APPLICATION NO:
F/2001/5306

LOCATION:
Dower House Pearson Road, Sonning Reading.

APPLICANT:
Mrs J Middlemiss C/O Glen Beard

PROPOSAL:
Proposed single storey extension to garage and formation of new roof with rooms in loft space.

EARLIEST DATE FOR DECISION: **20/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
10/01/2002

CASE OFFICER: **Heidi Lynch**

REFUSED

420

00

(HL)

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/2001/5306

Parish: **SONNING**

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

Proposal: **Proposed single storey extension to garage and formation of new roof with rooms in loft 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 LBE2 of the Loddon Area Local Plan and with policies WOS10, WBE2 and WHE11 of the Wokingham District Local Plan (Deposit Draft).

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 with policies WOS10, WHE4 and WHE5 of the Wokingham District Local Plan (Deposit Draft).

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 with policy WBE1 of the Wokingham District Local Plan (Deposit Draft).

Informative

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

Berkshire Structure Plan Policies EN1 and EN3.
Loddon Area Local Plan Policies LBE1, LBE2, LBE12, LBE14 and LBE15.
Deposit Draft Wokingham District Local Plan Policies WOS10, WBE2, WHE11, WHE4, WHE5, WBE1 and WHE2.

Anna Cronin
Head of Planning & Transportation
Date: 08/01/2002

Notice checked by: _____

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

listed building consent?

refused consent on appeal 2001/4225

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5306

Applicant : Mrs J Middlemiss C/O Glen Beard.

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

Proposal : Proposed single storey extension to garage and formation of new roof with rooms in loft space.

Site Notice Displayed ? :	YES	NO	DATE
	✓		18/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 18/12/01

Date Registered : 15/11/2001

Earliest Date for Decision : 20/12/2001

Latest Consultation Date/Site Notice Expiry Date : 20/12/2001

This application will have expired on: 10/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Conservation Officer – the reasons for refusing the previous submission appear unresolved (impact on adjoining listed buildings)
Landscape Officer – no objections but condition regarding bats must be attached, as well as newts.
Environ. Health – approval but conditions regarding noise from proposed gymnasium.
Archeologist – requires an archaeological watching brief during excavation works for proposed development. This is to be secured by condition as per PPG16. The application has potential archaeological implications.
Highways – approval with conditions C049 & C138
6 Moorside Lane – objects (as like previous applications) as present application doesn't differ from those previous applications.
The White Lodge – no substantial change from previous applications so previous objects remain pertinent to this proposal.
Parish Council – objects to proposal & recommends refusal.

Planning Issues :

Identified settlement
Conservation Area —— LBE14, LBE15 Pg: 41
Listed Building 14/25 G2
Thames River Valley Policy Area

LBE1, LBE2, LBE12, LBE14, LBE15
WOS10, WBE2, WHE11, WHE4, WHE5, WBE1, WHE2
EN1, EN3

Conservation Area
River Valleys Policy Area
Identified Settlement
Mineral Site Consultation Area
} Local Plan
Loddon Area Local Plan

F/2001/4683

"Proposed erection of single storey extension on existing garage, erection of new pitched roof on part of existing garage"

Refused 10/10/2001

F/2001/4225

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

Refused 8/8/2001

Application Number F/2001/5306
~~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 ENV, ENV3, The Loddon Area Local Plan Policy LBE1, LBE2, and policies WOS10, WBE2 & WHE11 of the Wokingham District Plan (Deposit Draft).
(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 ENV, The Loddon Area Local Plan policies LBE12, LBE14 & LBE15, & policies WOS10, WHE4, & WHE5 of the Wokingham District Plan (Deposit Draft).
(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 ENV, The Loddon Area Local Plan policies LBE1, ~~LBE2~~, LBE2 & policy WBE1 of the Wokingham District ~~Plan~~ Plan (Deposit Draft).

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2, LBE12, LBE14, LBE15
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS10, WBE2, WHE11, WHE4, WHE5, WBE1, WHE2
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1, ENV3
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 8.1.02

RECORD OF SITE VISIT

SITE ADDRESS: Dower House
Pearson Road Sonning Reading.

APPLICATION NUMBER: F/2001/5306

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 18/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

See previous application notes as no change from this.



Application Number: F/2001/5306

Appraisal:

The proposed development is a single storey extension to a garage and the formation of a new roof with rooms in the loft space. This application is the third application on this site - the other applications are outlined below:

- F/2001/4225 Proposed two-storey extension to garage block of dwelling to form gymnasium, garage and living annex in roof space.

This application was refused due to being over-dominant and over-bearing on the surrounding properties as well as detracting from the setting of the adjoining listed buildings and Conservation Area (see appraisal attached). This application has since been appealed.

- F/2001/4683 Proposed erection of single storey extension on existing garage, erection of new pitched roof on part of garage.

The amendments made to the original proposal for this application were only minor (removal of dormer windows and loft space rooms), so this application was refused for the same reasons as the previous application.

Current Proposal

The current proposal replaces the proposed rooms in the loft space as per the original application (a bedroom, living area, kitchen and bathroom). The existing garage will be utilised as a gymnasium and the existing store will be utilised as a garage but the store wall will be moved forward (as per both previous applications). The main differences between the current proposal and the original proposal (2001/4225) are:

- The two dormer windows on the roof slope shown in the north elevation on the original application have been removed and a small sky-light put in its place (0.5m x 0.5m). This sky-light will be above the bathroom in the loft.

- The gable-end on the roof shown in the original north elevation plan will be hipped to the same pitch as the hipped roof at the other end of the building.

- On the roof slope shown in the east elevation there will be three small dormer windows added facing towards Dower House. The original plan showed a circle window on the east elevation facing into Dower House. This has been removed.

- From the south and west elevations there will be no change with the exception of the change from gable-end to hipped roof on the end closest to Dower House (as described above).

The current proposal is therefore similar in height and proportions to the original application with the major differences being the change from a gable-end roof to a hipped roof and the relocation of dormer windows. As the proposals are broadly the same, the application is not considered to have sufficiently addressed the original reasons for refusal. Overlooking of outside amenity space would not occur (as with the previous scheme), as the dormers facing

the south have been deleted. The three dormers added to the roof face towards Dower House and would therefore have no affect on the surrounding properties. The bulk and massing of the original building however, still remains the same. Reasons for refusal 1, 2, and 3 on the original application have therefore not been addressed.

Recommendation: Approval: **Refusal: ✓**

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 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.

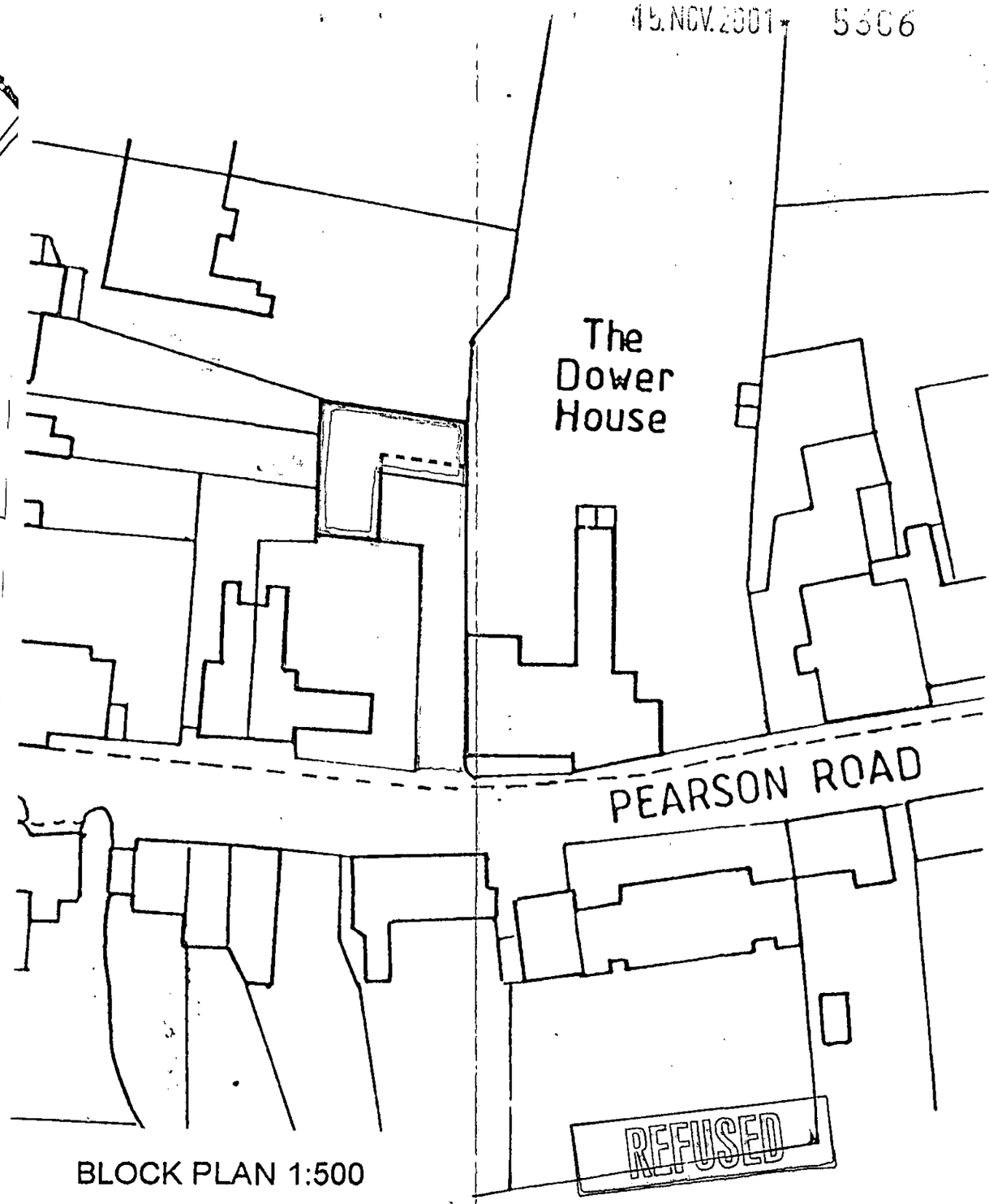
Recommendation: Approval: ☐ **Refusal:** ☑

(tick appropriate box)

15.NOV.2001 5506

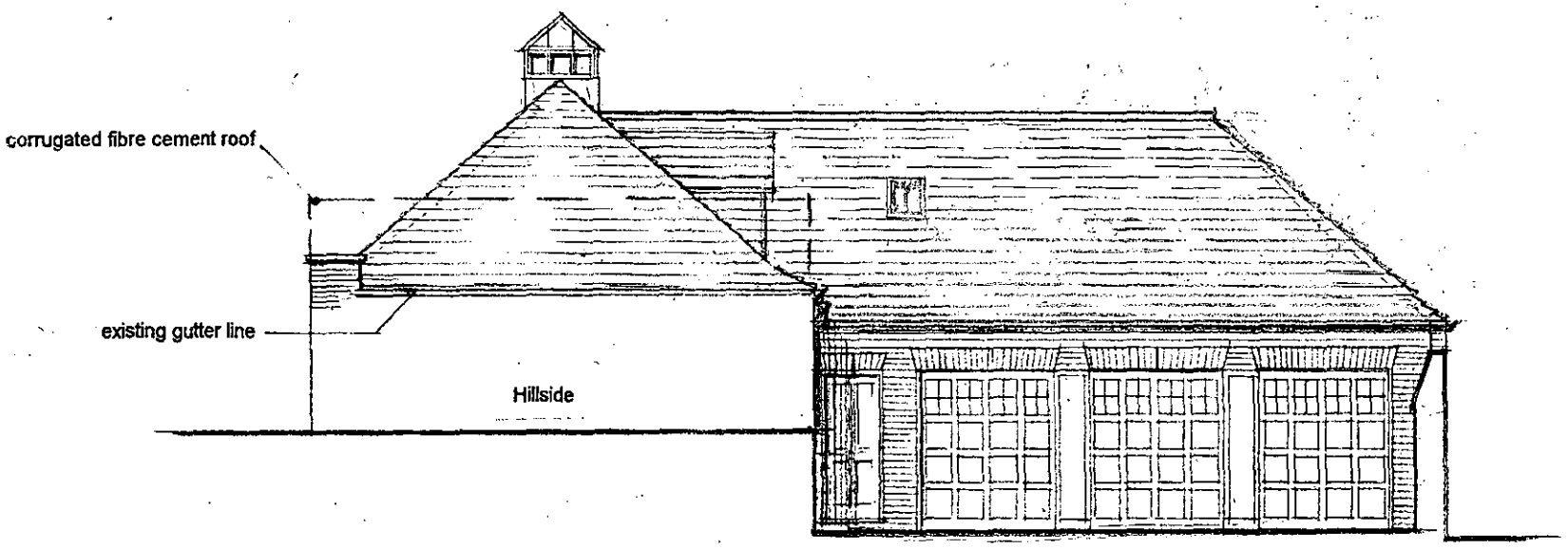


LOCATION PLAN 1:2500

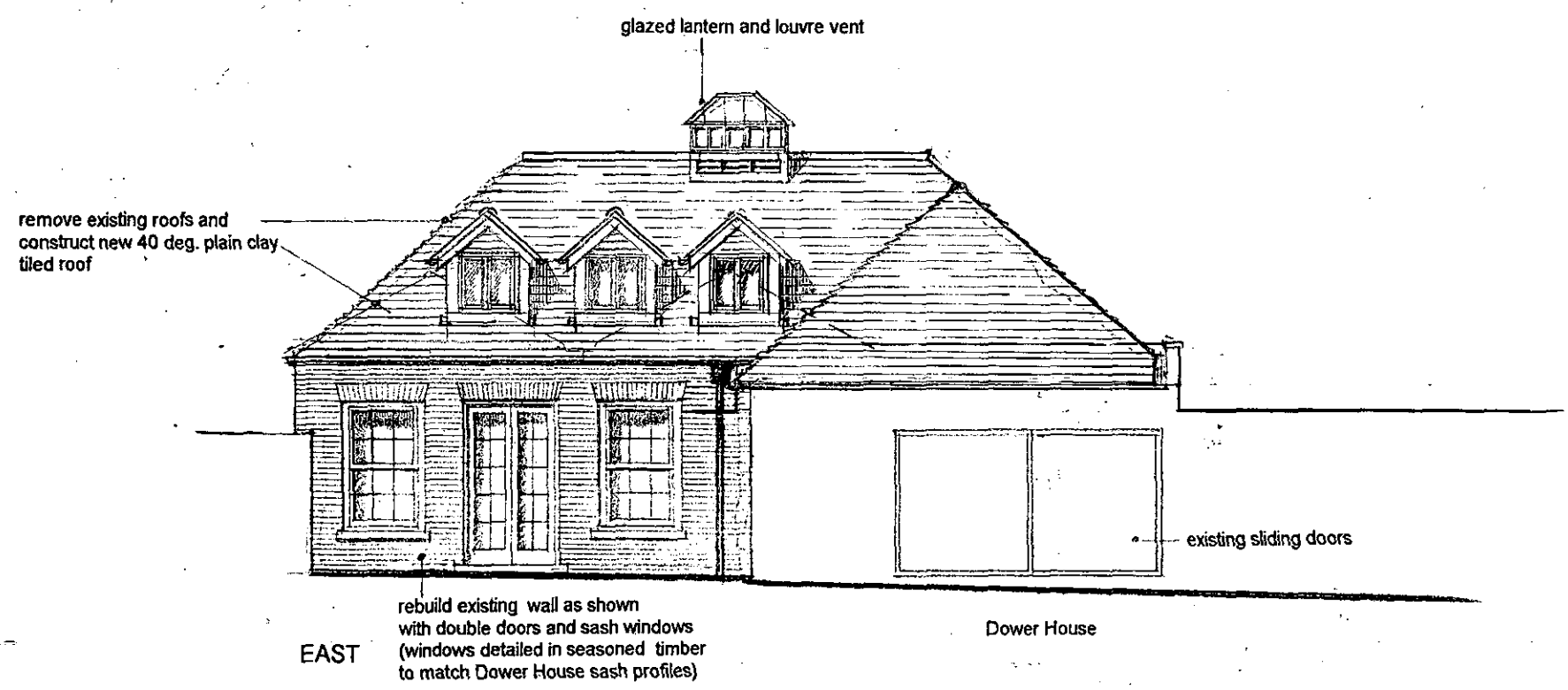


BLOCK PLAN 1:500

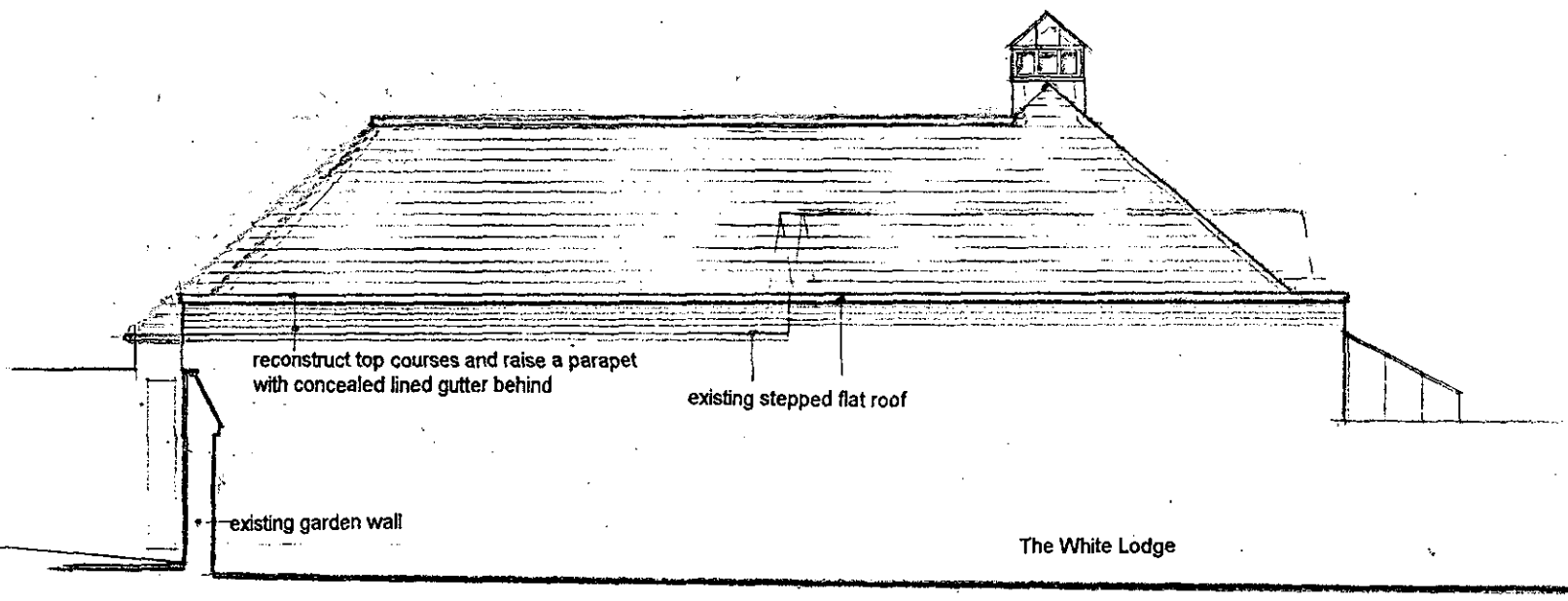
GROUND FLOOR EXTENSION & NEW ROOF TO THE ANNEX ADJOINING THE DOWER HOUSE, PEARSON ROAD, SONNING.
LOCATION & BLOCK PLANS



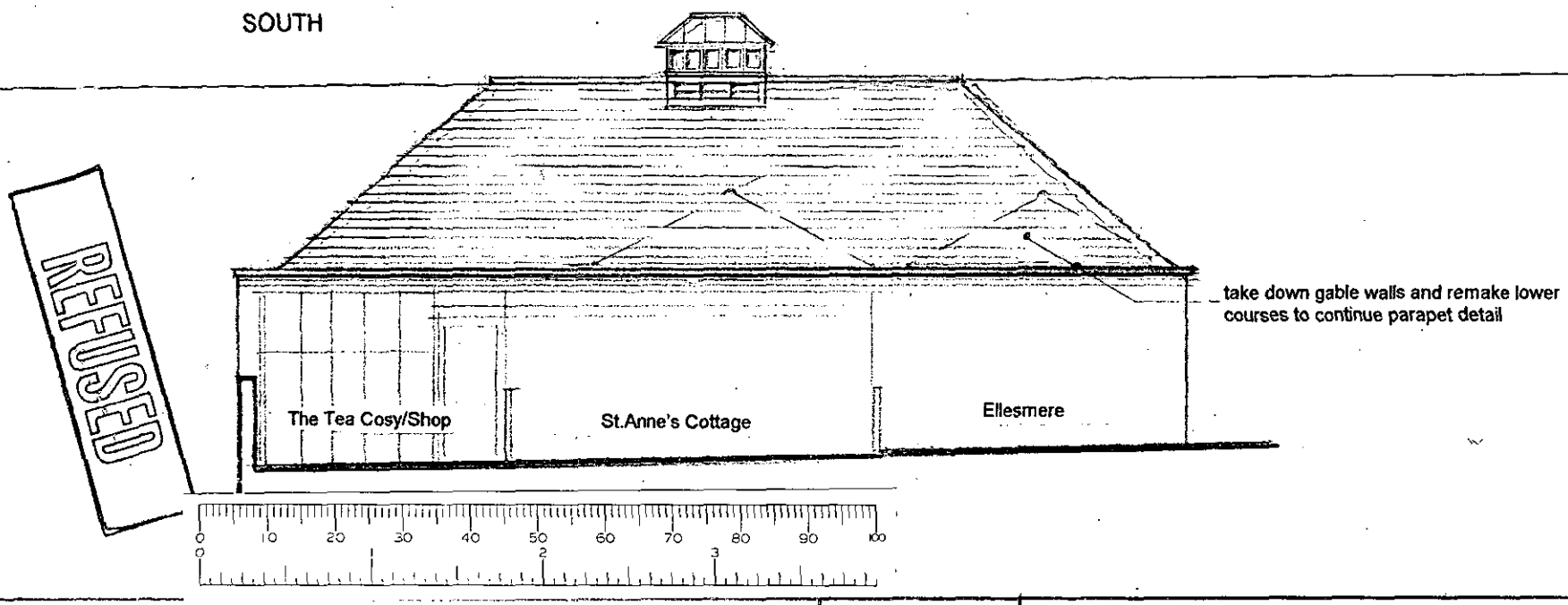
NORTH



EAST



SOUTH



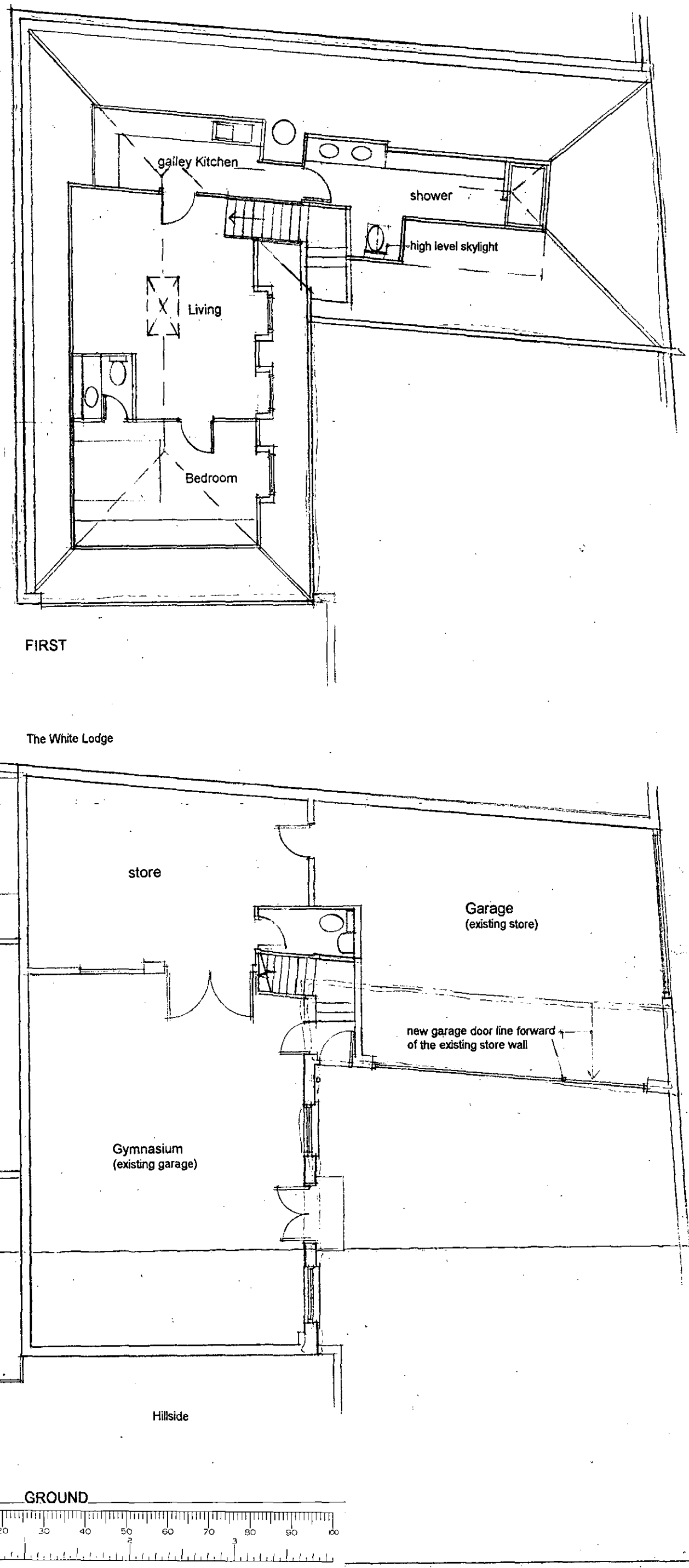
REFUSED

13.JUN.2001 5306

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

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

Glen Beard CHARTERED ARCHITECT
Glen Beard B.Sc (Hons) Dip. Arch. (Bartlett) R.I.B.A.
Studio Gate, Pearson Road, Sonning, Berkshire. RG4 0UL Tel 0118 9272712



REFUSED

15.NOV.2001 * 5306

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

drg.no. 301/1A
scale. 1:100
date. 10.5.01

Glen Beard CHARTERED ARCHITECT
Glen Beard B.Sc. (Hons) Dip. Arch. (Birmingham) R.I.B.A.
Studio Gate, Pearson Road, Sonning, Berkshire. RG4 0UL Tel 0118 9272712

Applicationo	Name & Address
F/2001/5306	Dr David Mcilroy Dr Jane Mcilroy The White Lodge High Street SONNING RG4 6UP
F/2001/5306	Winifred Blay 6 Moorside Lane Parkgate NESTON CH64 6QP
Application Refused	Letters sent 10/01/02

WOKINGHAM UNITARY
Aiming for Excellence

FAX MESSAGE

PLANNING SERVICES	HPT
POL	TLS
	ENF
21 12 DEC 2001	
COPIES TO:	ACK:
	FILE:

FAX TO: HEIDI LYNCH

FAX NO: 0118 9746484

NO. OF SHEETS: 2 (INC.)

FROM: LESLEY BATES
SONNING PARISH COUNCIL

FAX NUMBER: 0118 9697753
TEL. No. 0118 9697753

DATE: 20 DEC. 2001

Please find attached comments on application no. F/2001/5306

LESLEY BATES (CLERK TO THE COUNCIL).

01189697753
20-DEC-01 14:18 David Bates 01189697753 PAGE: 1

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2001/5306

Officer HEIDI LYNCH

Parish SONNING.

Proposal SINGLE STOREY EXTENSION TO GARAGE AND FORMATION OF NEW ROOF WITH ROOMS IN LOFT SPACE.

Address DOWER HOUSE PEARSON ROAD SONNING.

Applicant MRS J MIDDLEMISS C/O GLEN BEARD.

The Parish Council has considered this application and has the following comments:

1. The proposal is identical in mass and scale to an earlier application to which the Council and residents had strong objections and which was refused by WDC.

2. The roof is of particular concern as the bulk presents an overly large view to adjoining neighbours compared to the existing low lying/flat roof. The proposed roof has a pitch of 45% or steeper. The nearest buildings are the White Lodge extension, the White Lodge itself, and the White House. All have about 30% roof pitches. Sonning Parish Council's view is that the proposed extension will be entirely acceptable with a 30% pitch from the present proposed springing line

3. The proposal does not address the concerns regarding the impact it has on the adjoining walled garden. The proposed extension is only 10 metres from the rear of the existing White Lodge extension. It is also on higher ground. It would, as presently designed, significantly 'close in' the view. The rear view from the Tea Cosy, St. Ann's Cottage and Bow Cottage is already constrained by the rising ground and the wall of the coach house and Grove Cottage. The proposed extension at its present pitch would close in the only extensive view to the eastward from those three properties. Sonning Parish Council's view is that reducing the pitch to 30% will greatly reduce these impacts. Feedback from affected neighbouring residents indicates that at this pitch, most of the objections would be removed.

4. A more sympathetic proposal, which reduces the height and scale of the roof, would be more acceptable to both residents and the Parish Council. This proposal will turn a modest, low lying, single storey building, which has a minimal impact on adjoining properties, into a substantial *two story*

01189697753

20-DEC-01 14:19 David Bates 01189697753 PAGE: 2

structure which will greatly reduce the amenity presently enjoyed by those properties. The garage has been built onto an existing boundary wall, which serves several properties. Any change to the wall affects these properties significantly more than an extension to the main house. The eves of the existing garage terminate at the top of the wall whereas the proposal will raise the wall in a disproportionate an overbearing way severely changing its shape and character. The wall at present forms an attractive, traditional brick walled garden in the Conservation Area and is an integral feature of the White Lodge. Developing the garage, as proposed, will change the character of the White Lodge walled garden and that of adjacent properties, significantly impacting on the setting of these listed buildings.

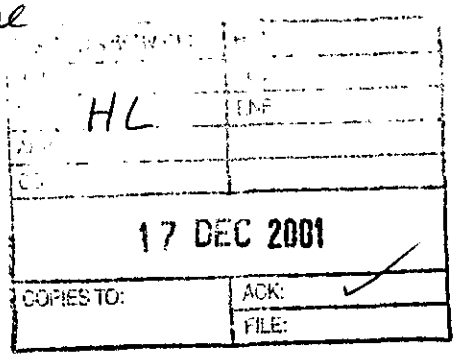
5. For the above reasons the Parish Council urges WDC to refuse this application as it stands.

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

01189697753
20-DEC-01 14:20 David Bates 01189697753 PAGE: 3

Obs

6 Moorside Lane
Parkgate
Neston
CH64 6QP



Development Control Manager
Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End, Wokingham
RG40 1WR

14th December 2001
Ref/Heidi Lynch

Dear Sir / Madam

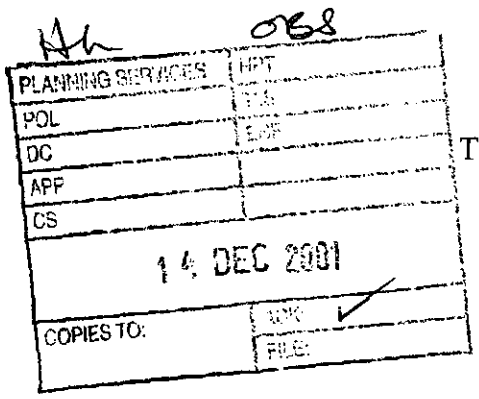
Application Number F/2001/5306
Dower House, Pearson Rd, Sonning, Reading
Proposed single storey extension to garage and formation of new roof with rooms in loft space.

I am writing to object to the above planning application

There have been two earlier applications for this site, namely F 2001/4683 and F2001/4225.
The present application does not appear to differ from the earlier ones in any way which would cause me to modify my views. Please therefore note that the matters covered in my letters of 16th September 2001 and 4th October 2001 (written headed 4683) and 25th July 01 (written headed F2001/4225) should be taken as repeated in relation to application 5306
The applicant is currently using the premises for an antique business, without change of use consent having been sought, I am informed

Yours faithfully
Winifred Blay.

Received 14/12/01
3.40



The White Lodge
High Street
Sonning
Berkshire
RG4 6UP

12/12/01
re planning application
Dower house Pearson road.
Proposed single storey extension and new roof
With rooms in loft space
Your Ref F/2001/5306
For attn Heidi Lynch

Dear Mrs/Miss Lynch
We would like to raise our objections to this planning proposal as a vexatious re-application of previous rejected plans that are now subject to appeal at the Planning Inspectorate in Bristol [please see my attached previous correspondence] your ref's F/2001/4683 and F/2001/4225. There is no substantial change in this proposal from previous applications the impact, the size, bulky over development remain the same. As the garages are unlisted further development of the property and opening out roof windows would be unrestricted. All neighbouring and adjacent properties are of the same view and the overall impact on the aesthetics and character of surrounding listed properties would be immense. I would be grateful if you could refer to all our *previous objections, as they remain pertinent to this further proposal*

Yours sincerely

Dr David Mcilroy
Dr Jane McIlroy

David and Jane McIlroy
The White Lodge
High Street
Sonning
RG4 6UP

To Planning Dept.
Woking ham District Council

Re. Planning/Development application
Two-storey development of garage block
Dower House, Pearson Rd. Sonning.
Your Ref. F/2001/4225

Dear Sir

I would like to raise our objections to any planning application on the development of the garages of the Dower House in Pearson Road. The application is for a two-storey conversion of these with a forty degree pitched roof according to draft plans I have seen. This development will immediately abut and involve just under half the south wall of our walled English garden, which is a unique feature of our grade two listed property.

We feel this is a bulky over development of an already poor extension of the garden wall that would fundamentally change the character of all the surrounding listed buildings in this part of a conservation village. It would alter forever the character and beauty of the classic walled gardens of The White House and White Lodge. It would also have a major impact overlooking and cutting off light to the four cottages to the south of The White House and White Lodge on the High Street as well as the two larger properties.

This two-storey development of the garages and outhouse if permitted would allow automatic right for its use as ancillary residential accommodation to the Dower House and future alterations and additions. We seek your help and support in preventing this applications approval and progress. We would be happy to discuss this further or if the planning and listing officers would like to visit for direct inspection we would be happy to arrange this

Yours sincerely

Copy to Clerk of Sonning Parish Council
Copy to Mr Nigel Rose local councillor

The White Lodge
High Street
Sonning
Berkshire
RG4 6UP

George Allpress

Development Control Officer

Planning Services

PO Box 157

Shute End, Woking ham, Berks

RG40 1 WR

Re Planning Application F/2001/4683

Dear Sir

We want to lodge our objection to the further development proposed for the garages belonging to the Dower House with your reference above. This is a "modified" version of the recently rejected application[F/2001/4225].

The differences from the rejected proposal are very minor indeed. Exteriorly the only difference is in the removal of a skylight at the roof apex and dorma windows. In all other respects the pitch and height remain as before and are exactly the same as the rejected proposal. The environmental impact is bulky and has an inappropriate effect on all the surrounding houses and gardens which would irrevocably change forever the character of the listed properties and gardens around it, views, outlooks, light would be dominated by this structure. Our previous comments on this proposal still stand particularly as half our garden wall would be linked into the structure.

We feel the internal modifications of the specifications are somewhat only semantic i.e. the exclusion of plans for upper storey bedrooms etc, this is something of a "Trojan Horse" as the proposed building could easily be modified in the future without further planning approval as the buildings are not listed. Hence achieving the ends as the first application but in a "phased" way and as such fulfils the residential infill that the first application was rejected on. We feel this new proposal is totally disingenuous and our entire objection regarding residential infill, noise, traffic and car access remains unchanged.

We appreciate that replacement of the existing roof may be a reasonable request but at no time have we or any of our neighbours, to my knowledge, been approached by the

architect or the Dower House for comment on the proposal and its impact. We would welcome a replacement to the existing garage roofing but one in which the pitch and height is low and is in keeping with the surrounding properties and gardens. We are sure this could be achieved in a tasteful way and would not lead to a progression into Residential property.

Yours sincerely

Dr David McIlroy
Dr Jane McIlroy

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 26 November 2001

Application Number: F/2001/5306

Proposal: Proposed single storey extension to garage and formation of new roof with rooms in loft 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).

Comments as per application no. 2001/4683.

No approval but with conditions

C049, R049

C138, R138

Signed: _____ **Print name:** AC 29/11/01

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

PLANNING SERVICES	HPT 50676
POL	TLS
DC	ENF
APP	
CS	
17 DEC 2001	
COPIES TO:	ACK:
	FILE:

5th December 2001.

Heidi Lynch
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Heidi,

APPLICATION F/2001/5306
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 issued 12th July 2001.

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
Brighton
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
Lincoln
London
Maidstone
Manchester
Newcastle upon Tyne
Nottingham
Oxford
Preston
Reading
Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

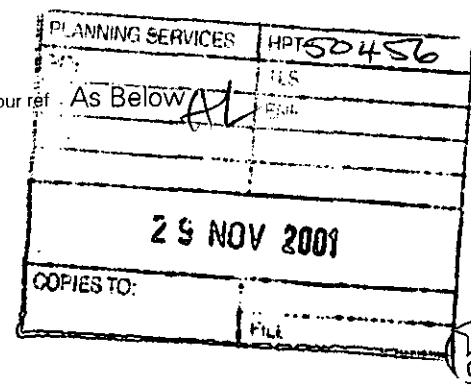
Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

Babtie Environmental

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



Babtie

Our ref Kgb001

Your ref As Below

28th November 2001

Ms H Lynch
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

A member of Babtie Group

Dear Heidi,

PLANNING APPLICATION F/2001/5306
Dower House, Pearson Road, Sonning.

Thank you for your letter of the 26th inst. with reference to the above planning application.

After careful consideration I would confirm that there will be no requirement for archaeology on the present application.

If you require any more information please do not hesitate to telephone me on 0118 988 1611

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
Lincoln
London
Maidstone
Manchester
Newcastle upon Tyne
Nottingham
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Reading
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Ankara
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Hong Kong
Jakarta
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Manila
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Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

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INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Heidi Lynch
Development Control

Your Ref: F/2001/5306

From: Tom Payne
Environmental Health

My Ref: 20015609

Date: 28 November 2001

PROPOSED SINGLE STOREY EXTENSION TO GARAGE AND FORMATION OF NEW ROOF WITH ROOMS IN LOFT 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

Heidi Lynch

From: Andy Glencross
Sent: Wednesday, December 05, 2001 5:23 PM
To: Heidi Lynch
Subject: Planning Application F/2001/5306 Dower House, Sonning(2)

Hi Heidi

I had a phone call from the applicant this afternoon and he explained that the roof areas affected are entirely constructed of asbestos cement. As a consequence of this it will not be necessary to have a bat survey carried out on this site. We should however attach instead the following informative to any permission granted.

If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.

If you have any further queries regarding this site then please do not hesitate to contact me.

Cheers

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

Heidi Lynch

From: Andy Glencross
Sent: Friday, November 30, 2001 11:47 AM
To: Heidi Lynch
Subject: Planning Application F/2001/5306 Dower House, Sonning

Hi Heidi

Although this site is within 200metres of a great crested newt breeding pond it is seperated from it by a road that newts are unlikely to cross. Consequently we will not require a full mitigation scheme for this site but we must attach the following informative.

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

As works are being carried out that will significantly affect the existing roof spaces I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition**

I have not visited the site.

Cheers

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

To:
Harold Sanders
Urban Design And Conservation Officer

From: Heidi Lynch

Date: 26 November 2001 28 NOV 2001

Application Number: F/2001/5306

Proposal: Proposed single storey extension to garage and formation of new roof with rooms in loft 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.

THE PROPOSED REVISIONS TO THE PREVIOUS APPLICATION (AND FOR WHICH AN APPEAL IS NOW PENDING) APPEAR MODEST. THE GABLE ON THE EAST END HAS BEEN REPLACED BY A HIPPED ROOF. THE TWO DORMERS ON THE NORTH BLOCK HAVE NOW BEEN RELOCATED TO THE WEST BLOCK. AND INCREASED TO THREE. SMALLER STRUCTURES.

THERE COULD BE A MODEST REDUCTION OF THE IMPACT ON THE DOWER HOUSE BUT ITS VISUAL IMPACT ON THE ADJOINING LISTED BUILDINGS, PREVIOUSLY REGISTERED BY THE OWNERS IN THE HIGH STREET, APPEARS UNCHANGED

THE REASONS FOR REFUSING THE PREVIOUS SUBMISSION APPEAR UNRESOLVED.

Harold Sanders

07-DEC-01

15.NOV.2001 5506

PLANNING SERVICES	HPT
POL	TLS
DC	SMP
APP	
CS	
20 NOV 2001	
COPIES TO:	

GLEN BEARD CHARTERED ARCHITECT
Studio Gate, Pearson Road
Sonning, Berkshire. RG4 6UL

FAX COVER SHEET

DATE: November 20, 2001 **TIME:**

TO: Wokingham District Council **PHONE** 0118 974 6000
FAX: 0118 974 6484

FROM: Glen Beard **PHONE:** 0118 927 2712
FAX: 0118 927 2712 **(manual switch)**

RE: **The Dower House Annex ref: F/2001/4225 refused 8.8.01**

CC:

Number of pages including cover sheet: 2

Message

Dear Sirs,

The attached letter was inadvertently omitted from our recent Planning Application posted on 13th November 2001. Please attach it to the file. The original has been posted.

Yours faithfully,

G. Beard

15.NOV.2001 5306

Glen Beard CHARTERED ARCHITECT

Studio Gate, Pearson Road, Sonning, Berkshire RG4 0UL Tel 0118 9272712

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

13 November 2001

Dear Sirs,

Re: **The Dower House Annex ref: F/2001/4225 refused 8.8.01**

We enclose a revised Planning Application for the above proposal. **Please note that an Appeal against the Refusal has been lodged.** You have a copy on file. **The evidence presented in that Appeal is pertinent to your consideration of this Application.**

Yours faithfully,

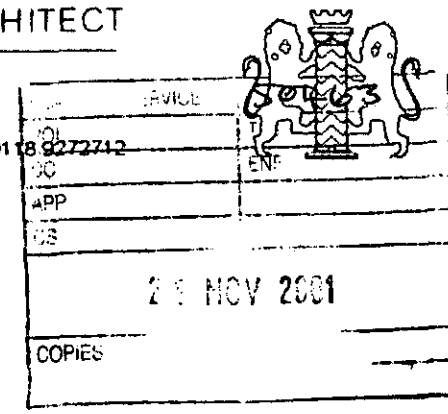
G.Beard.

Recd 1·40pm 29.11.01

Glen Beard CHARTERED ARCHITECT

Glen Beard B.Sc. (Hons) Dipl. Arch. (Birmingham) R.I.B.A.

Studio Gate, Pearson Road, Sonning, Berkshire. RG4 0UL Tel 0118 9272712



Heidi Lynch
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

13 November 2001

Dear Ms.Lynch,

Re: **The Dower House Annex ref: F/2001/5306**

Thank you for the site Notice and letter regarding encroachment. I confirm that no part of the proposed work encroaches onto neighbouring property. We have specifically detailed the new perimeter roof drainage to ensure that this does not occur.

Yours faithfully,

G. Beard.

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/2001/5306

Proposal:
Proposed single storey extension to garage and formation of new roof with rooms in loft space.

Location:
Dower House Pearson Road Sonning Reading

This application is being advertised in the Reading Chronicle newspaper on the 07/12/2001 for the following reason(s);

SITE IS A LISTED BUILDING OR IS WITHIN THE CURTILAGE OF A LISTED BUILDING AND IS IN A CONSERVATION AREA

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 Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **28/12/2001**. 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: 07/12/2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5306
CASE OFFICER: Heidi Lynch

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

Received by Wokingham District Council

Application No: F/2001/5306

Proposal:
Proposed single storey extension to garage and formation of new roof with rooms in loft 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 please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5306 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/12/2001. 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 be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

26 November 2001

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

Tel: (0118) 974 6442

Date: **26 November 2001**

My ref: F/2001/5306

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/2001/5306
Dower House, Pearson Road, Sonning, Reading.
Proposed single storey extension to garage and formation of new roof with rooms in loft 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 **Heidi Lynch** on **(0118) 974 6442.**

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5306**
Dower House, Pearson Road, Sonning, Reading.
Proposed single storey extension to garage and formation of new roof with rooms in loft 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**********

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 15/11/01?	Map No. 31 Site 0.30
Officer: HL / Application No. F/2001/5306	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY EXTENSION TO GARAGE AND FORMATION OF NEW ROOF WITH ROOMS IN LOFT SPACE

Location: THE DOWER HOUSE, PEARSON ROAD

Parish: SONNING Ward: SONNING

Applicant: MRS MIDDLEMISS

Fee Received 00-00 Required ..... Additional ..... Refund .....
fee paid on 4225

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Possible encroachment?	26/11	23/11
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required – Development in Conservation Area
– Affects the setting of a Listed Building

Date Site Notice Sent : 26/11 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health re Annexe in loft space .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (Herts) .....
Archaeological Site (BABTIE) .....
Education .....
Social Services .....
Highways .....
DINTON PASTURES – 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-apps.

NEIGHBOURS:

S/N + see map + all names & addresses on attached list

15.NOV.2001 * 5306

WOKINGHAM DISTRICT COUNCIL

Applicationo	Name & Address
F/2001/4683	Dr D & Dr J McIlroy The White Lodge High Street SONNING Berkshire RG4 6UP
F/2001/4683	W Blay 6 Moorside Lane Parkgate NESTON CH64 6QP
F/2001/4683	Judith M Baldwin The White House High Street SONNING-ON-THAMES Berkshire RG4 6UP
F/2001/4683	Kieran and Yvonne McLean Ellesmere Pearson Road SONNING-ON-THAMES RG4 6UL
Application Refused	Letters sent 16/10/01.

Mrs Walker
The Tea Cosy
High Street
Sonning

Dr D & Mrs H Stewart
Hillside
Pearson Road
Sonning

PLANNING SERVICES | HPT
POL | TLS
21 NOV 2001

16.NOV.2001 5306

COPY

GLEN BEARD CHARTERED ARCHITECT
Studio Gate, Pearson Road
Sonning, Berkshire. RG4 6UL

FAX COVER SHEET

DATE:	November 20, 2001	**TIME:**	
TO:	Wokingham District Council	**PHONE**	0118 974 6000
		FAX:	0118 974 6484
FROM:	Glen Beard	**PHONE:**	0118 927 2712
		FAX:	0118 927 2712 (manual switch)

RE: **The Dower House Annex ref: F/2001/4225 refused 8.8.01**

CC:

Number of pages including cover sheet: 2

Message

Dear Sirs,

The attached letter was inadvertently omitted from our recent Planning Application posted on 13th November 2001. Please attach it to the file. The original has been posted.

Yours faithfully,

G. Beard

15.NOV.2001 • 5506

Glen Beard CHARTERED ARCHITECT

Glen Beard B.Sc. (Hons) Dipl. Arch. (Birmingham) R.I.B.A.

Studio Gate, Pearson Road, Sonning, Berkshire. RG4 0UL Tel 0118 9272712

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

13 November 2001

Dear Sirs,

Re: **The Dower House Annex ref: F/2001/4225 refused 8.8.01**

We enclose a revised Planning Application for the above proposal. Please note that an Appeal against the Refusal has been lodged. You have a copy on file. The evidence presented in that Appeal is pertinent to your consideration of this Application.

Yours faithfully,

G.Beard.

Environmental Services

For office use only.
Application number: 15.NOV.2001 - 5506

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.
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	GARAGE & ANNEX ROOMS ADJOINING. AND WEST OF THE DOWER HOUSE.
4	Give brief details of the proposal for example, two storey side extension About the application	GROUND FLOOR AND ROOF EXTENSION TO PROVIDE GARAGE, GYM AND FIRST FLOOR LOFT ANNEX.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK TO MATCH EXISTING. 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
Clarity approved by Plain English Campaign

Please turn over

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.		
	RE-APPLICATION OF F/2001/4225		
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 13/11/01

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

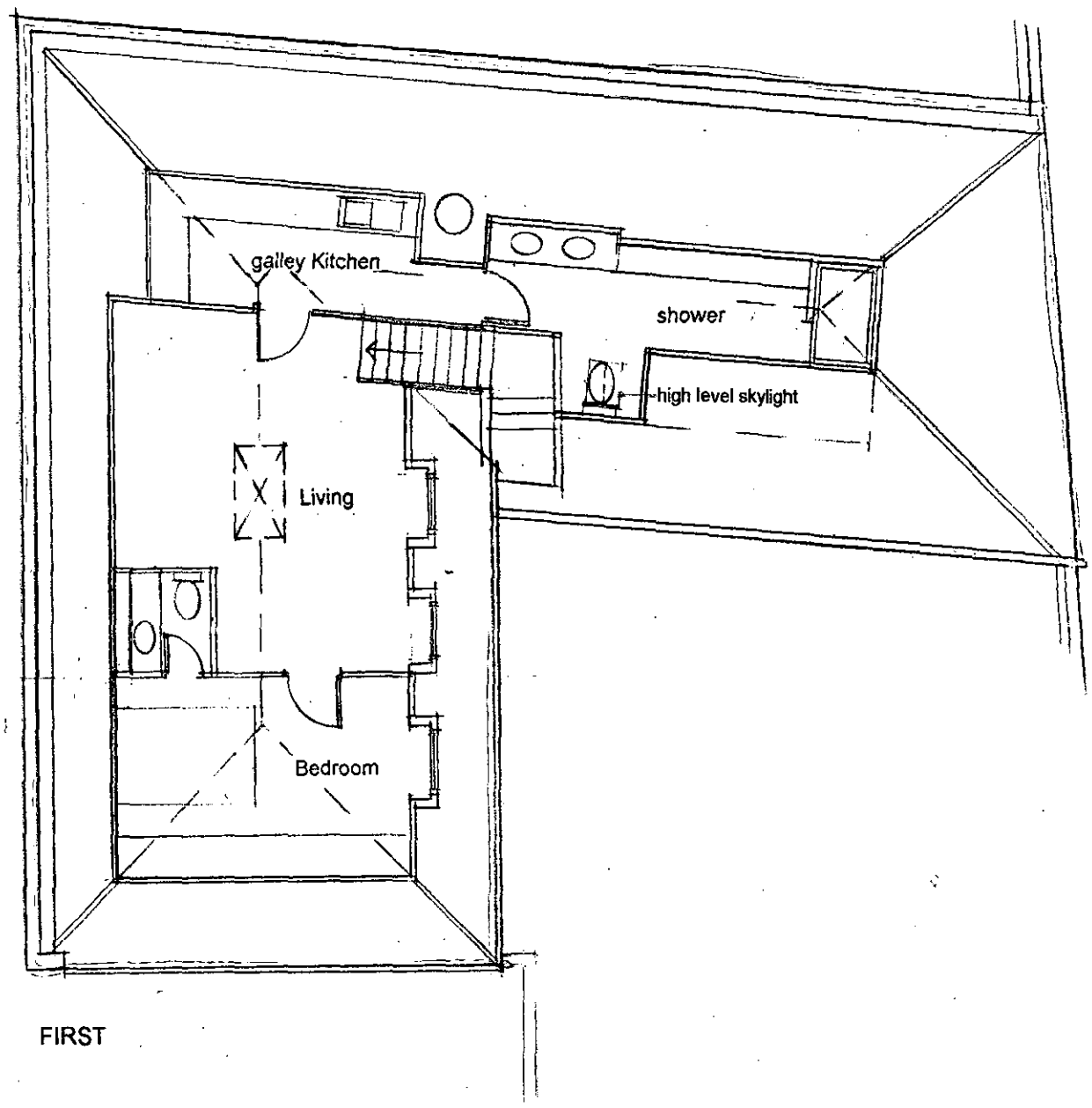
DOWER HOUSE
ADDRESS PEARSON ROAD PARISH SONNING

PLOT No.
BUILDER
ORD. SHEET No. SU 7575 (31)

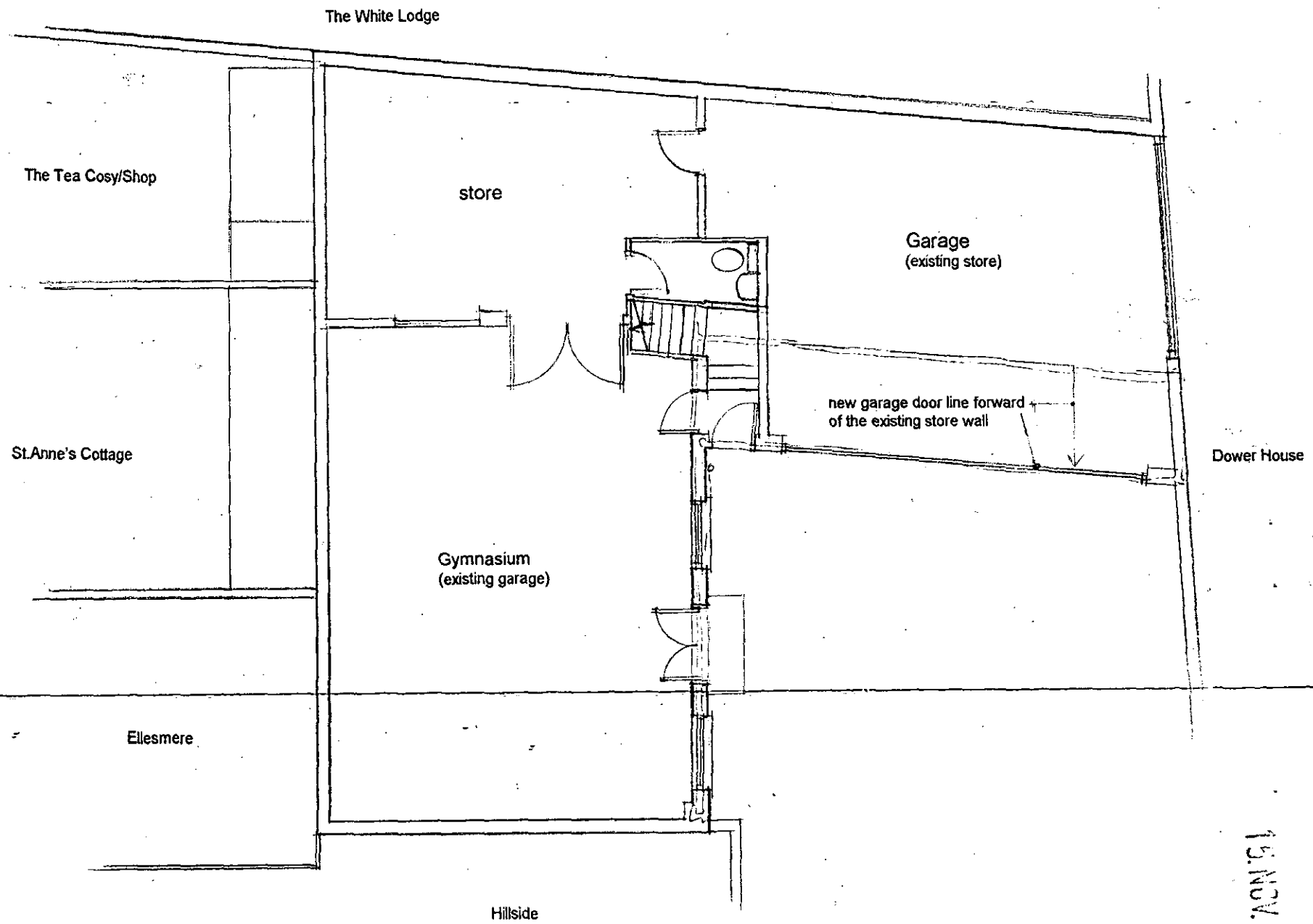
LISTED BUILDING 2/58

Plan No.	Applicant	Description of Development	Date of Decision	Decision
536/55	MR M. MCLARAN	Conversion of outhouse to form double garage & Studio	12.7.55	App P.D
PD/728/64	MR A.P. GRINIA		31.12.64	App P.D
F/2001/4225	MR. J. Middlemiss	2/St. ext to gar. to form gym. gar. and living annexe.	8.8.01	ref.
LB/2001/4318	"	2/st ext & conv of gar to gym	11.09.01	WD
F/2001/4683	"	S/St on garage & new pitched roof on part of garage	10.10.01	REF

DATE OF COMPLETION
MINISTRY DECISION
SPECIAL ORDERS
DRAINAGE
091074



FIRST



GROUND

0 10 20 30 40 50 60 70 80 90 100
0 2 3

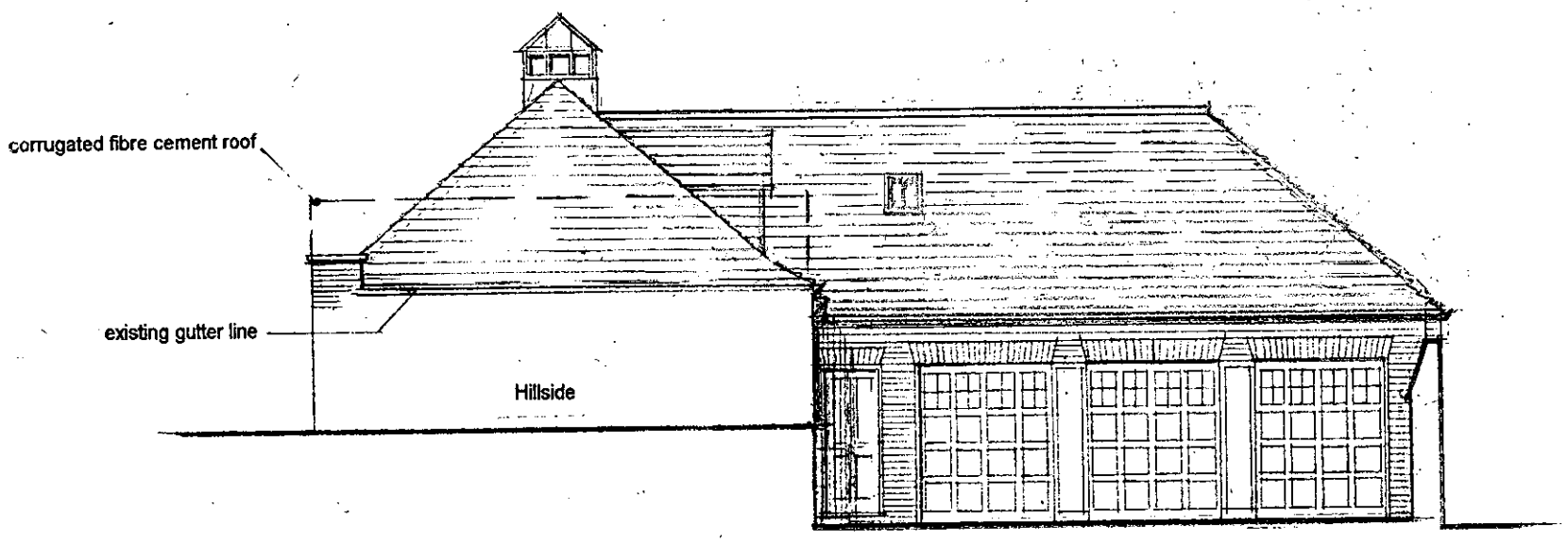
REFUSED

15 NOV 2001 * 55606

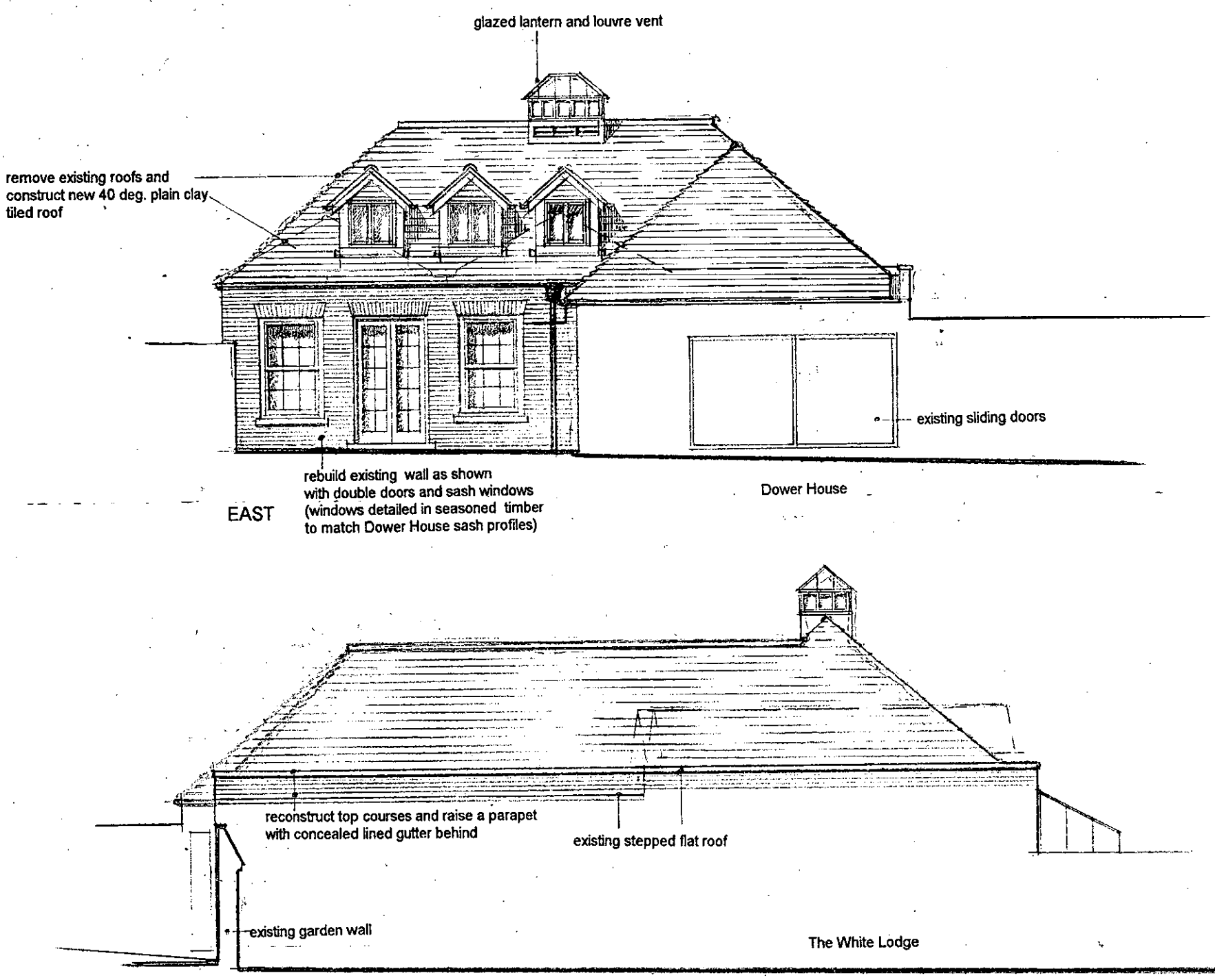
GYMNASIUM, GARAGE & ANNEX CONVERSION
ADJOINING THE DOWER HOUSE, PEARSON ROAD, SONNING.
GROUND AND FIRST FLOOR PLANS

drg.no. 301/1A
scale. 1:100
date. 10.5.01

Glen Beard CHARTERED ARCHITECT
Glen Beard B.Sc. (Hons) Dip. Arch. (Birmingham) R.I.B.A.
Studio Gate, Pearson Road, Sonning, Berkshire. RG4 0UL Tel 0118 9272712

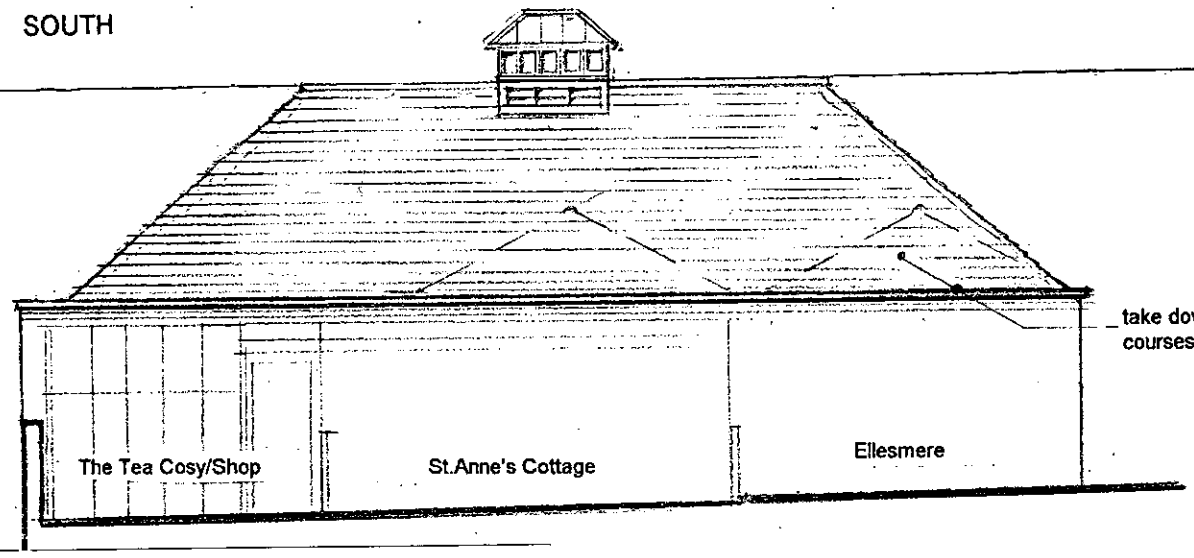


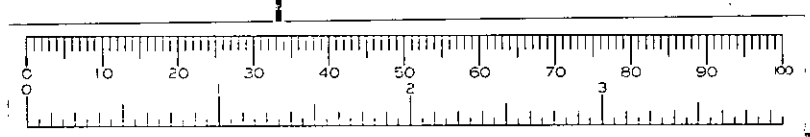
NORTH



EAST

SOUTH





REFUSED
15 NOV 2001

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

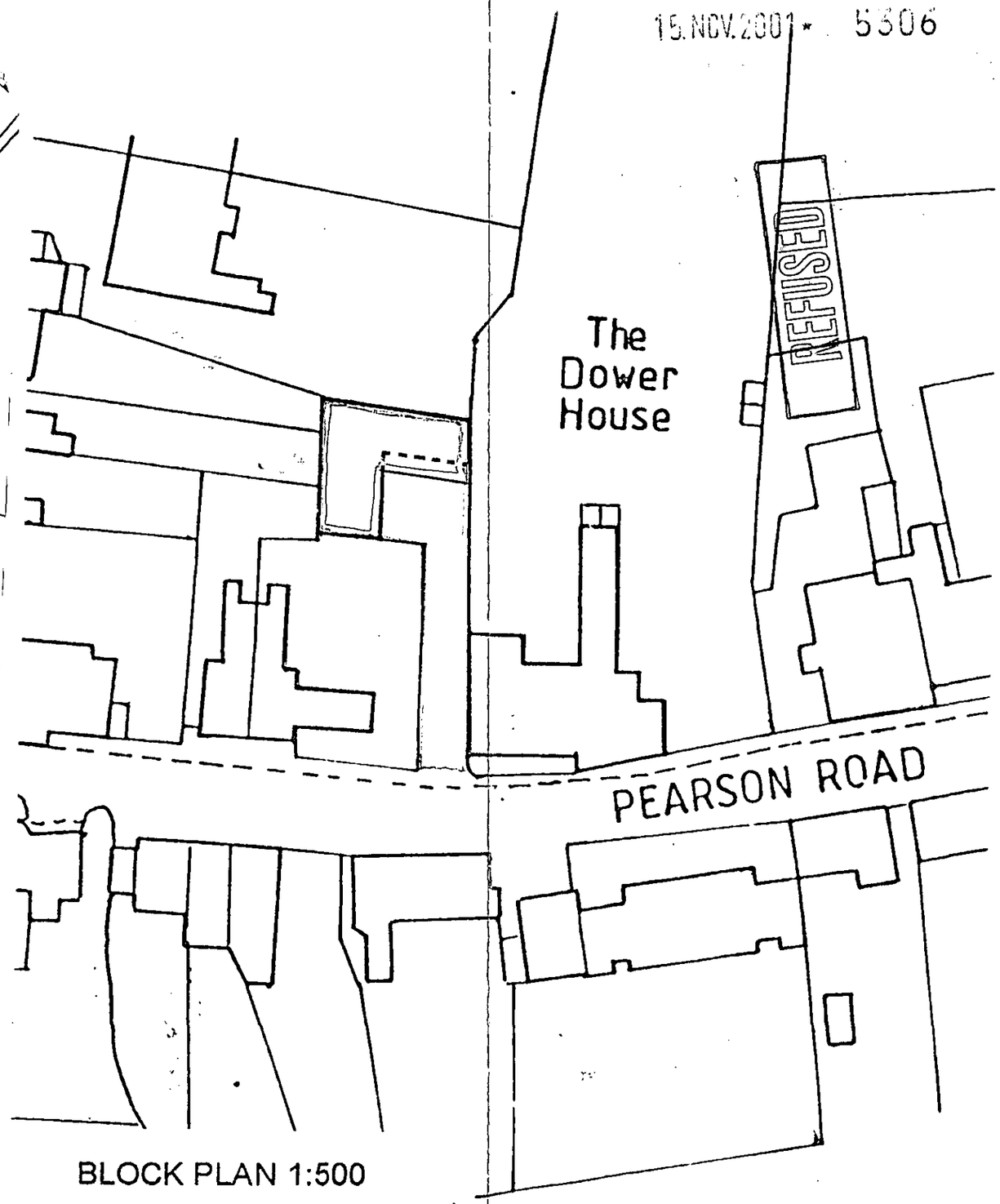
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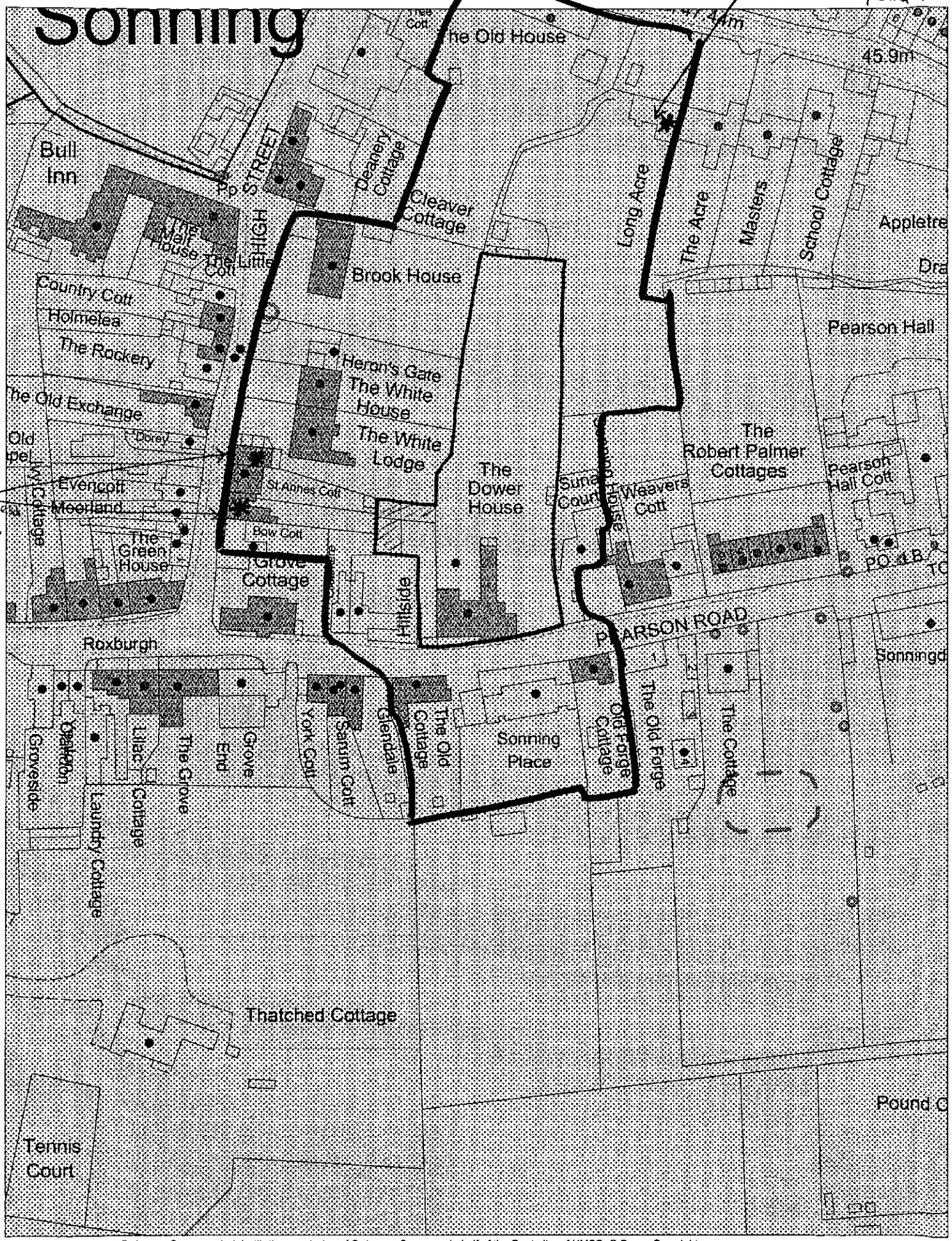
LOCATION PLAN 1:2500



BLOCK PLAN 1:500

GROUND FLOOR EXTENSION & NEW ROOF TO THE ANNEX ADJOINING THE DOWER HOUSE, PEARSON ROAD, SONNING.
LOCATION & BLOCK PLANS

15. NOV. 2001 * * 5506 address point



* Note: No address points

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21 November 2001 Scale: 1 : 1250

N W E S