APPLICATION NO:
F/2001/4225

LOCATION:
Dower House Pearson Road, Sonning Reading.

APPLICANT:
Mrs J Middlemiss C/O Glen Beard

PROPOSAL:
Proposed two storey extension to garage block of dwelling to form gymnasium, garage and living annexe in roof space.

EARLIEST DATE FOR DECISION: **19/07/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/08/2001

CASE OFFICER: **George Allpress**

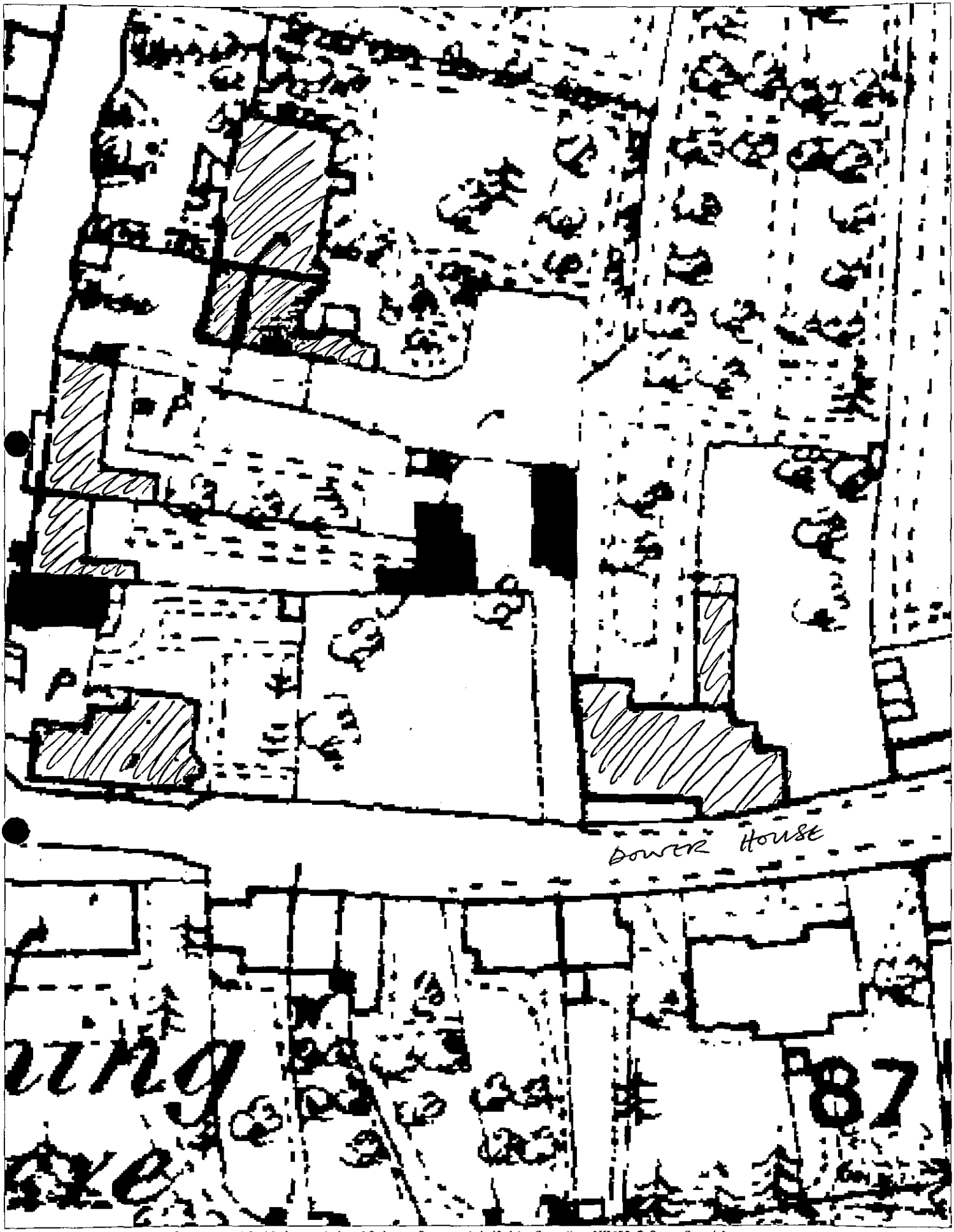
RAILEX
Marbleboard

EASIFILE EP7

647

D0

1875.



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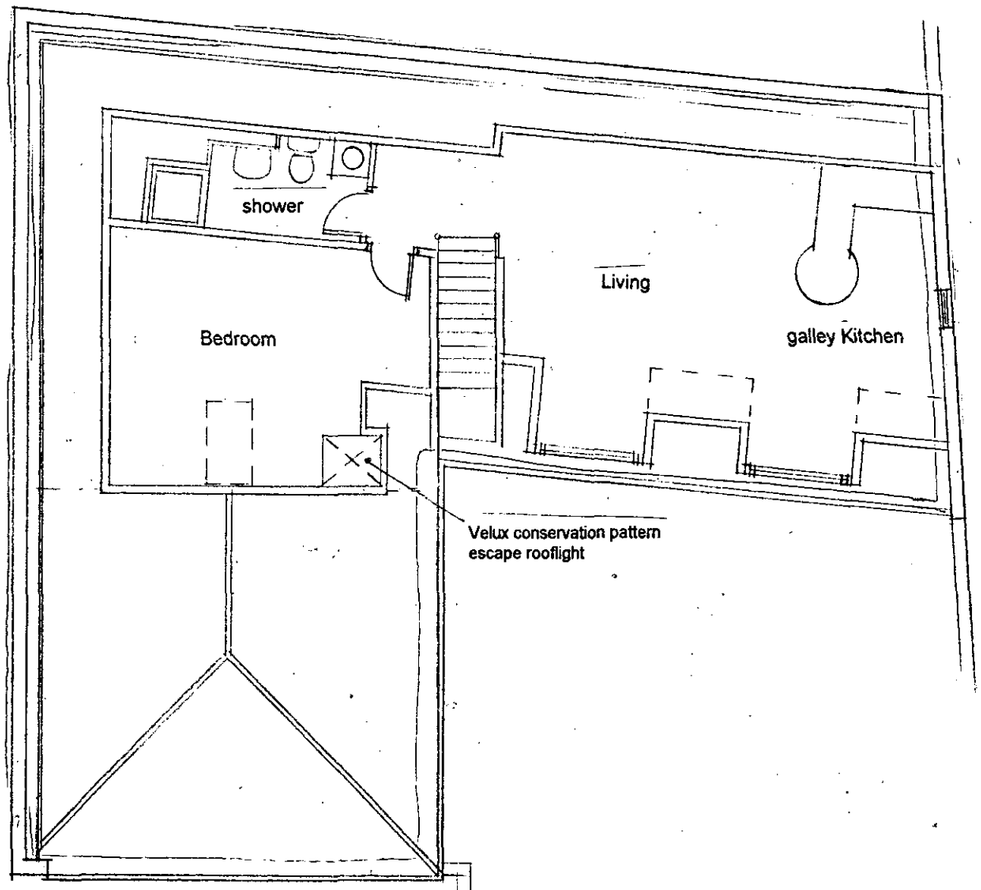
Urban Design Section, Environmental Services, Wokingham District Council.

23 July 2001

Scale: 1 : 500

N W E S



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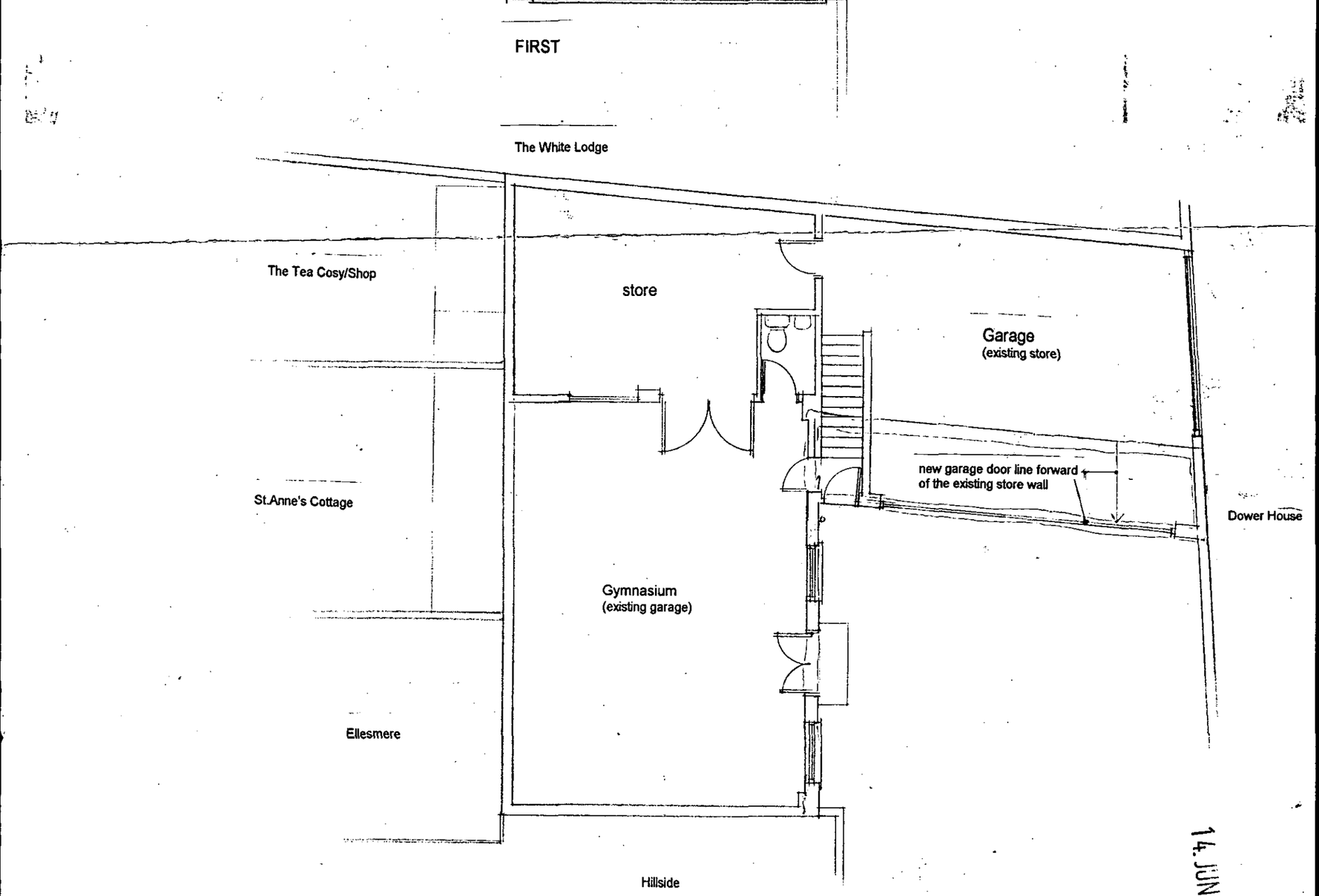

GROUND

14. JUN. 2001 *

4225

GYMNASIUM, GARAGE & ANNEX CONVERSION
ADJOINING THE DOWER HOUSE, PEARSON ROAD, SONNING.
GROUND AND FIRST FLOOR PLANS

drg.no.	301/1
scale.	1:100
date.	10.5.01
drawn.	GB

Glen Beard CHARTERED ARCHITECT
Glen Beard B.Sc. (Hons) Dip. Arch. (Birmingham) R.I.B.A.
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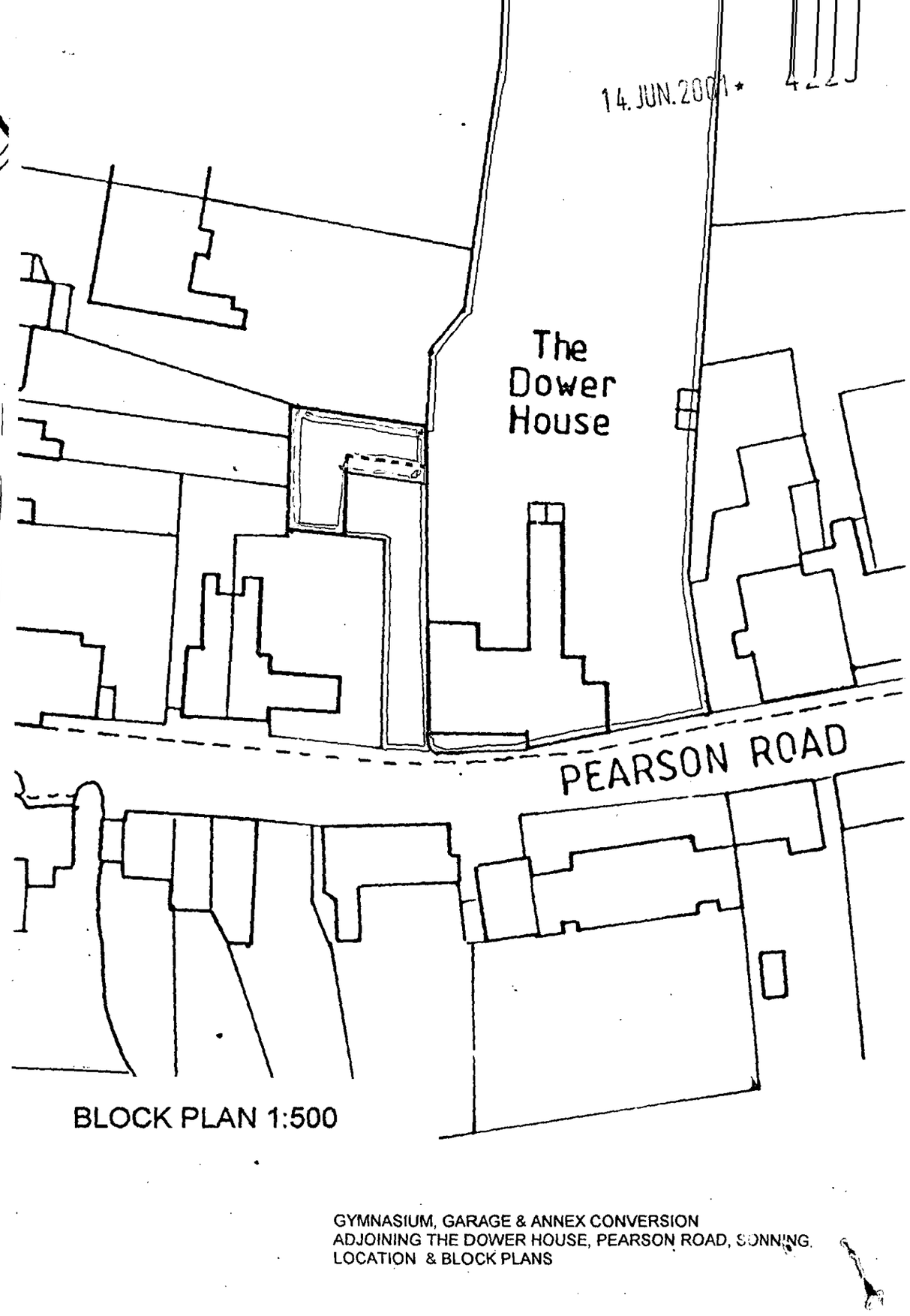
14. JUN. 2001 *

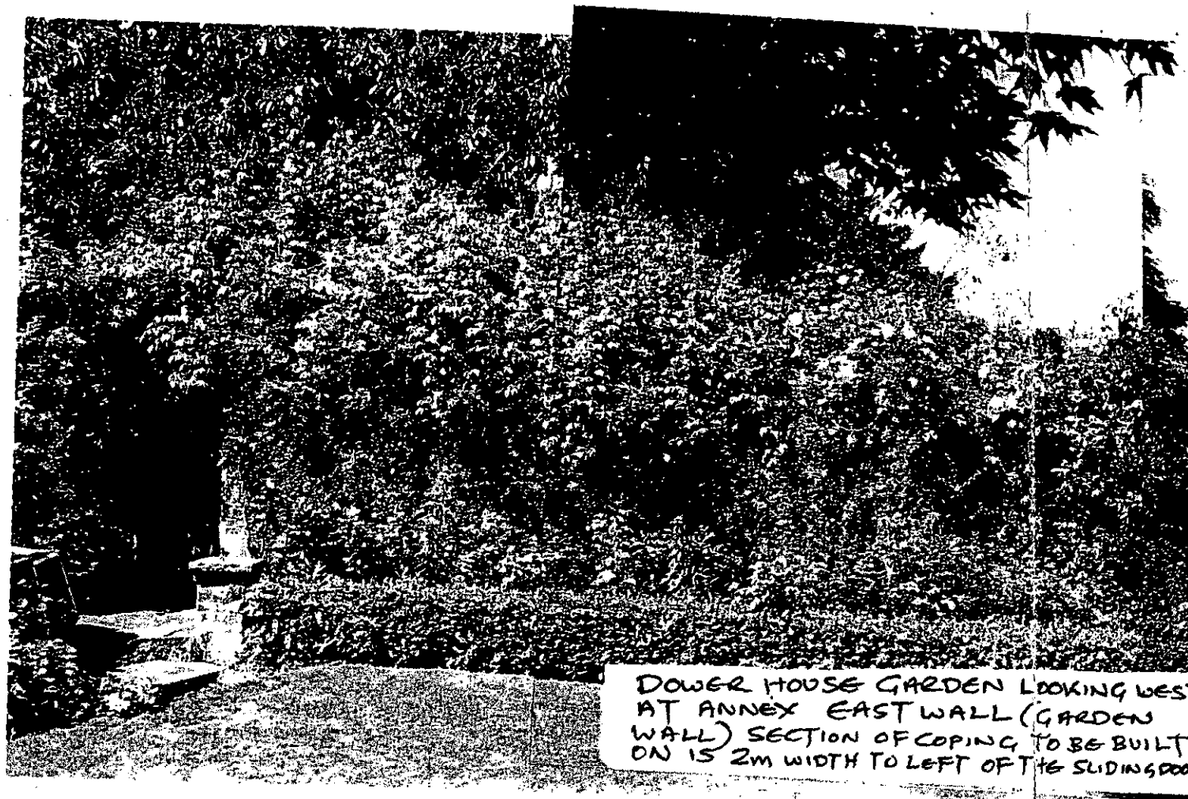


LOCATION PLAN 1:2500

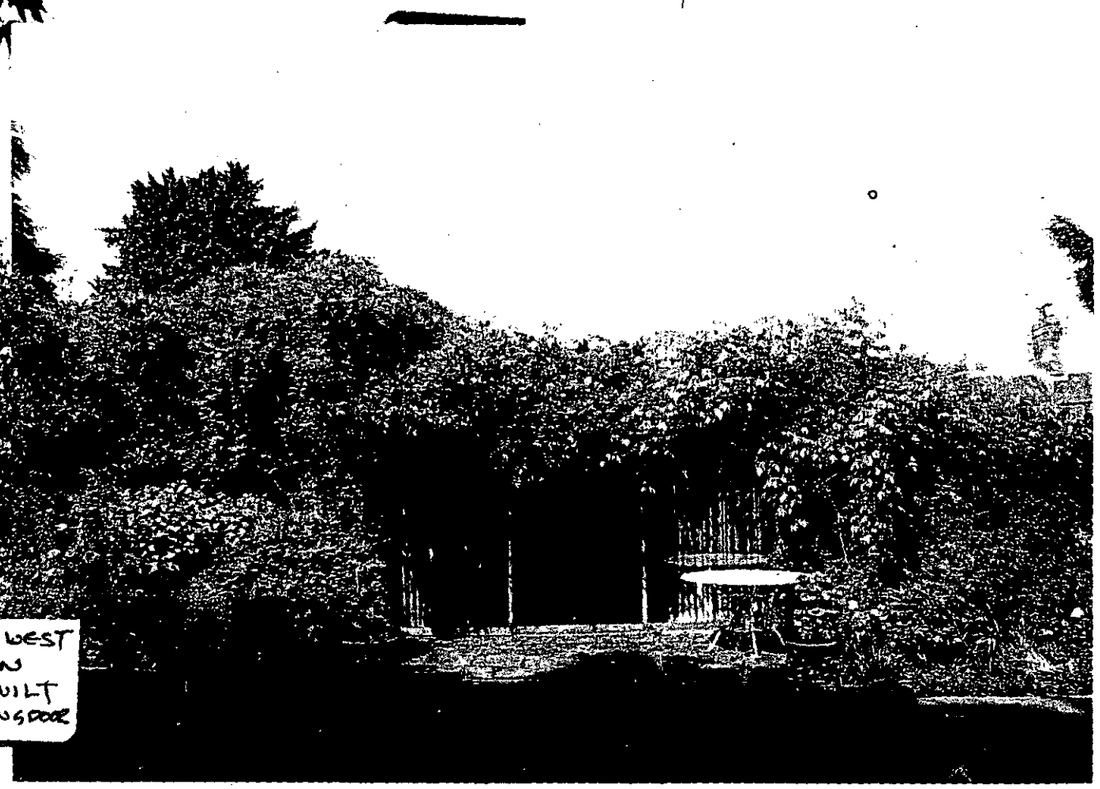


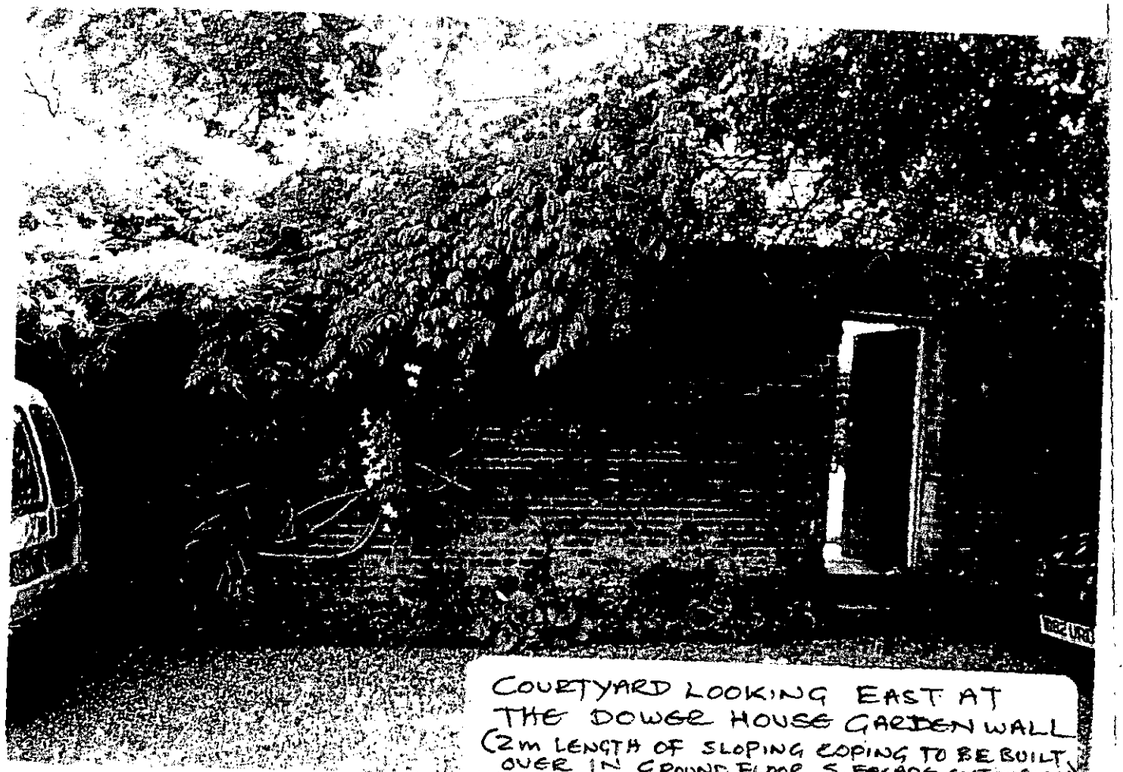
BLOCK PLAN 1:500

GYMNASIUM, GARAGE & ANNEX CONVERSION
ADJOINING THE DOWER HOUSE, PEARSON ROAD, SONNING.
LOCATION & BLOCK PLANS

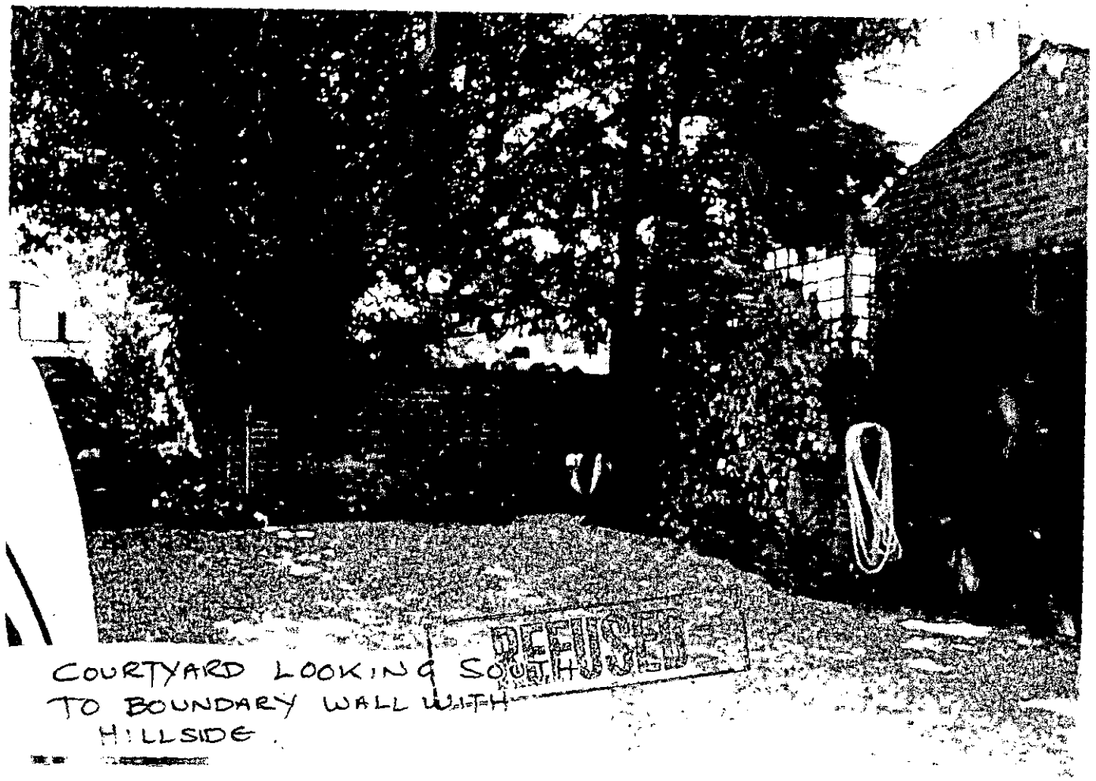


DOWER HOUSE GARDEN LOOKING WEST AT ANNEX EAST WALL (GARDEN WALL) SECTION OF COPING TO BE BUILT ON IS 2m WIDTH TO LEFT OF THE SLIDING DOOR

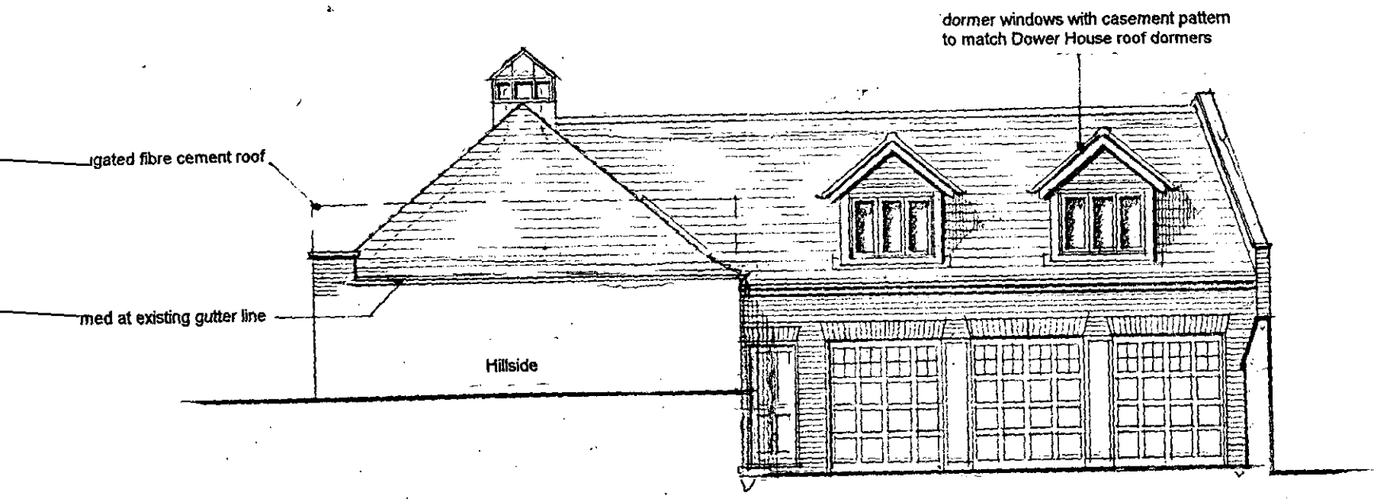




COURTYARD LOOKING EAST AT THE DOWER HOUSE GARDEN WALL (2m LENGTH OF SLOPING COPING TO BE BUILT OVER IN GROUND FLOOR S. FACADE EXTENSION)



COURTYARD LOOKING SOUTH TO BOUNDARY WALL WITH HILLSIDE.



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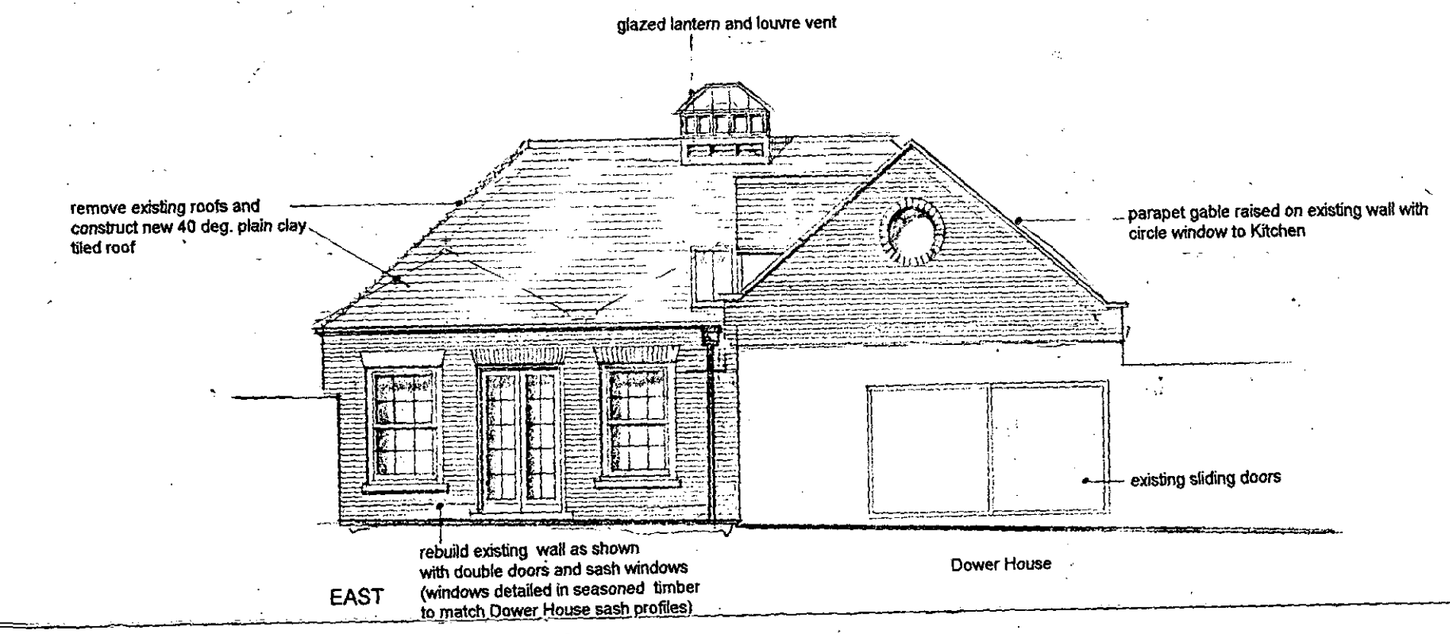

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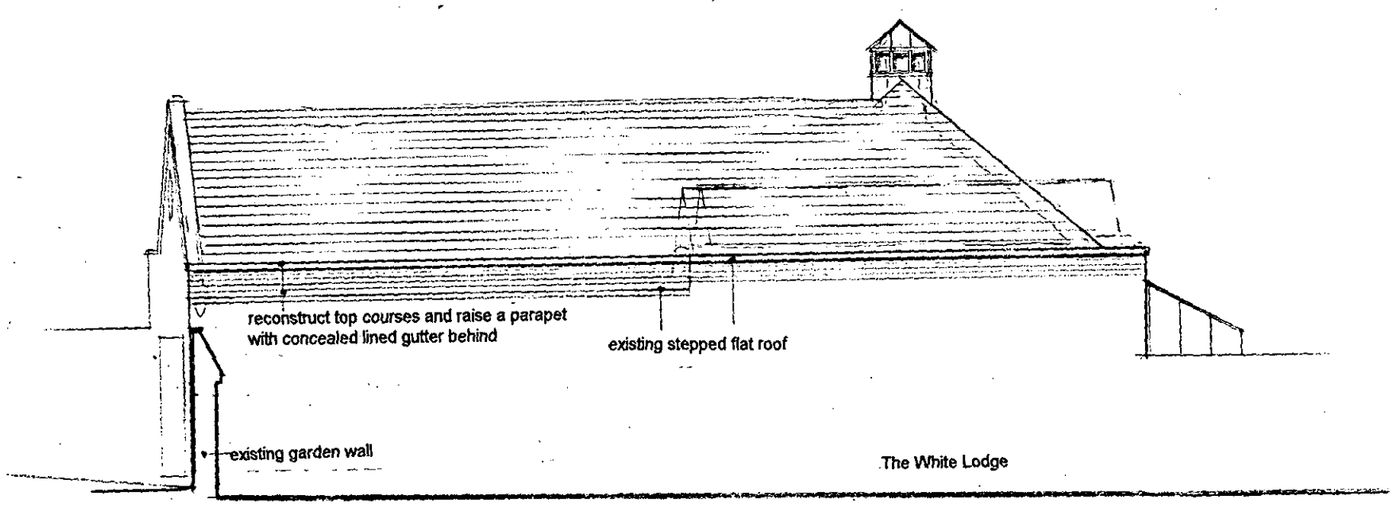

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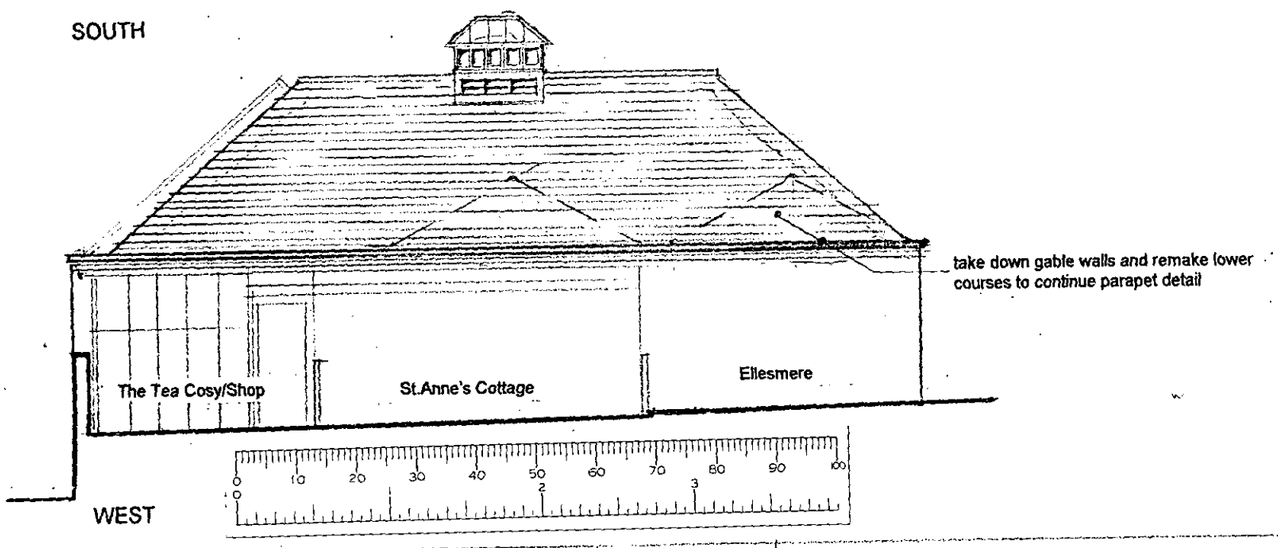

WEST

14. JUN. 2001 * 4225

GYMNASIUM, GARAGE & ANNEX CONVERSION
ADJOINING THE DOWER HOUSE, PEARSON ROAD, SONNING.
EVATIONS

drg.no.	301/2
scale.	1:100
date.	10.5.01
drawn	GB

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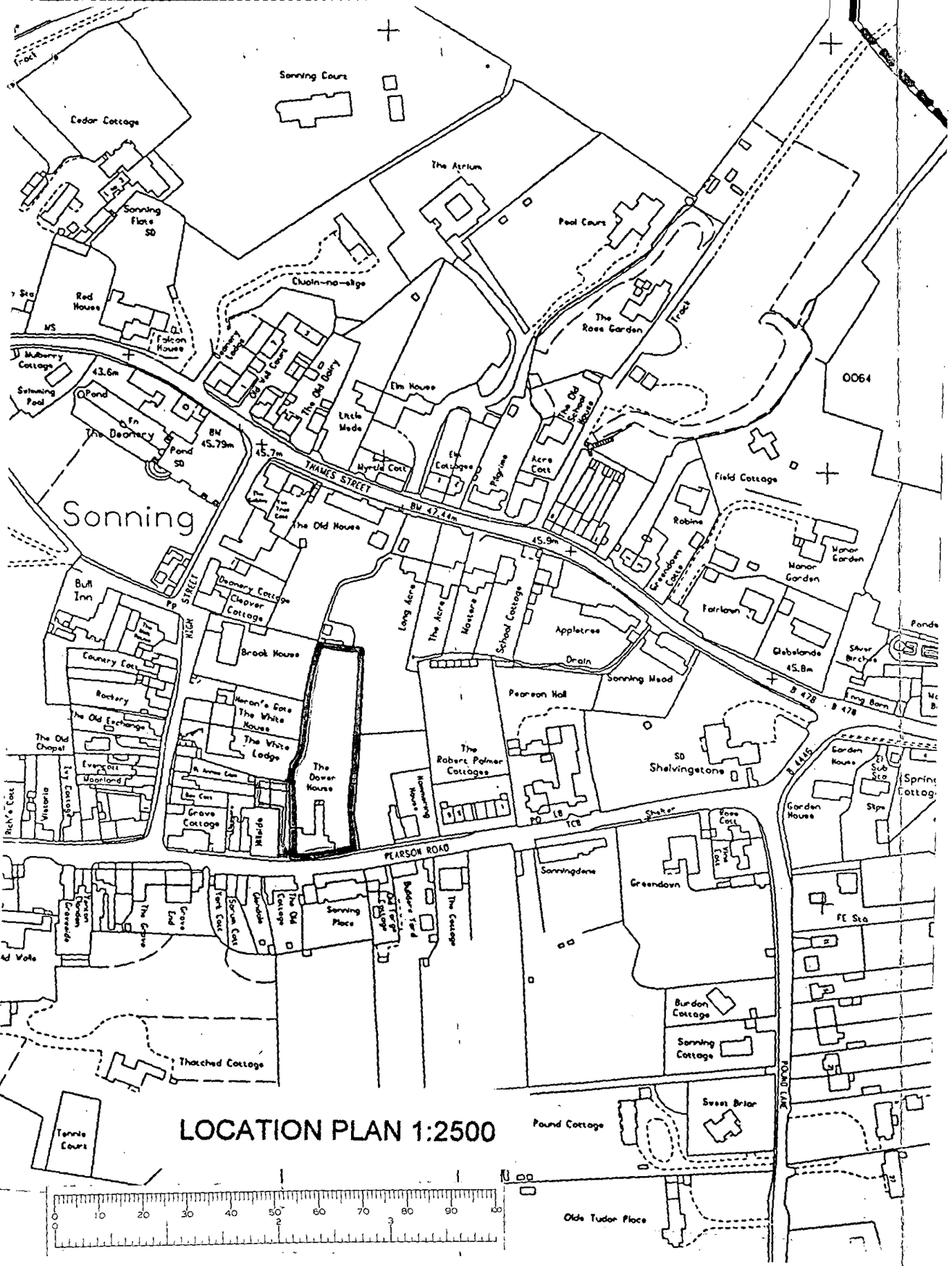
14. JUN. 2001 4225


Sonning
THAMES STREET
PEARSON ROAD
Sonning Court
Cedar Cottage
The Atrium
Pool Court
Sonning Flats SD
Red House
Falcon House
Mulberry Cottage
Swimming Pool
Pond
The Dearnery
Pond SD
BM 45.79m
43.6m
45.7m
Chuoin-na-sligo
Rose Cottage
Old Wall Court
The Old Dairy
Little Wode
Elm House
Myrtle Cott
Elm Cottages
Pilgrims
Acre Cott
The Old School House
The Rose Garden
Tract
0064
Field Cottage
Robins
Evesdown Castle
Manor Garden
Fairlawn
Globelands 45.8m
Silver Birches
Long Barn
Ponds
B 478
B 4445
The Old House
Brook House
Dearnery Cottage
Clapover Cottage
Country Cott
Rectory
The Old Exchange
Heron's Gate
The White House
The White Lodge
The Dower House
The Old Chapel
Evergreen
Woorland
Rich's Cott
Victoria
Ivy Cottage
Grove Cottage
Mill Cott
Mill
Bull Inn
Pp
The Robert Palmer Cottages
Pearson Hall
Sonning Head
Drain
Appletree
Long Acre
The Acre
Masters
School Cottage
SD Shelvingetons
Garden House
Sub Sta
Stps
Sprin Cottag
PO
TCB
Shaker
Rose Cott
Sonningdene
Greendown
Tool Shed
FE Sta
Burdon Cottage
Sonning Cottage
Sweet Briar
Pound Lane
Pound Cottage
Olde Tudor Place
Thatched Cottage
Tennis Court
Sonning Place
Badgers Field
The Cottage
The Grove
Grove End
Yew Cott
Sycamore Cott
Garden Cottage
The Old Cottage
Rose Cottage
Jasmine Cottage
Wisteria Cottage
Ivy Cottage
Rich's Cott
Victoria
Ivy Cottage
Grove Cottage
Mill Cott
Mill
Bull Inn
Pp
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Globelands 45.8m
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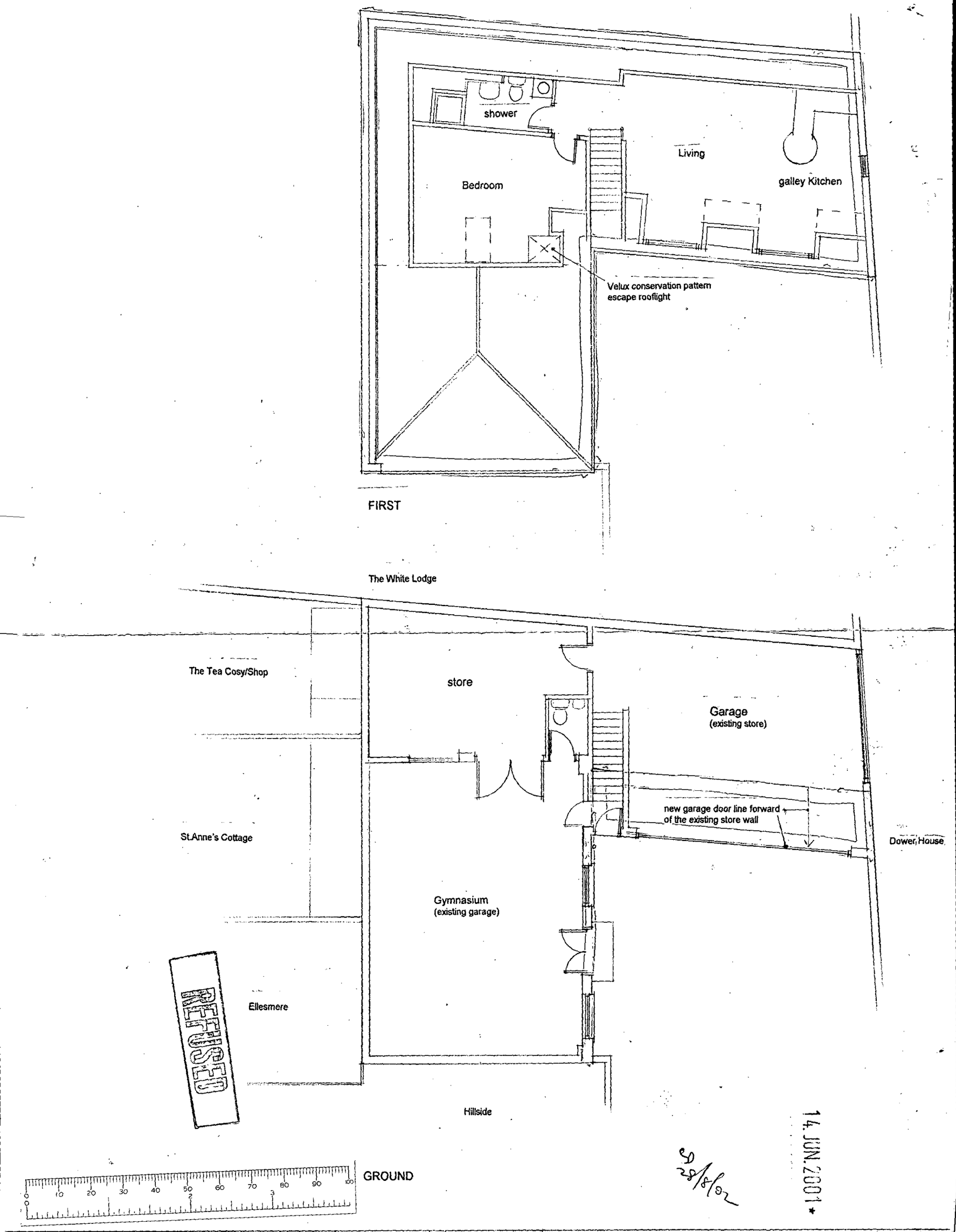
Long Barn
Ponds
B 478
B 4445



GYMNASIUM, GARAGE & ANNEX CONVERSION
ADJOINING THE DOWER HOUSE, PEARSON ROAD, SONNING.
GROUND AND FIRST FLOOR PLANS

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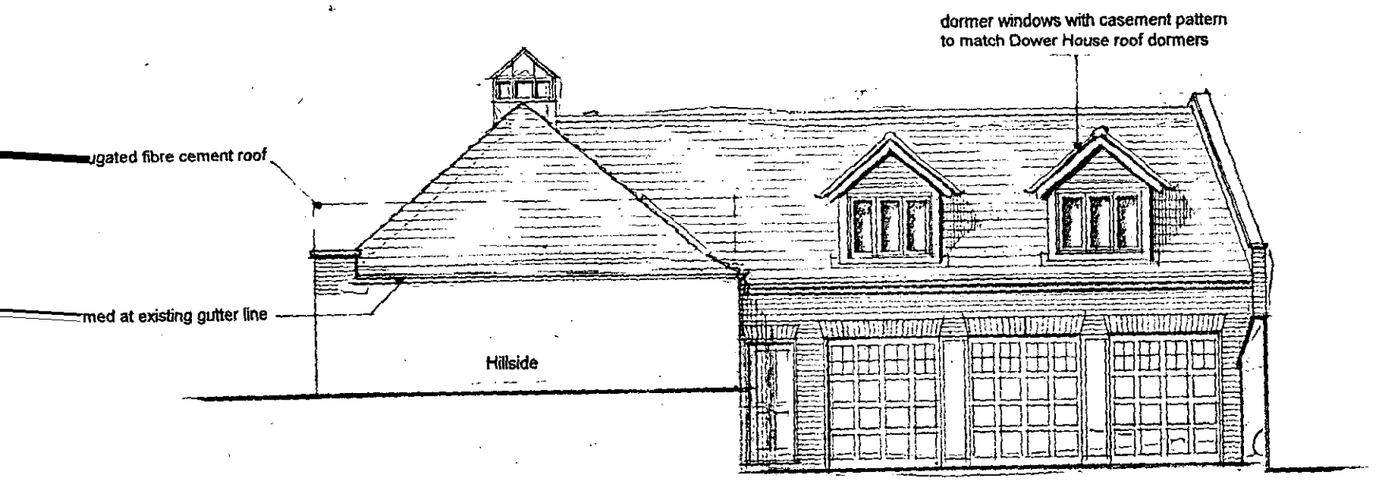

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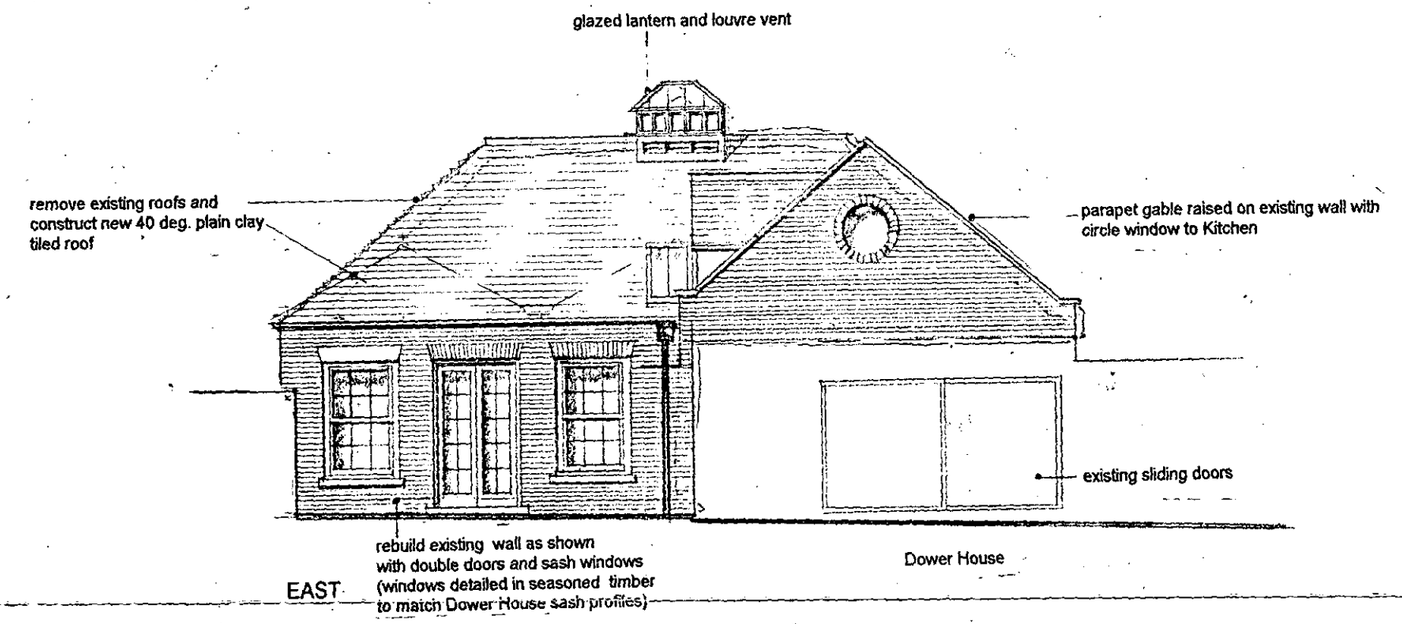

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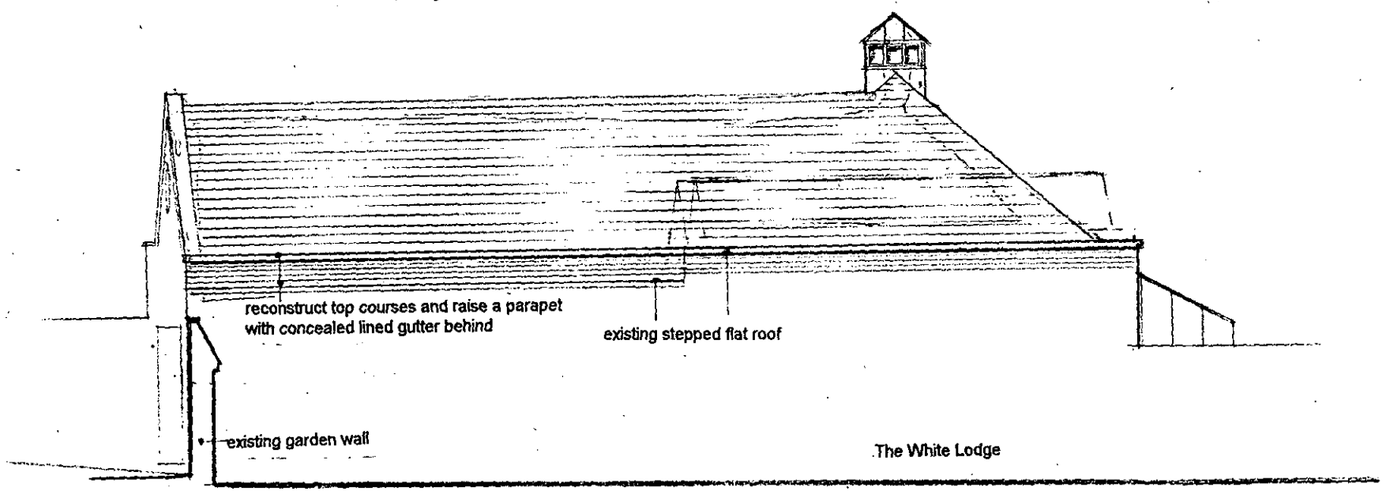

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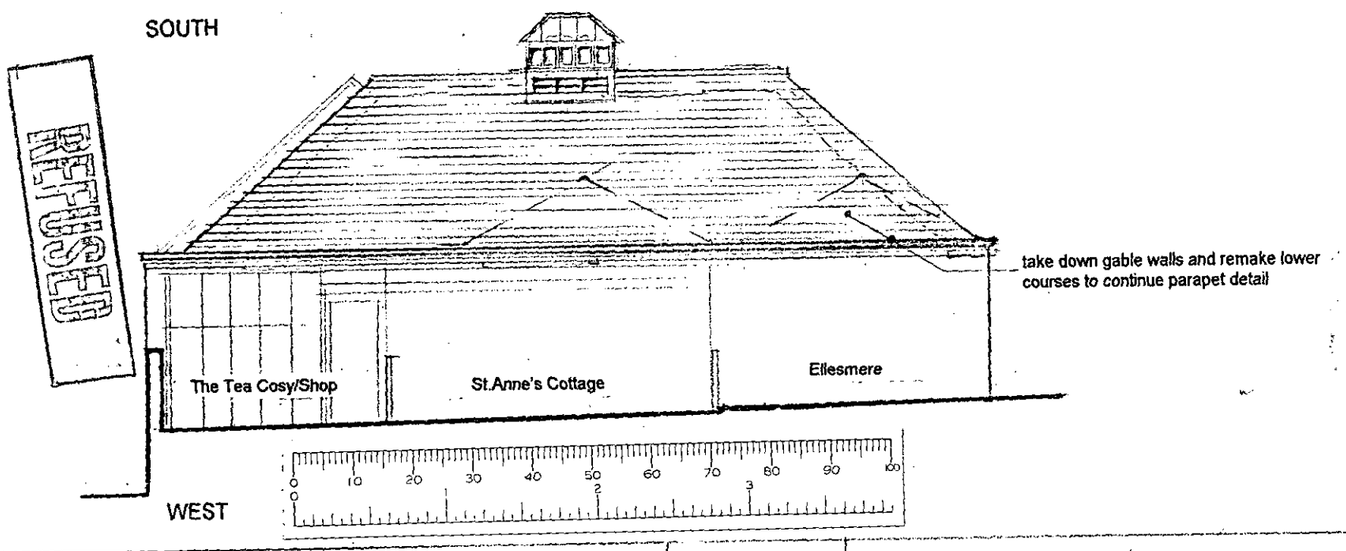

WEST

14. JUN. 2001 *

4225

GYMNASIUM, GARAGE & ANNEX CONVERSION
ADJOINING THE DOWER HOUSE, PEARSON ROAD, SONNING.
ELEVATIONS

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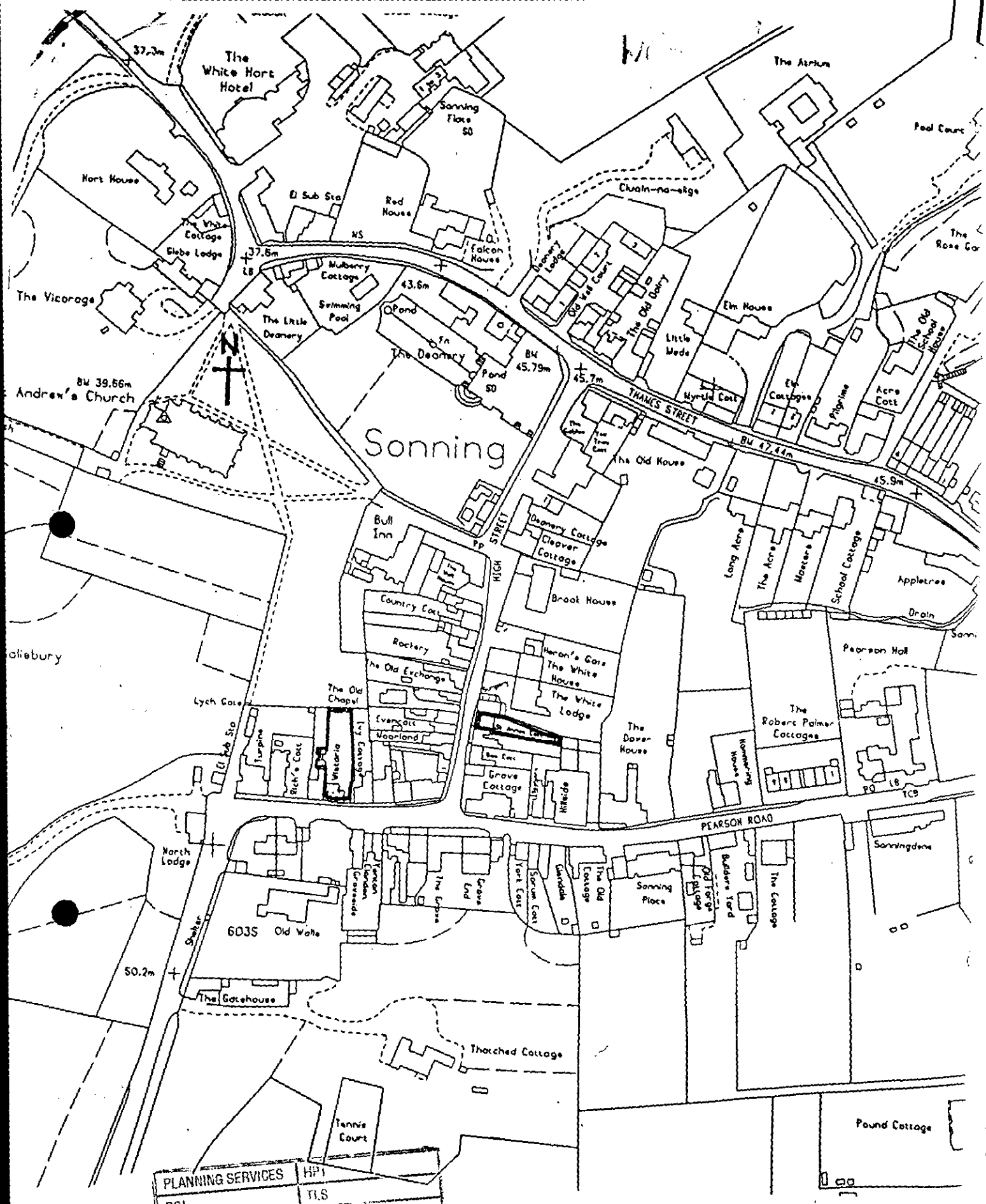


PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS	

12 JUL 2001

COPIES TO:

THE TEA COSY

Location Plan..

Appeal Decisions

Site visit made on 29 January 2002

by Katie Peerless Dip Arch RIBA

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

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
6 FEB 2002

Appeal A: APP/X0360/A/01/1075462
The Dower House, Pearson Road, Sonning, Berkshire.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mrs J Middlemiss against Wokingham District Council.
- The application (Ref.F2001/4225), dated 11 May 2001, was refused by notice dated 8 August 2001.
- The proposed development is at two storey extension to provide gymnasium, garage and annexe accommodation.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Appeal B: APP/X0360/E/01/1077813
The Dower House, Pearson Road, Sonning, Berkshire.

- The appeal is made under section 20 of the Planning (Listed Buildings and conservation areas) Act 1990 against a failure to give notice within the prescribed period of a decision on an application for listed building consent.
- The appeal is made by Mrs J Middlemiss against Wokingham District Council.
- The application (Ref.LB/2001/4318) is dated 11 June 2001.
- The works proposed are a 2 storey extension and conversion of the garage/store buildings to gymnasium, garage and annexe accommodation.

Summary of Decision: The appeal is allowed and listed building consent is granted in the terms set out in the Formal Decision below.

Procedural Matters

1. The Council has confirmed in writing that it considers that the application for listed building consent, which is the subject of Appeal B, is not required for the proposals before me. However, part of the buildings concerned would be attached to a wall that is within the curtilage of the Grade II listed Dower House, and which is, therefore, included in that listing. In these circumstances, I consider that listed building consent would be needed for the proposed development and I will proceed to determine Appeal B.

2. The Council has confirmed that the decision notice for Appeal A should have referred to Structure Plan policy EN4 and not EN3 as quoted.

3. Although the applications refer to a '2 storey extension', the proposals show a new pitched roof on an existing, enlarged building with accommodation within this space. I shall amend the description of the proposals accordingly.

Planning History

4. Since these appeals were lodged another, similar, planning application for the site has also been refused.

Main Issues

5. I consider that there are two main issues in this case:

   (i) the effect of the proposed development on the setting of the adjacent listed buildings and the character and appearance of the Sonning conservation area.

   (ii) the effect of the proposed development on the living conditions of occupiers of neighbouring properties with particular regard to overbearing impact and overlooking.

Planning Policy

6. The planning application that is the subject of Appeal A must be determined in accordance with Development Plan policies unless material considerations indicate otherwise. In addition to these policies, Section 66 of the Planning (Listed Buildings and conservation areas) Act also requires me to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest before granting planning permission.

7. In respect of Appeal B, section 16 of the above Act requires me to apply the same criteria before granting listed building consent, and Development Plan policies for the District are also material considerations in this case. As the site lies within the Sonning Conservation Area, I am also required to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

8. The Development Plan includes the Berkshire Structure Plan (1996-2006) and the Loddon Area Local Plan 1995. The Structure Plan contains policies EN1 and EN4 that are relevant to these cases and which seek to protect the character and quality of the environment, particularly those relating to listed buildings and conservation areas. Local Plan policy LBE1 sets general standards of design for new development and, amongst other criteria, requires that it should contribute to its setting and to the character of the area. Policies LBE12, LBE14 and LBE15 deal with development in conservation areas and include the requirements that the distinctive character of the area is protected and enhanced and that the proposals are appropriate in terms of their scale, form and massing.

9. The Local Plan is under review and the document consolidating the Proposed Amendments to the Draft Wokingham District Local Plan were published in February 2000. In view of the stage this plan has reached, I have accorded the policies within it significant weight when reaching my decision. The Plan includes policy WOS10 that seeks to protect the historic environment and policy WBE1 that sets standards of design and includes the aim of maintaining the privacy and amenity of the existing environment.

10. Policies WHE2 and WHE5 complement and expand on the relevant, corresponding Local Plan polices relating to conservation areas. They include the aims of retaining and enhancing the features that make up the distinct character of conservation areas and set standards for the extension or alteration of buildings in such areas. Policy WHE11, amongst other things, deals with of the setting of listed buildings, and requires that new development respects the historic setting.

11. The Council has cited policy WHE4, but this relates to new buildings in conservation areas and I consider that policy WHE5, relating to alterations to traditional buildings, is more applicable to these applications. The Council also refers to policy WBE2 that deals with improving areas where the existing environment does not exhibit especially pronounced or historical architectural styles. As the site lies within a designated conservation area and within the setting of a listed building, I consider that this policy is not relevant, and the previously identified listed building and conservation area policies provide sufficient guidance on the standards required for these applications.

12. National guidance for development that affects listed buildings and their settings, and conservation areas, is given in Planning Policy Guidance Note 15 – Planning and the Historic Environment (PPG15).

Reasons

Character and appearance

13. The Dower House lies in the central part of the Sonning Conservation Area where there is a proliferation of listed buildings but where a certain amount of infill development and extensions to existing buildings has also taken place. It is an imposing house of early 18th Century origin, according to the listing description. It has two storeys and attic rooms in the hipped tiled roof, which are lit by a number of dormer windows. It is typical of the area, which is characterised by narrow streets and closely spaced buildings constructed of traditional materials such as plain clay tiles or natural slates on the roofs and walls of either plain or painted brickwork. The built form is softened by mature trees and planting in the gardens of the properties, which are mainly residential.

14. The part of the appeal site where the proposed development would take place includes a garage block and store room adjacent to the Dower House. They are set back from the road and accessed by a gravelled drive, and lie to the rear of the adjacent property at 'Hillside'. The buildings on this section of the plot are separated from the main house and garden by a wall, between 2 – 3m high, reputedly of Elizabethan origin. The outbuildings were apparently erected during the 1950's and 1960's and are generally agreed to be of little architectural merit.

15. The proposed development would replace the present low pitched and flat roofs of the existing buildings with a steeper roof that would include two dormer windows and a rooflight. The ground floor accommodation would be re-arranged to include a gymnasium, store and garage, and there would be a single bedroom self-contained annexe in the roof space. The roof would be of plain tiles topped with a glazed louvred lantern, hipped on all sides apart from a gable end facing into the garden of the Dower House.

16. In my opinion, the design of the proposal is in keeping with the general character of the conservation area and, in being well set back from the road, would not be prominent in the street scene. Although it would result in a considerable enlargement of the existing roof, it seems to me that the new pitched roof would be an improvement over the corrugated sheeting and felt roofs that cover the buildings at present. The proposed dormer windows are typical of the area and the outbuilding would still be, to my mind, of a scale that is subservient to the much greater bulk and height of the main house. Although internally the accommodation would be arranged on two floors, the utilisation of the roof void would mean that the buildings would nevertheless retain the appearance of being predominantly single storey.

17. In addition to the relationship between the proposed development and the Dower House, I have also considered its effect on the settings of the adjacent listed buildings at The White House, The White Lodge, The Tea Cosy, St Anne's Cottage and Bow Cottage. Whilst the new roof of proposed development would be visible from these properties, this change would not, to my mind be detrimental to the settings of the buildings. As noted previously, the form and materials of the roof are appropriate for the area and it would not, therefore, appear out of keeping in these surroundings.

18. I note that the proposals would result in the raising of part of the garden wall associated with the listed building. However, this wall has already been altered in the vicinity of the proposals by the insertion of the large picture window serving the existing store. I consider that the additional height would not detract from the historic integrity of the wall, and that the removal of the existing flat roof detail at this point would be beneficial.

19. For these reasons, I find that the proposed development would preserve the character and appearance of the conservation area and would not have a detrimental effect on the settings of the nearby listed buildings. In these respects, therefore, there would be no conflict with Structure Plan policies EN1 and EN4, Local Plan policies LBE12, LBE14 and LBE15 AND Draft Local Plan policies WOS11, WBE1 (b), (e) and (f), WBE2, WHE5 and WHE11.

Living Conditions

20. The appeal buildings abut the boundaries of a number of neighbouring properties, the occupiers of which are concerned that the increased height of the roof would have a dominating and overbearing effect that would prove detrimental to their living conditions. The rear gardens of Hillside, The Tea Cosy, St Anne's Cottage, Bow Cottage and Ellesmere all have a boundary wall shared with the buildings that are proposed for enlargement and The White Lodge has part of its rear side garden boundary alongside the appeal site. All these properties would have an outlook from their rear windows and gardens onto the new roof.

21. Although there would be an increase in the amount of built form that could be seen from these properties, I consider that the hipped form of the new roof would reduce the perceived height of the ridge, lessening the impact of the change and preventing it from appearing unduly dominating or oppressive. In the case of The White Lodge, there is already a substantial wall on this boundary behind which the new roof would be partly hidden and the floor levels of this house are set below those of the garage and store of the Dower House. The submitted sections illustrate that the proposed new roof, at an angle of 40°, again sloping away from the boundary, would have little impact in terms of overshadowing or loss of light to the garden. Similarly, there would be no significant effect on daylight levels in the house.

22. There are no windows in the proposed development that could overlook The White Lodge or any of the other properties mentioned, apart from Hillside. The proposed new dormer windows would face towards the rear windows of Hillside but would be at a considerable distance from them, and, as Hillside is set higher than the appeal site, would be on a level with the basement windows of the side extension to that property. Partial screening between the properties is provided by evergreen vegetation and, due to the orientation between the properties, there would be no overshadowing caused by the proposals. In these circumstances, I consider that there would be no harmful loss of privacy. For these reasons, I find the proposals would not conflict with Draft Local Plan policy WBE (b) or (h).

Other Matters

23. I have noted the concerns expressed about the presence of crested newts and bats on the site, but am satisfied that these reservations have now been resolved.

Conditions

24. I have considered the conditions suggested by the Council, in the event of the appeals succeeding, in accordance with the guidance given in circular 11/95. I have amended the suggested wording where necessary to follow this guidance. In addition to the standard commencement condition, I shall require that the annexe shall remain part of the principle dwelling, to ensure that the parking provision for the main house is not separated from it.

25. I consider that an archaeological watching brief is not necessary, given the small scale of the groundworks that the increase in depth of the existing store would involve and the fact that the site has already been disturbed by excavations for the construction of the existing buildings.

26. I shall impose a condition to limit noise during the construction period, but consider that sound insulation of the building itself, or noise levels within the site, are not matters that should be dealt with by planning legislation in this instance.

Conclusions

27. For the reasons given above and having regard to all other matters raised, I consider that the appeals should succeed.

Formal Decisions

Appeal A

28. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for an extension to provide a gymnasium, garage and annexe accommodation at The Dower House, Pearson Road, Sonning, in accordance with the terms of the application Ref. F/2001/4225 dated 11 May 2001, and the plans submitted therewith, subject to the following conditions:

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

    2) The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Dower House.

    3) Construction operations for which noise is audible at the site boundary shall only be carried out between 0730 and 1800 on weekdays and 0800 and 1300 on Saturdays and at no time on Sundays or Bank Holidays.

Appeal B

29. In exercise of the powers transferred to me, I allow the appeal and grant listed building consent for an extension and conversion of the garage/store buildings to gymnasium, garage and annexe accommodation at The Dower House, Pearson Road, Sonning in accordance with the terms of the application Ref. LB/2001/4318 dated 11 June 2001 and the plans submitted subject to the following conditions:

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

2) The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Dower House.

3) Construction operations for which noise is audible at the site boundary shall only be carried out between 0730 and 1800 on weekdays and 0800 and 1300 on Saturdays and at no time on Sundays or Bank Holidays.

Information

30. A separate note is attached setting out the circumstances in which the validity of either of these decisions may be challenged by making an application to the High Court within 6 weeks from the date of the decision.

31. These decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990 or sections 7 and 8 of the Planning (Listed Buildings and conservation areas) Act 1990.

Katie Peerless

Inspector

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mrs J Middlemiss
C/O Glen Beard
Studio Gate
Pearson Road
Sonning
Berkshire
RG4 6UL

Application Number: F/2001/4225

Parish:	**SONNING**
Location:	**Dower House, Pearson Road, Sonning, Reading.**
Proposal:	**Proposed two storey extension to garage block of dwelling to form gymnasium, garage and living annexe in roof space.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reasons for which are specified hereunder.

Reason
1. The proposed extension, because of its bulk, mass and siting, is considered to detract from the setting of the adjacent listed buildings, and therefore fails to comply with policies EN1 and EN3 of the Berkshire Structure Plan, policies LBE1 and LBE12 of the Loddon Area Local Plan and with policies WOS10, WBE2 and WHE11 of the Wokingham District Local Plan Deposit Draft 1997.

Reason
2. The proposed extension, because of its bulk, mass and siting, fails to preserve and does not enhance the character or appearance of the Sonning Conservation Area and therefore fails to comply with policy EN1 of the Berkshire Structure Plan, policies LBE12, LBE14 and LBE15 of the Loddon Area Local Plan and policies WOS10, WHE4 and WHE5 of the Wokingham District Local Plan Deposit Draft 1997.

Reason

3. The application proposal would result in an overbearing impact and detract from the general amenity of the occupants and future occupants of the adjacent dwellings. The proposal therefore conflicts with policy EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and policy WBE1 of the Wokingham District Local Plan Deposit Draft 1997.

Reason

4. The application proposal would lead to overlooking of the outside amenity space of the adjacent property to the south, thereby detracting from the amenity of the occupants and future occupants of that property. The proposal therefore conflicts with policy EN1 of the Berkshire Structure Plan, policy LBE2 of the Loddon Area Local Plan and policy WBE1 of the Wokingham District Local Plan Deposit Draft 1997.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LBE12, LBE14 and LBE15.
Deposit Draft Wokingham District Local Plan Policies WOS10, WBE1, WBE2, WHE2, WHE4, WHE5 and WHE11.

Anna Cronin
Head of Planning & Transportation
Date: 08/08/2001

Notice checked by: _____

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

finished.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	F/2001/4225 + LB/2001/4318. GA.
BUILDING CONTROL NUMBER.	BR 2002/3054 North
APPLICANT/AGENT	Glen Beard.
ADDRESS OF SITE	The Dower House Pearson Road SOUNING
DESCRIPTION OF PROPOSED WORK	2 storey ext to garage block of dwelling to form gymnasium, garage + living annexe in roof space

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	301/2	301/2
FLOOR PLANS	02-1-01 02-1-02	301/1

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED Allowed on Appeal 6/2/02		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	28/8/02.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2001/4225

Proposal:
Proposed two storey extension to garage block of dwelling to form gymnasium, garage and living annexe in roof space.

Location:
Dower House Pearson Road Sonning Reading

This application is being advertised in the Reading Chronicle newspaper on the 13/07/2001 for the following reason(s);

SITE IS WITHIN A CONSERVATION AREA AND PROPOSAL MAY AFFECT THE SETTING OF A LISTED BUILDING

The application can be inspected at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **03/08/2001**. Written comments submitted will become available for public inspection.

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

Date: 13/07/2001

Erected on front gate
10/7: 11.07 AM

WORK SHEET FOR: George Allpress

Application Number: F/2001/4225

Applicant: Mrs J Middlemiss C/O Glen Beard.

Location: Dower House, Pearson Road, Sonning, Reading.

Proposal: Proposed two storey extension to garage block of dwelling to form gymnasium, garage and living annexe in roof space.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		

Date of Neighbour Notifications : 25/06/01

Date of Site Visit : 10/07/01

Date Registered : 14/06/2001

Earliest Date for Decision : 19/07/2000

Latest Consultation Date/Site Notice Expiry Date : 19/07/2001

This application will have expired on: 09/08/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Cllr. Rose - requests the application be listed in the event of a recommendation to approve. Reasons given: impact on neighbouring properties many of which are listed. Also copied a letter containing minutes of meeting between Cllr Rose and the applicant.

Highways - recommend approval subject to appropriate conditions, including one ensuring the property is retained as part of the principle dwelling.

Urban Design and Conservation Officer - This appears to be a first floor addition to the existing structure not a two storey extension. The visual impact of the proposed new roof and accommodation is limited on Dower House, but considerable on the listed buildings which adjoin the boundary of the existing out building/garage. The Dower House was listed in 1952. The outbuildings were (1875) part of the cottages fronting the High Street. The visual impact on the Conservation Area is limited when viewed from public viewpoints but its impact on the adjoining properties - four of which are listed - will be considerable. I could not support the additional accommodation at first floor level which will increase the scale, mass and from of the existing out buildings which are centrally located in the Conservation Area.

Consultant Archaeologist - recommends a watching brief.

Environmental Health - request appropriate conditions for sound insulation and control of building operations.

Countryside Officer - requests measures to mitigate against possible harm to newts and bats.

Sonning Parish Council - has strong objections for the following reasons: 1. The proposal is set in the heart of the Sonning Conservation Area. As such any extensions or alterations should be sympathetic and in keeping and not detract from the surroundings. 2. The existing garage structure is set low against the boundary wall. Extending the structure to from a two-storey, overly large, building will have an overbearing and intrusive effect on surrounding properties. It will also have a detrimental effect on the setting of the surrounding, existing, listed buildings. 3. The adjoining properties are listed Grade II. The wall dividing those properties provides a classic example of a walled garden and is an integral part of those properties. Such an important feature should be protected. 4. The existing garaging is, admittedly, in a poor state of repair and quality but this does not justify the erection of a large two-storey extension. A more sympathetic renovation, in scale and massing, would be acceptable. 5. The Council is concerned that, if this development is allowed, there will be pressure for its to be used as a separate dwelling, resulting in back land development. The loss of garaging will create further pressure on parking in an area where parking is at a premium. .6. For the above reasons the Parish Council urges WDC to refuse this application.

6 letters have been received from local residents (who live in properties surrounding the application site) objecting to the application because the increased roof height is considered detrimental to their amenity and to detract from the character of the Conservation Area and be detrimental to the setting of the surrounding listed buildings.

Planning Issues : The issues addressed by this application are the impact on the setting of the surrounding listed buildings and the character or appearance of the designated Conservation Area within which the property lies, neighbour amenity and parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LB2 (new design and inappropriate design), LBE12, LBE14 and LB15 (protecting conservation areas and new development in CA's): and Policy W0S10 (historic environment), WBE1, WBE2 (design), WHE2, WHE4, and WHE5 (retention/enhancement of features, new buildings and alterations to existing traditional buildings within conservation areas), and WHE11 (retention of setting of listed buildings) of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2001/4225

Appraisal :

The application site belongs to the Dower House, but is annexed from it, separated by a boundary wall but with access through and into its garden. The site appears to have once belonged to one of the shops which front Sonning High Street (its history is chronicled by one of the objector's and the Conservation Officer). The rear gardens of the cottages abut the application property's boundary wall on the west of the site.

The site is land locked with the exception of the access drive that runs along side the west boundary of the Dower House providing access Pearson Road. The north side of the existing property is shared with or part of the boundary with The White Lodge, the west side with Bow Cottages and St. Annes Cottages and the south forms the rear garden boundary to Hillside.

The land level is such that the ground level of Hillside's out side amenity space is around 1.5 metres above the ground level of the application site. The rear garden of The White Lodge is 'terraced', a path running along side the application site is around 0.3 metre below the ground level of the application site, the main grassed area is below the level of the path and the land continues to fall northward. The topographical difference is broadly the same from south to north across the rear gardens of the cottages.

The application proposal tries to make use existing boundary walls, but would require partial raising of the wall. Two west facing gables would be removed. With the exception of the retained walls the application proposal would be a complete rebuild as the two internal elevations (south and east facing) would be new and a new roof would be formed. The property is 'L' shaped in plan form with an internal courtyard. Two south facing dormer windows are proposed (these would face into the courtyard). The roof would be hipped on two sides (north and south ends) and gabled on one side (that facing Dower House). A traditional style roof lantern would be formed at the point where the two roofs join.

The existing structure is ad-hoc and of no visual merit. That proposed is traditional in its appearance and would subject to the use of appropriate materials be attractive in its appearance.

However, the proposal considerably increases the presence of the existing structure. The existing building has the mass and scale of old rural outbuilding with a minimal impact on its surroundings. That proposed would result in a building which is fully domestic in its appearance, considerably increase the height ~~of the north wall~~ introduce a gable at the eastern end and enlarge the roof over almost the entire length of this boundary. The west facing aspect would benefit from the removal of two unsightly gables but then be faced with a roof mass which is four times as great as the existing. Similarly, views from the south would benefit from ~~the loss~~ of a low profile

corrugated roof, but then be presented with the view of a two storey structure in its entirety.

The occupants of the surrounding properties at the moment benefit from an unspoilt garden setting, albeit infilled with an ad-hoc (and arguably unsightly structure). The application proposal would transform the site by creating a building which has the appearance of a two storey dwelling. The design merits of the application are not considered to outweigh the loss of amenity that would result. The existing building is low profile and scale and largely unobtrusive on its surroundings. The application proposal would dominate the garden setting of the surrounding dwellings, appear overbearing on the neighbouring properties and to the detriment of the general amenity of the occupants of the surrounding dwellings.

For the reasons stated in the Conservation Officer's comments, the application proposal is considered to detract from the setting of the adjoining listed buildings and harm the character and appearance of the Conservation Area.

The dormer windows would afford views over the outside amenity space of the dwelling to the south, albeit oblique views. The proposal is therefore considered to result in a loss of privacy.

Highways raise no objection, therefore there are no highway safety issues raised.

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

Application Number: F/2001/4225

~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions /~~ Reasons for Refusal
1			The proposed extension, because of its bulk, mass and siting, is considered to detract from the setting of the adjacent listed buildings, and therefore fails to comply with: Berkshire Structure Plan policy EN1, EN3: The Loddon Area Local Plan Policy LBE1, LBE12,: and Policy WOS10, WBE2 and WHE11, of the Wokingham District Local Plan Deposit Draft 1997.
2			The proposed extension, because of its bulk, mass and siting, fails to preserve and does not enhance the character or appearance of the Sonning Conservation Area and therefore fails to comply with: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy, LBE12, LBE14 and LB15 and Policy W0S10, WHE4, and WHE5 of the Wokingham District Local Plan Deposit Draft 1997.
3			The application proposal would result in an overbearing impact and detract from the general amenity of the occupants and future occupants of the adjacent dwellings. The proposal therefore conflicts with: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE12, and Policy WBE1, of the Wokingham District Local Plan Deposit Draft 1997.
4			The application proposal would lead to overlooking of the outside amenity space of the adjacent property to the south, thereby detracting from the amenity of the occupants and future occupants of that property. The proposal therefore conflicts with: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE2, and Policy WBE1, of the Wokingham District Local Plan Deposit Draft 1997.
			INFORMATIVE
1	N16		**INSERT** Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LB2, LBE12, LBE14 and LB15: and Policy W0S10, WBE1, WBE2, WHE2, WHE4, WHE5 and WHE11 of the Wokingham District Local Plan Deposit Draft 1997.

A Cronin

8.8.01

RECORD OF SITE VISIT

SITE ADDRESS: Dower House, Pearson Road, Sonning, Reading.

APPLICATION NUMBER: F/2001/4225

OFFICER: George Allpress

DATE OF SITE VISIT: 12/07/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Attractive village centre, within setting of four listed buildings and within the designated Sonning Conservation Area.

3. DESCRIPTION OF SITE/BUILDING Single storey garage annex to Grade II listed family dwelling. Within defined settlement.

4. RELATIONSHIP TO ADJOINING PROPERTIES See main body of report.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Private access drive with garage and courtyard parking for several cars
LEVELS	Falls to the north
BOUNDARY TREATMENT	Walled enclosure.
OTHERS	

George Allpress

From: George Allpress
Sent: Monday, July 09, 2001 10:02 AM
To: 'Nigel Rose'
Subject: RE: F/2001/4225 and LB/2001/4318

Dear Councilor Nigel Rose,
I acknowledge receipt of your e-mail. As requested, I will keep you informed of progress on this application. I am awaiting conservation advice and hope to make my site visit this Thursday.
Yours sincerely,
George Allpress

-----Original Message-----
From: Nigel Rose [SMTP:Nigel.Rose@ukgateway.net]
Sent: Saturday, July 07, 2001 1:31 PM
To: George Allpress
Cc: John R Mitchell; Lesley Bates
Subject: F/2001/4225 and LB/2001/4318

George,

I have some concerns about this proposal to add a second storey to the garage/store at the Dower House. It amounts to a small new dwelling as back land development and I cannot see how it can be justified as the Dower House has enough accommodation. It will also have a domineering impact on the gardens of the several surrounding properties. Several of my residents have already expressed concerns to me about the proposal.

If you are minded to approve the application, I would wish it to go to Committee because of:

1. impact on neighbouring properties, several of which are listed buildings
2. back-land development of an additional dwelling
3. massing

Please give me a call if you would like to discuss any of these issues - I should in any case be pleased if you would keep me advised of progress on the application and also formally acknowledge receipt of these comments as they are electronic and not on the standard written form!

Thanks and kind regards,

Nigel Rose

The information in this e-mail is confidential and may be legally privileged. It is intended solely for the addressee. Unless expressly authorised in writing, disclosure, copying, distribution and/or retention, in part or in whole, of this e-mail is prohibited and may be unlawful.

Nigel Rose cannot guarantee that any files attached to this e-mail are free from viruses or any other program code that may be harmful to your computer and, as such, is not liable for any damage that may be caused as a result.

Please delete this e-mail if it is not intended for you.

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

Tel: 0118 974 6442

Date: **25 June 2001**

My ref: F/2001/4225

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2001/4225
Dower House, Pearson Road, Sonning, Reading.
Proposed two storey extension to garage block of dwelling to form gymnasium, garage and living annexe in roof space.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/4225**
Dower House, Pearson Road, Sonning, Reading.
Proposed two storey extension to garage block of dwelling to form gymnasium, garage and living annexe in roof space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rose

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

Harold Sanders

To:
Harold Sanders
Urban Design And Conservation Officer

From: George Allpress

Date: 05 July 2001 - 6 JUL 2001

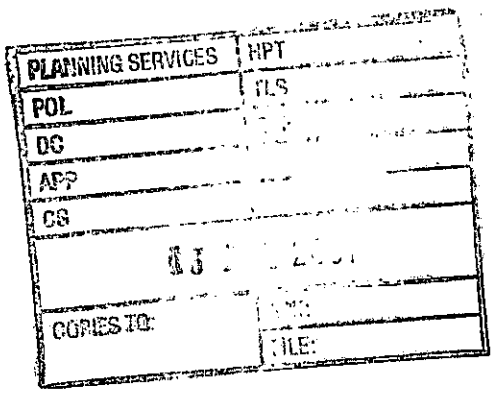
Application Number: LB/2001/4318

Proposal: Proposed two storey extension and conversion of garage/store buildings to gymnasium, garage and annexe accomodation..

Site Address:
Dower House, Pearson Road, Sonning, Reading.

Applicant:
Mrs J Middlemiss C/O Glen Beard.

Your observations are required in respect of this application within **7 days** of the above date.



THE DOWER HOUSE WAS LISTED IN 1952. (1-Aug)
THE OUTBUILDINGS WERE (1875 !) PART OF THE COTTAGES FRONTING THE HIGH ST.

ITS VISUAL IMPACT ON THE CONSERVATION AREA IS LIMITED WHEN VIEWED FROM PUBLIC VIEWPOINTS BUT ITS IMPACT ON THE ADJOINING PROPERTIES – 4 OF WHICH ARE LISTED WILL BE CONSIDERABLE.

I CONSIDER THE UPPER FLOOR ACCOMMODATION SHOULD BE REJECTED AND THE PROPOSED ROOF FORMS RE CONSIDERED TO A FORM AND SCALE APPROPRIATE TO THE SPACE, CONSERVATION AREA AND SETTINGS OF ADJOINING LISTED BUILDINGS.

23.07.01. Harold Sanders CONSERVATION ARCHITECT

1871A

WOKINGHAM DISTRICT COUNCIL

Application No.

TOWN AND COUNTRY PLANNING ACT 1990

29 JUN 2001 * 43

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

Date Received

—

APPLICATION FOR LISTED BUILDING CONSENT

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Submit FIVE copies of this form and supporting plans, drawings and photographs to:- (See Note 1)

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. BOX NO. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG11 1WR

1.

APPLICANTS NAME: MRS. J. MIDDLEMISS
ADDRESS: THE DOWER HOUSE, PEARSON ROAD, SONNING, BERKSHIRE
POST CODE:
PHONE:

---

2. If the applicant has an agent, all correspondence will be sent to the agent

AGENTS NAME: GLEN BEARD
ADDRESS: STUDIO GATE, PEARSON ROAD, SONNING.
POST CODE: RG4 6UL
PHONE: 0118 9272712

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans

BUILDING LOCATION: GARAGE BLOCK ADJOINING & WEST OF THE DOWER HOUSE.

(b) What type of building, e.g. barn dwelling, does the Application relate to.

BUILDING TYPE: RESIDENTIAL

(c) What is the existing use of the building, if vacant, state this together with last use of the building.

BUILDING USE: PRIVATE RESIDENTIAL

(d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.

LISTING GRADE: II

---

4. List all plans, drawings and photographs submitted with the application. (See notes 2 - 4)

PLANS 1:100
ELEVATIONS 1:100
LOCATION PLAN 1:2500
BLOCK PLAN 1:500

EXISTING PLAN & ELEVATIONS 1:100

---

5. APPLICANTS INTEREST IN LAND?
e.g. owner, lessee, potential purchaser

OWNER

---

6. WHAT IS THE APPLICATION FOR?
Give brief details of the proposed works both internal and external

2 STOREY EXTENSION & CONVERSION OF THE GARAGE/STORE BUILDINGS TO GYMNASIUM, GARAGE & ANNEX ACCOMMODATION.

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK ?
e.g. state material and colour of any new walls or roof

* RECLAIMED WEATHERED 18/71b TILES IF AVAILABLE.
RED BRICK WALLS TO MATCH EXISTING. RED/BROWN PLAIN CLAY TILE ROOF.*

8. WHAT KIND OF APPLICATION IS THIS ?
(See Note 5) tick one box only

Listed Building Consent ☑
Relaxation of Condition ☐
State relevant Listed Building Consent No. _____
Condition(s) to be Relaxed No. _____

9. DOES THE APPLICATION INVOLVE THE FOLLOWING:-
(See Note 6)

	YES	NO
(a) Total demolition of the principal building (See Note 7)	☐	☑
(b) Demolition of a building in the curtilage of the principal building	☐	☐
(c) Demolition of a part of the principal building	☐	☑
(d) Removal of part of the interior of the building (e.g. internal walls, floors, staircases, timber frame).	☐	☑
(e) Removal of any structure or object fixed to the principal or curtilage building internally or externally (e.g. chimney pieces, balconies, door cases, panelling).	☑	☐

* GARDEN WALL COPING PART 2m LONG REMOVED.

If the answer to any of these questions is **YES** the application must be accompanied by plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and any proposal for their replacement, including any new means of structural support. (These plans should be listed under 4 above).

10. IF THE ANSWER TO NUMBER 9(c) is **YES**
(See Note 8)

(a) What is the cubic content of the building as originally listed ? N/A (THE DOWER HOUSE)
(b) What is the cubic content of the part to be removed ? 0.52 cu.m.
(c) What was the date (approx.) of the erection of the section to be removed ? ~ (19)

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING ?
(If **YES**, state date, to whom application was made and the result of the application if known.

NO

I hereby apply for Listed Building Consent in respect of the particularly described above and in the attached plans and drawings. I certify that if Listed Building Consent is granted, I will ensure that the works are carried out strictly in accordance with the approved plans. I am aware that the grant of Listed Building Consent does not obviate the possible requirement for planning permission under the Town and Country Planning Acts, or the need to apply for Building Regulation approval.

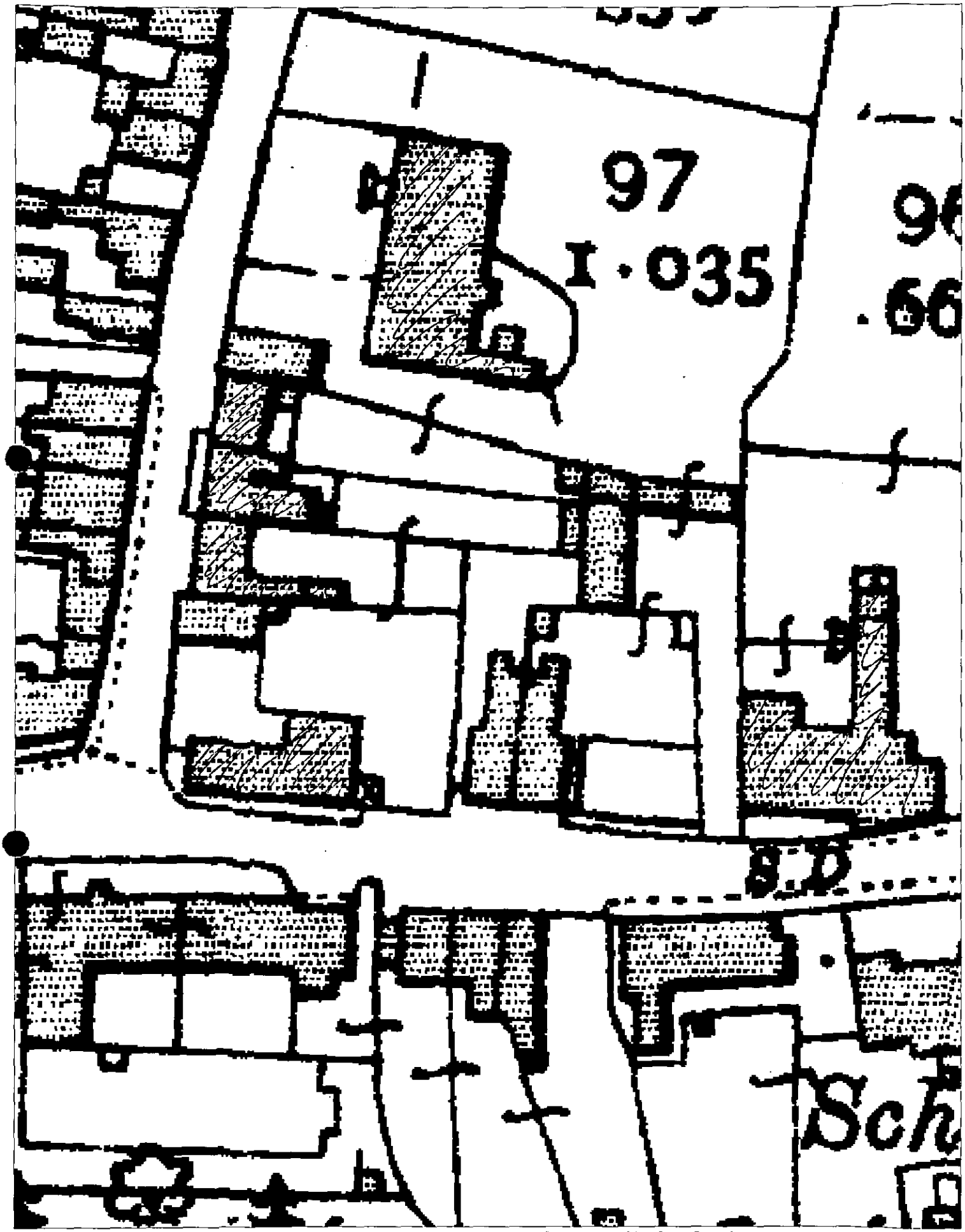
Signed ..... on behalf of MRS. J. MIDDLEMISS

Date 1/6/01

Before submitting the application check that it is complete, that all questions have been answered, and the form signed. Every application must be accompanied by the appropriate certificate. (See notes for Guidance for Listed Building consent).

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 on the Council 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.'

1934



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Urban Design Section, Environmental Services, Wokingham District Council.

23 July 2001 Scale: 1 : 500

N
W E
S

Received by Wokingham District Council

Application No: F/2001/4225

Proposal:
Proposed two storey extension to garage block of dwelling to form gymnasium, garage and living annexe in roof space.

Location:
Dower House, Pearson Road, Sonning, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/07/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

25 June 2001

Applicationo	Name & Address
F/2001/4225	David and Jane McIlroy The white Lodge High Street Sonning RG4 6UP
F/2001/4225	Winifred Blay 6 Moorside Lane Parkgate Neston CH64 6QP
F/2001/4225	Judith Baldwin The White House High Street Sonning on Thames Berks RG4 6UP
F/2001/4225	Douglas and Helen Stewart Hillside, Pearson Rd Sonning Reading Rg4 6UL
F/2001/4225	Christine and Struan Robertson Field House Waltham St. Lawrence Reading Berks RG10 0HE

Application Refused Letters sent 23/08/01

-----Original Message-----
From: Jonathan Crump [SMTP:jcrump@ciot.org.uk]
Sent: Monday, July 16, 2001 11:01 AM
To: wokinghamdc@wokingham.gov.uk
Subject: Planning application LB/2001/4318

Mr George Allpress
Wokingham DC

085 LB/2001/4318

Dear Mr Allpress,

Dower House, Pearson Road, Sonning

I am writing to oppose the above application for a proposed two storey dwelling which backs onto my garden. The reasons are:

1. The new roof line of the new dwelling will be one storey higher that the existing building and this will obscure views, reduce light to the garden and give a hemmed in feel to the garden.

2. More accommodation in the centre of the village will mean more people and more cars in an already congested village centre.

3. The new building will be well behind the building line of Pearson Road.

4. If permission is granted, further development of the site may occur eg velux windows and other changes to the design. The building may be sold off as a separate dwelling.

Yours sincerely

Jonathan Crump
St Annes Cottage
High Street
Sonning

065

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12 JUL 2001
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DOWER HOUSE, PEARSON ROAD, SONNING

BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

Prepared For
Wokingham District Council
By
Babtie

DOWER HOUSE, PEARSON ROAD, SONNING
BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the District should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located at Dower House, Pearson Road, Sonning, at grid reference SU 7577 7543.

3 PLANNING BACKGROUND

3.1 Planning application number F/2001/4225 submitted to Wokingham District Council, proposes a single storey rear extension to dwelling to form conservatory.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The application site lies within the medieval settlement of Sonning. The site of the palace of the Bishops of Salisbury is also located approximately 500 metres to the west of the site. As a consequence the site has the potential to contain archaeological remains associated with the development of Sonning.

5 STAGES OF WORK AND TECHNIQUES

5.1 The aims of the project will be to record the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the whole of the area affected by development.

5.2 The archaeological watching brief will be carried out on all areas of ground disturbance, including test-pitting, topsoil stripping, ground reduction, and the cutting of foundation or other trenches.

5.3 The project will be fully recorded by descriptive context records giving details of locations, composition, depth, relationships etc, plans, sections and elevation drawings at scales of 1:10, 1:20 and 1:50 where appropriate, and photographs. Sections, plans and elevations are to include spot-heights related to Ordnance Datum in metres OD. All finds will be recorded by context as a minimum, significant finds being recorded three-dimensionally. Provision should be made for sampling appropriate material for dating and environmental assessment.

5.4 The project will be carried out on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

5.5 The archaeological contractor will liase with the site agent, foreman or other representative as appropriate, with regard to access, the timing of visits, and the health and safety requirements in force on the site.

5.6 All health and safety requirements in force on the site will be adhered to by the archaeological contractor's staff.

6 METHODS

6.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of work, both field and post-field.

7 TIMETABLE AND MONITORING ARRANGEMENTS

7.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

7.2 A period of notice required to start site works following the award of the contract should be stated.

7.3 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

7.4 The archaeological contractor will provide a projected timetable of activity on site.

8 REPORTING REQUIREMENTS

8.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

8.2 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

8.3 Details of style and format to be determined by the archaeological contractor. In any event it should include:-

(a) a plan(s) at an appropriate scale showing the survey area, layout of trenches (as dug) and features located;

(b) a summary table and descriptive text showing the features, classes and numbers of artefacts located, with interpretation;

(c) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating);

(d) a plan at an appropriate scale showing both actual and, where possible, predicted archaeological deposits;

(e) a consideration of evidence within the wider landscape setting;

(f) any recommendations for further investigation if necessary.

9 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA Code of Conduct and Code of Practice. The IFA's Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology will be applied throughout the selection procedure and contract period.

10 ARCHIVE DEPOSITION

10.1 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.2 Provision should be made for the deposition of archive and artefacts in Reading Museum. The museum should be advised of the proposed investigation before excavation starts and the specification should include any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive should be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museums and Galleries Commission, 1994)

11 PUBLICATION & DISSEMINATION

11.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

11.2 The archaeological contractor will supply the SMR with a full set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site name
- Grid Reference
- Site activity (eg Evaluation trenching, geophysical survey, fieldwalking, etc.
- Date and duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.5 The report should also include:

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area;
(ix) trench sections and feature sections;
(x) site matrices where appropriate and
(xi) a consideration of evidence within the wider setting.

12 OTHER FACTORS

12.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and the Principal Archaeologist, in response to significant discoveries.

FAX MESSAGE

FAX TO: GEORGE ALLPRESS

FAX NO: 0118 9746484

NO. OF SHEETS: 2 (INC.)

FROM: LESLEY BATES
SONNING PARISH COUNCIL

FAX NUMBER: 0118 9697753
TEL. No. 0118 9697753

DATE: 23 JULY 2001

Please find attached comments on application no. F/2001/4225

LESLEY BATES (CLERK TO THE COUNCIL).

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David Bates 01189697753 PAGE: 1
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WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2001/4225

Officer GEORGE ALLPRESS

Parish SONNING.

Proposal TWO STOREY EXTENSION TO GARAGE BLOCK OF DWELLING TO FORM GYMNASIUM GARAGE & LIVING ANNEX IN ROOF SPACE.

Address DOWER HOUSE PEARSON ROAD SONNING.

Applicant C/O GLEN BEARD.

The Parish Council has considered this application and has strong objections for the following reasons:

1. The proposal is set in the heart of the Sonning Conservation Area. As such any extensions or alterations should be sympathetic and in keeping and not detract from the surroundings.

2. The existing garage structure is set low against the boundary wall. Extending the structure to form a two-storey, overly large, building will have an overbearing and intrusive effect on surrounding properties. It will also have a detrimental effect on the setting of the surrounding, existing, listed buildings.

3. The adjoining properties are listed grade two. The wall dividing those properties provides a classic example of a walled garden and is an integral part of those properties. Such an important feature should be protected.

4. The existing garaging is, admittedly, in a poor state of repair and quality but this does not justify the erection of a large two-storey extension. A more sympathetic renovation, in scale and massing, would be acceptable.

5. The Council is concerned that, if this development is allowed, there will be pressure for it to be used as a separate dwelling, resulting in back land development. The loss of garaging will create further pressure on parking in an area where parking is at a premium.

6. For the above reasons the Parish Council urges WDC to refuse this application.

L. A. Bates (Clerk to the Council). 20 July 2001

01189692753

23-JUL-01 15:24 David Bates 01189692753 PAGE: 2

6 Moorside Lane,
Parkgate,
Neston,
CH64 6QP

Tel: 0151 336 7702
0151 625 9154

MS E S George.

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01 AUG 2001	
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Development Control Manager,
Wokingham District Council,
Environmental Services Dept.,
Planning Services
P.O.Box 157
Shute End,
Wokingham
RG40 1WR

25th July 2001

Dear Sir,

Application F/2001/4225
Site Address: Dower House, Pearson Road, Sonning.
Proposal - 2 storey extension to garage block of dwelling to form gymnasium, garage and living space in annexe.

I am in receipt of your letter of 16th July notifying me of the proposed development which I am opposed to. I will explain my reasons, numbering the paragraphs of this letter for ease of reference.

1. I am the owner of the sixteenth century shop premises which was formerly the Butchers' Shop but which is now known as 'The Tea Cosy', High Street, Sonning, which has living accommodation over it. My premises are Grade II listed buildings forming part of a group of historic buildings in Sonning. The group includes the two other cottages adjoining mine (St. Anne's Cottage and Bow Cottage in the High Street), the White Lodge, The Bull, The Church and the Dower House.

2. The premises which are now proposed to be redeveloped originally were the stables, yard and outbuildings which went with the butchers shop. They were sold off, I think about the time of the first world war. My family acquired my premises in 1924, at which time it was the butchers shop minus stables yard and outbuildings. My family always leased the shop to a business tenant, always a butcher until in the 1980's Mr. Huggins the butcher retired and a successor butchery business failed. Since then my premises have continued to be let to a business tenant as a shop which has adapted to the needs of the village - a cafe and crafts shop, then (when Sonning's general store closed down) a cafe and general store then (when Sonning's Post Office closed down) a cafe, general store and Post Office, which is the current situation. It is the only shop still left in Sonning. Keeping it thriving is important to me, to Sonning's residents, and to Sonning's tourists. Keeping it open has been achieved by my willingness to accept a lower rental than could be obtained in other uses, by extremely hard work on the part of different successive business tenants, and by the loyalty of its customers.

3. The continued viability of the shop will be affected if this bulky two storey over development all along the gardens of my premises and St. Anne's Cottage and Bow Cottage is permitted. One of the attractions of the shop to customers is that teas are served on the paved area immediately outside the back door - specific planning consent was given for this dated 30th September 1985. The new building, if permitted, would be very intrusive and would block out views of the big trees in neighbouring gardens which are currently enjoyed. Not only will customers suffer but also my tenants. My premises are a home for them as they live 'over the shop' as has been the custom for centuries. The business is not viable unless people are prepared to do this. It involves rising very early to deal with newspaper deliveries and doing without holidays. Currently the tenants enjoy the amenity of the rear garden in their leisure time. The loss of view, the overpowering of a two storey building, and the loss of sunlight to the garden will make it harder to retain business tenants. The tenants cannot go away for holidays, due to the skills needed to run the complex business and the conditions which the Post Office lays down which makes delegation impossible.

4. Conservation issues

I agree with the owner of the 'White Lodge' that it would fundamentally change the character of all the surrounding listed buildings to have this large new building "slotted in" to this position. The walled gardens of 'The White Lodge' (listed building) do have a classic beauty which would be destroyed, and the character of the gardens of the row formed by The Tea Cosy, St. Anne's Cottage and Bow Cottage (all listed buildings) would be greatly changed. As an owner of a listed building I have been very careful to renovate my property in accordance with your Council's planning and listed building requirements (I received a very small historic buildings grant in 1981/2). Even such minor matters as the installation of a velux light in the attic of my premises have been the subject of detailed prior investigation and prior consent by your Council. I accept the right of the Council to control any changes to the exterior of my building. We do however expect the Council to be equally vigilant in controlling very large proposed new alterations in the immediate vicinity to these listed buildings.

5. New infilling dwelling?

The proposed two storey building has three good sized rooms downstairs and is similarly extensive upstairs, with toilets on each floor. It has its own means of access from Pearson Road, (separate from the Dower House entrance) beside the dwelling known as 'Hillside' (This is in fact the right of way which was formerly used for access when the premises which are proposed to be developed were the stables and yard to the Butchers Shop). In effect the proposed building is of the same scale as a residence and it would be capable in the future of being used quite separately from 'The Dower House'. Though not in separate ownership at the outset, the Dower House and the new building could be sold off separately in the future. Would permission be given for a new dwelling house in this infill location? The location appears to affect 'Hillside' adversely.

6. Why a Gymnasium?

I believe the person who has made the application may currently use the existing buildings to display antiques (she is an antique dealer). If, instead of the present proposal, there was a replacement proposal to have buildings the same height and extent as existing but in better condition, the better to display the antiques then many people in Sonning would feel they understood the reason for the proposed development. A proposal for a six room gymnasium in Sonning is puzzling. If the gymnasium were planned to be used by a club or a section of the public, rather than simply for the private use of the occupants of ' The Dower House', presumably that fact would be part of the planning application?

7. Please keep me informed as to the process of the application procedure by writing to me at the address at the top of this letter. Please also keep my business tenant informed. Her details are: Mrs. Clare Walker, 'The Tea Cosy', High Street, Sonning. RG4 6UP. Tel: 01189 698178.

Yours faithfully,

Winifred Blay

Winifred Blay.

PUBLIC FILE RECORD OF MEETING

CLLR NIGEL D ROSE MA CEng MIMechE MIMgt
Wokingham District Councillor for Sonning
SPINNEY SIDE
HOLME PARK FARM LANE
SONNING-ON-THAMES
READING RG4 6SX
HomeTel/Fax: 0118-969-3195 Mobile: 07967-227542
E-mail: Nigel.Rose@ukgateway.net

3rd August 2001

Mr Michael Thorp
Development Control
Wokingham District Council

Dear Michael

The Dower House, Sonning: Application F/2001/4225

Further to our telephone conversation the other day, this is to formally report on the discussions that I had with the applicant this morning, 3rd August 2001.

Mrs Middlemiss, the owner of the Dower House, invited me to discuss the application as her local Councillor. During the discussions she was accompanied by her colleague, Mr Guy Hazel.

She explained to me that the reason for the application was that the roofs of the existing garages and outbuilding are in a poor state of repair and needed to be replaced as they leaked. She had discussed the proposals with the surrounding neighbours, as she was sensitive to their concerns. One of the neighbours had "gone into a downward spiral" when she had spoken to him, but she thought that other objections were "falling away". Since buying the property in 1987, she had always wanted to do something about the outbuildings as they were "sixties buildings" out of keeping with the historic Dower House itself, but was only now in a position to afford to do the job. The revised layout of the garage would make it easier for cars to manoeuvre; they and their visitors always parked off the road, which was of benefit to neighbours, most of whom had to park on the street. Mr Hazel showed me "aerial" pictures, taken from a "cherry picker" used to repair their chimneys, of the outbuildings and surrounding properties.

Mrs Middlemiss said that her architect had had discussions with WDC planners who had advised him that they thought there would be a refusal. Mr Hazel said that he thought that there was some inconsistencies being applied as adjoining properties had been extended to give additional accommodation, not all in a way that was sympathetic to the area and the setting of their listed building – in particular reference was made to Hillside, "only some 30 feet from the Dower House".

Mrs Middlemiss explained that, although their house was large (7 bedrooms and 5 reception rooms), this accommodation was needed when her children and grandchildren came to stay. The proposed living space above the garage could be used by "live in help" should that be needed in the future. The layout of the main house could not conveniently accommodate live in help.

She also explained her operation as an antique dealer. The existing timber flat-roofed outbuilding (which was originally built as a cinema by a previous owner) is used for the storage of antique furniture. The ground floor of the proposed new building, probably including the area marked for a

gymnasium, would be used partly for that purpose. Around once a year there is an antique show at the house by invitation, but most of her exhibiting of furniture is done at exhibitions and antique fairs away from Sonning like Olympia, Guildford, etc.

I inspected the buildings and there is no doubt that they are in a poor state, with significant evidence of water ingress. Mr Hazel explained that the sloping roofs were designed to "hip away" from neighbouring properties to reduce their impact.

Mrs Middlemiss requested that the application be taken to Committee. I explained the listing process and that it would only go to Committee if I disagreed with the officer recommendation and I could not make such a request if the officer decision was refusal in view of the scale of concern from neighbours and the Parish Council. I indicated to her that it was the scale of the proposal, which was the main issue, and that if the scheme could be scaled down so that it was only one of "re-roofing" without the first floor accommodation, then there might not be a problem. We discussed in general terms the angles necessary to achieve the pitch – I said that as the buildings are ancillary to and away from the main house, the gentler slope possible with slates might be possible (many of the adjoining properties have slate roofs), but this was of course an issue for architects and other specialists – it was just a matter of exploring alternatives to see whether there were ways of achieving the primary aim of over-coming the leakages, and possibly changing the layout of the garage. Mr Hazel thought it was unreasonable to expect a project to have no impact on surrounding properties and cited the development of the Mews in High Street and the effect that this was having on other houses in High Street. I acknowledged that you could not make an omelette without breaking eggs but attempts had to be made to achieve a practical compromise.

We finished the meeting on the basis that I did not have the formal officer recommendation as yet, but felt that the building was too large and some thought needed to be given to scaling it back.

Whilst in the locality, I took the opportunity to visit the White Lodge to see the proposed location from the other side. The owners were not present but a visitor allowed me to have access – she left a note with my card to say I had called.

The proposal would have a major impact on the rear of the White Lodge and other properties on the High Street. Whilst not being an architect, it looks to me that the major problem is the replacement of the flat roofed old cinema with a pitched roof, high enough to achieve living accommodation. If the relocation of the garages was to be forgone, it might be possible to put a much lower pitch on what would then remain as the furniture storage area, hipped at both ends, accessible as now from the main garden and by a pedestrian door only from the drive. This would significantly reduce the impact on the White Lodge. The garage could be rebuilt in its current location, again with a lower pitch as the doors would not then require the clearance for the soffits above them, again with a hip to the rear, reducing the impact on the properties on the High Street. All this could be in keeping with the Dower House and surrounding properties, but at the same time overcoming the practical problems being experienced by Mrs Middlemiss as a result of the poor state of the buildings.

May I please now leave it in your hands to progress and keep me advised?

Yours sincerely,

Nigel Rose
WDC Member for Sonning

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb02

Your ref As below

12th July 2001.

George Allpress
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

GA.

PLANNING SERVICES	HPT 45684
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Dear George,

APPLICATION F/2001/4225
Dower House, Pearson Rd, Sonning

Regulation 4 Town and Country Planning (Applications) Regulations 1988
ARCHAEOLOGICAL WATCHING BRIEF

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the application site requires an Archaeological Watching Brief during excavation works for the proposed development. This should be by means of an archaeological watching brief to be completed once its results are submitted to yourselves this is to be secured by a condition on this application as per PPG16, Planning Conditions, Paragraph 30:

"No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority."

I would advise you that the above application has potential archaeological implications. The site has the potential to contain Medieval remains and consequently requires an archaeological watching brief to be undertaken in order to establish the potential impact of the development on any remains present.

A brief for an archaeological Watching Brief is enclosed.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Elizabeth Rowe
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
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Ipswich
London
Maidstone
Newcastle upon Tyne
Oxford
Preston
Reading
Shrewsbury
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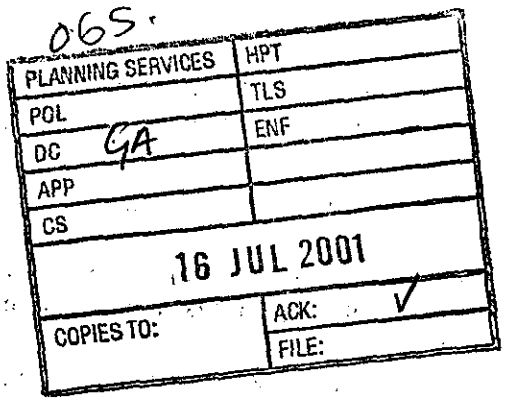

The White House,
High Street,
Sonning-on-Thames,
Berkshire,
RG4 6UP

Tel: 0118 9692329

10th July 2001

TO: The Planning Department,
Wokingham District Council

RE: PLANNING/DEVELOPMENT APPLICATION
Dower House, Pearson Road, Sonning, RG4.
F/2001/4225

Dear Sir,

I am writing to you to object to the planning application for the development of the garages at The Dower House, Pearson Road, Sonning. The proposed addition of a second storey to the garage would be an over development of an existing large listed property. The current garage site abuts a listed Elizabethan wall of unique character that is shared by several properties. It would spoil the outlook of a number of homes on the High Street and Pearson Road. The view from our property would be greatly impacted by this additional structure, which would impair our outlook.

My family has lived in The White House for nearly a century and I feel passionately that the unique character of the walled gardens in the centre of the village must be preserved. I fear that if this planning application were passed that the decision would impact on future developments, which would be detrimental to the conservation of the Village.

Yours Sincerely,

Judith M Baldwin.

Mrs Judith Baldwin

Cc: The Sonning Parish Council

Field House
Waltham St Lawrence
Reading, Berks., RG10 0HE
Tel/Fax: 0118 9343227

Wokingham District Council
Planning Department
Shute End
Wokingham RG40 1WH

28th July 2001

Dear Sirs,

Re: Planning Application No: F/2001/4225 - The Dower House, Pearson Road, Sonning on Thames, Berks.

As prospective buyers of 'Ellesmere', Pearson Road we were horrified to see the plans for a large two storey extension to The Dower House which cannot avoid taking light from the garden of Ellesmere and neighbouring properties besides being intrusive and is certainly wholly inappropriate development in a Conservation Area. In our opinion this should not be allowed to go ahead.

Perhaps you would let us know when this planning application is being discussed by the Council as we would like to attend.

Yours faithfully,

Christine and Struan Robertson

065 GA

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DC	ENF
APP	
CS	

31 JUL 2001

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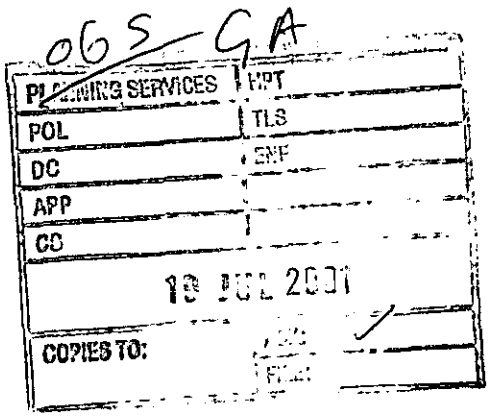
Ellesmere
Pearson Road
Sonning-on-Thames
BERKS RG 4 6UL

Tel/fax: 0118 927 2138
Email:kymclean@hotmail.com

12 July 2001

Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Attention: George Allpress, Planning Officer

Dear Sir/Madam,

Application Number: LB/2001/4318
Site Address: Dower House, Pearson Road, Sonning, Reading
Proposal: Proposed two storey extension and conversion of garage/store buildings to gymnasium, garage and annexe accommodation

We write to register our objections to the above application for the following reasons:

1. Dower House lies in the heart of the Sonning Conservation Area. The proposed extension alters substantially the environment to the rear and side of our property and of many of the houses in this general vicinity. We feel that it will ruin many of the gardens in the heart of the Conservation Area as it almost amounts to a subdivision of the property in question. The proposed building appears to be the equivalent of having a new two-storey house built, right on our boundary.
2. The proposed building will create an even higher wall/roof line than the current buildings, adjoining our back garden. It will remove light from our garden. It will also severely diminish our quality of life within our house by cutting out light and enclosing an otherwise open sky, dotted only with trees.
3. We are not against development within the Conservation Area or our neighbours building extensions to their properties as such. However, for the reasons given above, we believe that any development on the boundary of our property should be limited to a single level. Further, a gymnasium does not need to be next to garaging, road access and the house. The grounds of Dower House are very large, and there is surely sufficient room within those grounds for a separate single storey building to be built to house a gymnasium and general household storage or alternatively for a separate living annexe.
4. The owners of the Dower House currently run an antiques business from their home. We are already disturbed regularly on various Sunday evenings by the noise of large removal vans coming and going, unloading furniture until late into the night. We are concerned that the proposed extension could be used to expand the business premises and could well result in even more disturbance for the neighbourhood.

Yours sincerely,

Kieran and Yvonne McLean

To:
Harold Sanders
Urban Design And Conservation Officer

From: George Allpress

Date: 25 June 2001 27 JUN 2001

Application Number: F/2001/4225

Proposal: Proposed two storey extension to garage block of dwelling to form gymnasium, garage and living annexe in roof space..

Site Address:
Dower House, Pearson Road, Sonning, Reading.

Applicant:
Mrs J Middlemiss C/O Glen Beard.

Your observations are required in respect of this application within **7 days** of the above date.

THIS APPEARS TO BE A FIRST FLOOR ADDITION TO THE EXISTING STRUCTURE NOT A 2 STOREY EXTENSION.

THE VISUAL IMPACT OF THE PROPOSED NEW ROOF AND ACCOMMODATION IS LIMITED ON DOWER HOUSE BUT CONSIDERABLE ON THE LISTED BUILDINGS WHICH ADJOIN THE BOUNDARY OF THE EXISTING OUTBUILDING / GARAGE.

SEE COMMENTS ON LB/2001/4318

I COULD NOT SUPPORT THE ADDITIONAL ACCOMMODATION AT FIRST FLOOR LEVEL WHICH WILL INCREASE THE SCALE, MASS AND FORM OF THE EXISTING OUTBUILDINGS WHICH ARE CENTRALLY LOCATED IN THE CONSERVATION AREA

Harold Sanders

CONSERVATION ARCHITECT. 23.07.01.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Payne
Environmental Health

My Ref: 20012279

To: George Allpress
Development Control

Your Ref: F/2001/4225

Date: 17 July 2001

PROPOSED TWO STOREY EXTENSION TO GARAGE BLOCK OF DWELLING TO FORM GYMNASIUM, GARAGE AND LIVING ANNEXE IN ROOF SPACE. DOWER HOUSE, PEARSON ROAD, SONNING.

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

Given the close proximity of neighbouring dwellings there is the potential for noise from the gymnasium to cause nuisance to nearby dwellings. Therefore, I recommend that the following conditions be imposed should the application be granted planning consent:

1. Before the use commences, the building shall be insulated in accordance with a scheme agreed with the Local Planning Authority to secure an acceptable level of noise emanating from the building.

2. Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

3. Amplified music shall not be audible at the site boundary.

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.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

GA.

PLANNING SERVICES | HPT
FOL | TLS
DC GA | PDF
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13 JUL 2001
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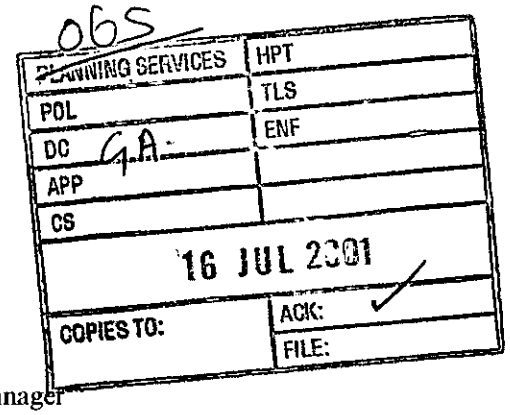


Hillside
Pearson Rd
Sonning
Reading
RG4 6UL
12th July 2001

John Mitchell
Development Control Manager
Planning Services
PO Box 157
Shute End, Wokingham, Berkshire
RG40 1WR

Dear Mr Mitchell

Re: Planning applications F/2001/4225 and LB/20014318

We wish to make the following comments regarding the above proposals.

The considerably increased height of the proposed development, compared to the existing structure, will significantly impact the outlook from the rear of our house and our garden. From certain windows on the ground floor near the back of our house the sky will be obscured and from our garden it is liable to have a dominating effect. From upper windows it will detract from our views across Sonning and our privacy. There may also be a reduction in light to our house and garden, particularly in the mornings.

The change of use, essentially from garaging to a residential property, will set a precedent that could lead to its conversion to one or more dwellings at some point in the future.

The potential for increased total occupancy of the Dower House property and the concurrent reduction in private parking space could either immediately, or over time, lead to increased pressure on parking in this part of Pearson Rd. This part of the road is a narrow section, which is already at times congested and causes problems for scheduled bus services. There may also be an increase in general traffic entering and leaving the premises.

The development of new residential premises within the "green core" of the Sonning Conservation area is undesirable, in our opinion.

We do appreciate the proposed use of materials and design features that appear to be fully in keeping with the character of the main house but feel the purpose of the buildings should remain as garage/storage.

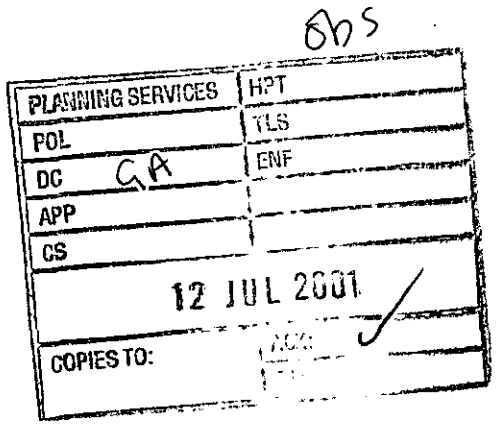
In conclusion, we wish to register our objection to the proposed development.

Yours sincerely

Dr Douglas N Stewart
Mrs Helen J Stewart

6 Moorside Lane
Parkgate
Neston
CH64 6QP

July 10th 2001



Dear Sir,

Planning Application F/2001/4225

Dev. of garage block, Power House, Pearson Rd Senniq

I own the Teacosy, a listed building shown on the enclosed location plan as St Anne's Cottage. I believe my property will be affected by the above proposed development + am trying to find out something about it. I have received no notification

Please mark on the plan the position of the proposed development + return it to me ASAP at my Neston address - How can I get more information? Please ring me on 0151 625 9154

Yours faithfully
Winyred Blay.
Planning Officer
Environmental Services
Wokingham District Council
Shute End, PO Box 157, Wokingham RG40 1WR

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 25 June 2001

Application Number: F/2001/4225

Proposal: Proposed two storey extension to garage block of dwelling to form gymnasium, garage and living annexe in roof space.

Parish: SONNING PARISH

Site Address:
Dower House, Pearson Road, Sonning, Reading.

Applicant:
Mrs J Middlemiss C/O Glen Beard.

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/ C049, R049.

2/ C122, R122.

3/ The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of seperately from, the main dwelling.

Signed: _____ **Print name:** Adam Coggins 10/07/01

Tel: 0118 974 6442

Date: **25 June 2001**

My ref: F/2001/4225

GA.

PLANNING SERVICES
DC
APP
CS
COPIES TO:
FILE:

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2001/4225
Dower House, Pearson Road, Sonning, Reading.
Proposed two storey extension to garage block of dwelling to form gymnasium, garage and living annexe in roof space.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. The form below should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Committee and must be received within **28 days** of the date of this letter.

If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/4225**
Dower House, Pearson Road, Sonning, Reading.
Proposed two storey extension to garage block of dwelling to form gymnasium, garage and living annexe in roof space.

I wish this application to be listed should the officers recommendation be for approval
and my reason(s) are 1. Impact on neighbouring properties, many of which are listed buildings
2 back-land development of an additional "dwelling" not needed
3 massing.

Signed: _____ Date: 7/7/01.
Councillor Rose

GA

PLANNING SERVICES UNIT
POL
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ASP
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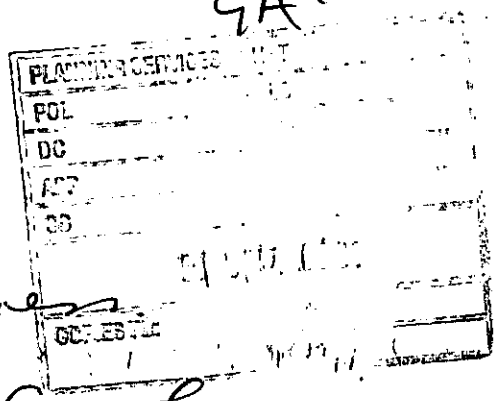
GC FILE



George Allpress
Dev. Control

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~14 MAY 2001~~ Valid 14 Jun 2001	Map No. 31 Site 0.30
Officer: GA Application No. F/2001/4225.	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Is this wording correct? It doesn't seem to be an extension to the house but joining on to the plot.

Description:

(F) PROPOSED TWO STOREY EXTENSION TO ~~DWELLING~~ GARAGE BLOCK OF DWELLING TO FORM GYM, GARAGE & LIVING ANNEXE IN ROOF SPACE

Location: Land adjacent to THE DOWER HOUSE (?) PEARSON ROAD

Parish: SONNING Ward: Sonning 25.6.01 73

Applicant: MRS J MIDDLEMISS

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

Enforcement Section (1) 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	blue line should be red. — possibly not, if address is Land adjacent to	25/5	✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties	highlight extn on 1:500	25/5	✓
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	(not very clear which is existing & proposed	25/5	✓
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Possible encroachment — all surrounding plots. May need to serve notice.	25/5	✓
9	Miscellaneous	~~Listed building application~~ also required?		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ..... Sonning .....

Listed Building 1 (2) 2*

Advertisement Required Development in Conservation Area ? Affecting Setting of a Listed Building?

Date Site Notice Sent : 25.10.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....
A Glencross, D Pastures re Newts

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

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

HERITAGE BODIES

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

OTHERS:

.....
.....
No pre-app's

NEIGHBOURS:

S/N + see map (no address points for Long Acre, Thames Street or 3 + 5 High Street)

pls. make sure these addresses are notified

Environmental Services

For office use only.
Application number: 14. JUN. 2001 * 4225

Householder planning application form

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

1	Your name Address and postcode Phone number	MRS. J. MIDDLEMISS THE DOWER HOUSE PEARSON ROAD SONNING BERKSHIRE
2	Agent's Name Address and postcode Phone number	GLEN BEARD. STUDIO GATE PEARSON ROAD. SONNING. BERKSHIRE RG4 6UL 0118 9272712
3	We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485. Site	GARAGE BLOCK, ADJOINING & ~~EAST~~ WEST OF THE DOWER HOUSE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY EXTENSION TO PROVIDE, GYMNASIUM, GARAGE & ANNEX ACCOMMODATION

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK TO MATCH EXTG. RED CLAY TILE TO MATCH LOCAL TYPE.	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☑

Crystal Mark

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: 0 / Proposed: 1
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐ No ☑
11	Checklist. Please make sure that you enclose the following.	
a	Six copies of this form signed and dated.	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	
c	Six copies of each set of plans and drawings listed below.	
	• 1:2500 scale location plan with the site outlined in red.	
	• 1:500 scale site layout plan.	
	• 1:100 or 1:200 scale floor plans and elevations.	

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

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

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

Your signature: [signature]

on behalf of MRS. J. MIDDLEMISS

Date 11/5/07.

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

14. JUN. 2001 * 4225

Tel. 0118 9746429 (Direct Line)

Date 25/5/01

Your ref.

My ref.

Glen Beard
Studio Gate
Pearson Rd, Sonning
Berks RG4 6UL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 9735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

Tick relevant box

1) Permission is not required as proposed development is permitted development. ☐

2) No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point. ☐

3) The location plans submitted do not have the site outlined in red. If this is an annex for The Dower House The whole site should be red. If it is a separate dwelling then the fee will be £190 & red & blue lines are correct ☒

4) The red line denoting the application site does not extend to the public highway. ☐

5) ~~No block plans submitted -~~ 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated. highlight extn on block plan IN GREEN & BROAD HIGHLIGHT IS G.FLOOR ADDITION. ☐

6) The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed). ☐

7) Less than 4 copies of the application form/plans have been submitted. ☐

WITH DOWER HOUSE IN THE SITE PLAN THEN A L. BUILDING CONSENT APPLICATION WILL PROBABLY BE REQUIRED. I AM PREPARING THIS REGARDLESS & SUBMITTING ONE. CB.

PTO

* ENCLOSED

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

any encroachment intended? If so serve Notice & fill in cert B. X

9) The Section 66 Certificate is missing/unsigned/not deleted. ☑

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☐

12) The following elevational plans are required: ☑
Not very clear what is existing & what is proposed (please highlight proposals)
BIG PINK LINES ✓

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

Environmental Services

For office use only.
Application number: 14. JUN. 2001 * 4225

Householder planning application form

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8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark