APPLICATION NO:
F/2000/1138

LOCATION:
Isomer, Fecimus And Seagrave Lodge Pound Lane, Sonning Reading.

APPLICANT:
Bryant Homes (Thames Valley) Ltd

PROPOSAL:
Proposed demolition of 3 dwellings and erection of 6 dwellings with revised access.

EARLIEST DATE FOR DECISION: **08/05/2000**

APPLICATION EXPIRY DATE: **31/05/2000**

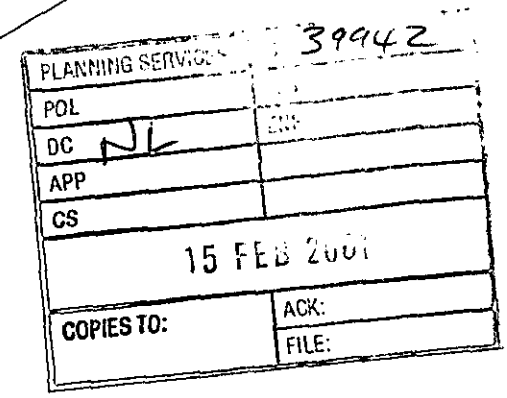
CASE OFFICER: **Lynette Baker**

RAILEX
Marbleboard

Application

Withdrawn

Bryant Homes



Our Ref: FS/jpm/042

14 February 2001

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

Dear Miss Lake

Re: Planning Application No. F/2000/1138 Proposed Development at Isomer, Fecimus and Seagrove Lodge, Pound Lane, Sonning

I refer to my telephone conversation with you yesterday afternoon concerning the above planning application which is due to be reported to committee on 28th February 2001.

I enclose a copy of the revised Planning Layout (drawing no. HDS/05/03F) which shows the amended boundary excluding the fir hedge which adjoins no. 2 West Drive. I would also confirm that the existing fir hedge is not within the red line application site boundary.

I trust that this clarifies this issue, however, please do not hesitate to revert to me should you wish to discuss this matter any further.

Yours sincerely

F. Symington

Fiona Symington
Land Manager

email: fiona.symington@bryant.co.uk

enc.

Bryant Homes Thames Valley Ltd
Popes Manor
Murrell Hill Lane
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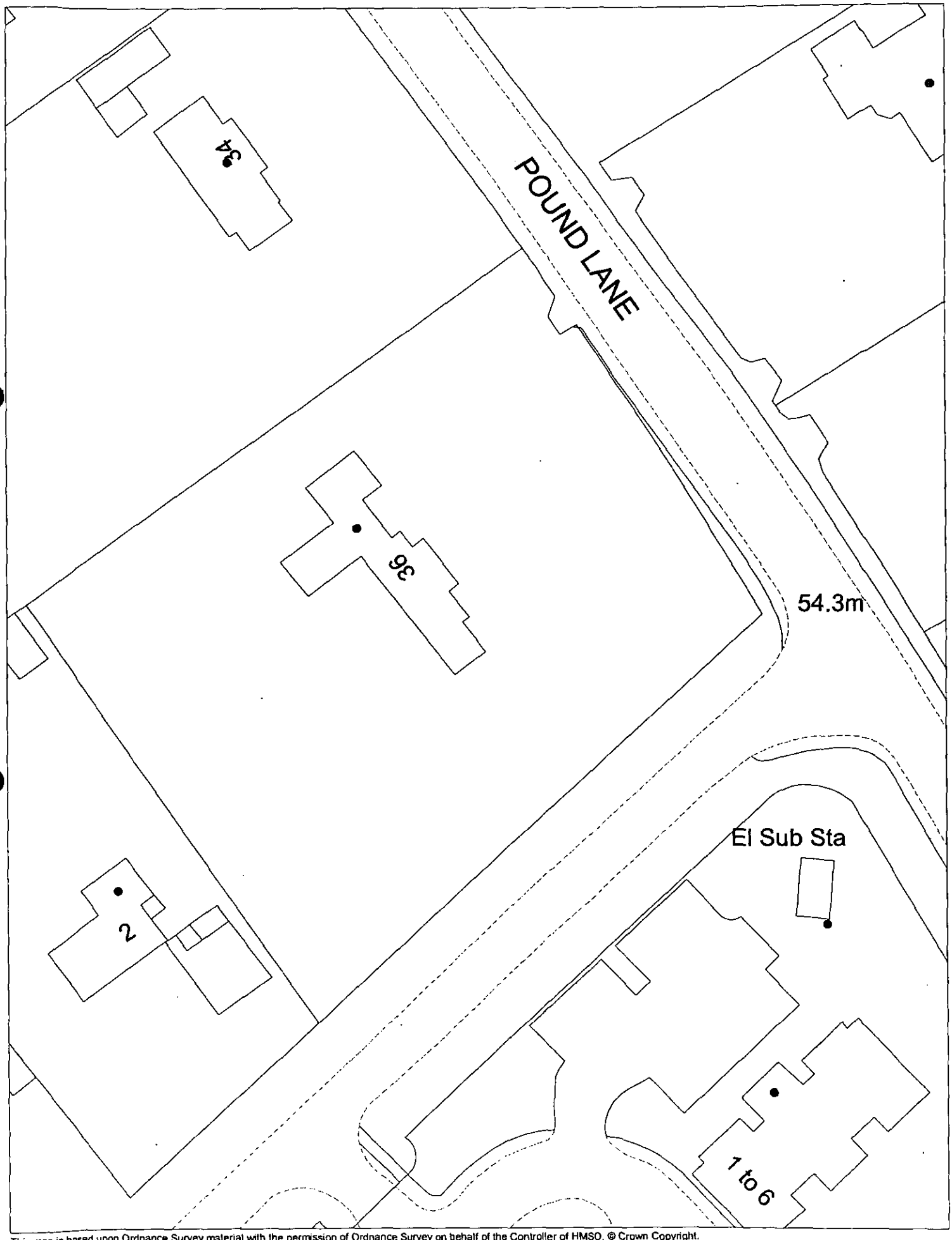
Directors
MJ Pink ARICS (Managing)
CC Gabb
WP Long BA

Secretary
DS George BSc FCA

Registered in England No 2589510
Registered Office in Bracknell



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Development Control Section, Environmental Services, Wokingham District Council.

30 January 2001

Scale: 1 : 500

N
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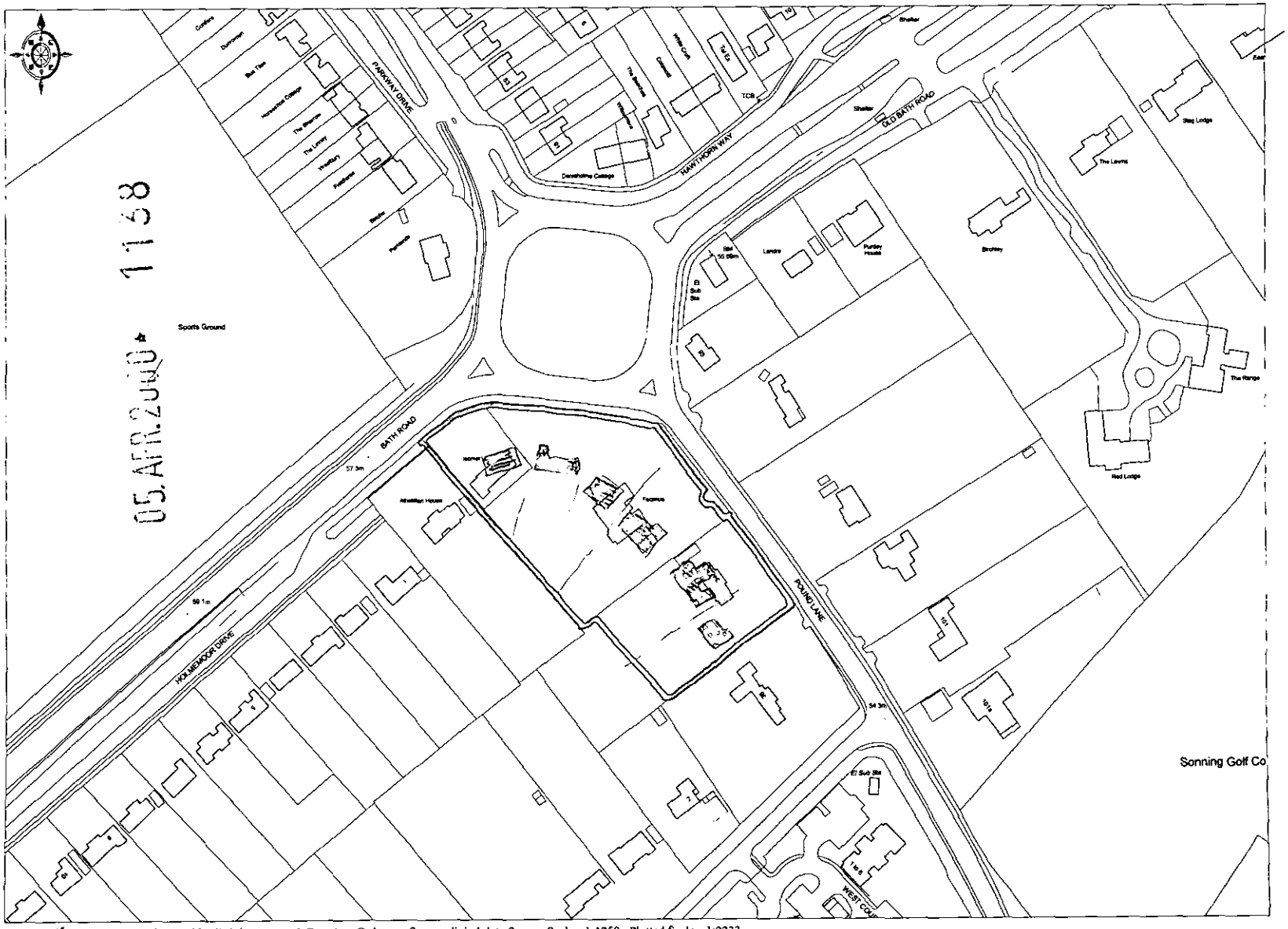
ISOMER,FECIMUS SEGRAVE LODGE HOLMEMOOR DRIVE /POUND LANE SONNING READING BERKS RG4 6TE



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PROMAP

Ordnance Survey
Value Added Reseller

BRYANT HOMES TECHNICAL SERVICES
SOUTHERN DIVISION

For Reference

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 slot 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.

36. Regarding no.95, there would be increased activity near no.95 because of the much smaller garden of Plot 1 compared to no.97. Plot 8 has a larger garden than plot 1 and plot 7 has only a narrow side garden and secondary elevation facing towards the rear of the garden of 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

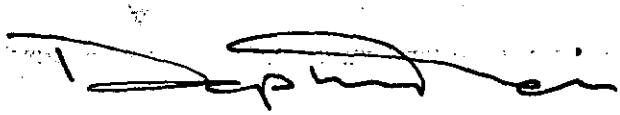
46. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

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

APPEARANCES

FOR THE APPELLANT:

Mr Huw Edwards, MSc MRTPI	Associate, Charles Planning Associates, Chartered Town Planners
Mr Robert Hewitt, BSc, CEng, MICE, MIHT	Partner, Stuart Michael Associates, Consulting Civil Engineers

FOR THE LOCAL PLANNING AUTHORITY:

Mr Simon Lewis, BA(Hons), DipTP, MRTPI	Senior Planning Officer with the Council
Mr Tom Callaghan, HNC (Civil Engineering	Team Leader, Highways Development Control, with the Council

INTERESTED PERSONS:

Mr Nigel Rose, MA, CEng, MIMechE, MIMgt	Wokingham District Councillor for Sonning, Spinney Side, Holme Park Lane, Sonning, RG4 6SX
Mrs Valerie Moncur	Parish Councillor for Sonning, 1 Elm Cottage, Thames Street, Sonning, RG4 6UU
Mrs Janet Lawson	Red Lodge, Old Bath Road, Sonning, RG4 6TQ
Mr Michael Toh	99 Pound Lane, Sonning, RG4 6GG

DOCUMENTS

Document	1	List of persons present at the Hearing.
Document	2	Letter of notification and circulation list
Document	3	Appendices to Mr Edwards' statement
Document	4	Appendices to Mr Hewitt's statement
Document	5	Appendices to Mr Lewis' statement
Document	6	Appendices to Mr Callaghan's statement
Document	7	Proposed Highway conditions
Document	8	Minutes of meeting of Environmental Services Committee of 12 June 2000
Document	9	Extracts from WDLP Deposit Draft with Proposed Amendments

PLANS

Plan	A	Set of Application Plans: 99 72: 01B, 2A, 3, 4, 5, 6, 7, 8 and Location Plan
Plan	B	Revised application plan (no.2000.1114.01 B) showing entrance section of access road and visibility splays

329

Bryant Homes

Our ref: GH/pjw/sonning

9 July 1999

PLANNING SERVICES	HPT
POL	TS
DC	ENF
APP	
CS	
14 JUL 1999	
COPIES TO:	ACK: 18849
	FILE:

Area Planning Officer
Wokingham District Council
Environmental Services Department
Planning Services
P O Box157, Shute End
Wokingham Berkshire RG41 WR

Attention: Miss H Morgan

Dear Sir

RE: LAND AT ISOMER AND FECIMUS
CORNER BATH ROAD/POUND LANE, SONNING, BERKS

Further to my telephone call to your office regarding our re-development proposals for the above site.

Please find enclosed an ordnance survey extract on which I have outlined the site boundary in red. Also enclosed is an illustrative sketch layout of our initial proposal for a re-development of the site, involving the demolition of the existing two substantial properties and their replacement by ....5..... houses. As you will see the existing properties each have their own separate access, one to Holmemoor Drive, which is the service road from Bath Road whilst Fecimus is accessed directly from Pound Lane - our scheme mirrors this form.

I would be grateful to receive your views on the development proposal. I trust I have supplied sufficient information for your initial views on the site but please do not hesitate to contact the writer direct on 01344 465457 should you have any queries.

I look forward to hearing from you at your earliest convenience.

Yours faithfully

GRAHAM HOLLIDAY
LAND MANAGER

Meeting 12/8.
concerns: pattern of dev.
Miss
Trees
Impact on neighs
HA

ENC
cc Ken Armstrong

Sketch + survey to be sent end Aug.
→ Nigel Rose? to be sent.

Bryant Homes Southern Ltd
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Binfield
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DX715367 Solihull 19

Directors
CC Gabb (Managing)
JPE Dennison BSc FCA
DS George BSc FCA (Secretary)
HM Dunstan
A MacKenzie BSc FCIOB Hon DBA
RW Monkman BA (Hons), LR Morrissey
RG Perrill, MJ Pink ARICS
LMD Whiteman

Registered in England No 346732
Registered Office in Bracknell

Date: 21 September, 1999

To: Highways

We have received CONFIDENTIAL PRE-APP PLANS for the following

Location : Holmemoor Drive/Pound Lane, Sonning

Proposal : PROPOSAL FOR 4 DETACHED HOUSES

Applicant : Bryant Homes

Case Officer : Mrs L Baker

Drawing no HDS/05/03.

Comments are required by 5th October 1999.

If a copy of these plans are not attached to this letter you may view them in the Planning Section at the Council Offices, Shute End, Wokingham (Opening hours 9am - 5pm Mon - Thursday & 9am - 4.00pm Friday) or at Woodley Library, Headley Road, Woodley (Opening hours 9.30am - 7pm Mon, Thurs & Friday, 9.30am - 5.00pm Tues, 9.30am - 1.00pm Sat and closed all day Wednesday).

Should you have any queries regarding this application please contact the case officer Mrs L Baker on extension 6447.

IN VIEW OF THE CLOSE PROXIMITY OF THE ACCESS TO THE ROUNDABOUT AT THE JUNCTION OF TWO DISTRIBUTOR ROADS, THE HIGHWAY AUTHORITY WOULD NOT LOOK FAVOURABLY ON ANY INCREASED USE OF THIS ACCESS.

N.S. Tatler

30-9-99

Bryant Homes

Our ref: GH/pjw/fecimus

Reply Required

PLANNING SERVICES	REF 20167
POL	TLS
DC ✓ LFB	ENF
APP	
CS	
31 AUG 1999	
COPIES TO:	

send to CB + TC.

Pre-app

27 August 1999

Mrs Lynette Baker
Senior Planning Officer
Wokingham District Council
Council Offices
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Mrs Baker

RE: ISOMER/FECIMUS, HOLMEMOOR DRIVE/POUND LANE SONNING ON THAMES, READING, BERKSHIRE

Further to my letter of 15 August I write regarding our development proposals for the above site.

The enclosed layout Ref.HDS/05/03 is based upon our detailed land survey, a copy of which is also enclosed.

This layout has been fully refined and reviewed to take account of the comments you made upon our initial sketch proposal for the site.

The major alterations are:

i. Numbers of houses has been reduced from five (5) to four (4)

ii. Development is now arranged as frontage only respecting the neighbouring development pattern and ensuring that the new properties are located as per the two existing properties

iii. Both existing access points are retained with two additional houses making use of the superior Pound Lane access, which it was agreed has acceptable sight lines.

I would be most grateful if you could respond with your Council's views on the proposal as early as is convenient. I would hope to be able to lodge our formal application with you by the 17th September.

.../...

Bryant Homes Southern Ltd
Popes Manor
Murrell Hill Lane
Binfield
Bracknell
Berkshire RG42 4DA
Tel: 01344 426688
Fax: 01344 485996
DX33606 Bracknell

Head Office
Cranmore House
Cranmore Boulevard
Solihull
West Midlands
B90 4SD
Tel: 0121-711 1212
Fax: 0121-711 2994
DX715357 Solihull 19

Directors
CC Gabb (Managing)
JPE Dennison BSc FCA
DS George BSc FCA (Secretary)
HM Dunstan, JR Jones
A MacKenzie BSc FCIOB Hon DBA
RW Monkman BA (Hons), LR Morrissey
RG Perrill, MJ Pink ARICS
LMD Whiteman

Registered in England No 346732
Registered Office in Bracknell

Please let me know if you require any further information for your consideration of this matter.

I look forward to hearing from you at your earliest convenience.

Yours sincerely

GRAHAM HOLLIDAY
LAND MANAGER

ENC

Tel. 0118 974 6469 (Direct Line)
E-mail: Neil.Etherington@wokingham.gov.uk
Date. 25 October, 1999
My ref. NE/DC
Your ref. GH/pjw/WDC

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

Mr Holliday
Land Manager
Bryant Homes Southern Ltd
Popes manor
Murrell Hill Lane
Binfield
Bracknell
Berkshire
RG42 4DA

Dear Mr Holliday

PROPOSED DEVELOPMENT AT ISOMER AND FECIMUS CORNER AT BATH ROAD AND POUND LANE, SONNING

Thank you for your letter of the 13th October and drawing no. HDS/05/03.

When submitting your planning application it would be useful if you could provide us with a copy of the tree survey, a levels drawing and also details of final finished levels. This information will enable me to provide detailed arboricultural comments and not delay the determination of your application.

Thank you for your assistance in this matter.

Yours sincerely

Neil Etherington
Senior Arboriculturist

cc: Mrs L Baker - Development Control

Recd 11.05AM 8.10.99

Bryant Homes

PLANNING OFFICES INPUT 21649
POL
DC
APP
CS
COPIES TO:

Our ref: GH/pjw/fecimus2

7 October 1999

Mrs Lynette Baker
Senior Planning Officer
Wokingham District Council
Council Offices
P O Box 157
Shute End Wokingham
Berkshire RG40 1WR

Dear Mrs Baker

RE: ISOMER/FECIMUS, HOLMEMOOR DRIVE/POUND LANE SONNING ON THAMES, READING, BERKSHIRE

Further to my letters of 9th July and 27th August I write following our meeting at your offices of 12th August.

I do not appear to have received a reply to my most recent letter. As indicated it is our intention to lodge a planning application with you in the near future. Prior to doing so I would be most grateful for your earliest confirmation of your views on the proposed re-development.

If you have any queries please contact me on my direct dial tel. No. (01344) 465457.

I look forward to hearing from you.

Yours sincerely

Graham Holliday

GRAHAM HOLLIDAY
LAND MANAGER

Bryant Homes Southern Ltd
Popes Manor
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RW Monkman BA (Hons), LR Morrissey
RG Perrill, MJ Pink ARICS
LMD Whiteman

Registered in England No 346732
Registered Office in Bracknell

TO: **DEVELOPMENT CONTROL**
Mrs L Baker

FROM: Environmental Design

DATE: 9 November 1999

Location:	Holmemoor Drive/Pound Lane, Sonning
Proposal:	PROPOSAL FOR 4 DETACHED HOUSES
Application Number:	Pre-application

In response to your consultation dated 21 September 1999 for the above application, the tree and landscape comments are as follows:

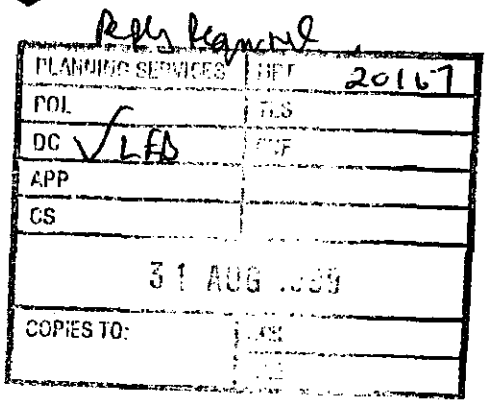
There are a number of significant trees within the site which contribute to the wider landscape and the Green Route designation on which the site is located.

It is important that the applicant submit a detailed tree survey including information on the condition of the trees so that the proposals can accurately be assessed in relation to the trees on site and to consider whether the trees should be retained or removed.

Catherine Brimble

Catherine Brimble
Landscape Architect

Our ref: GH/pjw/fecimus



27 August 1999

Mrs Lynette Baker
Senior Planning Officer
Wokingham District Council
Council Offices
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Mrs Baker

RE: ISOMER/FECIMUS, HOLMEMOOR DRIVE/POUND LANE SONNING ON THAMES, READING, BERKSHIRE

Further to my letter of 15 August I write regarding our development proposals for the above site.

The enclosed layout Ref.HDS/05/03 is based upon our detailed land survey, a copy of which is also enclosed.

This layout has been fully refined and reviewed to take account of the comments you made upon our initial sketch proposal for the site.

The major alterations are:

i. Numbers of houses has been reduced from five (5) to four (4)

ii. Development is now arranged as frontage only respecting the neighbouring development pattern and ensuring that the new properties are located as per the two existing properties

iii. Both existing access points are retained with two additional houses making use of the superior Pound Lane access, which it was agreed has acceptable sight lines.

I would be most grateful if you could respond with your Council's views on the proposal as early as is convenient. I would hope to be able to lodge our formal application with you by the 17th September.

.../...

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RW Monkman BA (Hons), LR Morrissey
RG Perrill, MJ Pink ARICS
LMD Whiteman

Registered in England No 346732
Registered Office in Bracknell

Please let me know if you require any further information for your consideration of this matter.

I look forward to hearing from you at your earliest convenience.

Yours sincerely

GRAHAM HOLLIDAY
LAND MANAGER

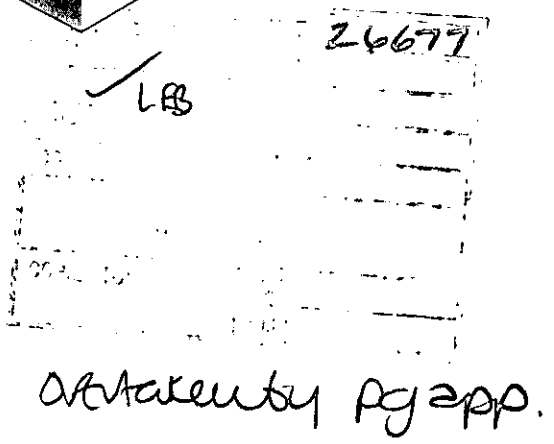
ENC

Bryant Homes

Our Ref: GH/jpm/045

3 March 2000

Mrs Lynette Baker - Senior Planning Officer
Wokingham District Council
Council Offices
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



Dear Mrs Baker

Re: Isomer/Fecimus, Holmemoor Drive/Pound Lane
Sonning on Thames, Berkshire

I write further to my letters of 4th and 17th January and to our telephone conversation of 17th February.

It is now some considerable time (25 November 1999) since we sent you details of the revision to our original scheme at the above site. I would therefore be grateful to receive confirmation of your positive overall view of the site, subject to the negative comments currently being expressed by the highways department.

As I am sure you can appreciate having undertaken a consultation exercise since July 1999 it is frustrating that we have yet to receive any written comments from your department on our proposal.

I look forward to hearing from you at your earliest convenience.

Yours sincerely

Graham Holliday
Regional Land Manager

Bryant Homes Thames Valley Ltd
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Murrell Hill Lane
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Bracknell
Berkshire RG42 4DA
Tel: 01344 426688
Fax: 01344 485996
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Directors
MJ Pink ARICS (Managing)
CC Gabb
A MacKenzie BSc FCIOB Hon DBA

Secretary
DS George BSc FCA

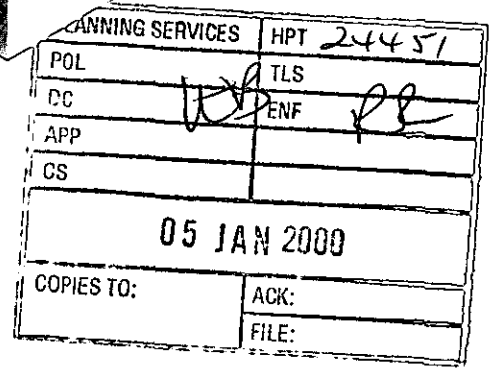
Registered in England No 2589510
Registered Office in Bracknell

Bryant Homes

Our Ref: GH/jpm/002

4 January 2000

Mrs Lynette Baker
Senior Planning Officer
Wokingham District Council
Council Offices
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR



Dear Madam

Re: Proposed Development Pound Lane/Holmemoor Drive, Sonning, Berkshire

Further to my letters of the 7th October and 25th November I refer to our informal meeting at your offices on Thursday 23rd December.

As was discussed your Highways Department colleagues continue to have concerns about our proposals.

To alleviate these concerns our appointed Highway Consultants will shortly be undertaking detailed traffic survey measurements to enable us to present the raw data which will overcome their current concerns.

It is expected that this work will be undertaken during week beginning 17th January and that the report therewith will be available within 5 working days so as to enable the Highways Department views to be available. As you are aware, I am anxious to receive your written response to these proposals and would therefore be grateful to receive your confirmation of the acceptability of our proposal in planning terms such that Highways matters may be dealt with by a separate letter from the appropriate person.

I look forward to hearing from you in the near future and should you have any queries concerning our request I would be grateful if you contact me immediately on my direct dial number 01344 465457.

I look forward to hearing from you.

Yours faithfully

Graham Holliday
Regional Land Manager

Bryant Homes Thames Valley Ltd
Popes Manor
Murrell Hill Lane
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Berkshire RG42 4DA
Tel: 01344 426688
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Southern Division Office
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Directors
MJ Pink ARICS (Managing)
CC Gabb
A MacKenzie BSc FCIOB Hon DBA

Secretary
DS George BSc FCA

Registered in England No 2589510
Registered Office in Bracknell

Rec'd 1-10pm 26-11-99

Bryant Homes

Our Ref: GH/jpm/007

25 November 1999

Mrs Lynette Baker
Senior Planning Officer
Wokingham District Council
Council Offices
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

cf comments on previous pre-app

23503

JLB

29 NOV 1999

COPIES TO: | ACK: | FILE:

Dear Madam

Re: Proposed Development Pound Lane/Holmemoor Drive, Sonning, Reading, Berks

I refer to my letter of the 7th October and our subsequent telephone conversations. I would be grateful if you could confirm formally your views on the proposal. We have had and continue to speak to your highway engineer colleagues about their views on the proposal which they have concerns about.

Enclosed is a revised proposal for the site drawing ref HDS/05/03A. This proposal has extended the area of development by incorporating the curtilage of no 34 Pound Lane. The development will therefore now encompass the demolition of 3 existing properties - Isomer, Fecimus and no 34 Pound Lane and their replacement by 6 properties in the form shown on the sketch layout.

I would be grateful if you could confirm your views on this proposal along with those concerning the more limited proposal for 4 properties on the curtilages of Isomer and Fecimus.

I trust I have supplied sufficient information for you to answer our enquiry and look forward to receiving your reply. Please do not hesitate to contact the writer should you require any further information.

Yours faithfully

Graham Holliday
Regional Land Manager

Enc.

Bryant Homes Thames Valley Ltd
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Directors
MJ Pink ARICS (Managing)
CC Gabb
A MacKenzie BSc FCIOB Hon DBA

Secretary
DS George BSc FCA

Registered in England No 2589510
Registered Office in Bracknell

Tel: (0118) 974 6447

Date:

My ref: F/2000/1138

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/2000/1138
Isomer, Fecimus And Seagrave Lodge, Pound Lane, Sonning, Reading.
Proposed demolition of 3 dwellings and erection of 6 dwellings with revised access.

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 **Lynette Baker** on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Lynette Baker** Application Number: **F/2000/1138**
Isomer, Fecimus And Seagrave Lodge, Pound Lane, Sonning, Reading.
Proposed demolition of 3 dwellings and erection of 6 dwellings with revised access.

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 : Lynette Baker

Application Number : F/2000/1138

Applicant : Bryant Homes (Thames Valley) Ltd .

Location : Isomer, Fecimus And Seagrave Lodge, Pound Lane, Sonning, Reading.

Proposal : Proposed demolition of 3 dwellings and erection of 6 dwellings with revised access.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 05/04/2000

Earliest Date for Decision : 08/05/2000

Latest Consultation Date/Site Notice Expiry Date : 08/05/2000

Application Expiry Date: 31/05/2000

Consultation Responses :

Planning Issues :

Application Number: F/2000/1138

Appraisal :

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

Application Number F/2000/1138
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Isomer, Fecimus And Seagrave Lodge Pound Lane Sonning Reading.

APPLICATION NUMBER: F/2000/1138

OFFICER: Lynette Baker

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

Tel: 0118 974 6322 (Direct Line) Fax. 0118 974 6313

Date: 22 January, 2001

Your Ref:

My Ref: SNA/DF/P10 (25047)

Mr D Brodie
Peter Brett Associates
16 Westcote Road
Reading
Berkshire
RG30 2DE

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Duncan

POUND LANE / HOLMEMOOR DRIVE, SONNING

I refer to your letter dated 16 January 2001 regarding the proposals Bryant Homes at the above location.

Your proposed contribution of £20,000 (as agreed) towards Highway Safety Measures in the vicinity of the site (to include safer routes to school) would mitigate highway concerns over the proposed development and I can confirm that I will not be raising any highway objection subject to the completion of a Section 106 Agreement.

If I can be of any further assistance please do not hesitate to contact the number above.

Yours sincerely

S. N. Auton
Senior Assistant Engineer

Date: 21 September, 1999

957

To: Case Officer

Pg app submitted

We have received CONFIDENTIAL PRE-APP PLANS for the following

Location : Holmemoor Drive/Pound Lane, Sonning

Proposal : PROPOSAL FOR 4 DETACHED HOUSES

Applicant : Bryant Homes

Case Officer : Mrs L Baker

Drawing no HDS/05/03.

Comments are required by 5th October 1999.

If a copy of these plans are not attached to this letter you may view them in the Planning Section at the Council Offices, Shute End, Wokingham (Opening hours 9am - 5pm Mon - Thursday & 9am - 4.00pm Friday) or at Woodley Library, Headley Road, Woodley (Opening hours 9.30am - 7pm Mon, Thurs & Friday, 9.30am - 5.00pm Tues, 9.30am - 1.00pm Sat and closed all day Wednesday).

Should you have any queries regarding this application please contact the case officer Mrs L Baker on extension 6447.

(RING ONE) CONFIDENTIAL PRE-APP 1970

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) / (Ludhouse) Date Rec. 31:08:99

Location: Holmemoor Drive / Pound Lane

Parish Sonning

Applicant: Bryant Homes.

Description of attached plans proposal for 4 detached houses.

Drawing No's: HDS/05/03

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

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 14 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 VAB.

Consultations Sent by Admin. on 22/09/99

Yellow - Part One Copy
Green - Officer's Copy

CONFIDENTIAL PRE APP

1970

(RING ONE)

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

App No. (Planaps) / (Ludhouse) Date Rec. 31.08.[illegible]

Location: [illegible] / Pound Lane

Parish [illegible]

Applicant: [illegible]

Description of attached plans [illegible] for [illegible] [illegible]

Drawing No's: HDS/[illegible]/03

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:

		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 14 DAYS.

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

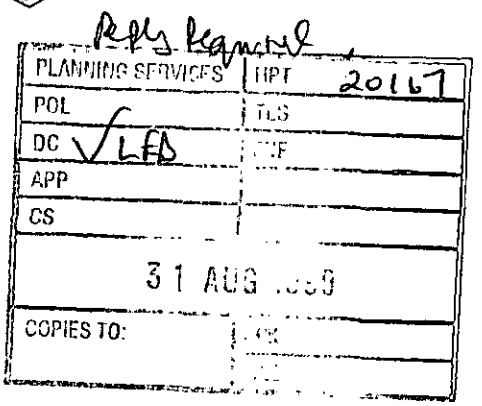
CASE OFFICER [illegible]

Consultations Sent by Admin. on 22/09/[illegible]

Yellow - Part One Copy
Green - Officer's Copy

Our ref: GH/pjw/fecimus

27 August 1999



Mrs Lynette Baker
Senior Planning Officer
Wokingham District Council
Council Offices
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Mrs Baker

RE: ISOMER/FECIMUS, HOLMEMOOR DRIVE/POUND LANE SONNING ON THAMES, READING, BERKSHIRE

Further to my letter of 15 August I write regarding our development proposals for the above site.

The enclosed layout Ref.HDS/05/03 is based upon our detailed land survey, a copy of which is also enclosed.

This layout has been fully refined and reviewed to take account of the comments you made upon our initial sketch proposal for the site.

The major alterations are:

i. Numbers of houses has been reduced from five (5) to four (4)

ii. Development is now arranged as frontage only respecting the neighbouring development pattern and ensuring that the new properties are located as per the two existing properties

iii. Both existing access points are retained with two additional houses making use of the superior Pound Lane access, which it was agreed has acceptable sight lines.

I would be most grateful if you could respond with your Council's views on the proposal as early as is convenient. I would hope to be able to lodge our formal application with you by the 17th September.

.../...

Bryant Homes Southern Ltd
Popes Manor
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Berkshire RG42 4DA
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Fax: 01344 485996
DX33606 Bracknell

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B90 4SD
Tel: 0121-711 1212
Fax: 0121-711 2994
DX715357 Solihull 19

Directors
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JPE Dennison BSc FCA
DS George BSc FCA (Secretary)
HM Dunstan, JR Jones
A MacKenzie BSc FCIOB Hon DBA
RW Monkman BA (Hons), LR Morrissey
RG Perrill, MJ Pink ARICS
LMD Whiteman

Registered in England No 346732
Registered Office in Bracknell

Please let me know if you require any further information for your consideration of this matter.

I look forward to hearing from you at your earliest convenience.

Yours sincerely

GRAHAM HOLLIDAY
LAND MANAGER

ENC

Date: 23 January 2001 24 JAN 2001

To: Landscape & Trees

We have received Revised Plans for the following planning application:

Application Number: F/2000/1138

Location: Isomer, Fecimus And Seagrave Lodge, Pound Lane, Sonning, Reading.

Proposal: Proposed demolition of 3 dwellings and erection of 6 dwellings with revised access.

Applicant: Bryant Homes (Thames Valley) Ltd.

Case Officer: Nicola Lake

The new plans show the following: Proposed alterations to siting and increase in the width of accessway. Drawing no HD5/05/03 F.

Comments are required by 02/02/2001.

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

REVISED PLAN 1138

Our Ref: FS/jpm/004

10 January 2001

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

PLANNING SERVICES	HPT 38769
PCL	TLS
DC NL	SNF
APP	
CS	
17 JAN 2001	
COPIES TO:	ACK:
	FILE:

Dear Ms Lake

Re: Planning Application No F/2000/1138
Proposed Development at Isomer, Fecimus and Seagrove Lodge, Pound Lane, Sonning

I refer to the above planning application which is currently before the Council for determination.

I enclose six copies of the amended Drawing No. HD5/05/03 F "Proposed Layout" which incorporates the following amendments:-

1. The comments made by Wokingham Council concerning the location of the trees in relation to the proposed development in the letter dated 25th October 2000.

2. Revisions to the proposed access to show a 4 metre wide access, no kerb radius and crossover point as requested by the Highway Authority.

Peter Brett Associates have been in discussions on our behalf with the Highway Authority (Tom Callaghan) and have agreed that Bryant offer a contribution to highway improvements of £20,000 to secure safer routes to schools and speed reduction measures. I understand that this would be tied to a Section 106 Agreement.

I trust that the application is now acceptable and that you are able to report to Committee with a resolution to grant at the earliest opportunity.

I would be grateful if you could provide me with confirmation of receipt of this letter.

Yours sincerely

J. Symington

Fiona Symington
Land Manager

email: fiona.symington@bryant.co.uk

enc.

Bryant Homes Thames Valley Ltd
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Directors
MJ Pink ARICS (Managing)
CC Gabb
WP Long BA

Secretary
DS George BSc FCA

Registered in England No 2589
Registered Office in Bracknell

WOKINGHAM DISTRICT COUNCIL

FAX COVER SHEET

TO: Mr + Mrs. G. Jones

FROM: Miss. N. Lake

DESTINATION FAX No: 0118 944 2877

DATE: 16 Feb 2001

TIME: 9.35

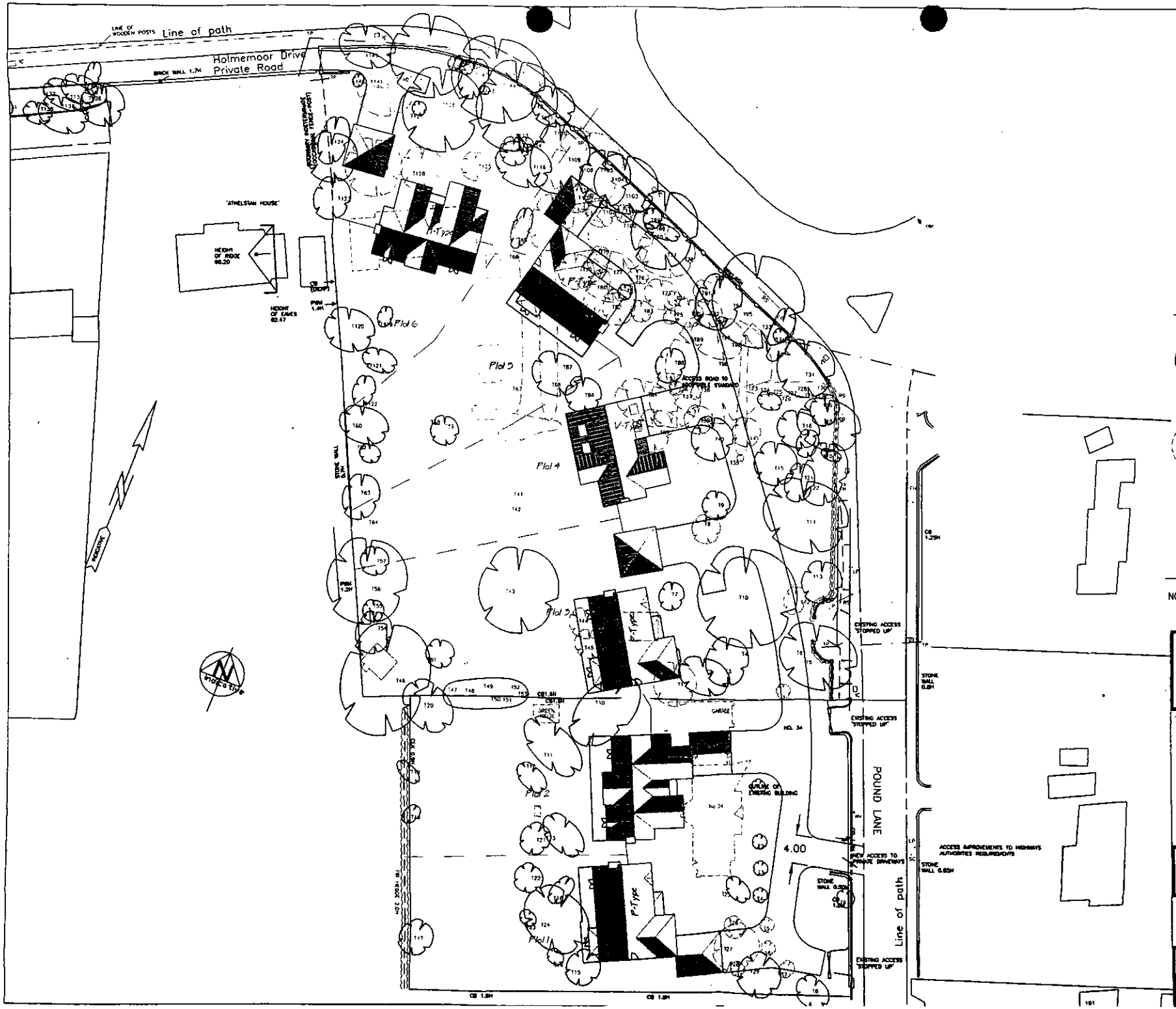
SUBJECT: Isomer, Fecimus + Seagrove Lodge.
Planning Application Number F/2000/1138.

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 2.

Please find attached a reduced plan showing the corrected Boundary treatment, with hedge located on the opposite side of the Boundary (Acorns' side.)

Yours sincerely
Nicola Lake.

Environmental Services Department, P.O Box 157, Civic Offices, Shute End, Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.



REVISIONS:

A- ADDITIONAL TWO PLOTS ADDED, NOV '99
C- REAR BOUNDARY TO ADDITIONAL PLOTS ADDED FOLLOWING SURVEY. JAN. '00
D- NEIGHBOURING HOUSE BLOCKS ADDED MAR. '00
E- CHANGES MADE IN ACCORDANCE WITH PLANNERS COMMENTS. DEC. '00
F- BOUNDARY TO REAR OF PLOTS 1 & 2 CORRECTED. FEB. '01

PLANNING SERVICES	
POL	ENF
DC	
APP	
CS	
15 FEB 2001	
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	FILE:

Key

Existing Trees.

Trees To Be Removed.

Existing Building To Be Demolished.

1.8m High Fence

NOTE PART OF LAYOUT HAS BEEN DIGITIZED MANUALLY AND IS SUBJECT TO LAND SURVEY.

Bryant Homes

title HOLMEMOOR DRIVE
SONNING
Nr READING
BERKSHIRE

PLANNING LAYOUT

drg no HDS / 05 / 03 F

scale 1:500 date DEC '00

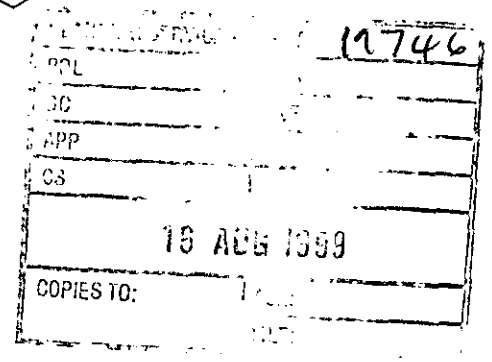
drawn PS

Bryant Homes Technical Services
Popes Manor, Murrell Hill Lane, Binfield,
Bracknell, Berkshire. RG42 4DA
Tel:- 01344 426688 Fax:- 01344 485996

408

Bryant Homes

Our ref: GH/pjw/fecimus



preapp.
Sonning.

13 August 1999

Mrs Lynette Baker
Senior Planning Officer
Wokingham District Council
Council Offices
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mrs Baker

RE: "ISOMER"/"FECIMUS" - HOLMEMOOR DRIVE/POUND LANE SONNING ON THAMES, READING, BERKSHIRE

I write further to our meeting at your offices of yesterday the 12th August.

Thank you for giving me your initial views on our Sketch Layout showing five units for this site. As I indicated, we are currently having a detailed land survey carried out on the site. A revised proposal comprising the four units arranged in a frontage form of development and based on the land survey will be with you for your consideration following your return from annual leave on the 31st August.

I look forward to speaking to you upon your return, once our revised proposals have been considered.

Yours sincerely

GRAHAM HOLLIDAY
LAND MANAGER

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RW Monkman BA (Hons), LR Morrissey
RG Perrill, MJ Pink ARICS
LMD Whiteman

Registered in England No 346732
Registered Office in Bracknell

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 2000/1138 (Planaps) / (Ludhouse) Date Rec.

Location: Isomer, Pond Lane,

Parish Sonning.

Applicant: Bryant Homes.

Description of attached plans Tree Survey

Drawing No's: HDS/05/03D. Site Survey.

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:

		Drawing No's	
1.	NK (Landscape & Trees)		✓
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

To be read in conjunction with proposal dwg no A

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 7 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 UCB.

Consultations Sent by Admin. on 23.06.05

Yellow - Part One Copy
Green - Officer's Copy

Our Ref: GH/jpm/163

23 June 2000

Mrs Lynette Baker - Senior Planning Officer
Wokingham District Council
Council Offices
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS	31033
26 JUN 2000	
COPIES TO:	ACK:
	FILE:

Dear Mrs Baker

Re: Isomer/Fecimus, Holmemoor Drive/Pound Lane Sonning on Thames, Berkshire
Application Ref: 2000/1183

I write further to our meeting at your offices yesterday Thursday 22nd June, with my colleague Paul Green and with Stephen Auton of the Highways Department in attendance for part of the meeting.

Thank you for outlining your views on our application and I can confirm the following:

1. In planning terms the scheme is broadly acceptable to you but attention may be required to parts of the layout in relation to conflicts between the proposals and existing onsite trees which merit retention. You made it clear that comments had not yet been received from your tree officer.

2. Bryant Homes to produce axonometric/overview drawings/photographs of the proposals relative to the existing appearance of the site to illustrate its impact.

3. Mr Auton confirmed that the Highways Department Authority remain opposed to the scheme as it is currently proposed. However, there are ongoing works planned to the near-by roundabout including the reduction of the speed limit on the A4 to 40mph. Therefore a revision to the entrance arrangement of the type previously presented together with the results of a revised traffic survey once the speed limit has been reduced may show reductions in traffic speeds in Pound Lane sufficient to remove these objections. I shall be asking our Highways Consultants, Peter Brett Associates, to liaise with the Highway Authority about the timing of these investigations and other Highway related matters and once these works/investigations have been carried out I hope we will be in a position to substitute an amended layout plan together with explanatory text for that currently forming part of our application.

I would be grateful to be kept informed of progress with regard to the other application in the area on the opposite eastern side of Pound Lane and thank you for your advice with regard to the local ward member.

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Directors
MJ Pink ARICS (Managing)
CC Gabb
WP Long BA

Secretary
DS George BSc FCA

Registered in England No 2589510
Registered Office in Bracknell

I trust that you are in agreement with these broad conclusions of our meeting and I look forward to speaking to you. In the meantime please do not hesitate to contact me should there be any queries.

Yours sincerely

Graham Holliday
Regional Land Manager

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 17th October 2000

Location: Isomer, Fecimus and Seagrove Lodge, Pound Lane, Sonning.

Proposal: Demolition Of 3 dwellings and erection of 6 dwellings with revised access.

Application Number: F/2000/1138

In response to your consultation dated 23rd June 2000 for the above application, the arboricultural comments are as follows:

I have no objection in principal to planning permission being granted.

There are a large number of trees at Isomer and Fecimus growing adjacent to the Bath Road and Pound Lane, which provide good screening to this part of the site. It should be feasible to retain the best of these trees providing the driveway is constructed to avoid damaging their root systems. Within the site are a large number of ornamental/fruit trees, which have less significance in the surrounding landscape. Their removal where required is acceptable.

The following slight revisions would improve the relationship between development and trees.

- Plot 6: Reposition garage to allow retention of boundary trees or space to plant new trees. The Cedar number 126 is a good tree which is desirable to retain. Removal of trees 125, 128 and 129 (Apples) would improve the amenity of the property and possibly allow space for repositioning the garage.

- Plot 3: The Cedar tree number 10 is one of the best trees on the site. Whilst shown to be retained I consider that it would be desirable to allow greater space around it free from disturbance. Would it be possible to relocate the garage and driveway to the north side of the plot?

- Plot 2: Removal of the Cherry number 43 may be required to improve the relationship with the building. This tree has little significance in the street scene so I have no objections to this.

If planning permission were granted I would recommend that the attached conditions be imposed.

Neil Ethridge

WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Condition 01	Attached to Detailed Planning Consent

(a) No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

(b) No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place on site.

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

(d) The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the LPA has first been sought and obtained.

REASON

To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

Condition 02	Attached to Detailed Planning Consent

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the LPA; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the LPA gives written consent to any variation.

REASON

To secure the protection throughout the time that the development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.

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WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Landscape Condition 01 - Attached to Detailed Planning Consent

No development of the site shall take place without the prior written approval of the LPA of the reserved matters, that is details of:

The landscaping of the site (including any proposed changes to existing ground levels, means of enclosure and boundary treatments, hard surfaced areas and materials, planting plans, specifications and schedules, existing plants to be retained and showing how account has been taken of any underground services.

Completion of the above works to have been carried out no later than 12 months from the time of project completion.

REASON

To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development.

Landscape Condition 02 - Attached to Detailed Planning Consent

No development shall take place until a schedule of landscape maintenance for a minimum of 5 years has been submitted and approved in writing by the LPA. The schedule shall include details of the arrangements for its implementation.

Any plants dying within 5 years of being planted shall be replaced with a suitable replacement specimen.

REASON

To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development.

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Application No	Received	Sonning
F/2000/1138	05.04.00	

Applicant: **Bryant Homes (Thames Valley)Ltd.**
Location : **Isomer, Fecimus and Seagrave Lodge, Pound Lane, Sonning.**
Proposal : **Proposed demolition of 3 dwellings and erection of 6 dwellings with revised access.**

1. **Planning History** – The site is located on the southern corner of the Woodley/Sonning A4 roundabout, within the identified settlement. The site currently houses three existing detached dwelling. Isomer which is the existing dwelling to the north of the site is accessed off Holmemoor Drive, while Fecimus and Seagrave Lodge both front onto Pound Lane. Isomer and Fecimus are both newer dwellings which were originally granted planning permission in the early 1960's. A planning application to erect a bungalow and garage to the rear of Seagrave Lodge was refused permission and dismissed on appeal in 1982.

2. **Proposal** – The proposed development is for the demolition of the existing three dwellings and the erection of three replacement and three additional new dwellings. The proposed dwellings would be two storey, five bedroomed detached houses with double garages. Five of the dwellings would be accessed from a shared drive which would adjoin Pound Lane, while the proposed dwelling on plot 6 would access directly onto Holmemoor Drive which is a private road.

3. **Consultations** -
   - ***Sonning Parish Council:*** Recommend refusal (see attached comments).
   - ***Trees & landscaping:*** No objection subject to conditions.
   - ***Highways:*** No objection subject to a financial contribution and conditions.
   - ***Environmental Health:*** Concerned over noise from the A4.
   - ***Letters:*** There have been three letters of objection from local residents. These objection can be summarised as follows:
     - Impact upon the character of the area.
     - Impact upon the existing trees.
     - Highway safety
     - Noise and disturbance during the construction.

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 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.

D. 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.
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 designated 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 0.77 hectares, which would have a resultant density of 8 houses per hectare. This would be far less than the target density as suggested within 'Planning Policy Guidance Note 3 – Housing' and the District's Housing Density Policy of 30 houses per hectare. However due to the character of the area and the highway safety issues connected with the surrounding road network a higher density than proposed would not be acceptable.

C. Impact upon the residential amenity of the neighbouring dwellings.

The proposed dwellings would all be frontage houses, with garden area to the rear. The dwelling which adjoins the southern boundary of the site is The Gables, 36 Pound Lane. This is a two storey dwelling which has been recently extended to create garden store to the back of the existing garage with a first floor pitched roof side and rear extension above the garage and kitchen to create a fifth and sixth bedroom. The proposed development on plot 1 would be the closest dwelling to number 36. There would be a minimum gap of 11.5m between the side of number 36 and the proposed dwelling. The rear of plot 1 would project out a maximum of 4m from the original rear building line of the closest part of number 36. This together with the gap between the two dwelling would mean that there would be no overshadowing or overbearing. The proposed dwelling on plot 1 would have only one first floor side facing window, which would serve a bathroom. As such the proposed window would be conditioned to be obscure glazed and fixed shut.

The existing dwelling which adjoins the site to the north is Athelstan House, which is also a two storey dwelling. There would be a minimum gap of 12m between the proposed and existing dwelling, within which is located the existing garage of Athelstan House. The proposed dwelling is set at an angle to Athelstan House and would have one first floor, west side facing window. The window would be a secondary window to the fifth bedroom and would be located 7.5m from the boundary and would face towards the front of Athelstan House. The rear elevations of the proposed dwellings on plots 1-5 would be a minimum of 27m to the south west boundary of the site.

The environmental health officer is concerned about the potential impact of noise and disturbance from the railway line and the A4. However the proposed dwellings would not be materially closer to either of these potential noise generators. Therefore a condition requiring suitable noise and vibrations attenuation measures would help to limit their impact upon the residential amenity

Therefore there would be no overlooking, overshadowing or overbearing. Hence there would be no detrimental impact upon the residential amenity of the neighbouring dwellings.

D. Impact upon the character and appearance of the surrounding area.
The site is located at the far end of the south section of Pound Lane. The site is located within the southern corner of the A4 Sonning/Woodley roundabout. The character of the area is one of large substantial houses set well within their own sites and back from the road and usually with large gaps between the houses. However a number of these gaps have been eroded or infilled by recent extensions to some of the dwellings. The proposed development would result in the doubling of the number of dwellings on the site, from three to six. However due to the shape and size of the site, the proposed development would still be able to maintain gaps between the properties. The largest of the gaps would be approximately 11.5m and the smallest being 3m. The proposed dwellings would be set at similar distances from the roads as the existing dwellings with the exception of plots1 and 2 which are actually set approximately 6m back from the existing front of number 34.

Another distinctive feature of the area is the mature and semi-mature landscaping within which the existing dwellings are set. This helps to create a link between the urban and rural areas through which the A4 Bath Road passes. While the proposed development would result in the loss of some of the existing trees, the Landscaping and Tree Officers are satisfied, with the proposed development, subject to the imposition of suitable conditions requiring a landscaping scheme and the protection of the trees that are to be retained, would have no significant detrimental impact upon the quality of the existing landscaping.

E. Impact upon Highway Safety.
Since the original application was submitted for determination, there have been a number of alterations to the A4 Sonning/Woodley roundabout and the reduction of the speed limit passing through this area of the A4. The developer has agreed to provide a right turn lane to serve the new development as indicated on the drawing.

The Highway Officer is satisfied that the proposed development subject to a £20,000 contribution towards highway safety measures within the area and safe routes to school, would have no significant detrimental impact upon the safety of the surrounding highway network.

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 have also raised the issue of noise and disturbance during the demolition and construction process. The imposition of a condition which

would control the hours of construction would limit any noise and disturbance from development works on the site to with the normal working day.

5. **Conclusion** – The proposed development would have no significant detrimental impact upon the residential amenity of the neighbouring dwellings and the character and appearance of the surrounding area. The highway authority are also satisfied that subject to conditions and the contributions towards highway safety improvements and safe routes to schools, there would be no detrimental impact upon the highway safety of the surrounding road network.

6. **Recommendation** – To GRANT planning permission subject to a legal agreement for the provision of contributions as outlined in section E above 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. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

13. The existing vehicular access 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; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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 right turn lane shall be provided prior to the occupation of the first dwelling on the site.

18. Development shall not begin until a scheme for the protecting the proposed dwellings and gardens/private amenity open space from noise vibration from the railway lines and noise from traffic adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The proposed scheme shall be retained and maintained for the duration of the use.

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. In the interests of highway safety and convenience.

18. To safeguard the residential amenity of the future occupiers.

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.

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2000/1138

Officer LYNETTE BAKER

Parish SONNING.

Proposal DEMOLITION OF 3 DWELLINGS & ERECTION OF 6 DWELLINGS WITH REVISED ACCESS

Address ISOMER, FECIMUS, & SEAGRAVE LODGE POUND LANE

Applicant BRYANT HOMES (THAMES VALLEY) Ltd.

The Parish Council has the following comments.

1. This application has caused great concern amongst residents and Parish Councillors being the second such application in Pound Lane. There are strong objections to the proposal.

2. The existing location is predominantly one of large houses set on large open plots. 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 number of houses in the current proposal is completely unacceptable.

3. 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.

4. The site lines are very poor leading onto a very busy and constantly used narrow road. The proposal would double the amount of vehicular activity in an area where traffic is known to travel at speed. This proposal would only serve to exacerbate existing, considerable traffic problems.

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

L. A. Bates (Clerk to the Council). 16 March 2000



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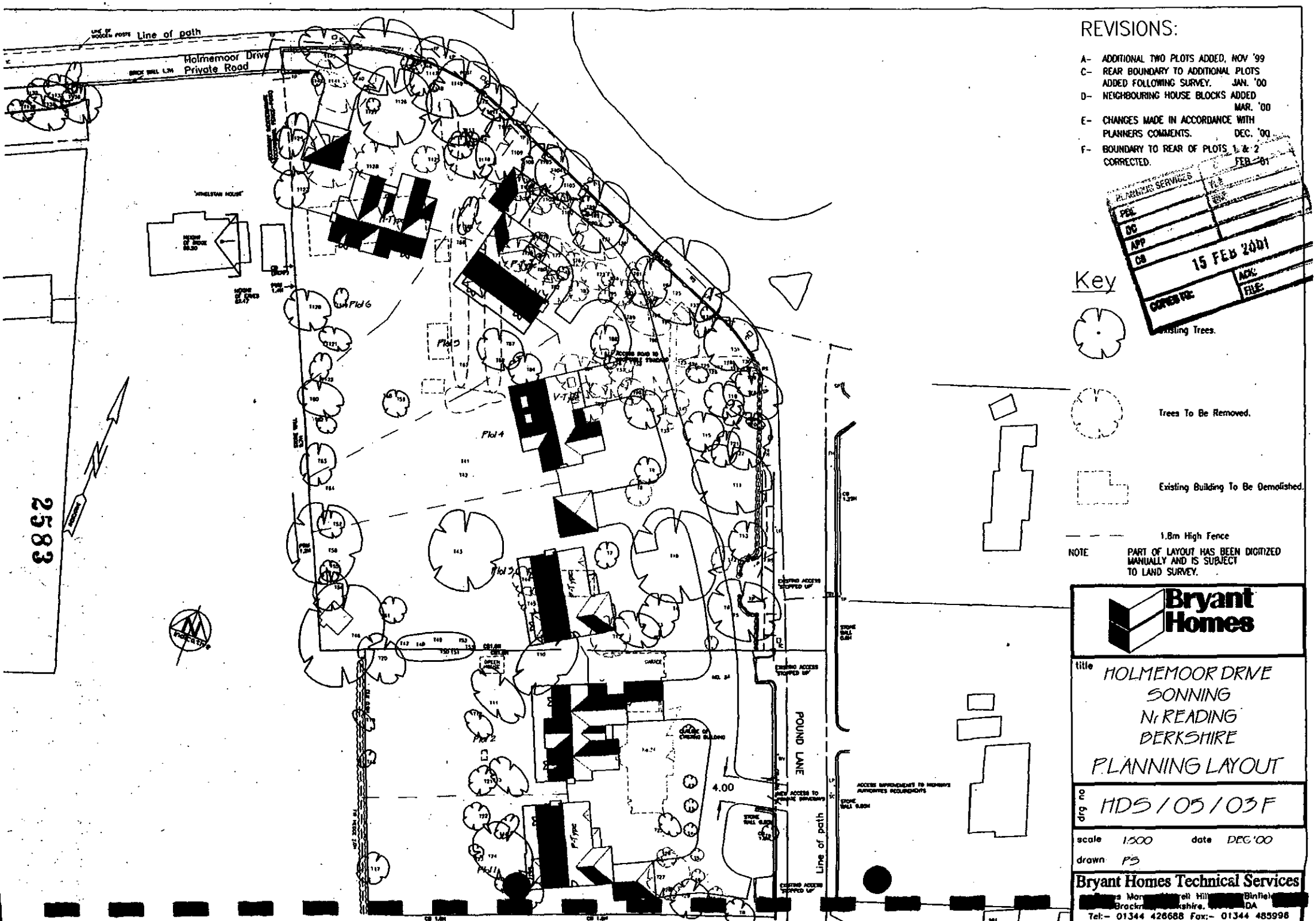
Development Control Section, Environmental Services, Wokingham District Council.

28 February 2001

2582

Scale: 1 : 1250



REVISIONS:

A- ADDITIONAL TWO PLOTS ADDED, NOV '99
C- REAR BOUNDARY TO ADDITIONAL PLOTS ADDED FOLLOWING SURVEY. JAN. '00
D- NEIGHBOURING HOUSE BLOCKS ADDED MAR. '00
E- CHANGES MADE IN ACCORDANCE WITH PLANNERS COMMENTS. DEC. '00
F- BOUNDARY TO REAR OF PLOTS 1 & 2 CORRECTED. FEB '01

PLANNING SERVICES
PSE
DC
APP
CS
15 FEB 2001
CORRESPDC
ACK:
FILE:

Key

Existing Trees.

Trees To Be Removed.

Existing Building To Be Demolished.

1.8m High Fence

NOTE PART OF LAYOUT HAS BEEN DIGITIZED MANUALLY AND IS SUBJECT TO LAND SURVEY.

Bryant Homes

title
HOLMEMOOR DRIVE
SONNING
Nr READING
BERKSHIRE
PLANNING LAYOUT

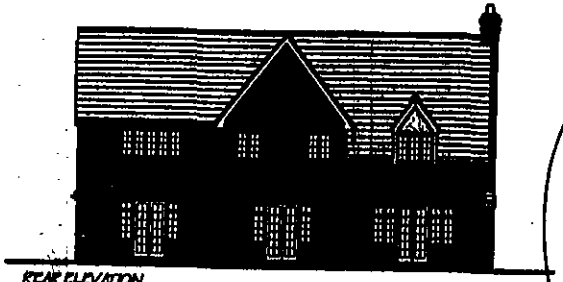
drg no HDS/05/03F

scale 1:500 date DEC'00

drawn PS

Bryant Homes Technical Services
[redacted] Bracknell, [redacted]shire, [redacted]DA
Tel:- 01344 426688 Fax:- 01344 485996

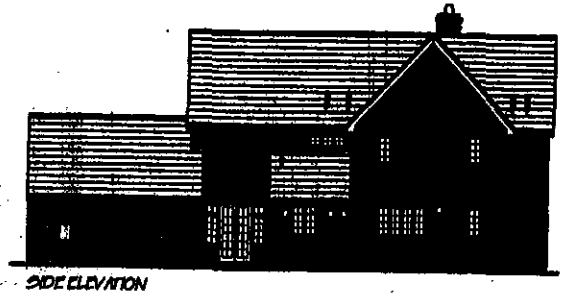
REVISIONS:



REAR ELEVATION

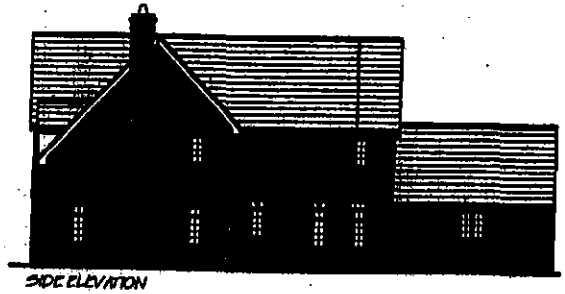


FRONT ELEVATION [1:100]

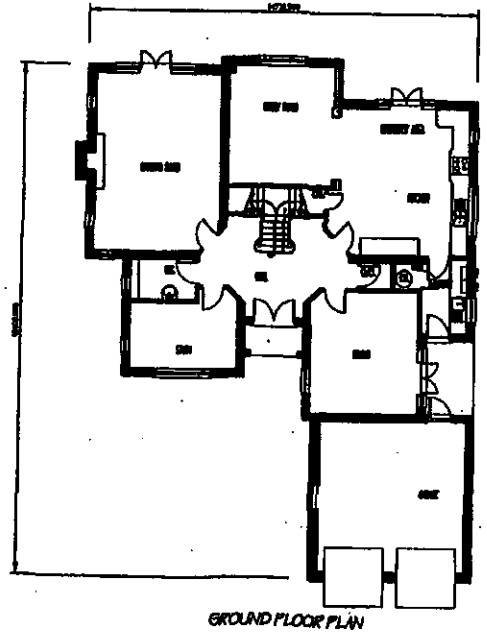


SIDE ELEVATION

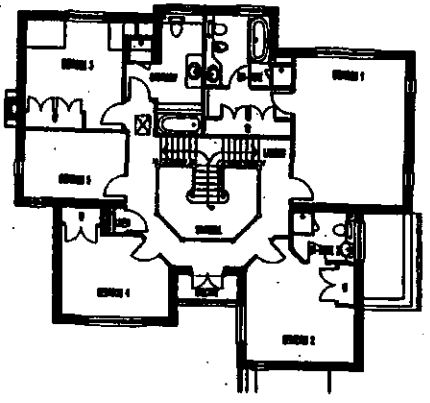
2384



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

05 APR 2000 1158

Bryant Homes

title: Malmaison Drive
SONNING

PLOT 2
MH(1)

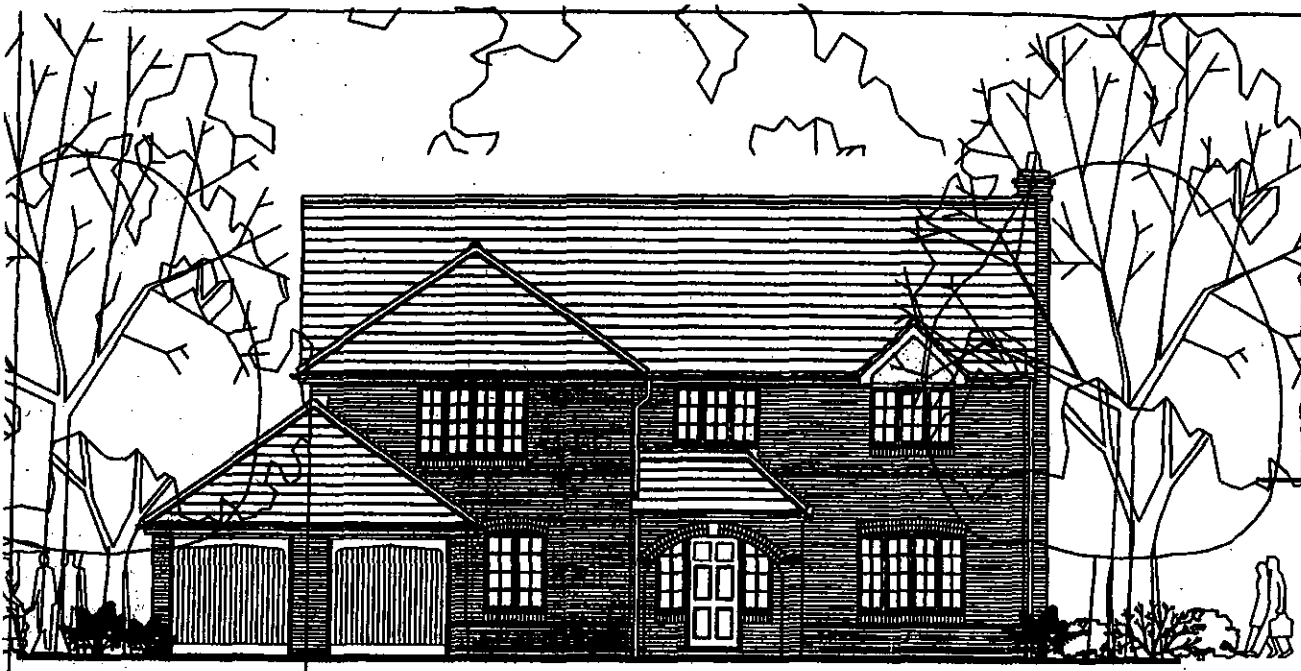
job no: MDS/05/03

scale 1:100 / 1:200 date Mar '00

drawn pd 2946sqft

Bryant Homes Technical Services

REVISIONS:



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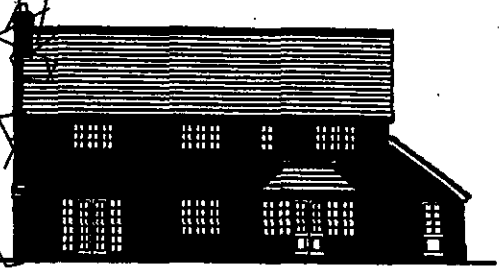
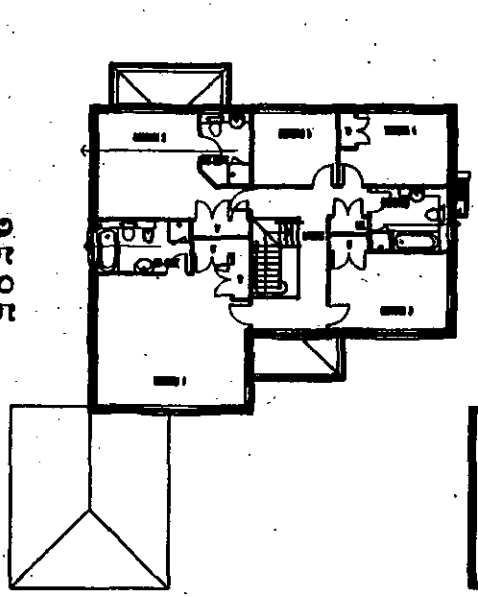


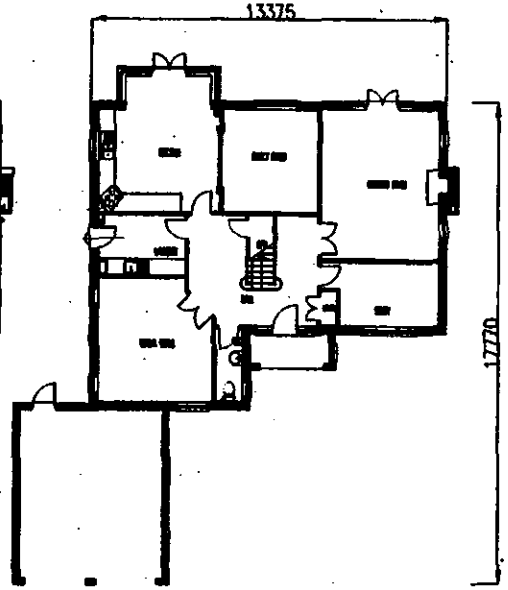
REAR ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SIDE ELEVATION

2585

05.APR.2006 1158

Bryant Homes

Title: Holmemoor Drive SONNING

PLOT 1
BP(1)

drg no: HDS/05/04

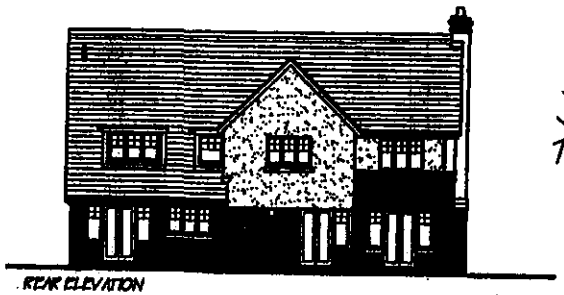
scale: 1:100 / 1:200 dets M=100

drawn: pl

Bry[redacted]echnica[redacted]

Pepos Manor, Murrell Hill Lane, Binfield,

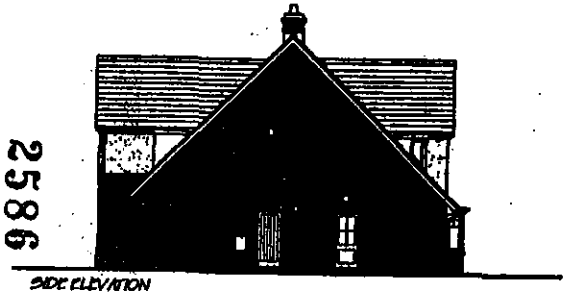
REVISIONS:



REAR ELEVATION



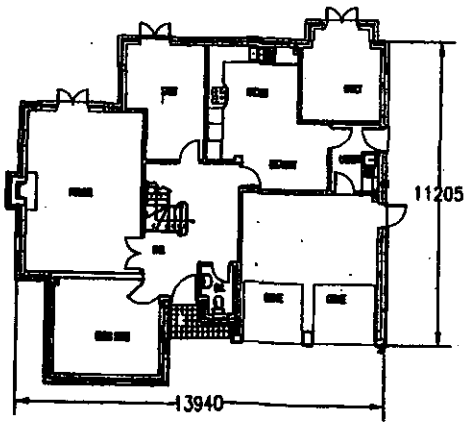
FRONT ELEVATION



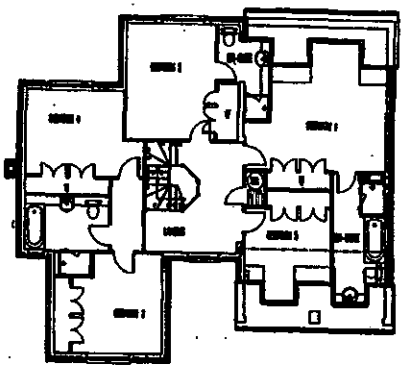
SIDE ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

2586

05.APR.2000* 1158

Bryant Homes

title: Holmemoor Drive SONNING

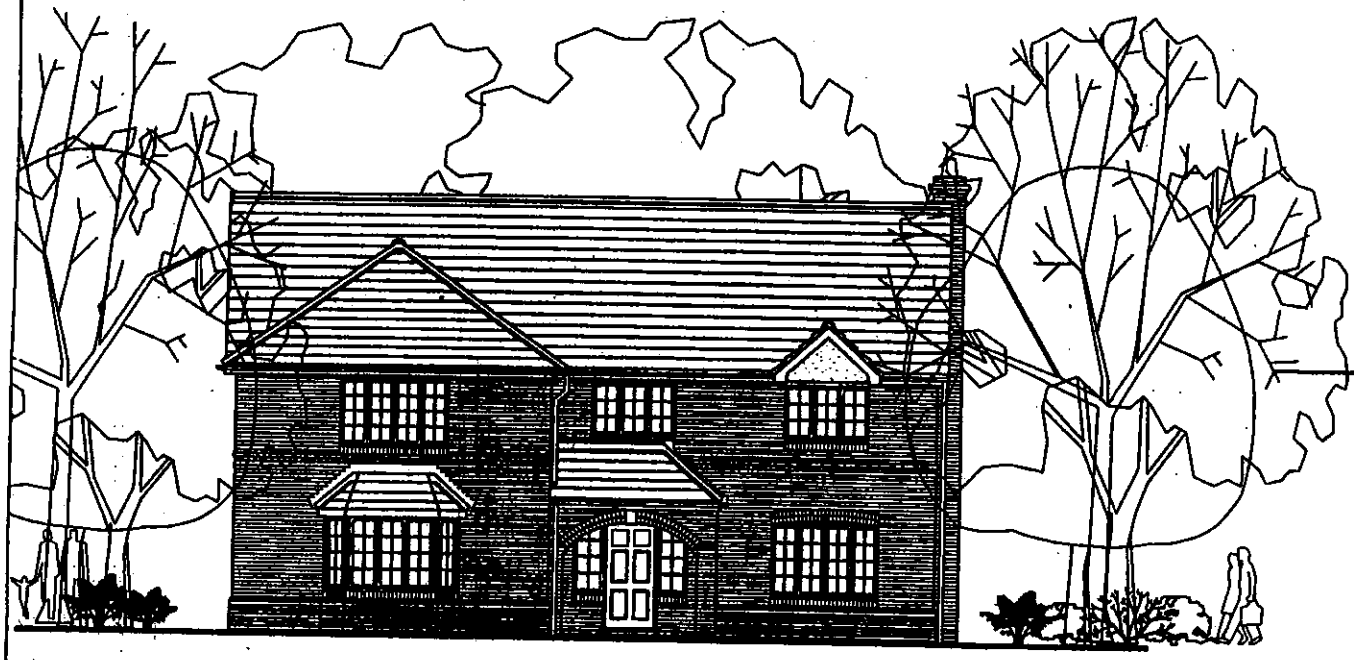
PLOT 4
BV(1)

HDS/05/05

scale 1:100 / 1:200 date Mar '00
drawn cy 2401sqft

Bryant Homes Technical Services
Papas Manor, Murrell Hill Lane, Binfield,

REVISIONS:



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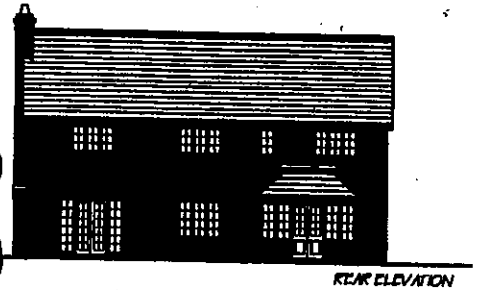

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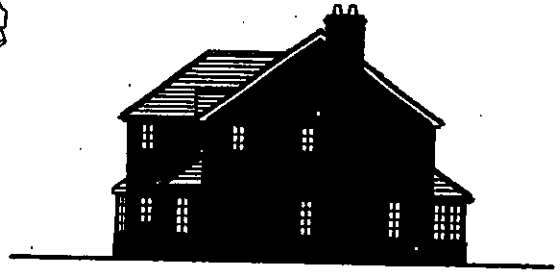
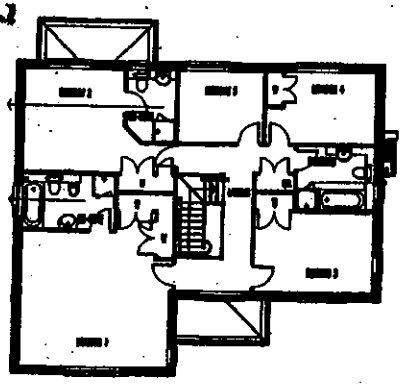
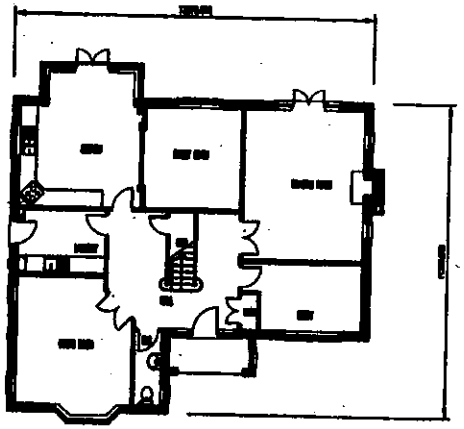


SIDE ELEVATION

2587



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SIDE ELEVATION

05.APR.2000* 1158

Bryant Homes

title: Holmemoor Drive SONNING

PLOT 3

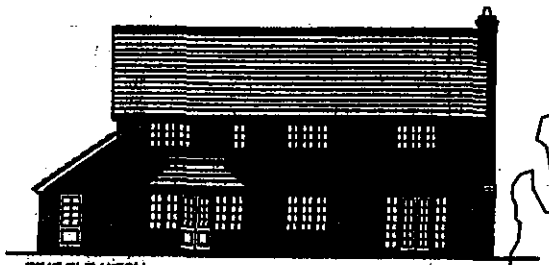
BP3

HDS/05/06

scale 1:100 / 1:200 date Mar '00

Bryant Homes Technical Services

REVISIONS:



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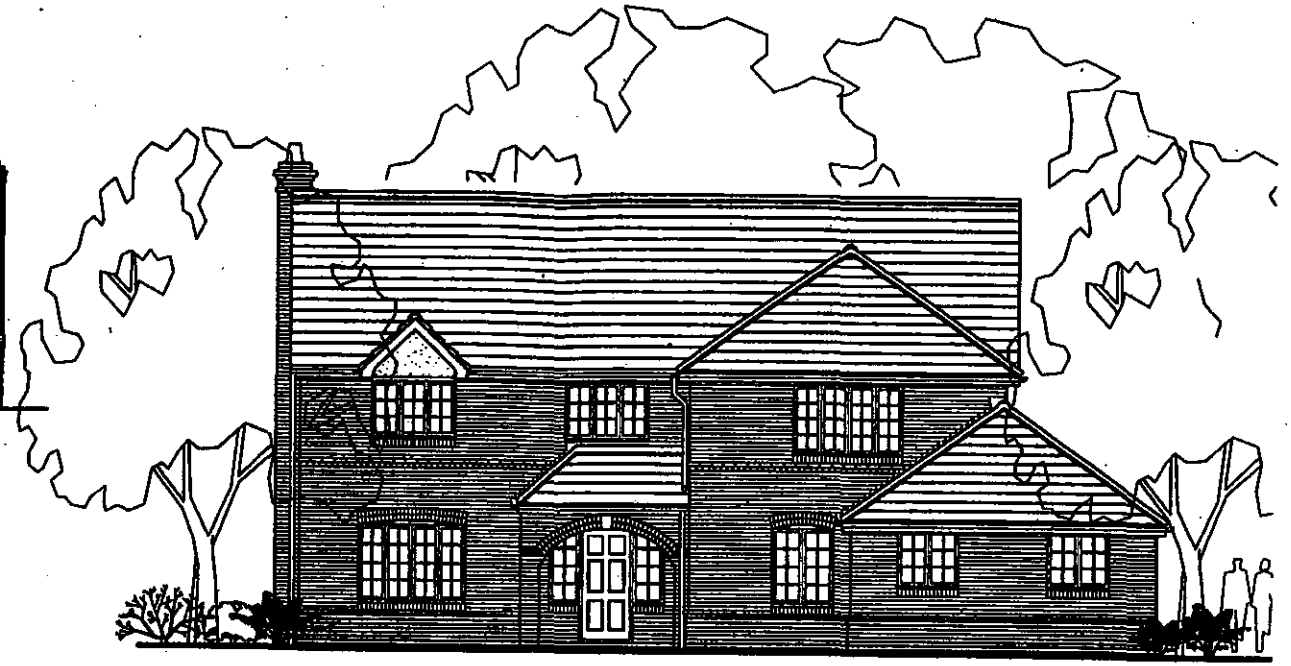


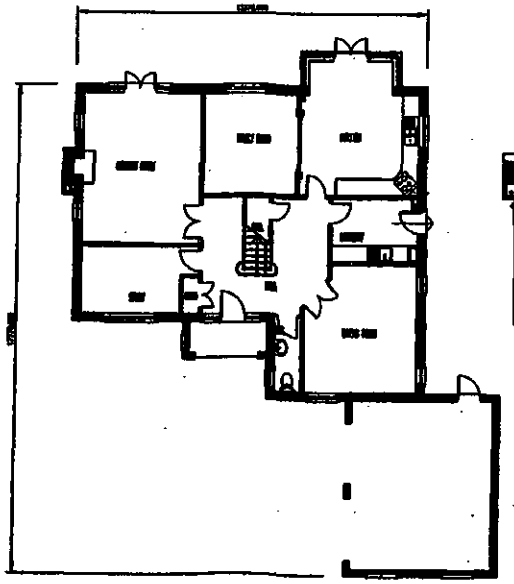
FRONT ELEVATION (1:100)



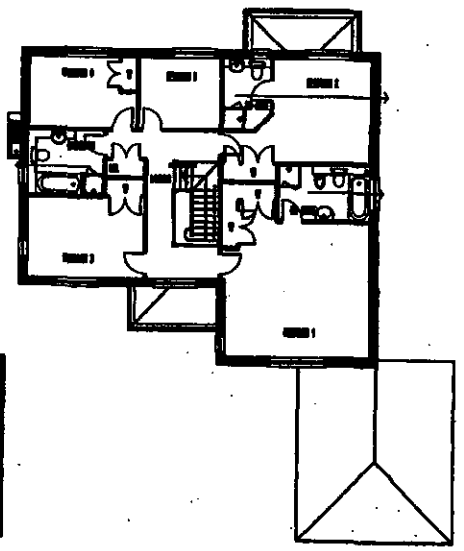
SIDE ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

05 APR 2000* 1158

Bryant Homes

title: Holmemoor Drive SONNING

PLOT 5

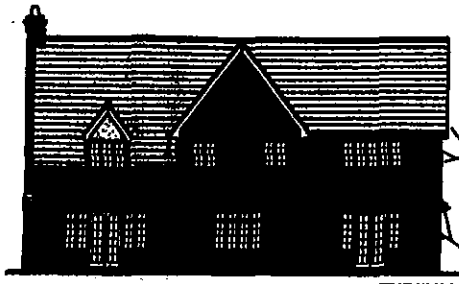
BP(1)

MDS/05/8

scale 1:100 / 1:200 date Mar '00

drawn pd 2620pdf

REVISIONS:



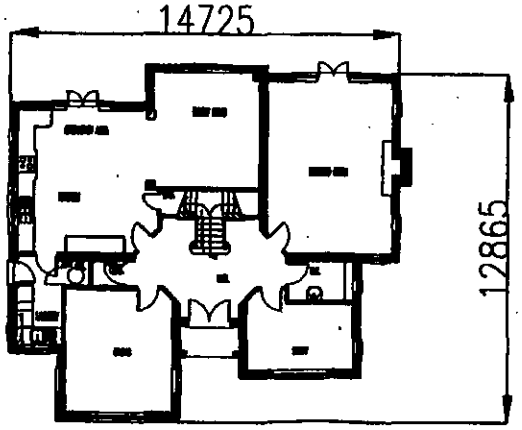
REAR ELEVATION



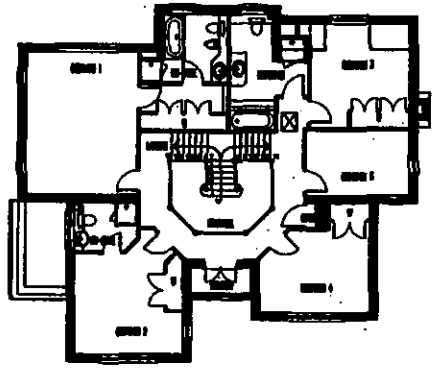
FRONT ELEVATION



SIDE ELEVATION

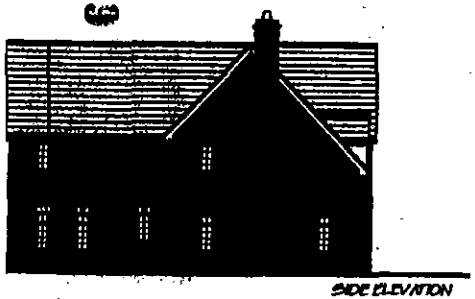


GROUND FLOOR PLAN



FIRST FLOOR PLAN

2589



SIDE ELEVATION

05.APR.2000* 1158

Bryant Homes

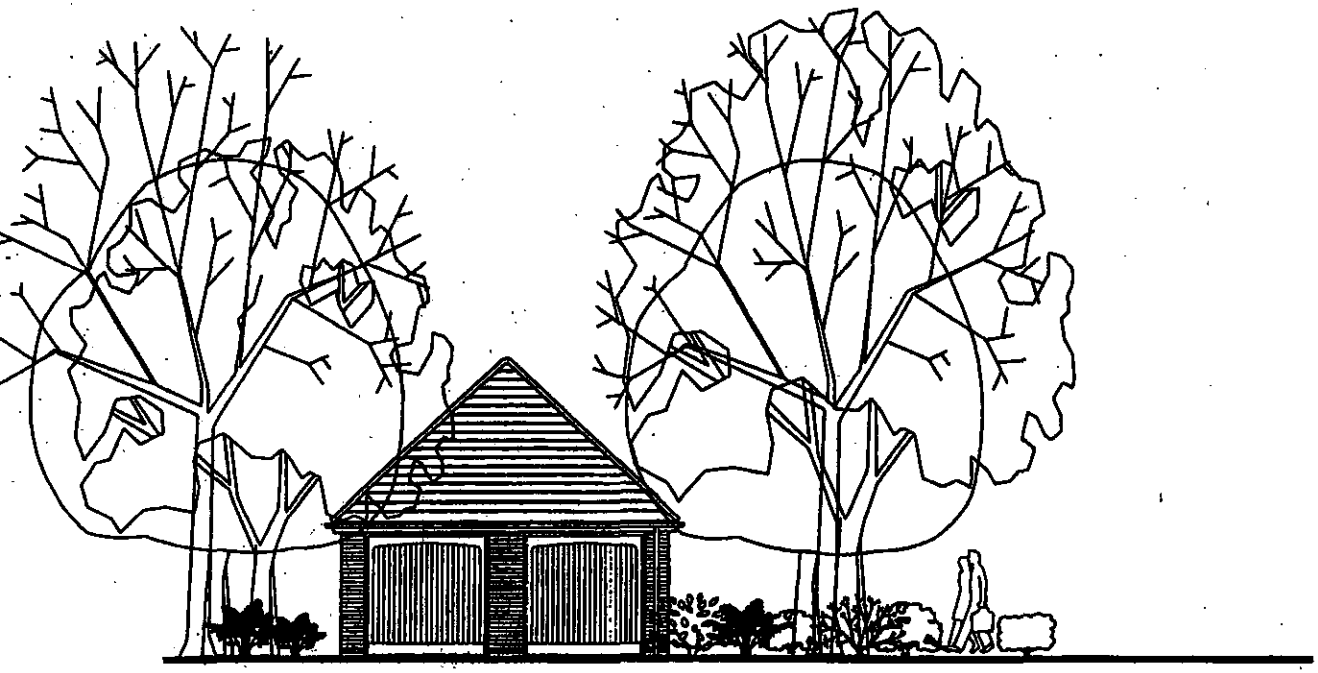
Title: Holmemoor Drive SONNING

PLOT 6
MH(II)

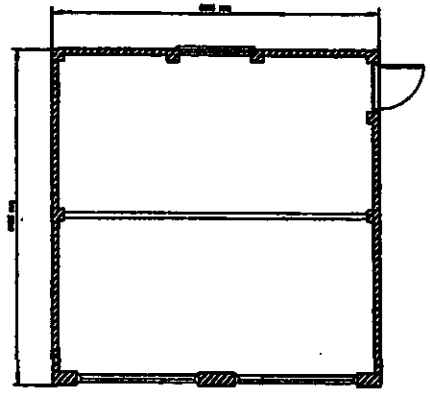
drg no: HDS/05/09

scale: 1:100 / 1:200 date: Mar '00

Bryant Homes Technical Services



FRONT ELEVATION

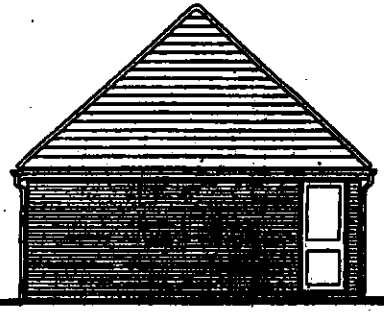


PLAN
GARAGE

NOTES

2390

05 APR 2000* 1158



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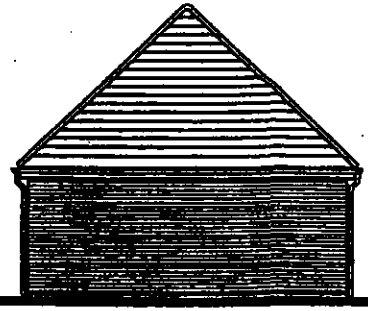

SIDE ELEVATION



REAR ELEVATION

Country Homes
Invest in Quality

Title
Holmemoor Drive
SONNING
GARAGES
MH(II)

Job No MDS/05/10

Scale 1:100 Date 23-3-2000

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 15th May 2000

Location: Isomer, Fecimus and Seagrave Lodge, Pound Lane, Sonning.

Proposal: Proposed demolition of three dwellings and erection of six dwellings with revised access.

Application Number: F/2000/1138

In response to your consultation dated 13th April 2000 for the above application, the landscape comment is as follows:

The site contains a number of significant trees which are important in the wider landscape, as mentioned in earlier comments dated 9th November 1999 in response to the pre-application consultation.

The applicant should submit a detailed tree survey giving information on the condition of the trees so that the proposals can be assessed in relation to the trees on the site. Routes of proposed underground services should be shown on the plan, together with details of the new planting proposals and outlines of the proposed plant establishment and maintenance routines.

Patricia Green.

Patricia Green
Landscape Consultant

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 13 April 2000

Application Number: F/2000/1138

Proposal: Proposed demolition of 3 dwellings and erection of 6 dwellings with revised access.

Site Address:
Isomer, Fecimus And Seagrave Lodge, Pound Lane, Sonning, Reading.

Applicant:
Bryant Homes (Thames Valley) Ltd .

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).

---

1. The formation of an access serving 5 no properties in close proximity to the junction of the A4 with Pound Lane (both distributor roads) would result in conflicting traffic movements which would adversely affect road safety and the free flow of traffic
2. The proposed development would generate additional traffic movements into and out of a distributor road on a section where vehicle speeds are above the speed limit and where appropriate visibility cannot be provided

Lynette
5-5-00

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 14th February 2001

Location: Isomer, Fecimus and Seagrove Lodge, Pound Lane, Sonning.

Proposal: Demolition Of 3 dwellings and erection of 6 dwellings with revised access.

Application Number: F/2000/1138

In response to your consultation dated 23rd January 2001 for the above application, the arboricultural comments are as follows:

The revised plan takes in to account my previous comments and I have no objection to planning permission being granted.

I would recommend that the attached conditions be attached.

Neil Etherington
Senior Arboriculturist

WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Condition 01	Attached to Detailed Planning Consent

(a) No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

(b) No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place on site.

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

(d) The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the LPA has first been sought and obtained.

REASON

To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

Condition 02	Attached to Detailed Planning Consent

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the LPA; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the LPA gives written consent to any variation.

REASON

To secure the protection throughout the time that the development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.

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WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Landscape Condition 01 - Attached to Detailed Planning Consent

No development of the site shall take place without the prior written approval of the LPA of the reserved matters, that is details of:

The landscaping of the site (including any proposed changes to existing ground levels, means of enclosure and boundary treatments, hard surfaced areas and materials, planting plans, specifications and schedules, existing plants to be retained and showing how account has been taken of any underground services.

Completion of the above works to have been carried out no later than 12 months from the time of project completion.

REASON

To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development.

Landscape Condition 02 - Attached to Detailed Planning Consent

No development shall take place until a schedule of landscape maintenance for a minimum of 5 years has been submitted and approved in writing by the LPA. The schedule shall include details of the arrangements for its implementation.

Any plants dying within 5 years of being planted shall be replaced with a suitable replacement specimen.

REASON

To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development.

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WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2000/1138

Officer LYNETTE BAKER

Parish SONNING.

Proposal DEMOLITION OF 3 DWELLINGS & ERECTION OF 6 DWELLINGS WITH REVISED ACCESS

Address ISOMER, FECIMUS, & SEAGRAVE LODGE POUND LANE

Applicant BRYANT HOMES (THAMES VALLEY) Ltd.

The Parish Council has the following comments.

1. This application has caused great concern amongst residents and Parish Councillors being the second such application in Pound Lane. There are strong objections to the proposal.

2. The existing location is predominantly one of large houses set on large open plots. 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 number of houses in the current proposal is completely unacceptable.

3. 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.

4. The site lines are very poor leading onto a very busy and constantly used narrow road. The proposal would double the amount of vehicular activity in an area where traffic is known to travel at speed. This proposal would only serve to exacerbate existing, considerable traffic problems.

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

L. A. Bates (Clerk to the Council). 16 March 2000

Acorns West Drive Sonning Berkshire RG4 6GD

Telephone & Facsimile 0118 944 2877
Gordon.E.Jones@btinternet.com

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

2 February, 2001

Dear Nicola Lake,

Re Application No F2000/1138

We write in response to John Mitchell's letter of 23 January. We have been away and only returned late last night, hence the faxed reply, but we will send a hard copy by post.

We still believe that access is a key issue and that it would be safer and more appropriate if access for four of the properties was achieved via Holmemoor Drive. We are sure this was the original intention since the original application was headed "Holmemoor Drive". We believe the plan should be modified.

We also note that the boundary line between the Segrave Lodge and Acorns properties is still incorrectly placed. We own the fence *and* the hedge and thus the plans must show this. **This latest application is therefore incorrect and this letter states our objection to it.** When we purchased Acorns, there was a requirement that the boundary between Acorns and Segrave Lodge should be "green". We erected the fence in its current position to keep to the conditions. (Please also see our letter of 18 April, 2000.)

We note from reviewing the papers in Woodley Library that there are no landscaping requirements. We believe that some of the existing trees and/or shrubs should be preserved, and we have already discussed this with previous planning officers. Agreed landscaping and planting should be a condition of any approval.

Yours sincerely,

Mary P. Jones

Gordon and Mary Jones

F.A.O. NLA

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	NV
02 FEB 2001	
COPIES TO:	ACK:
	FILE:

THE GABLES
36 POUND LANE
SONNING
READING
RG4 6GG

Dear Sir/Madam,

I write re- planning application F/2000/1138 and the proposed alterations to the previous application.

I am pleased to see that more trees are retained in the new plans.

I am however dismayed at all other aspects.

Access to Pound Lane from our property (no. 36 & adjacent to Seagrave Lodge) is frequently

difficult - due to the proximity of our driveway to the roundabout (where Pound Lane crosses the A24) + to West Drive + the corner in Pound Lane. Traffic comes off the roundabout very fast + if a car is coming off the roundabout into Pound Lane it is impossible to pull out of our driveway. The situation with a road to the left of our drive, with potentially ten plus cars using as access, (allowing for 2 per property) - would be nightmarish.

We purchased our property specifically as it was a mature, residential - our garden being wonderfully private as [illegible]

Lodge is built well ahead of our building line - thus affording them privacy + ourselves - neither property looking into each others garden. The new proposals show a property built in the same line as ours - which would bring a complete end to our privacy; which we value highly.

Seagrave Lodge is a lovely mature well maintained property + I believe wrapped up in its history of Sonning - demolition of such a house would be tragic.

Our property, The Gables, has lots of character - this will be reduced with the loss of Seagrave

in particular (Fecimus & Isomet not being of the same character). Our property will be sandwiched between 2 roads which will detract from its character & value.

The peace & quiet of the area & ourselves in particular will be ruined with demolition & building work - I guess these are aspects that noone cares about??

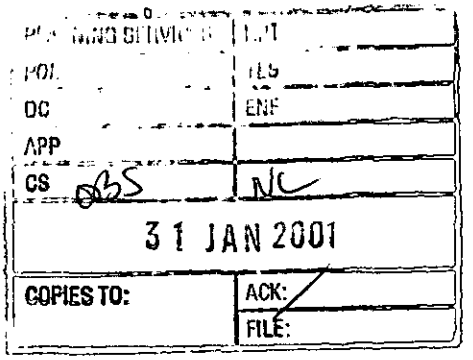
We have resisted numerous requests from property developers for our site - we love the area & our home - but with the potential developments, the desecration of mature, developed

areas affording privacy - we could be forced into considering such offers & this fills me with dismay - but with the proposal as it stands, what alternative will we be left with? although it breaks my heart & i'm sure no builders or council care about that!

Yours,

R Courtney

(Mrs. R. COURTNEY)



30th January 2001

93 Pound Lane
Sonning
Berkshire

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

For the attention of Ms Nicola Lake – Planning Officer

Dear Sirs

Re: Application Number F/2000/1138

I refer to your letter dated 23 January 2001 concerning the subject planning application.

I am the owner / Occupier of 93 Pound Lane, Sonning which is immediately opposite to the existing houses to be demolished under this application and be replaced with a new housing development consisting of twice the number of properties in the same area. My family and I therefore have a direct interest in this so called development scheme.

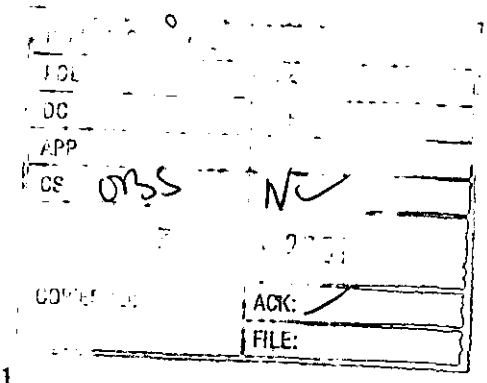
I object to this planning application on the grounds that such a development will adversely effect the character of the area which is epitomised by period properties with spacious gardens. The proposed scheme will not only double the density of housing but will also reduce the size of the gardens more suited to inner city dwellings. Furthermore the traffic congestion to the approaches to the A4 roundabout will be worsened by this development to the detriment of the owners/ occupiers of the neighbouring properties.

I would like to draw your attention to a similar planning application in the Pound Lane area (Ref: Application Number F/2000/0578) which was rejected only a few months ago based on the Planning Inspectorate Report dated October 2000. The issues raised in that report equally apply to the proposed development under this application. Therefore there is no reason why this application should merit a preferential treatment and the outcome be any different.

I hope that you will give due consideration to my objections and the established precedents and refuse to grant the permission to the subject application (with revisions).

Yours faithfully

M. A. HYDER



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

29th. January 2001.

Mr.John Mitchell,
Development Control Manager,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham
Berks, RG40 1WR.

Dear Sir,

Application Number F/2000/1138

Site Address : Isomer, Fecimus, and Seagrave Lodge, Pound Lane, Sonning Berks.

In response to your letter of the 23rd.January 2001 received on the 27th.January 2001 I feel that I can do no better than to enclose a copy of my letter of the 26th. April 2000 wherein I set out my objections to this planning application because not withstanding the revised siting and access nothing has changed in principle.

The Planning Inspectorate's Report of the 6th.October 2000 in connection with Planning Application No F/2000/0578 - 97 - 98 Pound Lane wherein the appeal was dismissed clearly, in my opinion, sets out why any further development of Pound Lane (South) should be refused.

I therefore trust that Applcation F/2000/1138 with revisions will also be refused.

Yours faithfully,

W.A.Warbey.

26th. April 2000.

Lynette Baker,
Wokingham District Council,
Enviromental Services Department,
Planning Services,
P.O. Box 157
Shute End, Wokingham,
Berkshire, RG40 1WR.

Dear Madam,

Re. Application No.- F.2000/1138- Isomer Fecimus and Seagrave Lodge
Pound Lane, Sonning, Reading.

I refer to your letter of the 13th. April 2000 subject as above and make the following comments to be taken into account when considering and hopefully rejecting this application.

I am the Owner/Occupier of 95, Pound Lane , Sonning which is immediately opposite those properties which would be demolished if this application were to be successful. therefore I and my family have a direct interest in any proposed new development in this area of Pound Lane south.

This application is a further attempt by another national house developer to purchase substantial well maintained properties of character with above average sized gardens in Pound Lane south with the intent to demolish those houses and erect in their place at least twice as many houses totally changing the existing character and density. As you are aware there is another planning application, currently before you and numbered F.2000/0578-97 and 99 Pound Lane, (adjoining my property) with identical aims. I suggests possibility of collusion and intent to exert extra pressure on Planning Services.

To permit either of these proposed developments will totally and irrevocably change the character of Pound Lane south and in addition add yet further traffic congestion to the approaches to the A4 roundabout which Pound Lane enters within 150 yards of the entrances proposed for these developments. Again, yet further intrusion into the right of adjoining properties to enjoy existing benefit of light, air and privacy.

I express the very sincere hope that you will reject both applications.

Yours faithfully,

W.A.Warbey.

Bryant Homes

PLANNING SERVICES	40079
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19 FEB 2001	
COPIES TO:	ACK:
	FILE:

Our Ref: FS/jpm/043

16 February 2001

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

MKA updated 19/2/2001

Dear Miss Lake

Re: Planning Application No. F/2000/1138 Proposed Development at Isomer, Fecimus and Segrove Lodge, Pound Lane, Sonning

I refer to the above planning application which is currently before you for determination.

I write to request that this application is now withdrawn and not reported to Planning Committee on 28th February 2001 as previously envisaged.

I would be grateful if you could confirm acknowledgement of this in writing.

Yours sincerely

J. Knight

Fiona Symington
Land Manager

email: fiona.symington@bryant.co.uk

Bryant Homes Thames Valley Ltd
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Murrell Hill Lane
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Fax: 01344 485996
DX33606 Bracknell

Southern Division Office
Popes Manor
Murrell Hill Lane
Binfield
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Fax: 01344 485996
DX33606 Bracknell

Directors
MJ Pink ARICS (Managing)
CC Gabb
WP Long BA

Secretary
DS George BSc FCA

Registered in England No 2589510
Registered Office in Bracknell

Tel, **(0118) 974 6481**

Date: 19 February 2001

Your Ref:

My Ref: **Nicola Lake - F/2000/1138**

Bryant Homes (Thames Valley) Ltd
Popes Manor
Murrell Hill Lane
Binfield
Bracknell
RG42 4DA

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 Sir/Madam

Application Number: F/2000/1138

Site Address: Isomer, Fecimus And Seagrave Lodge, Pound Lane, Sonning, Reading.

Proposal: Proposed demolition of 3 dwellings and erection of 6 dwellings with revised access.

I write to confirm that the above mentioned application was withdrawn on 19/02/2001 in accordance with instructions received from you.

Yours faithfully,

John Mitchell

Development Control Manager

Applicationo	Name & Address
F/2000/1138	Mr & Mrs Jones Acorns West Drive Sonning RG4 6GD
F/2000/1138	W A Warbey Gaybowers 95 Pound Lane Sonning RG4 6GG
F/2000/1138	Mrs R Courtney The Gables 36 Pound Lane Sonning RG4 6GG
F/2000/1138	M A Hyder 93 Pound Lane Sonning Berks

App. withdrawn
Letter sent 26/02/01

PLANNING SERVICES
POL | TLS 39557
DC | SNF
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05 FEB 2001
COPIES TO: | ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Nicola Lake, Development Control

My Ref: jpe/pound

Your Ref: F/2000/1138

Date: 02 February 2001

PROPOSAL: DEMOLITION OF 3 DWELLINGS AND ERECTION OF 6 DWELLINGS WITH REVISED ACCESS

ADDRESS: ISOMER, FECIMUS & SEAGRAVE, POUND LANE, SONNING

These proposals have been evaluated and I have the following comments:

The site is located on a busy roundabout on the A4, this road has a large amount of traffic and hence I have concerns that the flats will experience excessive levels of noise from the traffic due to their close proximity to the road. In order to fully assess this a noise assessment needs to be carried out in accordance with the guidance contained in PPG 24. It may not be possible to adequately mitigate this noise with the current proposals so an acoustic assessment should be carried out and submitted prior to any consent being granted.

Results should be contained in a report which sets out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; comparison of noise levels with appropriate criteria. Where criteria are exceeded at any location the applicant should explain why that excess is immaterial or what further mitigation will be undertaken to ensure that criteria will be met.

Generally the design and site layout should aim to reduce the impact of road traffic noise both internally and externally (in gardens for example). This may be done by careful positioning of structures so that they act as noise barriers, positioning of sensitive rooms furthest from noise sources, the use of single aspect dwellings and siting of gardens furthest from the noise source.

I would not recommend approval of this application until further information has been received and assessed. However, should this application be granted planning consent I recommend that the following conditions be imposed:

1. Development shall not begin until a scheme for protecting the proposed dwellings and gardens/private amenity open space from [noise and vibration from the railway lines] [noise from road traffic] adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The approved scheme shall be retained and maintained for the duration of the use.
   Reason - To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings and garden areas.

2. 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.

Should the proposal be refused wholly or partly on grounds given above, I would be grateful to be consulted on the wording of the decision notice relating to my comments.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.



Joanne Ellis

Bryant Homes

SERVICES	HPT 39622
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07 FEB 2001	
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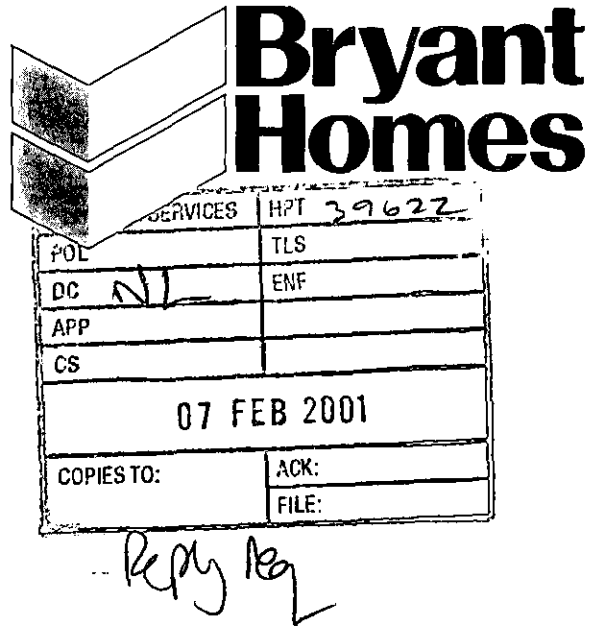
Reply Req



Our Ref: FS/jpm/034

6 February 2001

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

Dear Miss Lake

Re: Planning Application No. F/2000/1138
Proposed Development at Isomer, Fecimus and Seagrove Lodge, Pound Lane, Sonning

I refer to the above application which is currently before the Council for determination.

The Highway Authority have now confirmed that they will not be raising any highway objection to the above application and are happy that our proposed contribution of £20,000 which is to be tied to a Section 106 Agreement is acceptable. I understand that there are no outstanding issues to be resolved and I would therefore ask that this application is reported to Members of the Planning Committee on 28th February 2001 with a resolution to grant subject to completion of the Section 106 Agreement.

I would be grateful if you could confirm that you will be supporting this.

Yours sincerely

J.P.M.

pp. Fiona Symington
Land Manager

email: fiona.symington@bryant.co.uk

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Fax: 01344 485996
DX33606 Bracknell

Directors
MJ Pink ARICS (Managing)
CC Gabb
WP Long BA

Secretary
DS George BSc FCA

Registered in England No 258
Registered Office in Brackne

Date: 23 January 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1138

Location: Isomer, Fecimus And Seagrave Lodge, Pound Lane, Sonning, Reading.

Proposal: Proposed demolition of 3 dwellings and erection of 6 dwellings with revised access.

Applicant: Bryant Homes (Thames Valley) Ltd.

Case Officer: Nicola Lake

The new plans show the following: Proposed alterations to siting and increase in the width of accessway. Drawing no HD5/05/03 F.

Comments are required by 02/02/2001.

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

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) /F/2000/1138 (Ludhouse) Date Rec. 17 Jan 2001

Location: Isomar, Fecimus + Seagrove lodge, Pound lane. Sonning Parish Sonning

Applicant: Bryant Homes (Thames Valley) Ltd.

Description of attached plans Proposal alterations to siting and and increase in the width of the accessway.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I 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 23.01.PS.

Yellow - Part One Copy
Green - Officer's Copy

REVISED PLAN 1138

Bryant Homes

Our Ref: FS/jpm/004

10 January 2001

PLANNING SERVICES	RPT 38769
PCL	TLS
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17 JAN 2001	
COPIES TO:	ACK:
	FILE:

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

Dear Ms Lake

Re: Planning Application No F/2000/1138
Proposed Development at Isomer, Fecimus and Seagrove Lodge, Pound Lane, Sonning

I refer to the above planning application which is currently before the Council for determination.

I enclose six copies of the amended Drawing No. HD5/05/03 F "Proposed Layout" which incorporates the following amendments:-

1. The comments made by Wokingham Council concerning the location of the trees in relation to the proposed development in the letter dated 25th October 2000.

2. Revisions to the proposed access to show a 4 metre wide access, no kerb radius and crossover point as requested by the Highway Authority.

Peter Brett Associates have been in discussions on our behalf with the Highway Authority (Tom Callaghan) and have agreed that Bryant offer a contribution to highway improvements of £20,000 to secure safer routes to schools and speed reduction measures. I understand that this would be tied to a Section 106 Agreement.

I trust that the application is now acceptable and that you are able to report to Committee with a resolution to grant at the earliest opportunity.

I would be grateful if you could provide me with confirmation of receipt of this letter.

Yours sincerely

J. Doight

Fiona Symington
Land Manager

email: fiona.symington@bryant.co.uk

enc.

Bryant Homes Thames Valley Ltd
Popes Manor
Murrell Hill Lane
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DX33606 Bracknell

Directors
MJ Pink ARICS (Managing)
CC Gabb
WP Long BA

Secretary
DS George BSc FCA

Registered in England No 2589510
Registered Office in Bracknell

Date: 23 June 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1138

Location: Isomer, Fecimus And Seagrave Lodge, Pound Lane, Sonning, Reading.

Proposal: Proposed demolition of 3 dwellings and erection of 6 dwellings with revised access.

Applicant: Bryant Homes (Thames Valley) Ltd.

Case Officer: Lynette Baker

The new plans show the following: Tree Survey. Drawing 'Site Survey' – to be read in conjunction with drawing no HD5/05/03D.

Comments are required by 30/06/2000.

Should you have any queries regarding this application please contact the case officer Lynette Baker on (0118) 974 6447.

PLANNING SERVICES
POL
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03 MAY 2000
COPIES TO:
ACK: 4/05/00
FILE:

THE GABLES
36 Pound Lane
Sonning
READING
RG4 6GG

1138 Sonner

Dear Sir/Madam,

I am writing re the proposed development next door to our property on Pound Lane, Sonning. I believe it is app. no. F2000/1138 but am not sure!

We have already expressed our anxiety re-proposed development opposite our house & then to be notified of development next door was very distressing. We know that privacy etc. is not guaranteed when you purchase a property - but privacy & the nature

of the area - i.e. mature properties with individual characters, many mature trees etc. were deciding factors when we purchased. Now, 6 years later we are faced with new developments - that however tastefully done, will alter the character of the area, for the worse. Indeed trees have already been felled on the proposed site opposite - including a wonderful old Blue Cedar - is there no protection on such trees ?? I dread hearing chain saws adjacent & seeing the amazing old Scots Pine & other mature trees felled.
Of course - it is not just the loss of trees - our home will be like an island,

surrounded by modern properties & not look in keeping with the surroundings. Surely there is enough 'modern development' without existing properties of character being bulldozed ?!

Access on to Pond Lane is extremely difficult at certain times of day. Traffic comes off the A4 very fast & as a car appears off the roundabout it is impossible to pull out of an driveway - I believe the exit/entrance on to the proposed development will be even closer to the roundabout & therefore dangerous, both to exit & drive back into. Properties of the size proposed will surely generate 2 + cars - potentially 18 more cars ? Each member of our family has narrowly escaped accidents

with cars coming into us from behind. When leaving the roundabout they do not always notice us indicating to enter our driveway - indeed I have even been overtaken as I have waited to pull across! When approaching our property from the Woodley direction cars assume we are indicating to turn left at the roundabout & do not decelerate sufficiently.

We lived here during the development of the flats on the corner of West Drive. They were refused access on to Pound Lane & their access had to be on to West Drive. If this decision still stands - then I presume rather the proposed development adjacent or opposite ourselves could be on Pound Lane as they

would be even closer to the roundabout & between them generating possibly 42 cars. Noise & air pollution were a problem during the 'flats' development & I presume would be even worse with as the next door (& opposite potentially) as it/they are considerably closer, particularly as the building line proposed next door is in line with our property & very close. The existing house is set well forward of our building line which affords such excellent privacy to both & of course was the criteria when built.

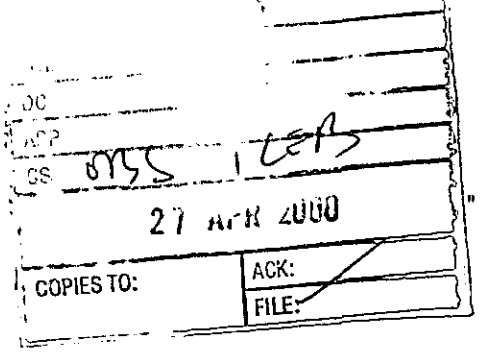
Just as town & village centres have been ruined in the past, I believe such a proposal is a rape of suburbia — & in its own way, just as tragic.

Government may be insisting on Councils putting up 'x' number of new properties - but PLEASE, not at such a cost.

Yours faithfully,

R Courtney

(MRS. R. COURTNEY)



" GAYBOWERS "
95 POUND LANE,
SONNING,
BERKSHIRE,
RG4 6GG.

TEL/FAX. 0118 9692325

26th. April 2000

Lynette.Baker
Wokingham District Council,
Enviromental Services Department,
Planning Services,
P.O. Box 157
Shute End, Wokingham,
Berkshire, RG40 1WR.

Dear Madam,

Re. Application No.- F/2000/1138- Isomer,Fecimus and Seagrave Lodge
Pound Lane, Sonning, Reading.

I refer to your letter of the 13th. April 2000 subject as above and make the following comments to be taken into account when considering and hopefully rejecting this application.

I am the Owner/Occupier of 95, Pound Lane , Sonning which is immediately opposite those properties which would be demolished if this application were to be successful, therefore I and my family have a direct interest in any proposed new development in this area of Pound Lane south.

This application is a further attempt by another national house developer to purchase substantial well maintained properties of character with above average sized gardens in Pound Lane south with the intent to demolish those houses and erect in their place at least twice as many houses totally changing the existing character and density. As you are aware there is another planning application, currently before you and numbered F/2000/0578-97 and 99 Pound Lane, (adjoining my property) with identical aims. This suggests possibility of collusion and intent to exert extra pressure on Planning Services.

To permit either of these proposed developments will totally and irrevocably change the character of Pound Lane south and in addition add yet further traffic congestion to the approaches to the A4 roundabout which Pound Lane enters within 150 yards of the entrances proposed for these developments. Again, yet further intrusion into the right of adjoining properties to enjoy existing benefit of light, air and privacy.

I express the very sincere hope that you will reject both applications.

Yours faithfully,

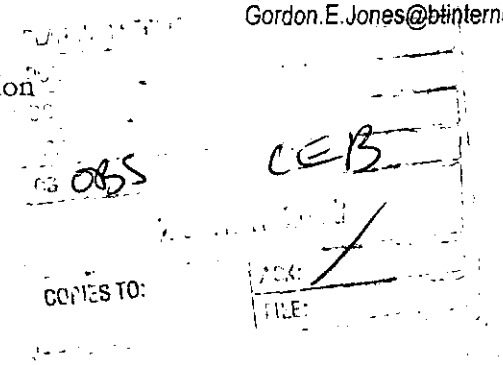
W.A.Warbey.

10 2

Acorns West Drive Sonning Berkshire RG4 6GD

Telephone & Facsimile 0118 944 2877
Gordon.E.Jones@btinternet.com

Chris Wood, Head of Planning and Transportation
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



18 April, 2000

Dear Chris Wood,

Application Number: F/2000/1138

Thank you for your letter of 13 April regarding the above application.

In considering the location and type of housing in both Holmemoor Drive and Pound Lane, we have no problem with the four dwellings on either Isomer and Fecimus, but object to the two properties on Seagrave Lodge. Our reasons for this are as follows:

a. The style and space between the houses of the four are similar to those in Holmemoor Drive, whereas the building of two properties on Pound Lane changes the style and character of both Pound Lane and West Drive.

b. The access from Pound Lane to the five properties seems inappropriate, particularly bearing in mind the proximity of the roundabout and West Drive. The access to the four properties could be achieved from Holmemoor Drive.

c. We recognise that Isomer and Fecimus would require substantial investment and this proposal therefore has some merit, whereas Seagrave Lodge has been recently attractively upgraded.

We would also make the following comments:

1. The plan used by Bryant Homes does not show the full size of our property, Acorns, as it extends from West Drive to the rear of Athelstan House.

2. The proposal suggests it is a development of Holmemoor Drive, when five of the properties are shown to have access from Pound Lane and are clearly on Pound Lane. Is this a Pound Lane development or a Holmemoor Drive development?

3. We wish to point out that that the fir hedge marked on the plan was a requirement of our deed when we purchased Acorns. As Seagrave Lodge has now changed hands we are not clear what the arrangements would be between ourselves and any new owners.

4. We would also like it to be noted that the boundary between Acorns and Seagrave Lodge is not the chain link fence - the fir hedge was planted by the previous owners of Acorns and is on our land. We would like this to be recognised.

5. We are pleased to see the retention of the large trees in the proposed plan.

It would be appreciated if you could send us a copy of both the overall plan of the development, plus the map showing the surrounding properties. We were unable to get copies from Woodley Library as they did not have the copyright.

Yours sincerely,

Gordon and Mary Jones

Bryant Homes

Our Ref: GH/jpm/106

18 April 2000

Fax: 01189 746484

Mrs L Baker
Senior Planning Officer
Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Mrs Baker

Re: Application Ref: F/2000/1138

We acknowledge receipt today of your letter of 13th April following the registration of our application.

Enclosed with the letter was a second laminated copy of the public notice and I will ensure that this is erected today in a prominent position on the Pound Lane frontage of the site whilst the first notice which we erected last Thursday 13th April will be relocated to a position visible from the Bath Road and Holmemoor Drive frontage.

As you are aware from our pre-application consultations, the highways department have some concerns over access to this development in contrast with your own, in principle, support. A revised access arrangement for the development was sent to the highways department on 31st March for their comments. We still await these but as and when they are available it is likely that these amendments will be incorporated within our layout proposal. I will keep you informed of any forthcoming amendments.

I look forward to speaking to you further as our application progresses and to arranging a meeting with you subsequent to the end of the consultation period to review that process.

Yours sincerely

Graham Holliday
Regional Land Manager

Bryant Homes Thames Valley Ltd
Popes Manor
Murrell Hill Lane
Binfield
Bracknell
Berkshire RG42 4DA
Tel: 01344 426688
Fax: 01344 485996
DX33606 Bracknell

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Directors
MJ Pink ARICS (Managing)
CC Gabb
A MacKenzie BSc FCIOB Hon DBA

Secretary
DS George BSc FCA

Registered in England No 2589510
Registered Office in Bracknell

Bryant Homes

Our Ref: GH/jpm/106

18 April 2000

Fax: 01189 746484

POL	TLS
DC	ENF
CS	
COPIES TO:	

Mrs L Baker
Senior Planning Officer
Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Mrs Baker

Re: Application Ref: F/2000/1138

We acknowledge receipt today of your letter of 13th April following the registration of our application.

Enclosed with the letter was a second laminated copy of the public notice and I will ensure that this is erected today in a prominent position on the Pound Lane frontage of the site whilst the first notice which we erected last Thursday 13th April will be relocated to a position visible from the Bath Road and Holmemoor Drive frontage.

As you are aware from our pre-application consultations, the highways department have some concerns over access to this development in contrast with your own, in principle, support. A revised access arrangement for the development was sent to the highways department on 31st March for their comments. We still await these but as and when they are available it is likely that these amendments will be incorporated within our layout proposal. I will keep you informed of any forthcoming amendments.

I look forward to speaking to you further as our application progresses and to arranging a meeting with you subsequent to the end of the consultation period to review that process.

Yours sincerely

Graham Holliday
Regional Land Manager

Bryant Homes Thames Valley Ltd
Popes Manor
Murrell Hill Lane
Binfield
Bracknell
Berkshire RG42 4DA
Tel: 01344 426688
Fax: 01344 485996
DX33606 Bracknell

Southern Division Office
Popes Manor
Murrell Hill Lane
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Directors
MJ Pink ARICS (Managing)
CC Gabb
A MacKenzie BSc FCIOB Hon DBA

Secretary
DS George BSc FCA

Registered in England No 2589510
Registered Office in Bracknell

LB

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number .F./.2000/.1138 relates.

Address of site Isomer, Fecimus Segrave Lodge

Holmemoor Drive/Pound Lane Sonning Reading Berks RG4 6TE

Signed [signature]

Date 19.04.2000

Postage
will be paid
by licensee

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

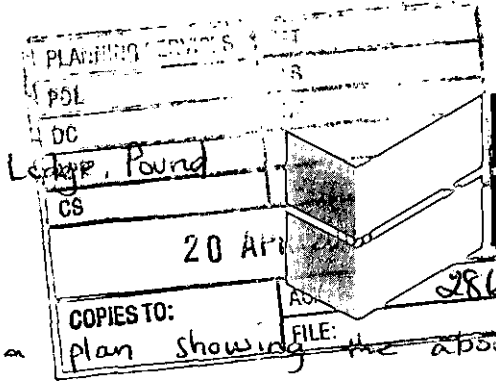
Business reply service
License no. RG147

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

1

FAO: Chris Wood, → LEB

Re: Isomer Fecimus and Seagrave Lodge, Pound Lane, Sonning, Reading



Bryant Homes

Please find attached to this a plan showing the above site. Marked in red are two fluorescent notices which are displayed at the above address.

If you have any queries please feel free to contact us.

Yours sincerely
With compliments

Tony Webber
Land Department.

Bryant Homes Technical Services Limited
Popes Manor, Murrell Hill Lane, Binfield
Bracknell, Berkshire RG42 4DA
Tel: 01344 426688 Fax: 01344 485996

WOKINGHAM D.C. DEVELOPMENT CONTROL

2 x PRE-APPS ATTACHED

Start date: ~~24 MAR 2000~~ VALID 5 APR 2000	Map No. ..... Site O.70
Officer: LEB | Application No. F | 2000 | 1138	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

38

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED DEMOLITION OF 3 DWELLINGS AND ERECTION OF 6 DWELLINGS WITH REVISED ACCESS

Location: ISOMER, ~~FECIMUS~~ FECIMUS & SEAGRAVE LODGE POUND LANE

Parish: SONNING Ward: Sonning 13/4

Applicant: BRYANT HOMES

Fee Received 1140-00 Required ..... Additional ..... Refund .....

(8)

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	Has notice also been served on owner of 'FECIMUS'? *	✓	
5	Elevation plans	1) Drawing HDS/05/04 – Part of kitchen omitted from one side elevation 2) Drawing HDS/05/06 – " " "	2 also same re drawing HDS/05/08 ✓ 4/4	
6	Floor plans			5 APR 2000
7	Metric scale disclaimer	Think the scale is wrong on floor plans/elevations. Have they been reduced? Looks like they are 1:150 & 1:200.	requested 4/4	
8	Encroachment letter			
9	Miscellaneous	* Fecimus owned by same person as Isomer.	Same	

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 13.1.4 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
~~Landscape~~	~~NK:~~ .....
~~Trees~~	~~NK:~~ .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
~~Highways~~	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... 2x pre-apps attached.

NEIGHBOURS:

13/4

S/N + "Isomer", Holmemoor Drive, Sonning
"Fecimus", 32 Pound Lane, Sonning
"Segrave Lodge", 34 Pound Lane, Sonning.
Athelstan House, Holmemoor Drive
Parklands, Parkway Drive, Sonning
85, 87, 89 93, 95, 97, 99, 36 Pound Lane, Sonning
2 or 4 Bulwark Drive, Sonning
1 Holmemoor drive
Burcha Parkway Drive
Denisholme cottage Bath Rd.
Willowmere Bath Rd.

Rec No 63853 £1140 chq

Bryant Homes

By hand 28/3/00.

Our Ref: KTA/11

23th March 2000

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

05.APR.2000* 1138

Dear Sirs

Re:Proposed redevelopment at Isomer/Fecinins & Seagrave Lodge Holmemoor Drive/Pond Lane, Sonning, Reading, Berks.

Further to our previous correspondence to and consultations with Mrs Baker of your office concerning the above proposal, we write enclosing our formal application for our proposal.

Enclosed are 6 copies of the following information in support of our application:-

1. O.S. Site Plan @1:1250 crn.
2. Layout, drg ref HDS/05/03D
3. House type drgs. Indication elevations and plans
   Plot 1 drg. ref HDS/05/04
   Plot 2 drg. ref HDS/05/05
   Plot 3 drg. ref HDS/05/06
   Plot 4 drg. ref HDS/05/07
   Plot 5 drg. ref HDS/05/08
   Plot 6 drg. ref HDS/05/09
   Garage drg. ref HDS/05/10
4. *Section 66 Certificate*
5. Completed application form
6. Cheque for £1140.00 being the required fee

I can confirm that the appropriate notice has been served on the owners of the three properties involved.

We look forward to receiving notification of the applications registration and appropriate W.D.C. reference. If there are any queries please do not hesitate to contact the undersigner.

Yours faithfully

Graham Holliday

Bryant Homes Thames Valley

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CC Gabb
A MacKenzie BSc FCIOB Hon DBA

Secretary
DS George BSc FCA

Registered in England No 2589510
Registered Office in Bracknell

"FECIMUS"

Boundary Revised 1/4/1

ADDRESS 32 POUND LANE

PARISH ~~WOODLEY~~ SONNING

37

PLOT No. Old Property

ORD. SHEET No. SU. 7674

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/1/60	Mr. N. Cheyney	Outline - 1 dwelling on land part of "Fecimus"	8.3.60	N/A. Cl

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

"ISOMER"

Boundary Revised 1/4/70

ADDRESS ~~POUND LANE~~ HOLMEMOOR DRIVE

PARISH ~~WOODLEY~~ SONNING

37

PLOT No.

ORD. SHEET No. SU. 7674

BUILDER N. Cheyney.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/1/60	Mr. N. Cheyney	Outline	8.3.60	N/A. Cl
98/60	"	Detached House	16.6.60	App. Cl

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

"SEGRAVE LODGE"

Boundary Revised 1/4/7

ADDRESS 34 POUND LANE

PARISH ~~WOODLEY~~ SONNING

PLOT No. Old Property

ORD. SHEET No. SU. 7674 37

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
16156	M.R. W. RUSSELL	BUNGALOW & GARAGE AT REAR	24.8.81	N/A

DATE OF COMPLETION

MINISTRY DECISION 16156 - APPEAL DISMISSED - 9.3.82

SPECIAL ORDERS

DRAINAGE

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

05 [illegible] 1158

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

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.

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

OR

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
Mrs E Peacock	Isomer Holmemoor Drive Sonning Reading Berks. RG4 6TE	22 / March / 2000
Mr K Dennis	Jegrave Lodge Pound Lane Sonning Reading Berks. RG4 6GG	22 / March / 2000

+ See Note (a) to Certificate A

OR

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

(b) Insert description of steps taken.

- 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) . . . . . .

. . . . . .

(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).

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

the (c) . . . . . .

on (d) . . . . . .

1789/b

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 . . G Graham J Whitley - Land Manager

On behalf of . . . . BRYANT HOMES (Thames Valley)

Date . . . . . 22 / March / 2000

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

05 APR 2000*

FOR OFFICE USE ONLY

1138

1.	APPLICANT'S NAME	BRYANT HOMES (THAMES VALLEY) LTD
	ADDRESS	POPES MANOR MURRELL HILL LANE
		BINFIELD BRACKNELL BERKSHIRE
	POST CODE	RG42 4DA. PHONE 01344 426688
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	N.A.
	POST CODE	PHONE
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	LAND AT ISOMER off HOLMEMOOR DRIVE AND FECIMUS & SEGRAVE LODGE, POUND LANE SONNING READING BERKS RG4 6GG.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF THREE DWELLINGS - FECIMUS, ISOMER & SEGRAVE LODGE AND REPLACEMENT WITH SIX NEW DWELLINGS. REVISED ACCESS ARRANGEMENTS.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.77 ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SITE PLAN, LAYOUT HDS/05/030 HOUSE & GARAGE PLANS HDS/05/04 — 10 (INCLUSIVE)

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 ?

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		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 SITE WITH 3 EXISTING DWELLINGS

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.

BRICK & TILE. EXACT TYPE 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.

EXISTING EXTERNAL BOUNDARIES TO BE RETAINED AND SUPPLEMENTED WHERE NECESSARY. PLOT BOUNDARIES - FRONT OPEN PLAN / REAR - C.B. & P.R FENCING.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/~~NO~~ If no, please give details

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

PLOT 6 to use existing access. PLOT'S 1-5 TO USE NEW ACCESS ONTO POUND LANE TO REPLACE EXISTING THREE ACCESS.

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

YES, CONFORM TO PART 'M' OF REVISED BUILDING REGULATIONS.

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	6	60 *	—	— *	2	18 *
BUNGALOW	—	1 *	—	1 *	1	7 *
FLAT/MAISONETTE		1 *		1 *		1 *
OTHER		1 *		1 *		1 *

* 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.

6 DWELLINGS @ £190 each

APPLICATION ENCLOSED £1140

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 BRYANT HOMES Thames Valley DATE 23/03/2000.

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".

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
[illegible]	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON. Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

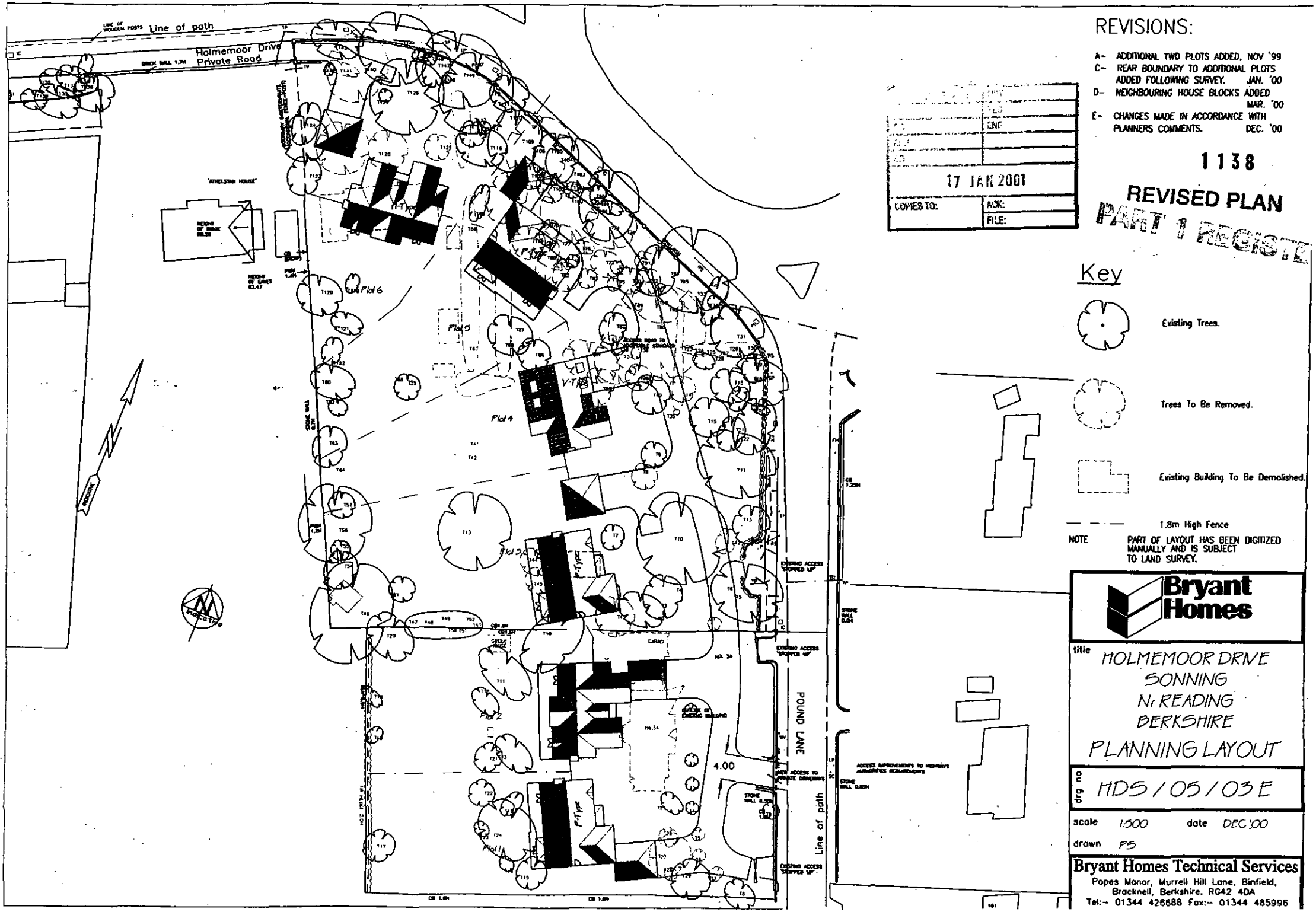
28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES? If so, state this material, the quantity and method of storage.

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".



REVISIONS:

A- ADDITIONAL TWO PLOTS ADDED, NOV '99
C- REAR BOUNDARY TO ADDITIONAL PLOTS ADDED FOLLOWING SURVEY. JAN. '00
D- NEIGHBOURING HOUSE BLOCKS ADDED MAR. '00
E- CHANGES MADE IN ACCORDANCE WITH PLANNERS COMMENTS. DEC. '00

	ENG
17 JAN 2001	
COPIES TO:	ACK:
	FILE:

1138

REVISED PLAN

PART 1 REGISTER

Key

- Existing Trees.
- Trees To Be Removed.
- Existing Building To Be Demolished.
- 1.8m High Fence

NOTE PART OF LAYOUT HAS BEEN DIGITIZED MANUALLY AND IS SUBJECT TO LAND SURVEY.

Bryant Homes

title
HOLMEMOOR DRIVE
SONNING
Nr READING
BERKSHIRE
PLANNING LAYOUT

drg no HDS/05/03E

scale 1:500 date DEC '00

drawn PS

Bryant Homes Technical Services
Popes Manor, Murrell Hill Lane, Binfield, Bracknell, Berkshire. RG42 4DA
Tel:- 01344 426688 Fax:- 01344 485996

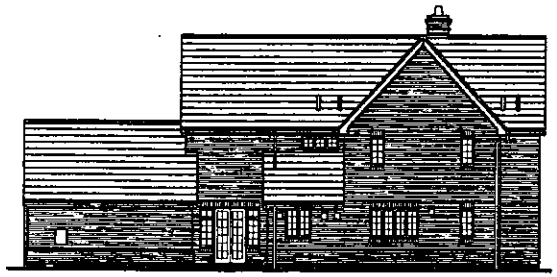
REVISIONS:



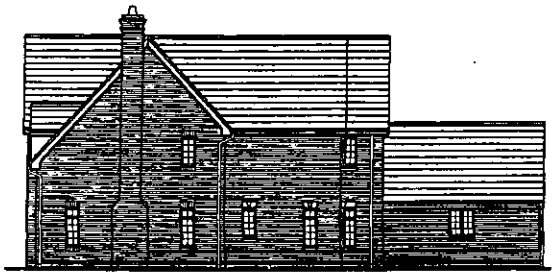
REAR ELEVATION



FRONT ELEVATION [1:100]



SIDE ELEVATION



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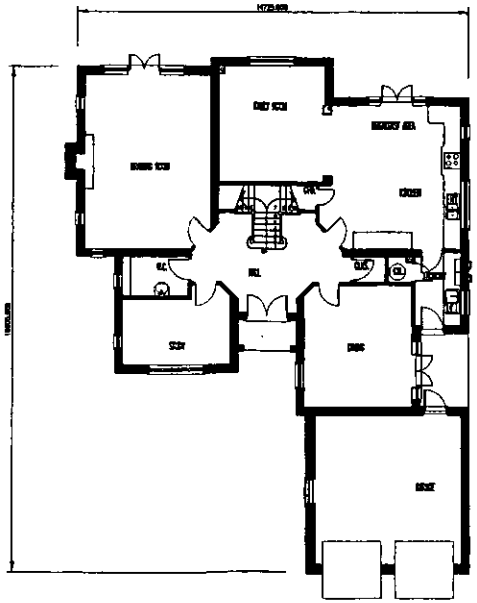
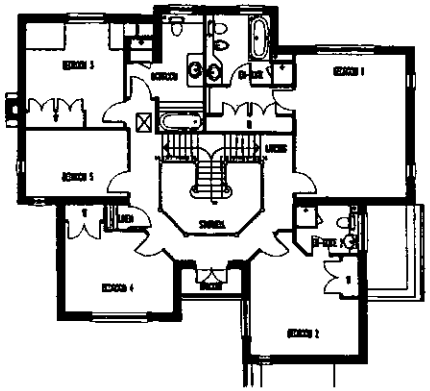


GROUND FLOOR PLAN



FIRST FLOOR PLAN

05.APR2000* 1158

Bryant Homes

title
Holmemoor Drive
SONNING

PLOT 2
MH(i)

drg no MDS/05/03

scale 1:100 / 1:200 date Mar '00

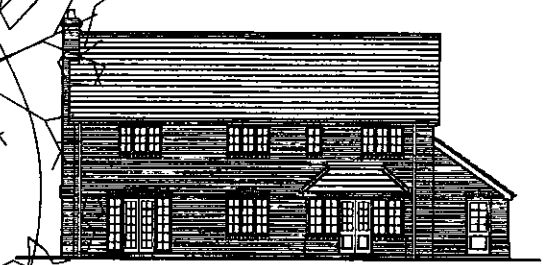
drawn pd 2946sqft

Bryant Homes Technical Services
Popes Manor, Murrell Hill Lane, Binfield,
Bracknell, Berkshire, RG42 4DA
Tel:- 01344 426588 Fax:- 01344 485006

REVISIONS:



FRONT ELEVATION



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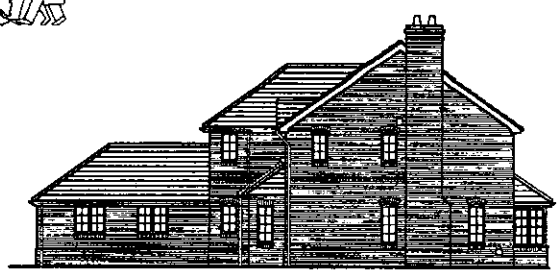
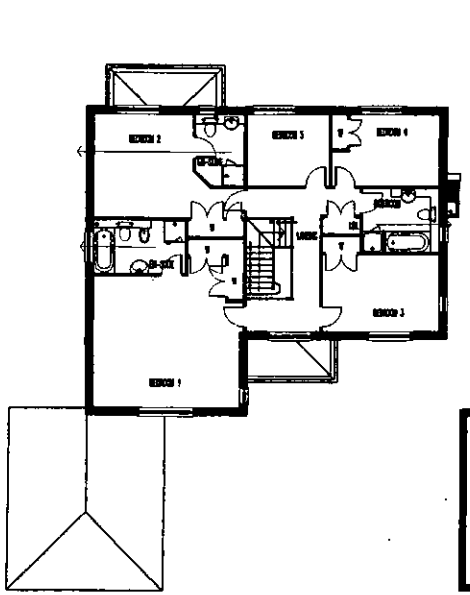
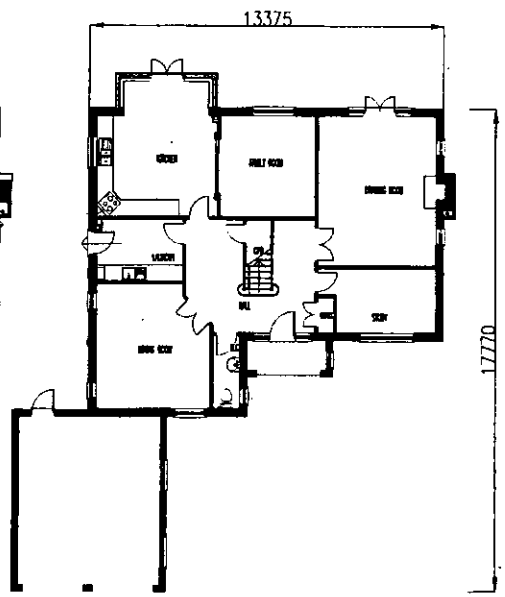


SIDE ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SIDE ELEVATION

05.APR.2000 1158

Bryant Homes

title Holmemoor Drive
SONNING

PLOT 1
BP(1)

drg no MDS/05/04

scale 1:100 / 1:200 date Mar '00

drawn prl

Bryant Homes Technical Services
Popes Manor, Murrell Hill Lane, Binfield,
Bracknell, Berkshire. RG42 4QA
Tel:- 01344 426688 Fax:- 01344 48599

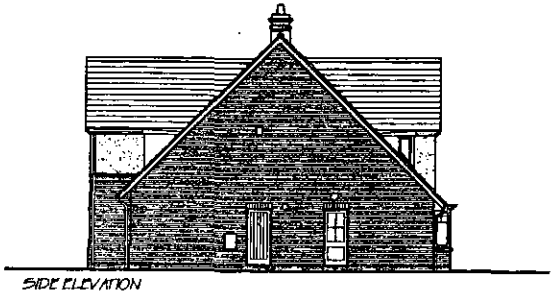
REVISIONS:



REAR ELEVATION



FRONT ELEVATION



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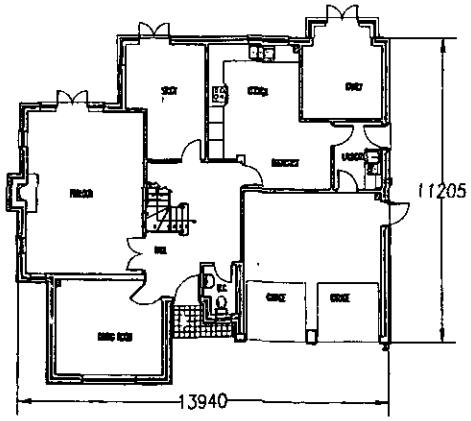
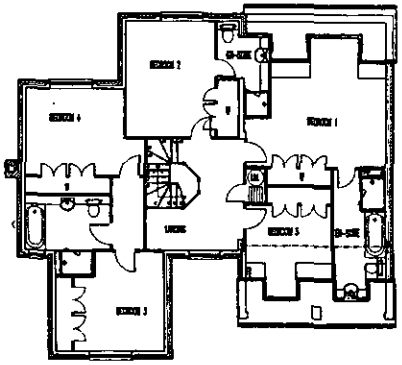
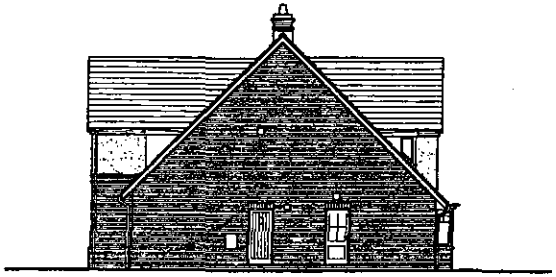


GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

C5.A.R.2000* 1158

Bryant Homes

title
Holmemoor Drive
SONNING

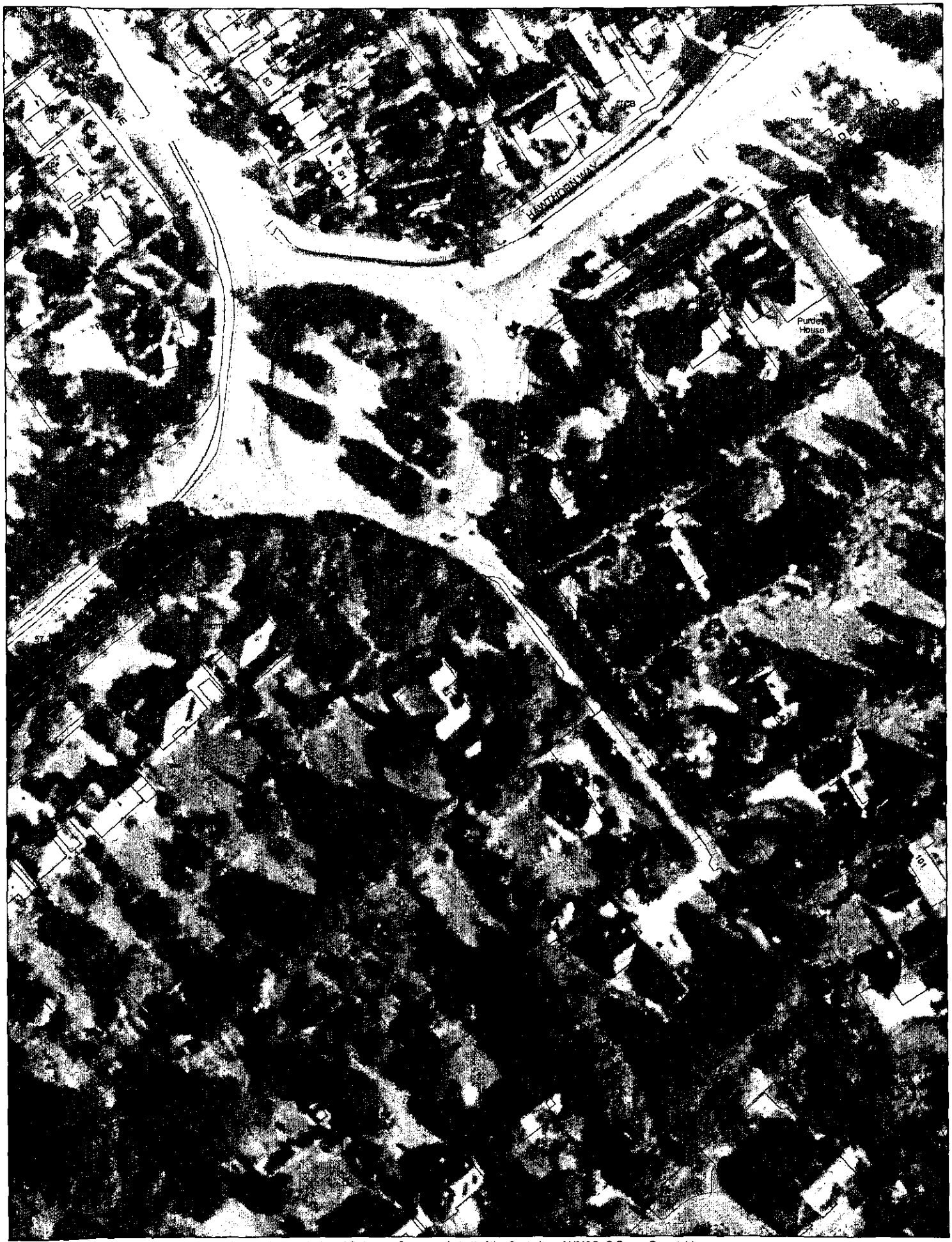
PLOT 4
BV(i)

drg no HDS/05/05

scale 1:100 / 1:200 date Mar'00

drawn qjr 2401sqft

Bryant Homes Technical Services
Popes Manor, Murrell Hill Lane, Binfield,
Bracknell, Berkshire. RG42 4DA
Tel:- 01344 428888 Fax:- 01344 485998



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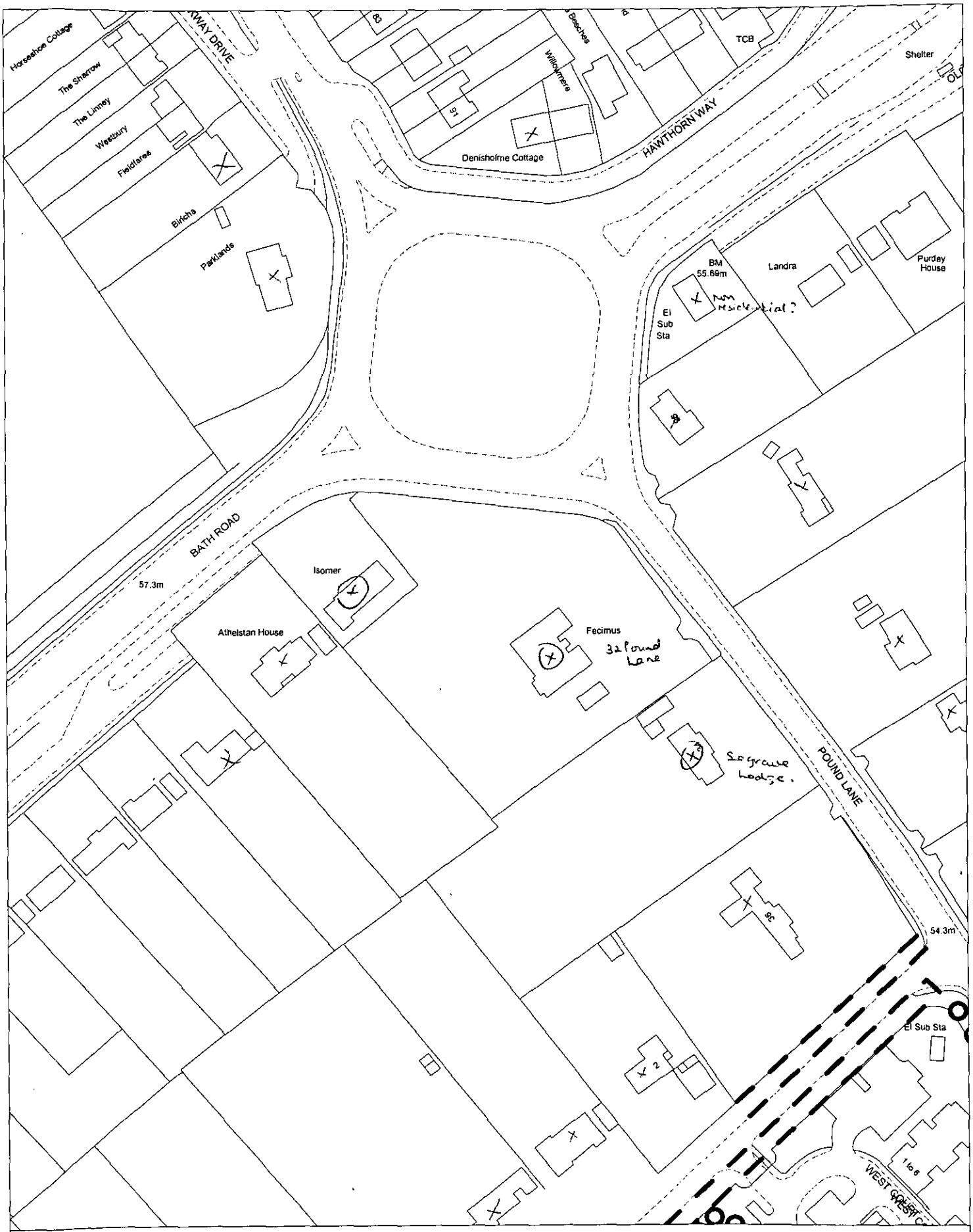
Development Control Section, Environmental Services, Wokingham District Council.

30 January 2001

Scale: 1 : 1250

N
W E
S



Site Plan, Scale: 1 to 1250

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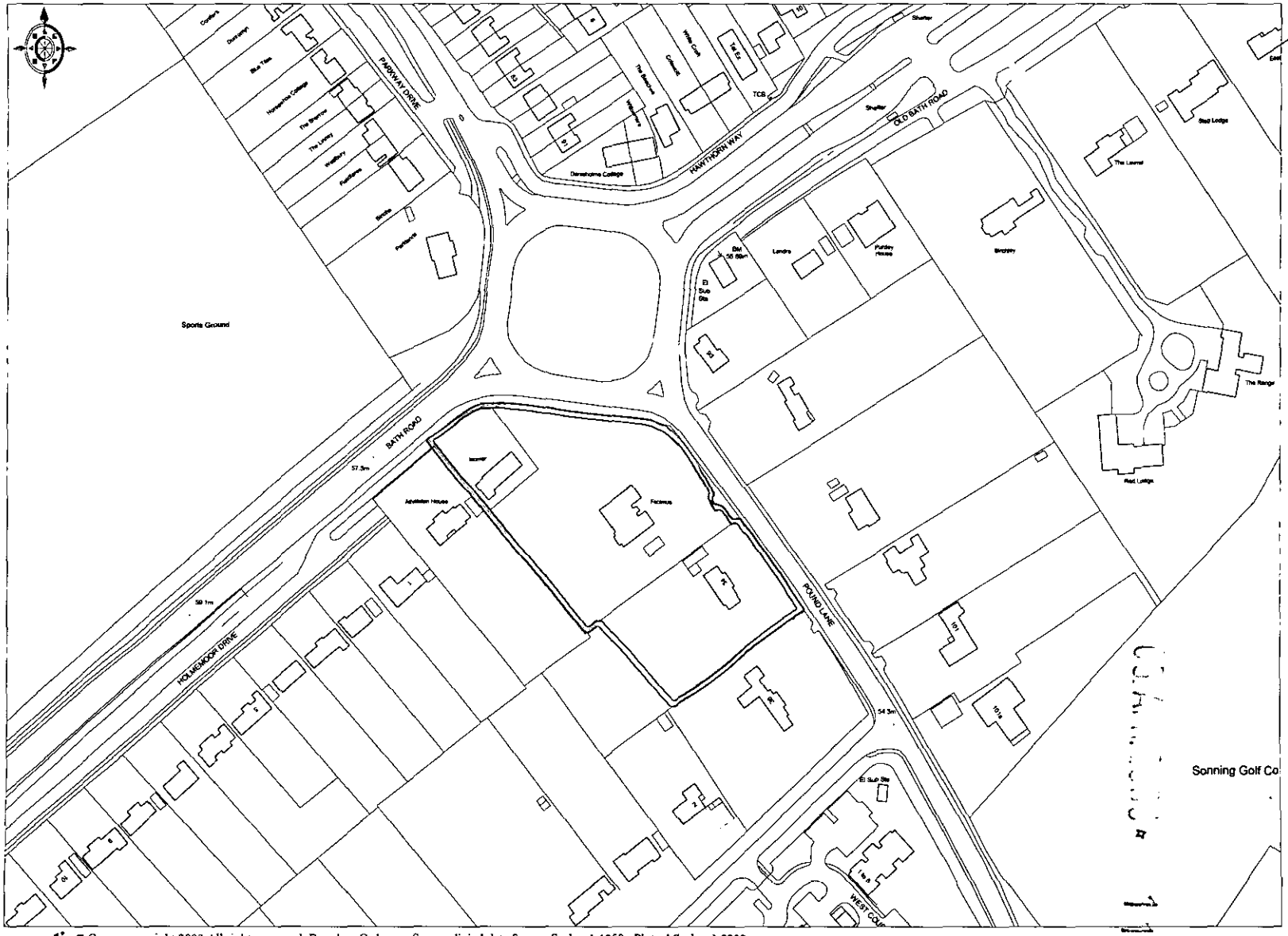
Date: 3 April 2000

N
W E
S

ISOMER,FECIMUS SEGRAVE LODGE HOLMEMOOR DRIVE /POUND LANE SONNING READING BERKS RG4 6TE



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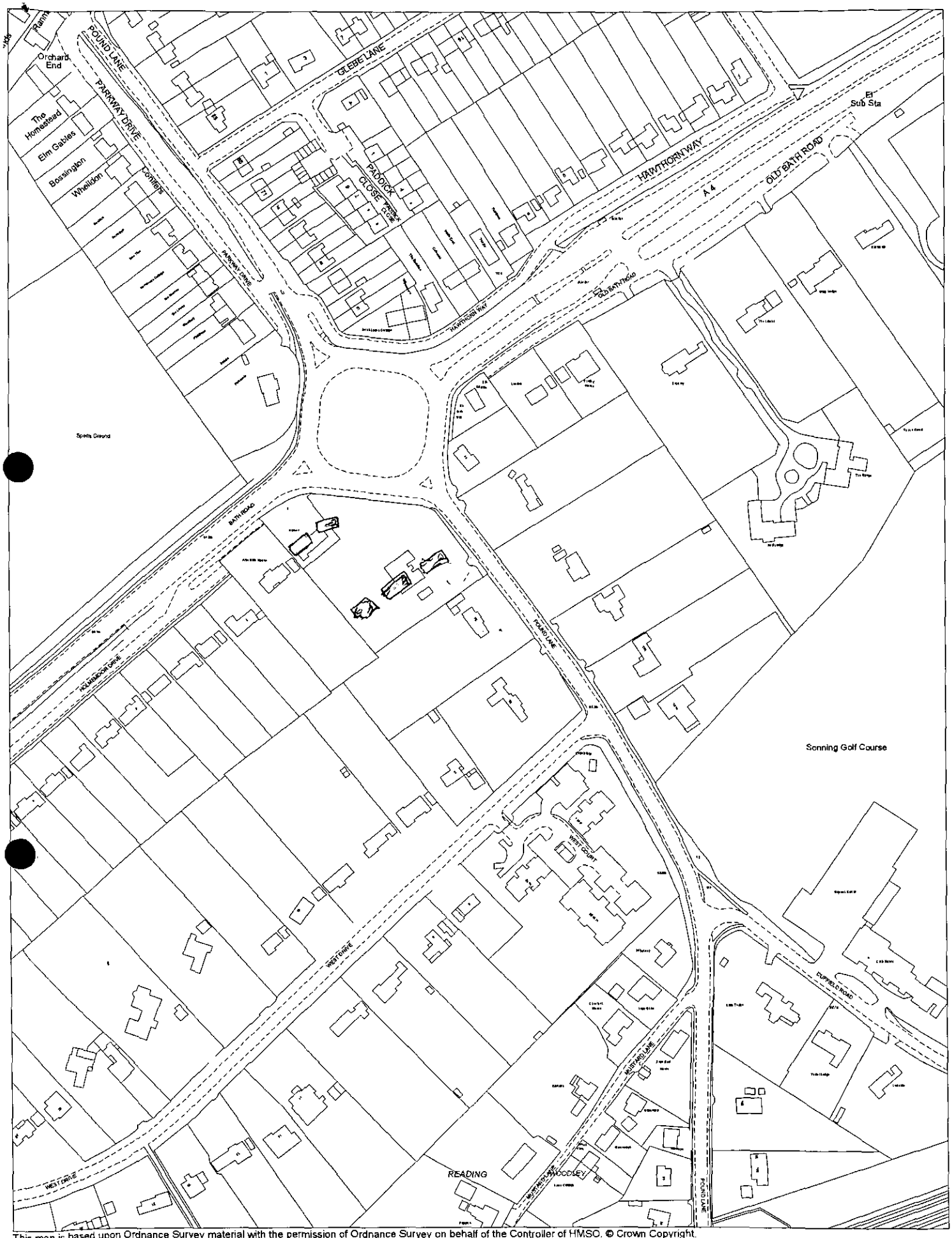
BRYANT HOMES TECHNICAL SERVICES
SOUTHERN DIVISION

1:1250

Ordnance Survey
Value Added Reseller



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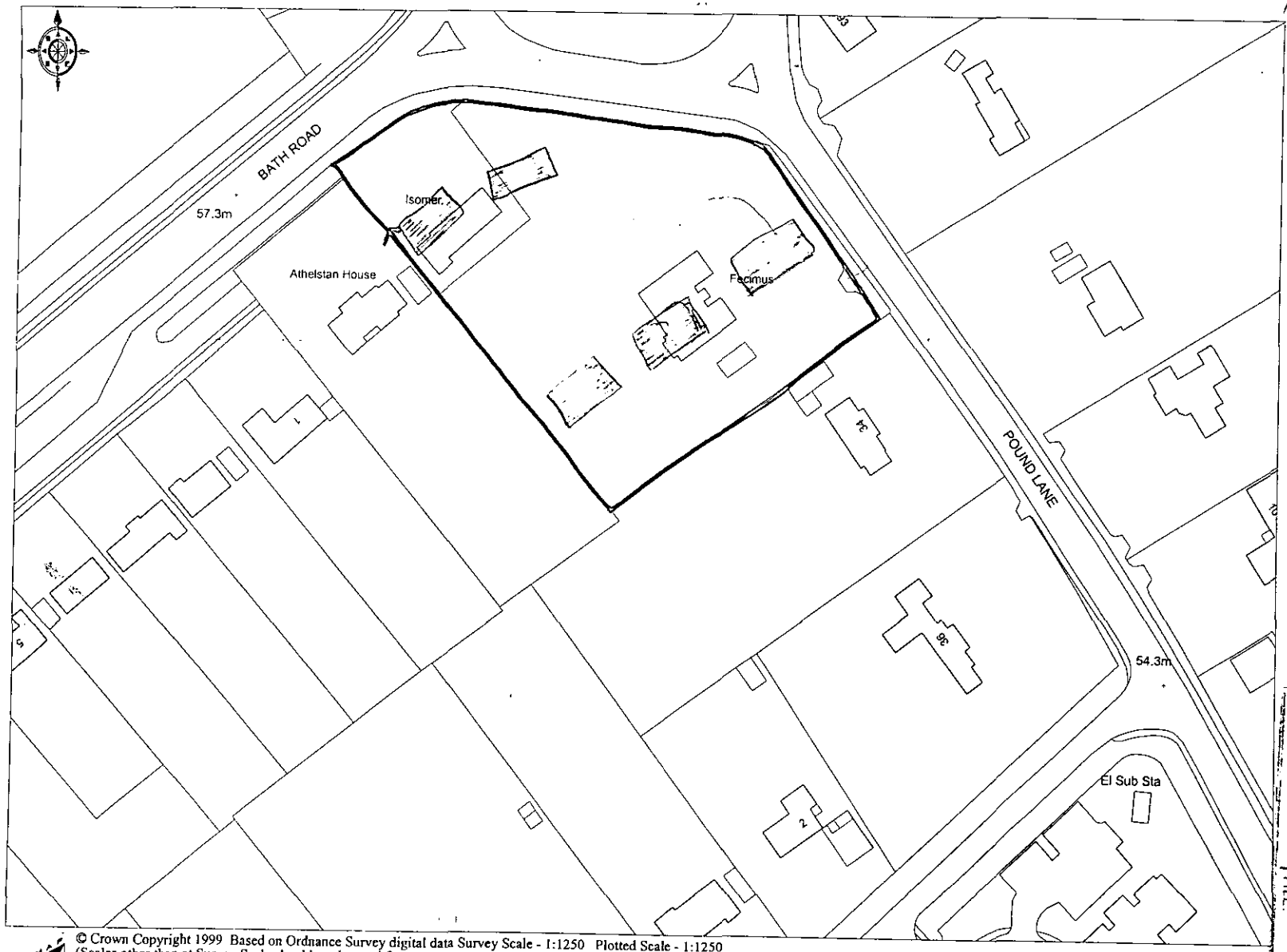
Development Control Section, Environmental Services, Wokingham District Council.

12 August 1999

Scale: 1 : 2500

HOLMEMOOR DRIVE, SONNING, READING RG4 6TE

+ Pattern
+ mix
+ Impaction 34 + Amenity
+ HA / prox to rdd
+ pos'n of Isomer
+ bndries? Trees? Cedar



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(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©1999 Thomson Directories Ltd.

Ordnance Survey
Value Added Reseller

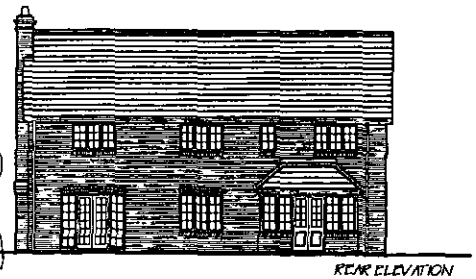
BRYANT HOMES TECHNICAL SERVICES
SOUTHERN DIVISION

PLANNING SERVICES
FOL
DC
APP
CS
14 JUL 1999
COPIES TO:
HPT
TLS
ENF
ACK:
FILE:

REVISIONS:



FRONT ELEVATION (1:100)



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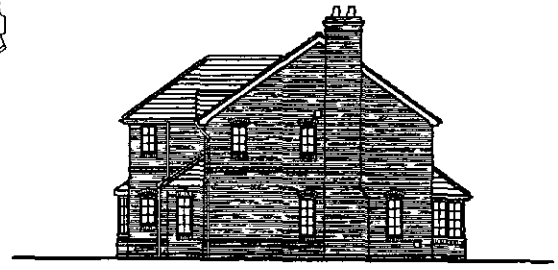
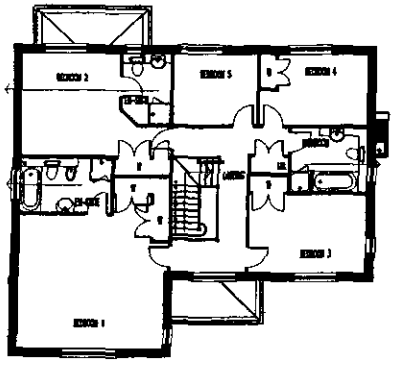
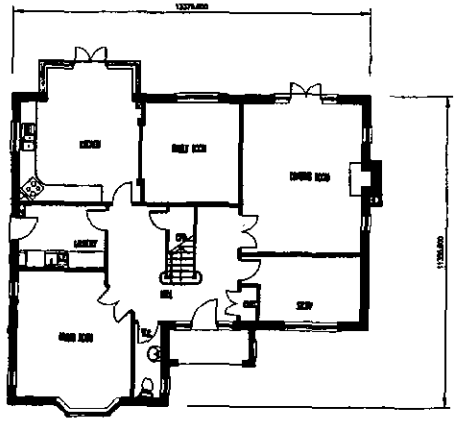


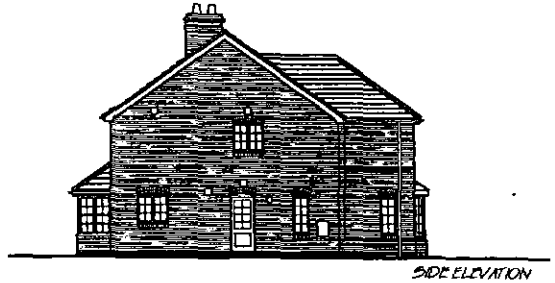
SIDE ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SIDE ELEVATION

05.APR.2000* 1158

Bryant Homes

title
Holmemoor Drive
SONNING

PLOT 3
BP3

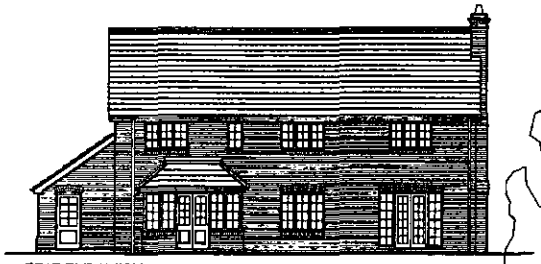
drg no HDS/05/06

scale 1:100 / 1:200 date Mar '00

drawn pd 2620sqft

Bryant Homes Technical Services
Popes Manor, Murrell Hill Lane, Binfield,
Bracknell, Berkshire. RG42 4DA
Tel:- 01344 428685 Fax:- 01344 485996

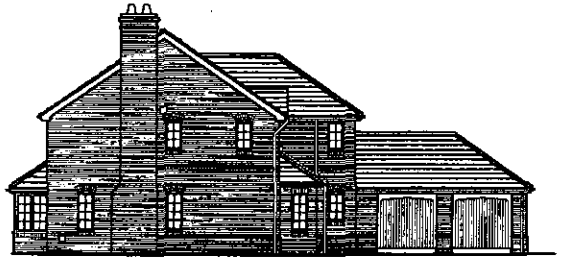
REVISIONS:



REAR ELEVATION



FRONT ELEVATION (1:100)



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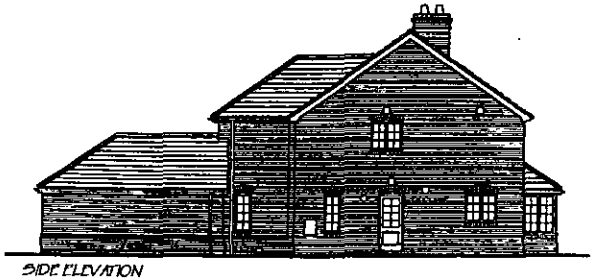
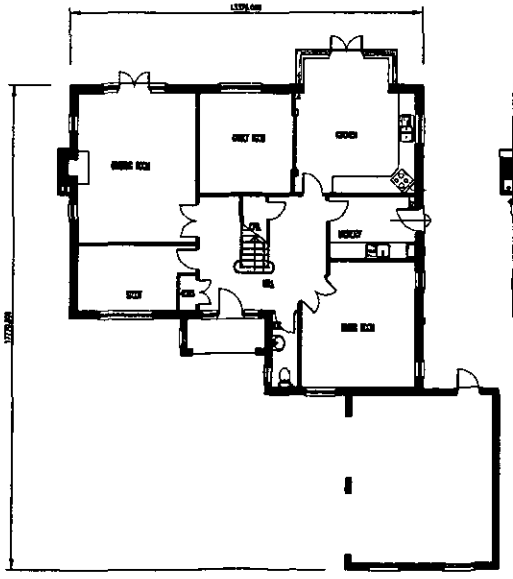
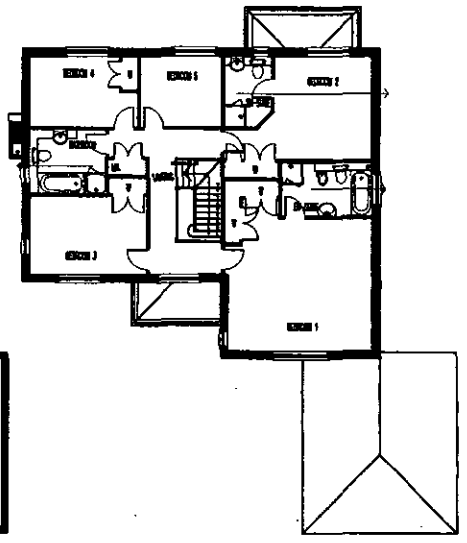


SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

05.APR2000* 1158

Bryant Homes

Title
Holmemoor Drive
SONNING

PLOT 5
BP(1)

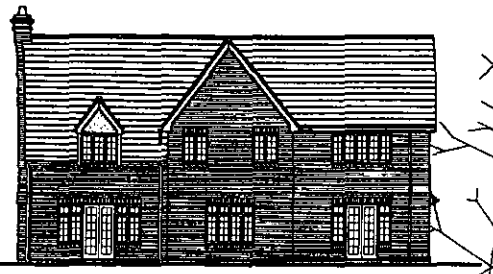
drg no MDS/05/8

scale 1:100 / 1:200 date Mar '00

drawn pd 2620sqft

Bryant Homes Technical Services
Popes Manor, Murrell Hill Lane, Binfield,

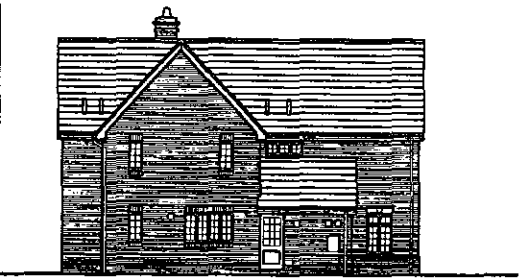
REVISIONS:



REAR ELEVATION



FRONT ELEVATION



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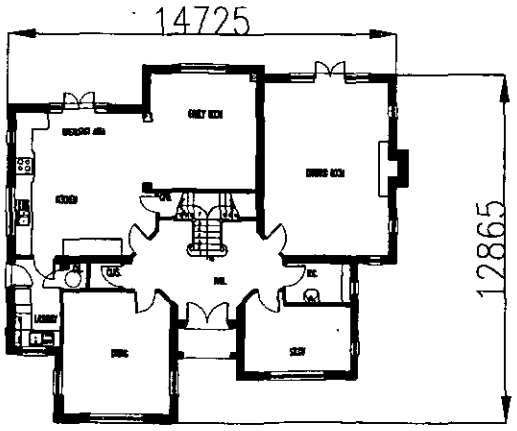
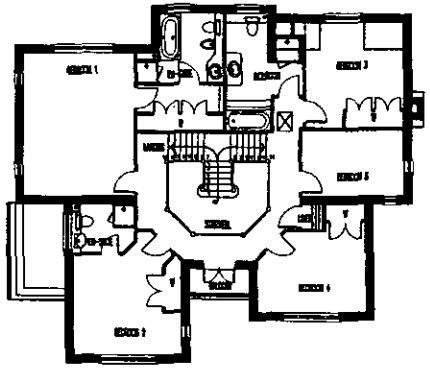
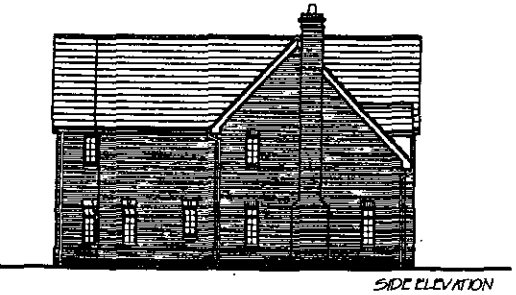


GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

05.APR.2000* 1158

Bryant Homes

title
Holmemoor Drive
SONNING

PLOT 6
MH(ii)

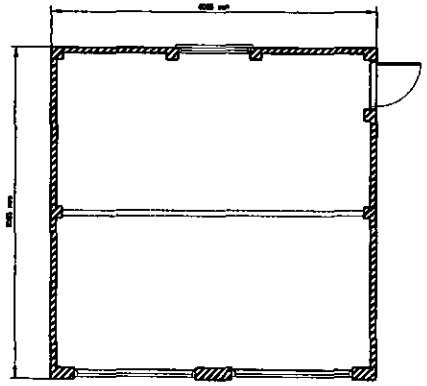
drg no HDS/05/09

scale 1:100 / 1:200 date Mar'00
drawn pd 2957sqft

Bryant Homes Technical Services
Popes Manor, Murrell Hill Lane, Binfield,
Bracknell, Berkshire. RG42 4QA
Tel:- 01344 426688 Fax:- 01344 485996



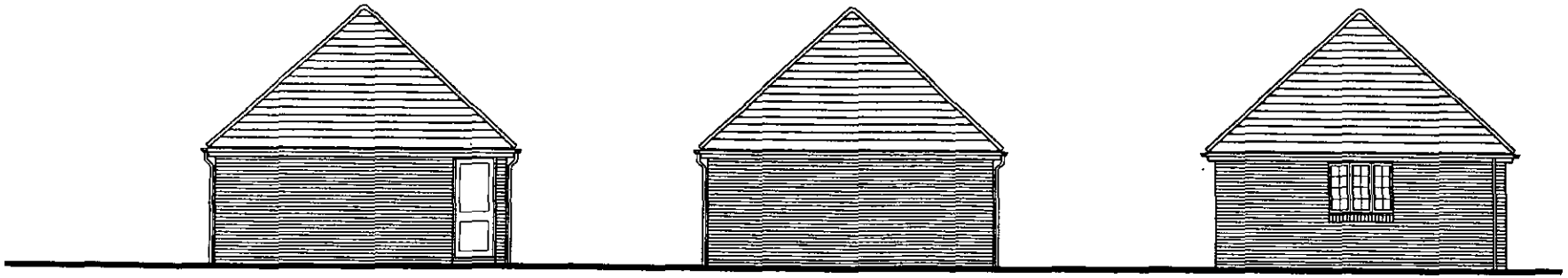
FRONT ELEVATION



PLAN
GARAGE

NOTES

05 APR 2000* 1158



SIDE ELEVATION

SIDE ELEVATION

REAR ELEVATION

Country Homes
Invest in Quality

title
Holmemoor Drive
SONNING
GARAGES
MH(ii)

dwg no MDS/05/10

scale 1:100 date 23-3-2000

drawn PRT area 2957 Sq Ft

Bryant Country Homes
St. Leonards House
Mill Street, Eynsham, OXFORD OX8 1J



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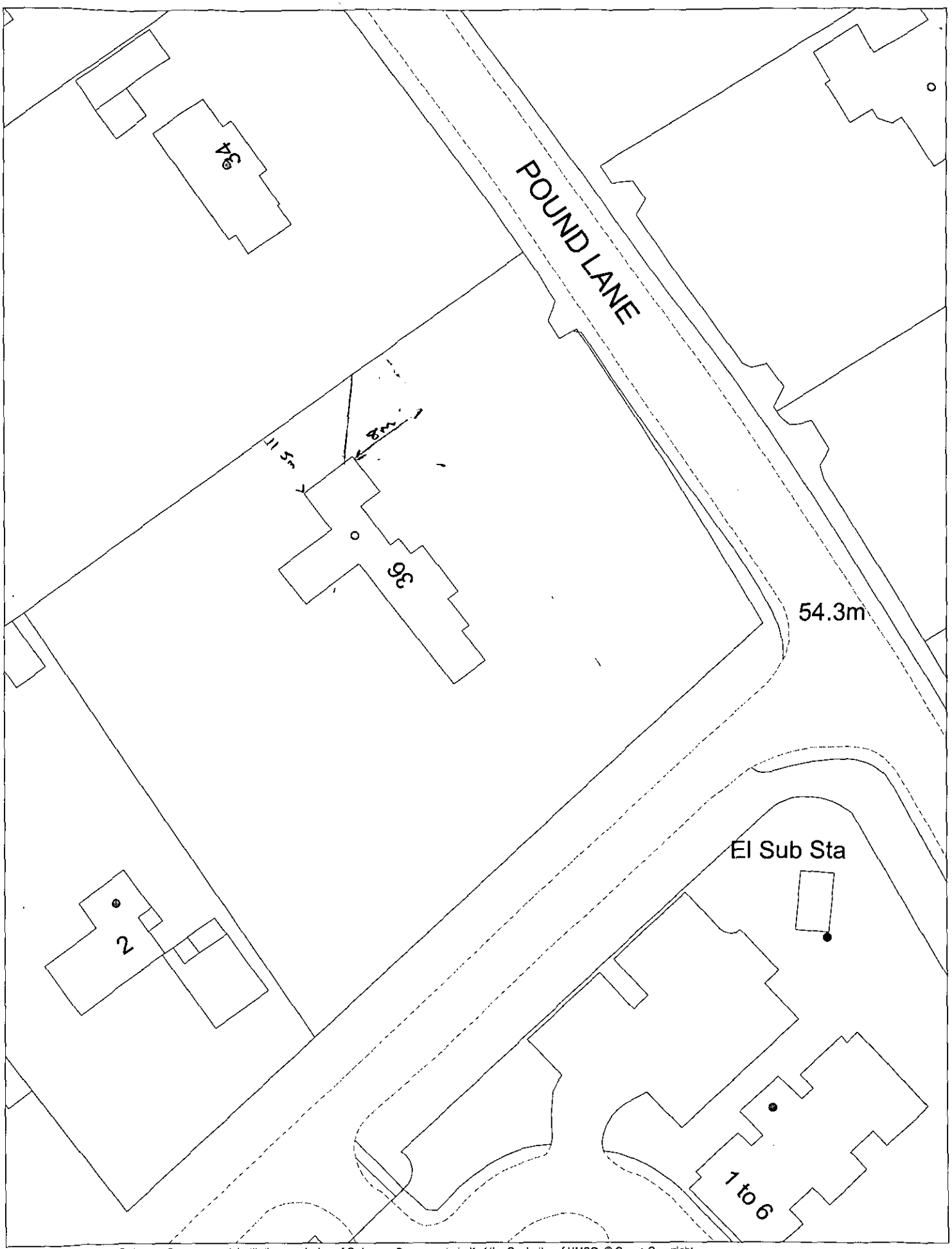
30 January 2001

Scale: 1 : 1000

N W E S



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Scale: 1 : 500

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