APPLICATION NO:
F/2002/7950

LOCATION:
37 Glebe Lane, Sonning Reading.

APPLICANT:
Mr/ Mrs S Pownall C/O Michael Vaughton Associates

16/12

PROPOSAL:
Proposed single storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **12/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
07/01/2003

CASE OFFICER: **Phillip Taylor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs S Pownall
C/O Michael Vaughton Associates
Rectory Mews
Crown Road
Wheatley
Oxon
OX33 1UL

Application Number: F/2002/7950

Parish: **SONNING**

Location: **37, Glebe Lane, Sonning, Reading.**

Proposal: **Proposed single storey front extension to dwelling.**

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.

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.

Informative
1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative

2. 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.

T. G Watson

Trevor Watson
Development Control Manager
Date: 31/12/2002

Notice checked by: cthurr

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.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	Pl/2002/7950 PT
BUILDING CONTROL NUMBER.	BP 2004/5590 COM.
APPLICANT/AGENT	The Anderson Orr Partnership
ADDRESS OF SITE	37 Glebe Lane SONNING
DESCRIPTION OF PROPOSED WORK	S/S front ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	0271-W02	0271-P01
FLOOR PLANS	-ve	-ve

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	31/12/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	23/8/04	

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	

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

PLANNING SERVICES	HPT 63640
POL	TLS
DC PT	ENF
[illegible]	
26 NOV 2002	
COPIES TO	

Our ref: 0271/02k25WDC/ra

25th November 2002

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

FAO Mr P Taylor

Dear Sirs

RE: PROPOSED SINGLE STOREY EXTENSION TO 37, GLEBE LANE, SONNING ON THAMES – APP NO F/2002/7950.

Further to the acknowledgement of the above application I can confirm that there will not be any encroachment on to the neighbouring property. I trust that this clarifies the situation but should you have any queries please contact me to discuss.

Yours faithfully

Richard Anderson RIBA

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/7950

Applicant : Mr/ Mrs S Pownall C/O Michael Vaughton Associates.

Location : 37, Glebe Lane, Sonning, Reading.
Proposal : Proposed single storey front extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		25/11/02

Date of Neighbour Notifications : .....

Date of Site Visit : 25/11/02

Date Registered : 12/11/2002

Earliest Date for Decision : 12/12/2002

Latest Consultation Date/Site Notice Expiry Date : 12/12/2002

This application <u>will have expired on</u>: <u>07/01/2003.</u> 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 :

No comment received

Planning Issues :

Impact upon Neighbouring properties & Character of the area.

Policy: LBE1, LBE2,
WOS3, WOS4
EN1.

Application Number: F/2002/7950

Appraisal

The application proposes a single storey front extension to this semi-detached property set in the identified settlement. The extensions will project 1.0m forward and have mono-pitched roofs with a full hip on the west end.

Impact on Neighbouring Properties

No.39 has no front extensions therefore the proposed extension would project 1.0m to the front. Owing to the small size of this extension there would be no adverse overbearing or overshadowing impact.

Impact on the character of the area

Numerous dwelling in the street have extended forward and the building line is irregular in any case. No harm to the streetscene.

√ Approval

Application Number F/2002/7950
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 37 Glebe Lane
Sonning Reading.

APPLICATION NUMBER: F/2002/7950

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 25/11/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS residential street
ide settlement

3. DESCRIPTION OF SITE/BUILDING Semi - integral porch.

4. RELATIONSHIP TO ADJOINING PROPERTIES Attached 39 no front extension.
No 41 has properly porch canopy but its a new dwelling

5. SITE CONSTRAINTS — sheebee lots of other s/s fronts

TREES —

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT hedge 1.7m

OTHERS

Application Number : F/2002/7950	Map No : 32
Case Officer : PT	Site Area : 0.04
Valid Date : 12.11.02.	Received Date: 12/11/2002

Level : Delegated Application

Description : Proposed single storey front extension to dwelling.

Location : 37, Glebe Lane, Sonning, Reading.

Parish : SO Ward : SON 18-11-02 B

Applicant : Mr/ Mrs S Pownall C/O Michael Vaughton Associates.

Fee Required: £110 Fee Received: £110 (3)

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	Confirm no encroachment at boundary.	19.11	
OTHER			

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

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

.....

S|N + See map.

.....

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
		30GLEBE LANEREADING	RG4 6XH
		32GLEBE LANEREADING	RG4 6XH
		34GLEBE LANEREADING	RG4 6XH
		35GLEBE LANEREADING	RG4 6XH
		37GLEBE LANEREADING	RG4 6XH
		39GLEBE LANEREADING	RG4 6XH
		50LITTLE GLEBEREADING	RG4 6XL
		52LITTLE GLEBEREADING	RG4 6XL

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

Tel: (0118) 974 6442

Date: 18 November 2002

My ref: F/2002/7950

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/2002/7950
37, Glebe Lane, Sonning, Reading.
Proposed single storey front extension to dwelling.

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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/7950**
37, Glebe Lane, Sonning, Reading.
Proposed single storey front extension to dwelling.
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/2002/7950

Proposal:
Proposed single storey front extension to dwelling.

Location:
37, Glebe Lane, Sonning, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2002/7950 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/12/2002. 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

18 November 2002

12.NOV.2002 7950

7950

12 NOV 2002

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

Our ref: 0271/02k08WDC/ra

8th November 2002

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

Dear Sir or Madam

RE: PROPOSED SINGLE STOREY EXTENSION TO 37, GLEBE LANE, SONNING ON THAMES

Please find enclosed 6 copies of our drawing no's 0271/P01 and P02 together with forms, particulars and a cheque to the sum of £110.00 all as required to complete a planning application.

I trust that the proposals, which are modest in terms of their size and impact, are clear and that you will be able to support the application. However should you have any queries or concerns I would be grateful if, in the first instance, you could contact me to discuss.

Yours faithfully

Richard Anderson RIBA
Encs

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

Environmental Services

For office use only.
Application number: 12.NOV.2002 7950

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name	MR & MRS S. POWNALL
	Address and postcode	37 GLEBE LANE SONNING ON THAMES
	Phone number	
	Agent's Name	MICHAEL VAUGHTON ASSOCIATES
	Address and postcode	RECTORY MEWS CROWN ROAD WHEATLEY OXON OX33 1UL
	Phone number	01865 873936
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.	37 GLEBE LANE SONNING ON THAMES
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY EXTENSION TO FRONT OF EXISTING DWELLING
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.	PAINTED RENDERED WALLS PLAIN TILE ROOF
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: 4	Proposed: 4
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 MR & MRS S. POWNALL

Date 8.11.2002

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

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

✓ ADDRESS White Cottage PARISH Sonning

PLOT No. 37 Chase Lane ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR23795	MR. N. PITCHER	REPL. KITCHEN/WC	28.11.84	UC N/R
BR24033	"	" "	17.1.85	APP D/A
4182	MR & MRS POWNALL	2/St. Ext. /GARAGE	5.7.93	CA
FP93/1889	"	2/St. Ext	30.9.93	APP
F/2002/7950	Mr/Mrs Pownall	2/St front ext.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074