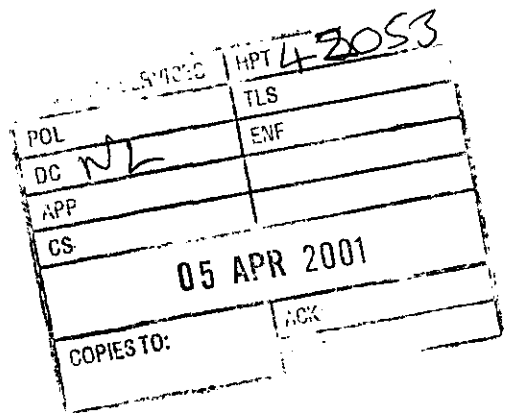
NO OF PAGES (including Cover Sheet): 3

SUBJECT: POUND LANE SONNING.

Attach plans showing amended layout.
One @ 1:250 and one reduced by 71% !

Please phone me ASAP -

Please note the garage will have bedroom over with dormer window - lower than main roof.



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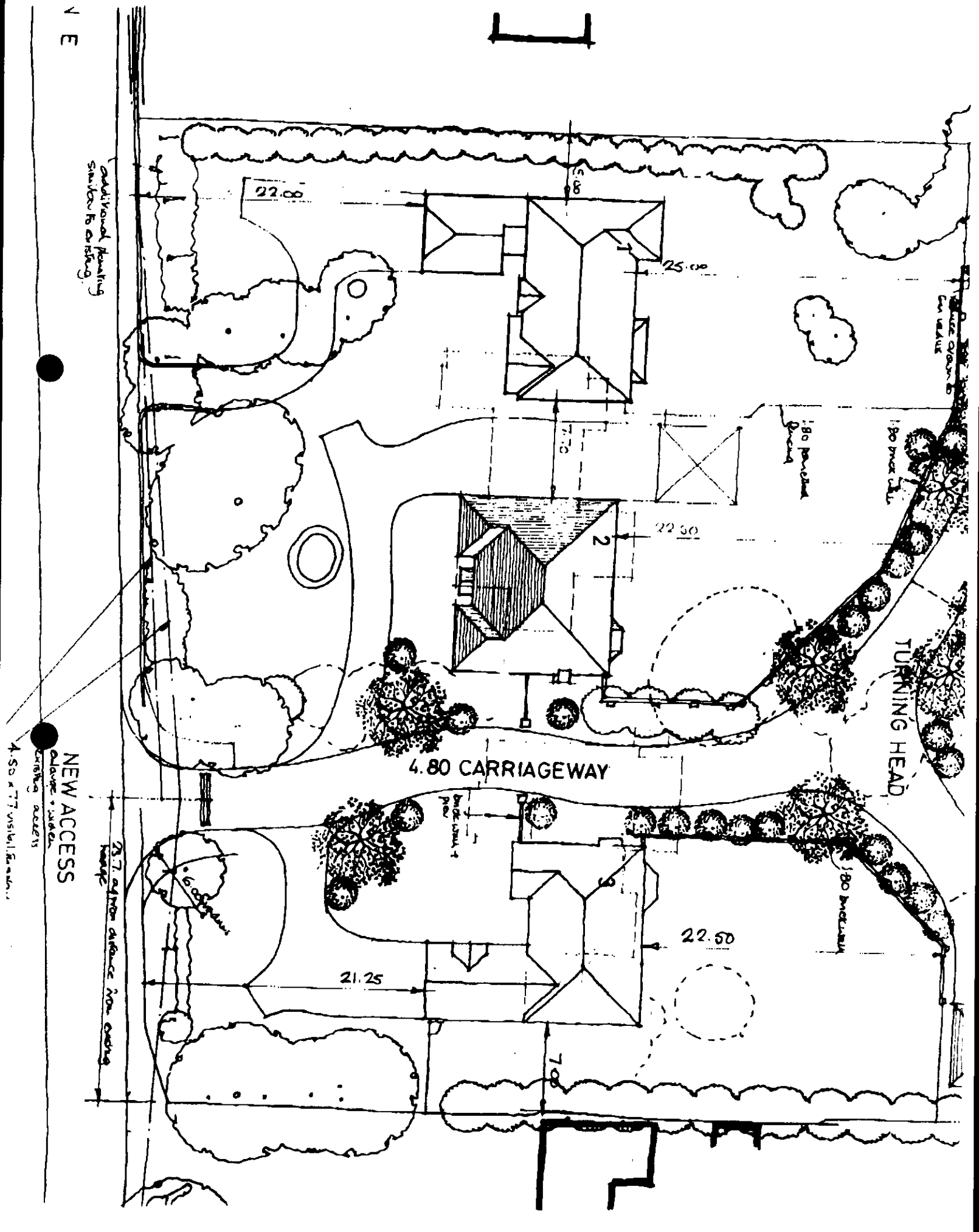

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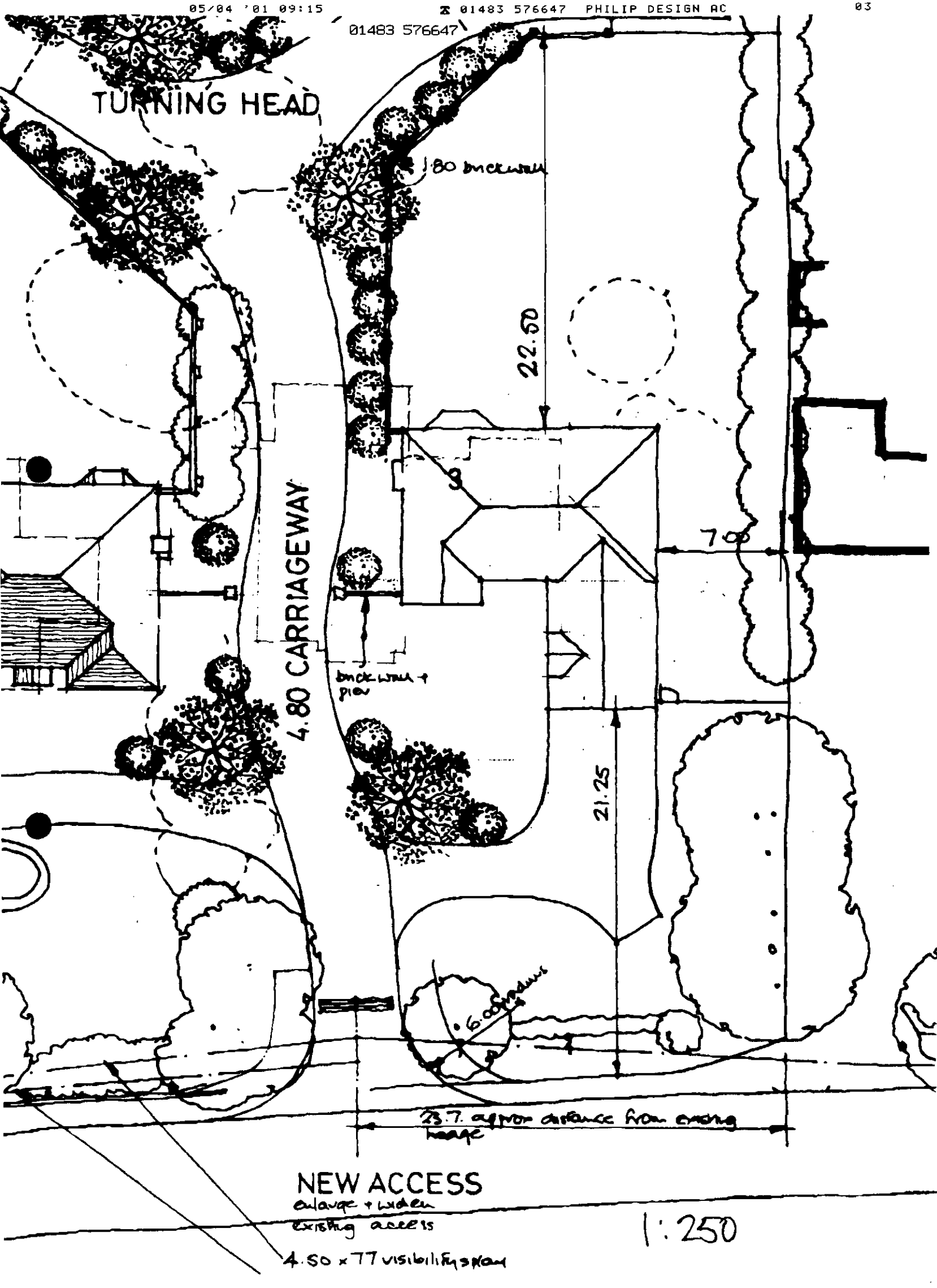


Date: 25 April 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3334

Location: 97 - 99, Pound Lane, Sonning, Reading.

Proposal: Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages (Duplicate Application).

Applicant: Bewley Homes C/O Philip Design Associates.

Case Officer: Nicola Lake

The new plans show the following: Alterations to the proposed dwellings on plots 1, 2 & 3. Drawing nos: 99.72.010B, 011B, 012B, 016A, 020A, & 021.

Comments are required by 05/05/2001.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

(RING ONE)

(REVISED PLANS) ADDITIONAL PLANS MINOR AMENDMENTS ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) / F/2001/3335 (Ludhouse) F/2001/3334. Date Rec. 11 April 2001.

Location: 97-99 Powal Lane, Sarang

Parish Sarang

Applicant: Barclay Homes Plc.

Description of attached plans Revised plans showing alterations to the proposed dwellings on Plots 1, 2 + 3.

Drawing No's: 99.72 · 010B, 011D, 012B, 016A, 020A, + 021.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: All previous Consultees + objectors

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 Days.

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NL.

Consultations Sent by Admin. on 25.04.R

Yellow - Part One Copy

NL

PHILIP
DESIGN ASSOCIATES
architects & surveyors

Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

Ms N Lake
Wokingham District Council
Planning Department
Shute End
Wokingham
RG40 1BN

3334 – 3335

10 April 2001

REVISED PLAN

Dear Ms Lake

97 – 99 POUND LANE, SONNING : REF F/2001/3335

With regard to our meeting on 28th March, and my letter of 30th March, we have amended the plans and designs as follows:

1 House 1 has been reduced in height, the roof has been hipped and the house has been moved from the north west boundary to give a clear distance of 5 m.

2 House 2 has been reduced in height and the attached garage removed. It now has a detached garage similar to House 4.

3 House 3 has been redesigned to provide a space of 7 m between its southern flank wall and 101 Pound Lane. Its height is similar to Houses 1 and 2, and hipped roofs have been incorporated.

4 The street scene has been amended to include the redesign of House 3.

I now enclose six copies of Drawings No 99.72.010B, 011B, 012B, 016A, 020A and 021, which we would like attached to the current Application. Would you please note that Drawing No 021 now supersedes 013.

The detached garage for House 2 is identical to House 4 and is now referred to on Drawing No 99.72.016A.

I hope that this now meets with your approval and that you can progress the Application, with your full support, to the next Committee Meeting.

Yours sincerely

Richard Gandy
PHILIP DESIGN ASSOCIATES

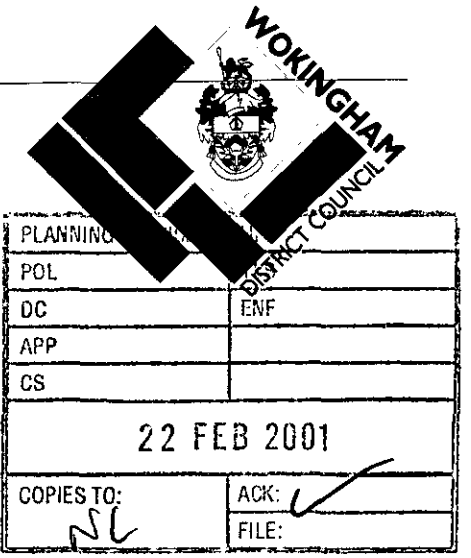
Encl

PLANNING SERVICES | PT 42225
POL
DC NL
APP
CS
11 APR 2001
COPIES TO:

Copy to: Mr A Brooks, Bewley Homes

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 21 February 2001 09:11
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications



CBJ
2001/3334
&
2001/3335

****

NatureofEmail: Object
ApplicationNumber: F/2001/3334/5
Correspondent_FullName: John Brooke
Correspondent_StreetAddress: Double Oaks
Correspondent_Address2: 105, Pound Lane,
Correspondent_Town: Sonning
Correspondent_County: Berks
Correspondent_PostCode: RG4 6GG
Correspondent_Telephone: 0118 969 4896
Correspondent_Email: drjohn@stratum-pm.com

Comments:

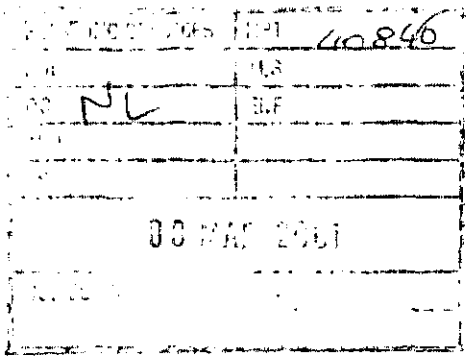
I objected to the original proposal to build 8 houses on the site of 97-99 Pound Lane, Sonning, and continue to object to the revised proposal for 5 houses on the same grounds. In particular, I object to the loss of amenity that will arise from increasing the housing density on Pound Lane south of the A4, and to the additional traffic that will be generated by increasing the number of houses on what is already an excessivley busy road used as a through route to Woodley.

Our ref: SP/2001/003207-001
Your ref: O/2001/3334 & 3335

Date: 6th March 2001

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN



Fao: Nicola Lake

Dear Sir/Madam

PROPOSED ERECTION OF FIVE DETACHED DWELLINGS WITH GARAGES PLUS DEMOLISION OF TWO DWELLINGS AND GARAGES (DUPLICATE APPLICATION) AT 97-99 POUND LANE, SONNING, READING

Thank you for your letter dated 15th February 2001, which was received on 19th February 2001. You are asked to quote the following reference in any correspondence: SU77SE/22/6. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

CONDITION: No soakaways shall be constructed in contaminated ground.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVE

The following planning informative should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Ian Doyle on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Amanda Reed on 01276 45 4331

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

ADVICE TO APPLICANT

Surface water from roadways should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Surface water from car parking areas should be passed through a suitable type of oil/ grit separator, the design of which shall be to the satisfaction of the Environment Agency.

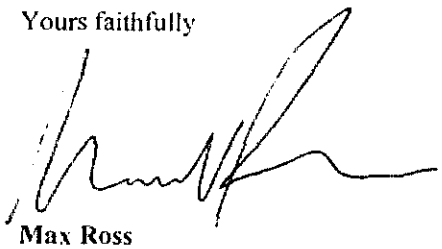
Clean roof water should not pass through the oil separator. Where soakaways are used it should preferably not discharge to soakaways used to drain road and vehicle parking areas.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact **Sarah Paxman** on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully



Max Ross
Development Planning Officer

cc Philip Design Associates, 64 Portsmouth Road, Guildford, GU2 4DU.

P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL
Tel. 01635 295156
Fax. 01635 295126

Date 28th February 2001

For 'Secured by Design' standards and application forms
Visit the 'SBD' website at :-
www.securedbydesign.com

Ms. N. Lake
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 0919

Dear Ms. Lake

97 - 99, Pound Lane, Sonning.

Thank you for the details of this application.

There is no significant crime risk created by this application.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, this proposal well addresses the crime risk created by layout.

The council can help to discharge its duty in respect of its planning function under Sec. 17 by taking the above comments into account when arriving at its decision.

I trust this will be of assistance and thank you for your consultation.

Yours sincerely.

P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

01189 697753

FAX MESSAGE

PLANNING SERVICES	HPT
POL	TLS
DC NL	ENF
APP	
CS	
09 MAR 2001	
COPIES TO:	ACK:
	FILE:

FAX TO: NICOLA LAKE

FAX NO: 0118 9746484

NO. OF SHEETS: 3 (INC.)

FROM: LESLEY BATES
SONNING PARISH COUNCIL

FAX NUMBER: 0118 9697753
TEL. No. 0118 9697753

DATE: 8 MARCH 2001

Please find attached comments on application no. F/2001/3334 & 3335

LESLEY BATES (CLERK TO THE COUNCIL).

01189 697753

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2001/3334/3335

Officer NICOLA LAKE

Parish SONNING

Proposal ERECTION OF 5 DETACHED DWELLINGS AND GARAGES PLUS DEMOLITION OF EXISTING 2 DWELLINGS (DUPLICATE APPLICATION)

Address 97 - 99 POUND LANE

Applicant BEWLEY HOMES Plc PHILLIP DESIGN ASSOCIATES

The Parish Council has the following comments.

1. An earlier application on this site was refused on appeal. This application does little to address the Inspectors reasons for dismissal. There is continued concern amongst residents and Parish Councillors alike and strong objections to the proposal.

2. The existing location is predominantly one of large houses set on large open plots giving a very high standard of privacy and a sense of spaciousness. This was recognised by the Inspector. This proposal, if allowed, would completely change the nature of the area and set a very dangerous precedent, opening the floodgates for similar proposals. The reduced number of houses in the current proposal is still completely unacceptable.

3. Although this application is for a reduced number of dwellings the impact they have on adjoining properties is as detrimental as was the earlier application. The privacy, recognised by the Inspector, all but disappears for the adjoining properties with the new building substantially closer to existing boundaries. Further the siting of the garaging will bring vehicular activity much closer to the adjoining properties.

4. The proposal includes the removal of many trees and shrubs, which at present add to the rural atmosphere and seclusion of the existing properties. Removing them and replacing with driveways, garaging and substantial dwellings will ensure the urbanisation of a green and pleasant area.

01189 697753

5. The siting of three substantial houses fronting on to Pound Lane is unacceptable. It will totally change the street scene. There is no drawing to illustrate this.

6. The positioning of the houses along the boundaries, if allowed, will have a considerable impact on the three adjoining properties. Overlooking along the boundaries will seriously reduce the privacy currently enjoyed in the large gardens of Red Lodge, 95 and 101 Pound Lane.

7. The site lines are very poor leading onto a very busy and constantly used narrow road. This proposal would only serve to exacerbate existing, considerable traffic problems.

8. If this and other similar developments were allowed Sonning it would soon double in population, completely changing the pattern of the village, but not providing the infrastructure necessary to support such an unwelcome increase.

9. The existing houses are in good condition and inhabited. There can be no good reason for demolishing them.

10. For the above reasons, Sonning Parish Council urges Wokingham District Council to refuse this application

L. A. Bates (Clerk to the Council). 8 March 2001

Same plans for both applications

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 15 February 2001

Application Number: F/2001/3335

Proposal: Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages. (Duplicate Application).

Parish: SONNING PARISH

Site Address:
97 - 99, Pound Lane, Sonning, Reading.

Applicant:
Bewley Homes Plc C/O Philip Design Associates.

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).

Comment (Drwg. No. 99.72:010)

1. The access should be formed as a vehicle crossover rather than a formal junction.
2. The width of the shared drive to be 4m.
3. A bin store is to be provided within 25m of the adopted highway.
4. Visibility splays of 4.5m x 77m to the north and 4.5m x 90m to the south are to be provided.
5. A Contribution of £25000 towards local transport initiatives/local safety schemes in the vicinity, is to be secured by a legal agreement.

S.N. Aston 23.4.01

Date: 25 April 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3334

Location: 97 - 99, Pound Lane, Sonning, Reading.

Proposal: Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages (Duplicate Application).

Applicant: Bewley Homes C/O Philip Design Associates.

Case Officer: Nicola Lake

The new plans show the following: Alterations to the proposed dwellings on plots 1, 2 & 3. Drawing nos: 99.72.010B, 011B, 012B, 016A, 020A, & 021.

Comments are required by 05/05/2001.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

No objection to alterations.

Comments as previous.

26-4-01

Nicola Lake

From: Andy Glencross
Sent: 29 March 2001 13:28
To: Nicola Lake
Subject: Planning Application No F/2001/3596 & 3598 Pound Lane Sonning

Hi Nicola

My comments on the above application are as follows : -

These properties are at the very edge of the newt consultation zone and consequently I propose that we do not ask for and agreed newt mitigation scheme but merely attach the following informative to any permission given.

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

The application proposes the demolition of 3 dwellings, which have potential as bat roosts. Consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application.

I have not visited the site.

I hope these comments are helpful.

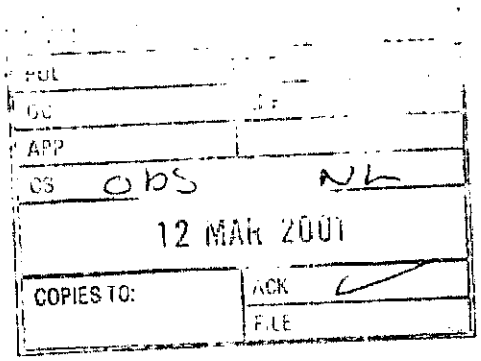
Cheers

Andy Glencross
Countryside Officer (Biodiversity)

Flat 15, West Court
West Drive
Sonning
Berks. RG4 6GL
0118 969 3020

8th March, 2001.

Wokingham District Council
Environmental Services Dept.
Planning Services
P.O. Box 157
Shute End
Wokingham,
Berks RG49 1WR



Attention: Miss Nicola Lake

Dear Miss Lake,

Re.: Application No. F/100/334 & F/2001/3335
97 – 99 Pound Lane, Sonning, Reading

Thank you for returning my phone call regarding the above.

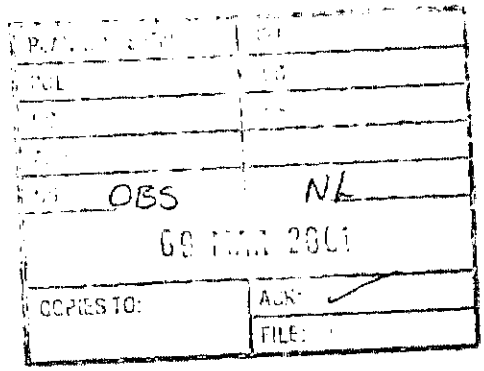
I am writing to register my protest at the proposal to demolish two perfectly nice houses with garages and to erect five houses in their place. I think it would be a great shame to squeeze this number of houses onto those plots of land, altering the nature of this area and added yet more congestion to what is already a busy road. In my opinion, any further building on Pound Lane would be deleterious to the neighbourhood and put an even greater strain on the already stretched local services, such as medical services provided by G.P.s.

Furthermore, as a resident of West Drive, which is a private road, I would seriously object if the developers used this road (as happened recently with building works to a neighbouring house on Pound Lane) as their parking area. I think it highly likely if developers were undertaking work of this nature that this is exactly what they might do.

I would be grateful if the Council could take these objections into consideration.

Yours sincerely,

Rosemary Noël-Clarke.



101 Pound Lane
Sonning
Reading
RG4 6GG

08 March 2001

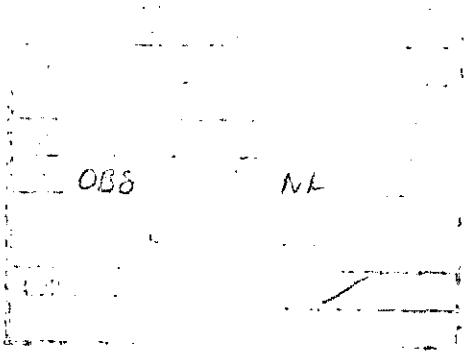
FAO: Nicola Lake
Ref: F/2001/3334

Dear Sir

It is very sad that once again we, the residents of Pound Lane, are faced yet again with an application to re-develop an area, that is, without exception, unique to this area.
I would like to protest in the strongest terms that, if granted, this would seriously detract from the existing character of the area.
Having read the appeal decision (APP/X0360/A), it is undoubtedly clear that the new planning application is no different in the way that it affects the character of this end of Pound Lane.
The amount of seclusion and privacy that I enjoy, living in Pound Lane, is not something that happened by accident! I purchased the property for this very reason and my intention was to remain in this for as long as possible.
I find it totally unacceptable that purely for monetary gain, the environment I currently enjoy may be changed forever.

Regards

Stuart Robertson
101 Pound Lane
Sonning.



The Copse
103 Pound Lane
Sonning
Berkshire
RG4 6GG

2 March 2001

M. Mitchell, Esq.,
Development Control Manager
Environment Services Department
Planning Services
P O Box 157
Shute End, Wokingham
RG40 1WR

Dear Sir,

Ref. Application No F/2001/3334 & F/2001/ 3335 – 95 & 97 Pound Lane Sonning

I am replying to your letter of 15 Feb 2001 and would like to express my concern at the above Application.

Surely the prime appeal of this side of Pound Lane off the A4 lies in the privacy and spaciousness that residents currently enjoy? This is a distinct characteristic of this area.

Whilst the proposal is much more acceptable than the last application, I still consider that to have **three houses plus two entrances** (a drive and a carriageway) off Pound Lane, **cramps the open environment** that currently exists on both sides of this road.

Would not a more sensible proposal be to site four plots on the available area? Two off Pound Lane plus the two behind, all coming off one carriageway. The spaciousness would be maintained and the feeling of "houses being squeezed in" would evaporate.

This would then cover many of the objections raised by the Planning Inspectorate's original report. (See Paragraphs 32,33,36, 40 and 42).

I hope you will agree that there are sound reasons to modify this Application and I also trust that members of the Planning Committee will re-visit the site to gain a clear and visual understanding of my concerns.

Thank you.

Yours sincerely,

R. H. Simmonds

Egmont House 101a Pound Lane Sonning-on-Thames Berkshire RG4 6GG England

Bernard Crowley

To: Planning Services. Wokingham District Council. Fax: 974 6484.
Your Ref. F2001/3334 and 3335.

Dear Sir,

I have perused plans for the above application and the Inspector's report rejecting the prior application relating to the same site.

The Inspector's report alludes to the very high standard of privacy and spaciousness that is characteristic of this section of Pound Lane but then essentially confines her analysis to the houses immediately adjacent to the proposed development.

However it is my view that the current application, like the previous unsuccessful one, has a serious negative effect on all houses in this part of Pound Lane. Certainly this property (101A Pound Lane) lost some of its privacy following the construction of West Drive Apartments- buildings wholly out of character with the rest of Pound Lane. Similarly, the construction of 5 identikit " executive" houses in a close replacing the original two well preserved houses will devalue the characteristic ambience of the area and not just the houses in the immediate vicinity.

My apprehensions about the balkanisation of Pound Lane is further intensified by noting that an application for a further 6 houses opposite No. 97 will be surfacing in the immediate future.

I urge the WDC to reject the above mentioned application.

Yours faithfully,

B.J. Crowley.

07. 03. 01.

OBS - NL

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
08 MAR 2001	
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	FILE:

Phone/fax: 0118 969 3284 **International:** 44 118 969 3284

OBS-NL

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CS
CC MAR 2001
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FILE

FOR: THE ATTENTION OF
NICOLA LAKE

FROM: MRS. R. COURTNEY
36 POUND LANE
SONNING
READING
RG4 6GE
TEL. 0118 969 5110

THE GABLES
36 POUND LANE
SONNING
READING
RG4 6GG

7/03/01

Dear Sir/Madam,

I am writing re-planning applications F/2001/3334 & F/2001/3335. All comments made by myself in letters re-applications F/2000/0577 & 0578 are STILL APPLICABLE to these new applications. Please could you transfer my letters & comments to the new applications? Every comment that I wrote re-the initial applications is just as RELEVANT to these new ones. If it is possible I believe traffic volume in recent weeks has increased making entry to & from our drive more & more hazardous, hazards that will only be increased by roads entering Pound Lane still nearer the roundabout than our property.

Thankyou-

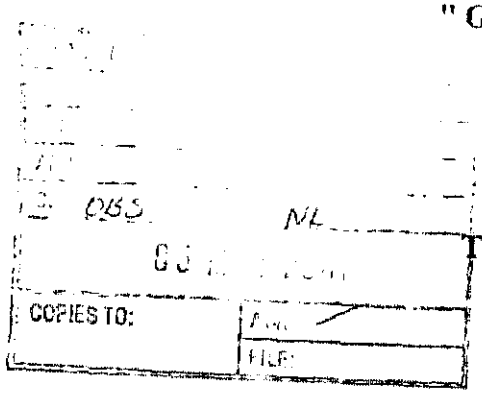
Yours faithfully,

R Courtney

(MRS. R. COURTNEY)

" Gaybowers "
95, Pound Lane,
Sonning,
Berkshire,
RG4 6GG.

Tel/Fax. 0118 9692325



1st. March 2001

Mr. J.Mitchell,
Development Control Manager,
Enviromental Services Department,
Planning Services,
P.O.Box 157,
Shute End, Wokingham,
Berkshire, RG40 1WR.

Dear Sir,

Ref. Application Number F/2001/3334 & F/2001/3335 - 95-97 Pound Lane, Sonning Berks.

In response to your letter of the 15th.February 2001 I write to request that you place on record , yet again, my very strong objection to the above proposed development. You are, of course, very aware of the result of the previous application,as finally determined by The Planning Inspectorate, the principal reasons for doing so being :-

Para. 32." in this part of Sonning the layout of houses combined with their plot sizes gives a very high standard of privacy and spaciousness to its residents in both house and garden. These qualities appear to me to be a distinctive characteristic of the area. Policies LBE 2 and WBE 1 address this relationship to other buildings and local context."

Para 33. " this seems to me to crystallise and bring together the related issues of the wider character of the area and impact on adjacent occupiers upon which layout can have a major effect."

Para 36. " Regarding no 95 there would be increased activity near 95 because of the much smaller plot 1 compared to 97." " The impact would be less than at no 101 but still signifigant."

Para 40. " local character should be respected and all developments should be accessible by a range of non-car modes.

Para 41. " The existing two houses are inhabited and in good condition."

Para 42. " I consider however that the layout of any such development must allow for a more satisfactory relationship to adjacent houses so that more of the existing characteristic sense of seclusion can be retained than in the appeal scheme."

Nicola Lake

From: Maurice Lawson [redsonning@clara.net]
Sent: 09 March 2001 09:07
To: Nicola Lake
Subject: Objection to Application F/2001/3334 and 3335



Plan3334.doc
(Microsoft Word 6...

Dear Ms Lake,

Please find attached my comments and objection to the above noted Applications.

I would be grateful if you could confirm by return e-mail your receipt of the attached comments.

With kind regards,

Maurice Lawson
Red Lodge
Old Bath Road
RG4 6TQ

Red Lodge
Old Bath Road
Sonning on Thames
Berkshire
RG4 6TQ

0118 969 5638
e-mail: redsonning@clara.net

Ms Nicola Lake
Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

9 March 2001

Dear Ms Lake,

Ref: Application nos: F2001/3334 and F2001/3335

I wish to register my objection to these two planning applications on the following grounds:

The proposal to replace two existing houses with five large properties would create an estate of higher density compared to the surrounding properties. The higher concentration would have adverse consequences on the existing character of the area, and would impact adversely on the privacy and sense of seclusion presently experienced by adjacent properties to the site, in particular Red Lodge.

In this respect I refer you in particular to paragraphs 32, 33, 35, 37, 38, 40 and 42 of the **Appeal Decision APP/X0360/A/00/1043352** ruled upon by **Daphne Mair** and dated 6 October 2000.

The following are extracts, together with my comments:
Paragraphs Nos.

32) "The issue here is more that in this part of Sonning, the layout of the houses, combined with their plot size gives a very high standard of privacy and spaciousness to its residents in both house and garden. These qualities appear to me to be a distinctive characteristic of the area."

> This factor remains the same as it was at the time of the Appeal Decision. The new proposals will still encroach significantly upon, and cause an adverse change in, this distinctive characteristic of the area.

33) "The occupier of Red Lodge tellingly said that part of the reason she had moved to Red Lodge was that there would not be the noise of small children in close proximity. This seems to me to crystallise and bring together the related issues of the wider character of the area and impact on adjacent occupiers upon which the layout can have a major affect"

The fact that part of the reason for moving to Red Lodge was to avoid the noise of small children in close proximity is still equally valid, as it was at the time of the Appeal Decision. In the currently proposed layout of the site House no. 4 is still placed in such a way that there will inevitably be an intrusion of noise from the garden of that property which will change in a major fashion the secluded nature of the existing relationship which Red Lodge has with the neighbouring property at 99 Pound Lane. This factor was clearly of great material importance to the Inspector of the Secretary of State for the Environment in coming to her conclusion in October 2000. She uses the phrase *"....occupier of Red Lodge **tellingly** said...."* which indicates that she placed a significant weight on that stated reason; and she also goes on to say *"This seems to me to **crystallise** and bring together the related issues....."* which indicates that she placed some rather significant importance on this factor in coming to her conclusion that the Appeal should be dismissed.

35) "At no. 101 there would be a loss of the general sense of seclusion in its garden. This is because of the combination of comparatively modest depth and area of the three proposed gardens and the large size of the proposed houses. This would mean that the gardens would be much more intensively used than that of the existing house at no. 99. All parts of the garden of no. 101 would be so affected whereas at present the rear part is very secluded. The layout of the proposals and the resultant relationship with no. 101 would thus mean that the high degree of privacy enjoyed by its owners would be unacceptably diminished."

The new proposal still places House no. 4 in a position where it would have the same effect on no.101 Pound Lane as the Inspector had noted in her Decision. In particular the Inspector notes that the rear part of no. 101 is at present very secluded. The new proposal would still have the same effect on the rear part of the garden of no. 101, which the Inspector concludes *"....would thus mean that the high degree of privacy enjoyed by its owners would be **unacceptably diminished**."*

37) "The sense of seclusion enjoyed by residents of Red Lodge would be very harmfully reduced because of the activity in the garden of Plot 5 within 9m of the house and its terrace."

The new plan now substitutes House no. 4 together with its garden in this area of the site which is within 9m of the Red Lodge house and garden; this therefore has exactly the same effect on the sense of seclusion enjoyed by the residents of Red Lodge, and as can be seen the Inspector came to the conclusion that this *"....would be very harmfully reduced..."*.

An additional factor in the new proposal is that House no. 4 is now a larger house than was previously proposed with Plot 5 in the plans which were refused permission. The fact that the now proposed house is larger will have a further material effect on reducing the sense of seclusion enjoyed by the residents of Red Lodge, and indeed would make the impact even more harmful than was the case in the earlier proposal.

The proposed House no. 4 is now positioned so as to face full on (rear) to Red Lodge, whereas the previous proposal had the proposed property of Plot no. 5 placed in such a way as to not overlook the garden and house of Red Lodge in such a direct way. This proposed positioning of House no. 4 would mean that it directly overlooks the house and garden of Red Lodge, which is in very close proximity, and would therefore extremely harmfully reduce the sense of seclusion which is presently enjoyed by the residents of Red Lodge.

38) "Reinforcement of tree planting along boundaries will have little effect on reducing the sense of intrusion arising from the relationships proposed on Plots 3, 4, 5 and 6."

In the new proposal the additional larger size of House no. 4 together with its position and its direction of facing, makes it even more intrusive so far as Red Lodge is concerned. The proposal would result in several windows of House no. 4 directly overlooking the house and garden of Red Lodge, resulting in a severe intrusion compared with the present relationship.

40) "..... Such development should not however be at the expense of the surroundings. Local character should be respected....."

These comments made by the Inspector should be noted, in so far as the proposed plans do have an adverse effect on the surroundings and on the distinctive privacy, spaciousness and seclusion which presently exists and which therefore characterise the location of Red Lodge.

42 "..... I consider however that the layout of any such redevelopment must allow for a more satisfactory relationship to adjacent houses so that more of the existing characteristic sense of seclusion can be retained....."

The Inspector has made extensive reference to the importance of the existing sense of seclusion, and several of those references are specifically relevant to Red Lodge. Whilst the new proposal has reduced the overall density of the site when compared with the previously rejected plans, the sense of seclusion will still be very harmfully reduced for the residents of Red Lodge as a result of the large size and the angle of placement of the House no.4.

In summary, whilst the new proposal has gone some way to addressing the concerns of the Inspector it would appear that on the significant issue of the intrusion into the privacy and existing quiet of Red Lodge, and the associated reduction in the sense of seclusion and privacy of that property, the current proposal has in some respects added further to the intrusion. The size and the positioning of House no. 4 is critical in the effect it will have on such intrusion into the privacy of Red Lodge, and this should be further addressed in the proposed layout of the site before any permission is granted to the developers.

Yours sincerely,

Maurice Lawson

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 27 February 2001

Location:	97-99 Pound lane, Sonning, Reading
Proposal:	Erection of five detached dwellings and garages plus demolition of two dwellings and garages (Duplicate Application).
Application Number:	F/2001/3334

In response to your consultation dated 15 February 2001 for the above application, the tree and landscape comments are as follows:

I have no objection to the proposals. The proposed development fits in with the character of the road by still retaining large front gardens, which will allow additional planting to take place as part of the landscape scheme. The majority of the good quality trees are being retained and the position of the proposed dwellings in relation to those trees is acceptable.

Conditions should be attached requiring the following details to be submitted:

- Tree protection measures and details of any proposed tree work.
- Landscape scheme.
- Proposed routes of underground services.
- Levels and final finished levels.
- Where site huts will be positioned and where materials and equipment will be stored.

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
AP	
CS	
21 FEB 2001	
COPIES TO:	ACK:

From: Joanne Ellis, Environmental Health

To: Nicola Lake, Development Control

My Ref: jpe/pound97

Your Ref: F/2001/3334 & 3335

Date: 20 February 2001

PROPOSAL: ERECTION OF FIVE DETACHED DWELLINGS WITH GARAGES PLUS DEMOLITION OF TWO DWELLINGS AND GARAGES
ADDRESS: 97-99 POUND LANE, SONNING

I have no environmental health objections to this proposal with the imposition of the following conditions:-

1. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

12.FEB.2001 * 333

Applicationo	Name & Address
F/2000/0577	R Simmonds The Copse 103 Pound Lane Sonning RG4 6GG
F/2000/0577	Dr J B Brooke "Double Oaks" 105 Pound Lane Sonning Berks RG4 6GG
F/2000/0577	Ms R Edwards Silverdale Mustard Lane Sonning Reading RG4 6GH
F/2000/0577	Mr S W Robertson 101 Pound Lane Sonning Berks RG4 6GG
F/2000/0577	Mrs Lawson Red Lodge Old Bath Road Sonning on Thames Berks RG4 6TQ
F/2000/0577	Ms R Noel- Clarke Flat 15 West Court West Drive Sonning Berks RG4 6GL
F/2000/0577	Mr A G Williams Oak Lodge 8 West Drive Sonning Berks Rg4 6GD
F/2000/0577	D C Evans 48 Pound lane Sonning RG4 6GG

12.FEB.2001* 3335

F/2000/0577
Mr & Mrs D Turner
White Roses
9 Holmemoor Drive
Sonning
Rg4 6TE

F/2000/0577
Mr & Mrs T Fisher
Pound cottage
Pound Lane
Sonning
RG4 6XE

F/2000/0577
KLS Dennis
Segrave Lodge
Pound Lane
Sonning
RG4 6GG

F/2000/0577
Mr M Lawson
Red Lodge
Old Bath Rd
Sonning
Reading
RG4 6TQ

F/2000/0577
Mr & Mrs E R Wittig
10 Hawthorne Way
Sonning
Reading
RG4 1WR

F/2000/0577
G & M Jones
Acorns
West Drive
Sonning
Reading
RG4 6GD

F/2000/0578
Mr & Mrs S P Courtney
36 Pound Lane
Sonning
RG4 6GG

F/2000/0578
W A Warbey
"Gaybowers"
95 Pound Lane
Sonning
Berks
RG4 6GG

F/2000/0578
B Crowley
Egmont House
101a Pound Lane
Sonning on Thames
Berks
RG4 6GG

Duplicate Application

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APP ATTACHED (*)

Valid

Start date: ~~12 FEB 200~~ 12 FEB 200	Map No. 37 Site 018
Officer: NL / Application No. F/2001/3334	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF FIVE DETACHED DWELLINGS WITH GARAGES PLUS DEMOLITION OF TWO DWELLINGS AND GARAGES (DUPLICATE APPLICATION)

Location: 97-99 POUND LANE

Parish: SONNING Ward: Sonning

Applicant: BEWLEY HOMES

2000/0578 — refused

Fee Received 00-00 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	Plot 1: Front elev – ground floor wc window obscured by garage 1st side elev – does not show ground floor study window	phone!	
6	Floor plans	Plot 4: Need floor plan + elevations for garage	8/2	to follow
7	Metric scale disclaimer	Plot 5: Rear en suite window shown larger on floor plan than on elevation.		received
8	Encroachment letter			12/2
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... 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 > 0.5 hectare ie incorporating access road. .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
Pre-app attached .....

NEIGHBOURS:

S/N + See map (incl 97 & 99 Pound Lane within red line)
+ names & addresses on attached list

PHILIP DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 4DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

14 FEB 2001 * 333A

Sir Neil Macfarlane
Whitestacks
97, Pound Lane
SONNING
Berkshire RG4 6GG

31ST January 2001

Dear Sir

RE: 97-99, POUND LANE, SONNING

In accordance with the Town & Country Planning Acts we enclose a Notice advising you that our client, Bewley Homes Plc., have today submitted a detailed planning application to Wokingham District Council, on land owned by yourselves.

Yours faithfully

Richard V M Gandy
PHILIP DESIGN ASSOCIATES

Cc Wokingham District Council
Andrew Brooks Esq.

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 4DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

Mr N Toh
99, Pound Lane
SONNING
Berks RG4 6GG

31st January 2001

Dear Sir

RE: 97-99, POUND LANE, SONNING

In accordance with the Town & Country Planning Acts we enclose a Notice advising you that our client, Bewley Homes, have today submitted a detailed planning application to Wokingham District Council on land owned by yourself

Yours faithfully

Richard V M Gandy
PHILIP DESIGN ASSOCIATES

Cc Wokingham District Council
Andrew Brooks, Esq.

1913 /a

SCHEDULE 2 Articles 6, 7 and 9

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* 97-99 POUND LANE SONNING

I give notice that *(b)* BEWLEY HOMES

is applying to the *(c)* WOKINGHAM DISTRICT COUNCIL Council

for planning permission to *(d)* ERECT FIVE HOUSES

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* PO BOX 157 SHUTE END WOKINGHAM BERKS RG40 1WR

by *(f)* 20.02.01.

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed .....

† On behalf of BEWLEY HOMES

Date 31.01.01.

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

POL	TLS
DC	ENF
APP	
CS	
06 FEB 2001	
COPIES TO:	ACK:
	FILE:

PHILIP
DESIGN ASSOCIATES
architects & surveyors

Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 4DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

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

For the attention of Ms N Lake

5 February 2001

Dear Ms Lake

97 – 99 POUND LANE, SONNING : OFF/2000/0577 & 0578

With reference to our letter of 31st January, we write to apologise, as the Application should have been in duplicate. As you are aware, both the previous Applications, see above, were refused and, therefore, these Applications do not require a fee.

This additional Application consists of Certificate B, six copies of the forms and Drawings No 99.72.00, 010, 011A – 015A and survey. Since submitting the Application, our client has requested some minor amendments and we enclose six copies of Drawings No 99.72.011A – 015A, which we would ask you to substitute for the drawings enclosed with the earlier Application dated 31st January 2001.

If there is any further information required, please be kind enough to let us know at your earliest convenience.

Yours sincerely

Richard Gandy
Philip Design Associates

Encl

Copy to: Mr A Brooks, Bewley Homes, Inhurst

Recd 10.30AM 2.2.01

12 FEB 2001 5534

PHILIP
DESIGN ASSOCIATES
architects & surveyors

Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 4DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

Wokingham District Council
Planning Department
P O BOX NO 157
Council Offices
Shute End
WOKINGHAM
Berks RG40 1WR

31st January 2001

For the attention Ms Nichola Lake

Dear Ms Lake

RE: 97-99, POUND LANE, SONNING F/2000/0578

Following discussions between yourself and Mr Andrew Brooks of Bewley Homes Plc., we enclose our detailed planning application for the erection of five detached houses with garaging and parking. The application consists of Certificate B, six copies of the forms and drawings numbered 99.72.00, 010 – 015 and survey. We also enclose copies of the Notice and letters sent to the owner of the properties.

We understand that there is no fee involved as the above application was recently refused.

The new access is in the same position as the previous application, which found the position and sight lines to be acceptable.

If there is anything further you require please let us know.

Yours sincerely

Richard V M Gandy
PHILIP DESIGN ASSOCIATES.

Cc Andrew Brooks, Esq.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

12.FEB.2001 PART 1 33[illegible]

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	BEWLEY HOMES PLC
	ADDRESS	INHURST HOUSE, BRIMPTON ROAD
		BAUGHURST HANTS. RG26 5JJ.
	POST CODE	PHONE 0118 970 8200 -
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	PHILIP DESIGN ASSOCIATES
	ADDRESS	62 PORTSMOUTH ROAD
		GUILDFORD
	POST CODE	GU2 4DU PHONE 01483 533011
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	97-99 POUND LANE -
		SONNING
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF TWO HOUSES & GARAGES & ERECTION OF FIVE DETACHED HOUSES WITH GARAGES
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.788
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	99.72.00, 010-015 & SURVEY

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☑
ERECTION OF NEW BUILDING	☑		ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

TO BE AGREED

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

SEE SITE PLAN

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS / SEWER

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details: MAIN SEWER

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

4.80m WIDE ACCESS WITH FOOTPATHS LEADING TO PRIVATE ROAD

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	5 / 48 *	/ *	2 / UNKNOWN
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

NO FEE - PREVIOUS APPLICATION REFUSED

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF BEWLEY HOMES DATE 31.01.01

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

12 FEB 2001 3334

"WHITESTACKS",

ADDRESS 97 POUND LANE PARISH SONNING

PLOT No. Old Property ORD. SHEET No. 37 SU.7674

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
134/60	Mr. G. Bowyer	Conversion of Exist Garage to family living accomd. & New Garage	14.7.60	App. Refuse
O/146/66	Mr. G.J. Hulbert	outline - 1 dwelling on land at North side of Whitestacks	28.6.66	N/A. Refuse
BR1533	Mr Goader.	Ext to garden room	25.7.80	App N A
28216	G. ROSE & SONS O/L	DEV. H.G. LAND ADJ.	13.8.87	Ref
96/64221/F	SIR NEIL & LADY MACFARLANE	S/S.F. EXTENSION PLUS LINK TO STUDY	4.9.96	CIA
FP96/5627	"	"	12.8.96	APP
F/2000/0577	Bewley Homes Plc	Dem. existing dwelling, erect 8 det. dwellings		Appeal Non Det
F/2000/0578	" " "	" " "	15.8.00	Ref.

DATE OF COMPLETION

MINISTRY DECISION Appeal Dismissed F/2000/0577 06.10.00

SPECIAL ORDERS

DRAINAGE

"LISMORE",

ADDRESS 99 POUND LANE PARISH SONNING

PLOT No. Old Property ORD. SHEET No. 37 SU.7674

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
4/255	M.K. M-TOM	GARAGE & WALL	25.8.93	C/A
98/68193/F	M.G. Toh	Erect Garage + 1.7 m. high wall to front of Property (Renew App. 4/255)	30.9.98	C/A.
F/2000/0577	Bewley Homes plc	Dem. existing, erect 8 det. dwellings		Appeal Non Det
F/2000/0578	" " "	"	" 15.08.00	REF

DATE OF COMPLETION

MINISTRY DECISION Appeal Dismissed F/2000/0577 06.10.00

SPECIAL ORDERS

DRAINAGE

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

12.FEB.2001 * 3538

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
SIR NEIL MACPARLANE	97 POUND LANE SONNING	31. 01. 01
MR N TOH	99 POUND LANE SONNING	

CERTIFICATE C

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

● I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

● Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

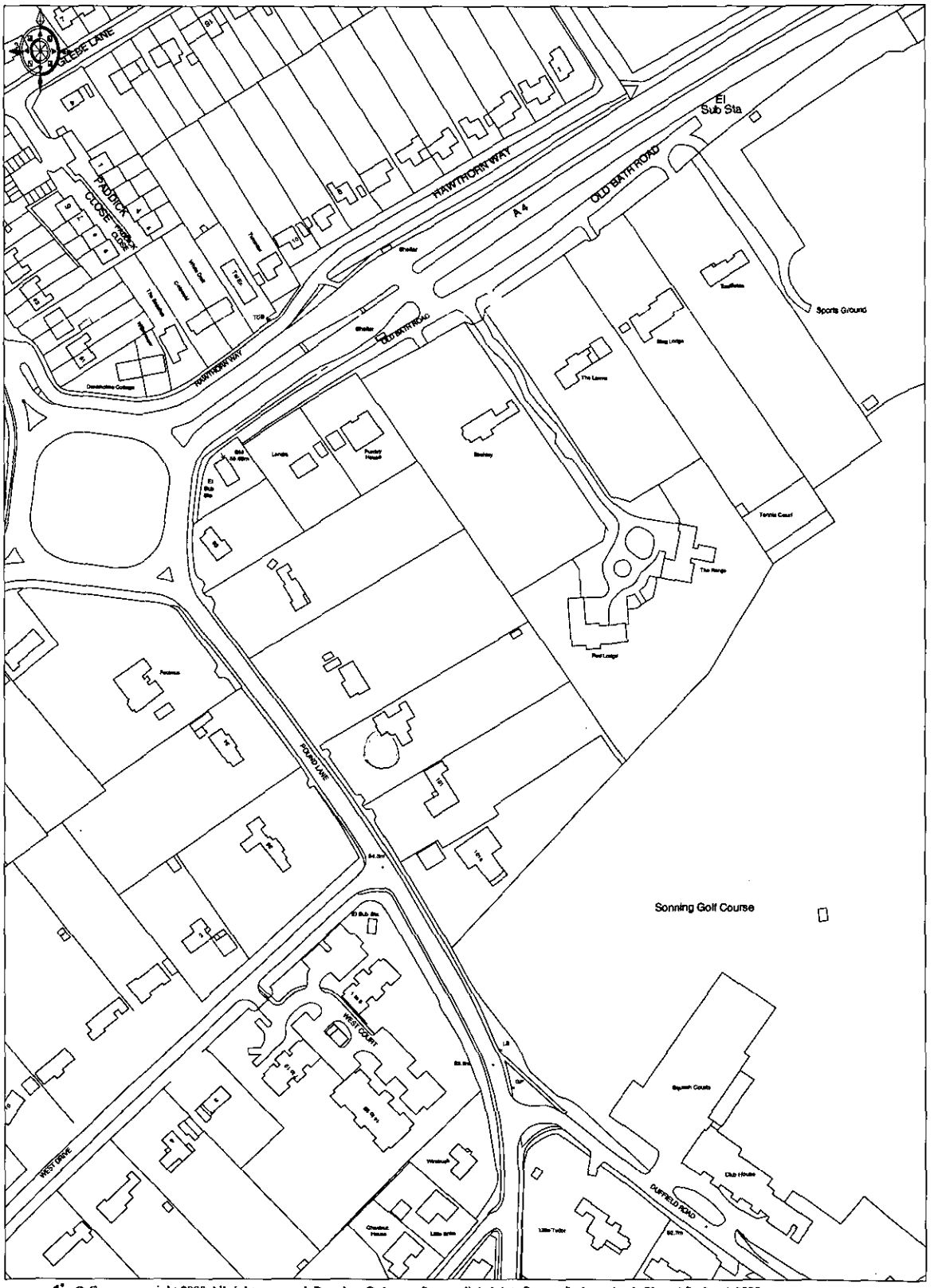
Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . BEWLEY HOMES . . . . . .

Date . . . 31. 01. 01. . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66



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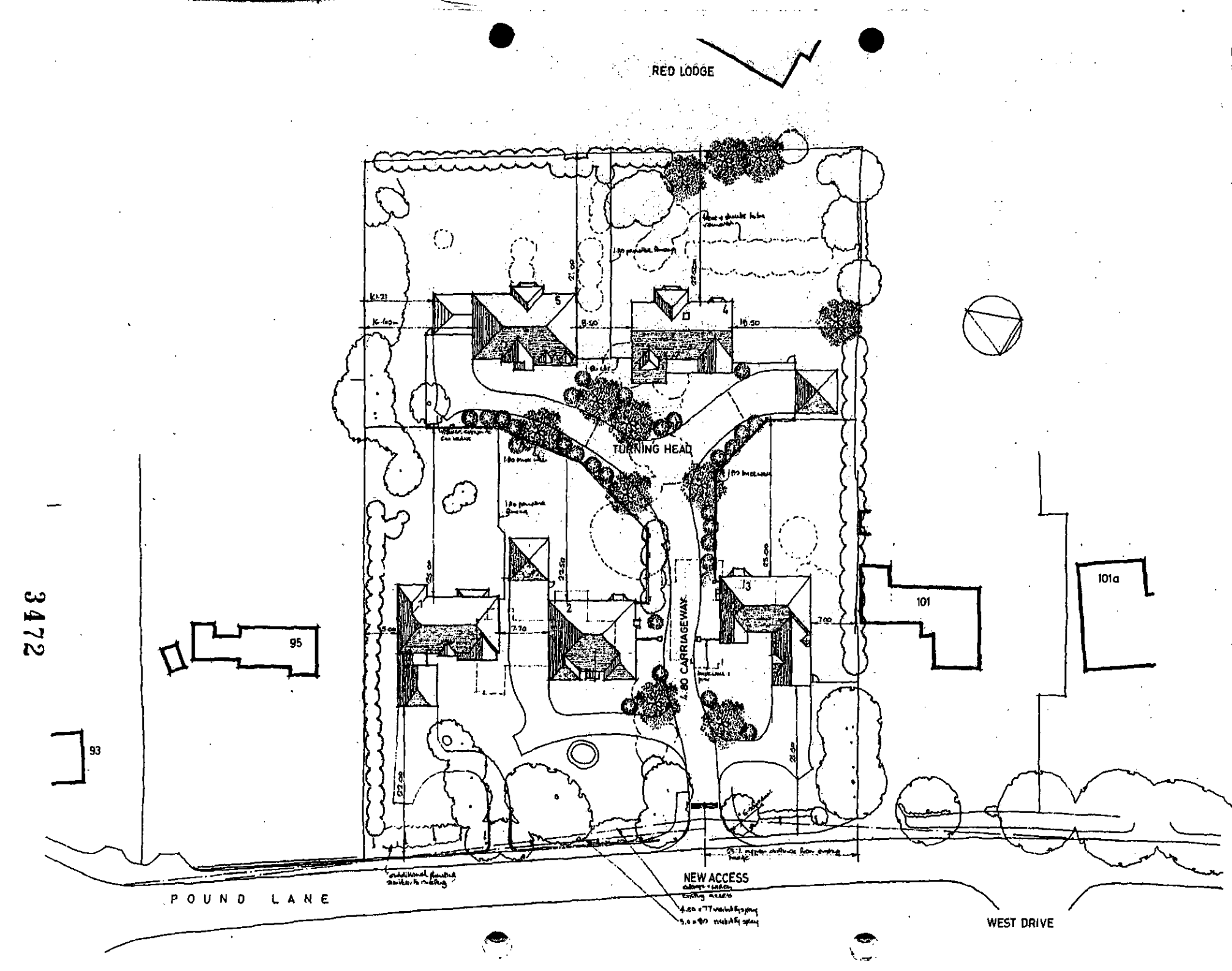
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

Ordnance Survey
Value Added Reseller



3335 J

3334

REVISED PLAI

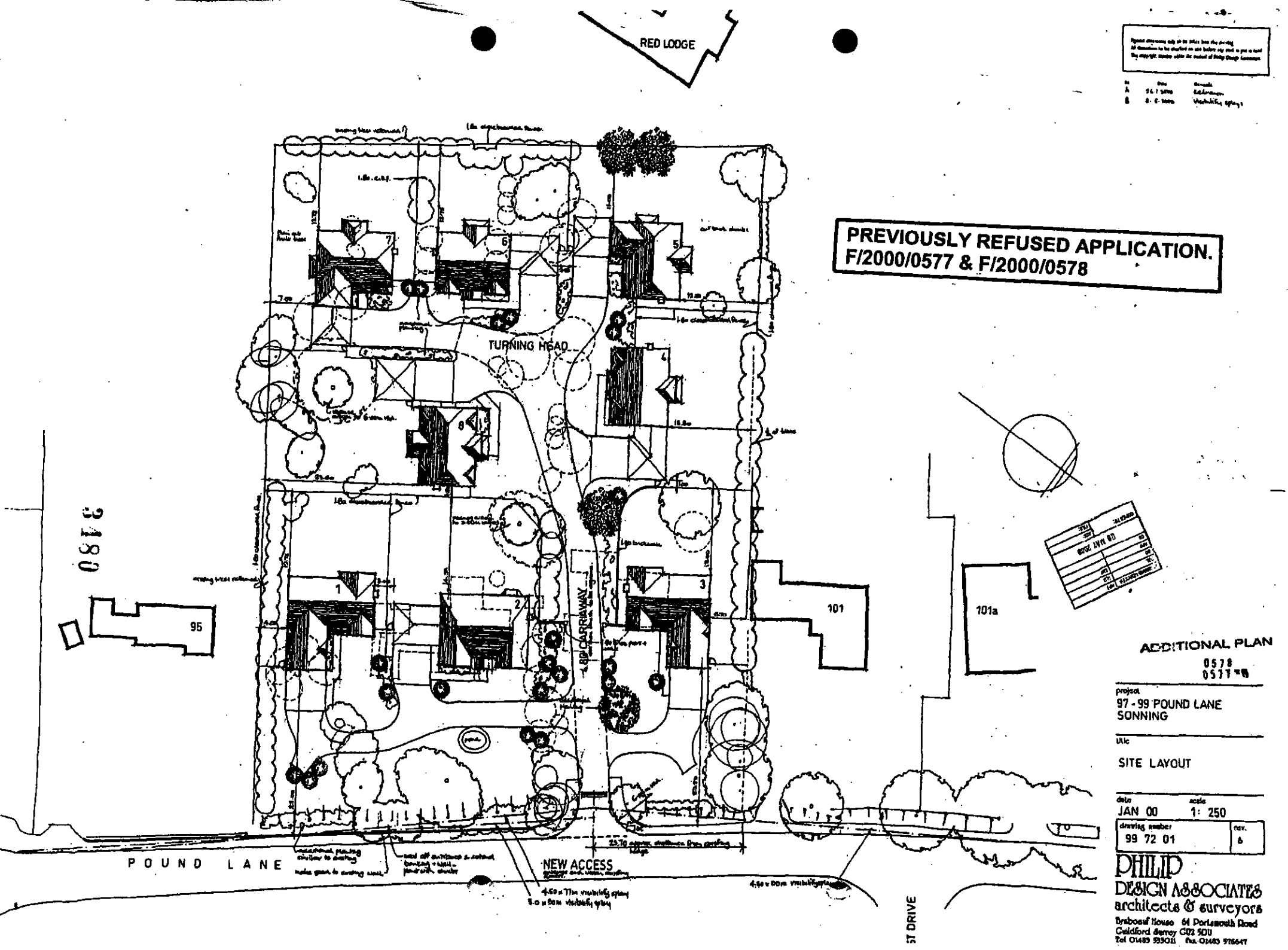
project
97-99 POUND LANE
SONNING

title
SITE PLAN

date JAN 01 scale 1: 250

drawing number
99 72 010

PHILIP
DESIGN ASSOC
architects & surv
Brabeuf House 64 Portsm
Guildford Surrey GU1 3DU


RED LODGE
PREVIOUSLY REFUSED APPLICATION.
F/2000/0577 & F/2000/0578
TURNING HEAD
95
101
101a
1.80 CARRIAGEWAY
POUND LANE
NEW ACCESS
ADDITIONAL PLAN
0578
0577
project
97 - 99 POUND LANE
SONNING
title
SITE LAYOUT
date
JAN 00
scale
1: 250
drawing number
99 72 01
rev.
A
PHILIP
DESIGN ASSOCIATES
architects & surveyors
Tynsoul House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647



plain tiled roof

tilehanging with ornamental coursing

white painted windows

facebrickwork

SUPERSEDED

12.FEB.2001 * 3534

FRONT ELEVATION