APPLICATION NO:
F/2002/6044

LOCATION:
21a Old Bath Road, Sonning Reading.

APPLICANT:
Dr & Mrs Purcell C/O Mr D Burgess

PROPOSAL:
Proposed formation of rooms in loft space.

EARLIEST DATE FOR DECISION: **04/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
29/04/2002

CASE OFFICER: **Francis Leo**

25 APPROVED

1158

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Dr & Mrs Purcell
C/O Mr D Burgess
26 Elmdale Drive
Kidderminster
Worcs
DY10 3XE

Application Number: F/2002/6044

Parish: **SONNING**

Location: **21A Old Bath Road, Sonning, Reading.**

Proposal: **Proposed formation of rooms in loft space.**

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

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

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

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

Informative
1. 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 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 26/04/2002

Notice checked by: _____

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

Relised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6044	FL
BUILDING CONTROL NUMBER	FP 2002/2693	North
APPLICANT/AGENT	Mr D. Burgess.	
ADDRESS OF SITE	Tanglewoods 21A old Bath Road SONNING	
DESCRIPTION OF PROPOSED WORK	loft conversion velux windows	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		91643
ELEVATIONS	91643	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	22/5/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6044

Applicant : Dr & Mrs Purcell C/O Mr D Burgess.

Location : 21a, Old Bath Road, Sonning, Reading.
Proposal : Proposed formation of rooms in loft space.

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

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 04/03/2002

Earliest Date for Decision : 04/04/2002

Latest Consultation Date/Site Notice Expiry Date : 04/04/2002

This application will have expired on: 29/04/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways : approval with conditions.

Sonning Parish Council : ~~Parish~~ ~~to~~ no objections. but would like number of roof lights limited to 3 only. plus one of the large rear roof lights on the eastern side removed to balance up the elevation.

Planning Issues : I'd Sett.

LBE1 LBE2

WOS3. WBE1

EN1

Application Number: F/2002/6044 **Officer : Francis Leo**
21a Old Bath Road, Sonning, Reading

Appraisal :

Development
Proposed formation of rooms in loft space with 6 roof lights and one rear window.

The site is a detached property located in the identified settlement of Sonning within the Loddon Area Local Plan and Wokingham District Local Plan.

Impact upon neighbouring properties
The dwellings in Old Bath Road are situated in very large grounds. They are two storeys with high pitched roofs capable of accommodating rooms in the loft. No 19 adjoining property to the east is some 14m away and No 21 adjoining property to the west is about 13m away from the location of the roof lights. The actual location of roof lights would be approximately 6.8m above ground level and as they are in the same plain as the roof, hence they would hardly be visible from ground level. Even if they are visible they would have no adverse impact upon the neighbouring properties.

The proposed window at the rear is located at the centre of the property near to the hip of the roof and faces the rear garden and would have no adverse impact on neighbouring properties any more than the windows on the first floor.

Impact upon the character of the area
Because the proposed roof lights are in the same plain as the roof they would appear part and parcel of the roof design. The proposed rear window is smaller than the first floor windows in order to appear in proportion to the rear elevation. Overall the proposed roof lights and windows would have no adverse impact upon the character of the area.

Parking: Highway section has raised no objections on parking.
Sonning Parish Council: Because the site has a pitched roof, the six roof lights will not be seen at the same time, therefore removal of one roof light on the eastern side to balance up the elevation is not considered a justifiable request.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/6044

Appraisal :

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

Application Number F/2002/6044
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	

RECORD OF SITE VISIT

SITE ADDRESS: 21a Old Bath Road Sonning Reading.

APPLICATION NUMBER: F/2002/6044

OFFICER: Francis Leo

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS 2 storey, large detached dwellings. with massive gardens.

3. DESCRIPTION OF SITE/BUILDING 2 storey dwelling with pitched roof. 1st floor approved on appeal. PP granted in March/April 2002 for front boundary alteration. Large front and massive rear gardens.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 19 10m away. No 21 is 11m away from proposed roof light Hence no effect.

5. SITE CONSTRAINTS

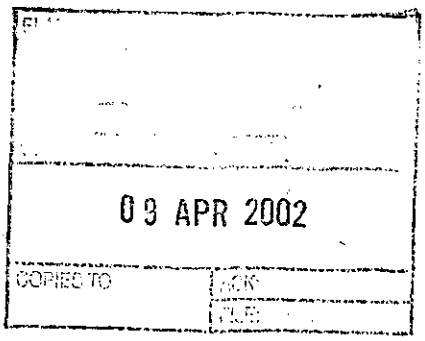
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT Bushes and hedge at front/side boundary. 1.5m high Timber fence at rear.

OTHERS



FAX MESSAGE

FAX TO: FRANCIS LEO

FAX NO: 0118 9746484

NO. OF SHEETS: 2 (INC.)

FROM: LESLEY BATES
SONNING PARISH COUNCIL

FAX NUMBER: 0118 9697753
TEL. No. 0118 9697753

DATE: 9 APRIL 2002

Please find attached comments on application no. F/2002/6044

LESLEY BATES (CLERK TO THE COUNCIL).

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2002/6044

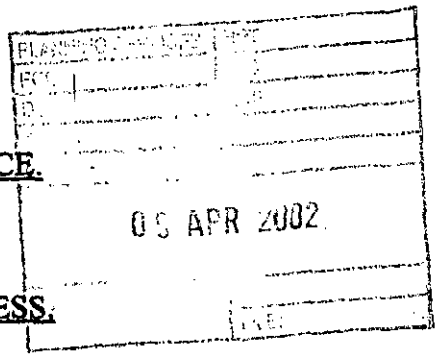
Officer FRANCIS LEO

Parish SONNING.

Proposal FORMATION OF ROOMS IN LOFT SPACE.

Address 21a OLD BATH ROAD.

Applicant DR & MRS PURCELL C/O MR D BURGESS.



The Parish Council has carefully considered this application and has no objections in principle.

It does however feel that the number of roof lights is excessive and would wish to see these limited to three, with one of the large rear roof lights, on the eastern side of the property, removed. This will balance up the elevation and reduce the impact on the adjoining property in West drive.

L. A. Bates (Clerk to the Council). 9 April 2002

01189697753
David Bates 01189697753 PAGE: 2
09-APR-02 03:00

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 11 March 2002

Application Number: F/2002/6044

NB: 2 further bedrooms approved in permission F/2000/1415
Proposal: Proposed formation of rooms in loft space.

Parish: SONNING PARISH

Site Address:
21a, Old Bath Road, Sonning, Reading.

Applicant:
Dr & Mrs Purcell C/O Mr D Burgess.

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).

C04A, R04A
C12Z, R12Z.

Signed: _____ **Print name:** Adam 13/03/02.

Application Number : F/2002/6044	**Map No :** 36
Case Officer : LS FL? Case officer for 2 other live applications.	**Site Area :** 0.21
Valid Date : 4/03/02	**Received Date: 04/03/2002**

Level : Delegated Application

Description : Proposed formation of rooms in loft space.

Location : 21a, Old Bath Road, Sonning, Reading.

Parish : SO **Ward : SON**

Applicant : Dr & Mrs Purcell C/O Mr D Burgess.

Fee Required: £95 **Fee Received: £95**

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER Note for Officer	Note: If application no 1415 is also implemented (includes 2 extra bedrooms) then there will be a total of 7 bedrooms.		

May need to show 6 parking spaces on layout??

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways NB. 2 further bedrooms approved on permission F/2000/1415

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

SIN + See Map.

.....

.....

No pre-apps

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

Tel: 0118 974 6502

Date: 11 March 2002

My ref: F/2002/6044

WOKINGHAM UNITARY
Aiming for Excellence

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

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

Dear Councillor

Application Number: F/2002/6044
21a, Old Bath Road, Sonning, Reading.
Proposed formation of rooms in loft space.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6044**
21a, Old Bath Road, Sonning, Reading.
Proposed formation of rooms in loft space.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor N Rose

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

Received by Wokingham District Council

Application No: F/2002/6044

Proposal:
Proposed formation of rooms in loft space.

Location:
21a, Old Bath 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/2002/6044 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/04/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

11 March 2002

Organisation_Name	Building_Name	address1	Postcode
		51WEST DRIVEREADING	RG4 6GE
		19OLD BATH ROADREADING	RG4 6SZ
		21OLD BATH ROADREADING	RG4 6SY
	~~21A~~	~~21AOLD BATH ROADREADING~~	~~RG4 6SY~~
		20OLD BATH ROADREADING	RG4 6TA
		18OLD BATH ROADREADING	RG4 6TA
		16OLD BATH ROADREADING	RG4 6TA
	2A	2AOLD BATH ROADREADING	RG4 6TA

6044

04.MAR2002* 6044

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	DR & MRS PURCELL
	ADDRESS	TANGLEWOODS, 21A OLD BATH ROAD
		SONNING ON THAMES, BERKS
		01189
	POST CODE	RG4 6SY Tel. No. 698128
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	MR.D.BURGESS
	ADDRESS	26 ELMDALE DRIVE
		KIDDERMINSTER
		WORCS 01562
	POST CODE	DY10 3XE Tel. No. 748992
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	TANGLEWOODS, 21A OLD BATH ROAD
		SONNING ON THAMES, BERKS
		RG4 6SY
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	FORMATION OF ROOM IN ROOF SPACE

5. ARE THERE ANY TREES ON THE SITE? YES / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — ROOFLIGHTS AND GABLE WINDOW ONLY

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / NO
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. YES / NO

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? YES / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

~~PLANNING REQUIRED DUE TO PERMITTED DEVELOPMENT RIGHTS BEING REMOVED — NO FEE REQUIRED~~

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

CERTIFICATE A

I certify that:

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

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

CERTIFICATE B

I certify that:

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

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

* None of the land forms part of an agricultural holding

SIGNED D. Burgon ON BEHALF OF DR & MRS PURCELL

DATE 1st MARCH 2002

1933

ADDRESS 21A Old Bath Road PARISH Sonning

PLOT No. ORD. SHEET No. SU 7574 3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
43038	MR. C. OLDLANDS	DET. DWELLING	16.8.94	C/
F/2000/1415	Dr. & Mrs. Purcell	2 St S ext to dwelling & 1 detached double garage	9.8.00	ref
F/2002/5733	"	Rooflight & Alts to windows		
F/2002/5847				

MINISTRY DECISION 1415 - APPEAL ALLOWED - 20.7.01

SPECIAL ORDERS PD Enq - Loft conversion - Mr. Burgess - 18/2/02 - (4)

04.MAR2002* 6044



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
7 March 2002 Scale: 1 : 1250

N
W E
S