Trees.

APPLICATION NO:
F/2000/1130

LOCATION:
40 Old Bath Road, Sonning Reading.

APPLICANT:
Mr Stevenson C/O Oakcraft

PROPOSAL:
Proposed erection of detached garage/store.

EARLIEST DATE FOR DECISION: **07/05/2000**

APPLICATION EXPIRY DATE: **26/05/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE FP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Stevenson
C/O Oakcraft
Keepers Garden
Tidmarsh Lane
Sulham
Pangbourne
Berkshire
RG8 8EB

Application Number: F/2000/1130

Parish: **SONNING**

Location: **40, Old Bath Road, Sonning, Reading.**

Proposal: **Proposed erection of detached garage/store.**

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. This proposal, if permitted would have an adverse effect on the street scene by reason of its bulk and massing and would, therefore, result in development detrimental to the street scene and the character of the area. It is therefore, contrary to Policies WBE1 of the Wokingham District Local Plan and LBE2 of the Loddon Area Local Plan.

John Mitchell
Development Control Manager
Date: 15/06/2000

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.

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1130

Applicant : Mr Stevenson C/O Oakcraft.

Location : 40, Old Bath Road, Sonning, Reading.
Proposal : Proposed erection of detached garage/store.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : 13/4

Date of Site Visit : 26/4/00

Date Registered : 31/03/2000

Earliest Date for Decision : 07/05/2000

Latest Consultation Date/Site Notice Expiry Date : 07/05/2000

Application Expiry Date: 26/05/2000

Consultation Responses :
Sonning PC. - Prominent on street scene. Overdevelopment. Trees concerns
Highways - Conditions.

Planning Issues :
Effect on Street scene & neighbouring properties DR&I.
Identified settlement.

Application Number: F/2000/1130

Appraisal :

This application is for a replacement garage and store.

Neighbours.

All neighbours are a sufficient distance away for any impact to be minimised.

Street scene.

The A4 is directly behind the rear garden of the property and Old Bath Rd. runs down the side and to the front. There are trees and shrubs at intervals on the boundary of the property.

During the course of the previous application, 99/64833/F, it was requested that the garage be moved in from the boundary and reduced in scale (it was 5.0metres high, 9.2m in width and 5.3m in depth). This was revised to 4.2m in height, 8.5m in width x 5.3m in depth. The proposal was then approved. (The ridge height over the store was also reduced to 3.6m from 5.0m) The current application has been resited to the north-west of the corner rather than the northeast. However, the height has increased to 4.8m, the width to 9.7 and the depth has remained 5.8m. The height of the store has also increased to 4.0m its depth was originally 5.3m before it was reduced to 3.5m on the approved plans. It has now increased to 4.0m. This proposal would have an adverse impact on the street scene detrimental to the character of the area and should, therefore, be refused.

Recomendation : ~~Approval~~ **Refusal:** ☑

(tick appropriate box)

Application Number F/2000/1130
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			This proposal, if permitted would have an adverse effect on the street scene by reason of its bulk and massing and would, therefore, result in a development detrimental to the street scene and the character of the area. It is therefore, contrary to policies DES1 of the UDLP and LBE2 of the Loddon Area Local Plan.

15/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 40 Old Bath Road
Sonning Reading.

APPLICATION NUMBER: F/2000/1130

OFFICER: Joss Miller

DATE OF SITE VISIT: 26/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
Detached houses of varying designs.

3. DESCRIPTION OF SITE/BUILDING
Detached houses of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
42. 1.8m hedge and fence.
Street scene - 2m hedge round boundary.

5. SITE CONSTRAINTS

TREES \

ACCESS/PARKING 3 spaces.

LEVELS \

BOUNDARY TREATMENT Trees and hedges on the boundary.

OTHERS

Tel: (0118) 974 6463

Date: **13 April 2000**

My ref: F/2000/1130

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/2000/1130
40, Old Bath Road, Sonning, Reading.
Proposed erection of detached garage/store.

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

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

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

PLANNING SERVICES RPT
POL
DC
APP
CS
09 MAY 2000
PCK:

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1130**
40, Old Bath Road, Sonning, Reading.
Proposed erection of detached garage/store.

I wish this application to be listed should the officers recommendation be for approval
and my reason(s) are Street scene, harsh, precedent for building forward towards A4

Signed: _____ Date: 6/5/00.
Councillor Rose

Joss Miller

From: Lynette Baker
Sent: 02 May 2000 08:58
To: Joss Miller
Subject: FW: The Garage, High Street, Sonning and 40 Old Bath Road

-----Original Message-----
From: Nigel Rose [SMTP:Nigel.Rose@ukgateway.net]
Sent: 28 April 2000 17:47
To: Lynette Baker
Subject: The Garage, High Street, Sonning and 40 Old Bath Road

Lynette,

I know that the Garage is yours but I am not sure about 40 Old Bath Road. Could you please advise Joss if it is hers.

Any news on the Garage - I have not yet seen the listing letter - are we on for Committee on 23rd May?

If you or Joss are minded to approve the garage at No 40, I would wish to take to Committee on grounds of massing and street scene at the junction. The proposed garage is well forward of the "building line" of the adjoining properties and will further encourage consideration of the A4 frontage as unimportant.

Thanks,
Kind regards,

Nigel Rose

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

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

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

Joss Miller

From: Nigel Rose [Nigel.Rose@ukgateway.net]
Sent: 17 May 2000 15:52
To: Joss Miller
Subject: 40 Old Bath Road

Joss,

This is to confirm that I will still want to list this application should you recommend approval, for the reasons I set out the other week, relating to street scene and massing and bringing forward the "building line" towards the A4. The existing approval has the building further back from the A4 and in the trees. We have already recommended refusal for another application up against the A4 further to the east. We need to hold the line on this matter.

Thanks,
Kind regards,

Nigel Rose

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

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

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

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

Tel: (0118) 974 6463

Date: **13 April 2000**

My ref: F/2000/1130

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/2000/1130
40, Old Bath Road, Sonning, Reading.
Proposed erection of detached garage/store.

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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1130**
40, Old Bath Road, Sonning, Reading.
Proposed erection of detached garage/store.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rose

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

01189 697753

FAX MESSAGE

FAX TO:	JOSS MILLER
FAX NO:	0118 ~~9746484~~ 9716186 not answering.
NO. OF SHEETS:	2 (INC.)
FROM:	LESLEY BATES SONNING PARISH COUNCIL
FAX NUMBER: TEL. No.	0118 9697753 0118 9697753
DATE:	9 MAY 2000

Please find attached comments on application no. F/2000/1130

LESLEY BATES (CLERK TO THE COUNCIL).

01189 697753

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2000/1130

Officer JOSS MILLER

Parish SONNING

Proposal ERECTION OF DETACHED GARAGE/STORE

Address 40 OLD BATH ROAD

Applicant MR STEVENSON C/O OAKCRAFT

The Parish Council has the following comments.

1. This property is set in a prominent position close to the A4 Bath Road.

2. A similar garage/store formed part of an earlier application which the Parish Council had strong concerns about due to its position close to the existing hedge and trees.

3. It is felt that the proposal represents over development of the site and that, because of its bulk and prominent position, will have an overbearing impact on the area.

4. For the above reasons the Parish Council urges that this application is refused.

L. A. Bates (Clerk to the Council). 8 APRIL 2000

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2000/1130

Officer JOSS MILLER

Parish SONNING.

Proposal ERECTION OF DETACHED GARAGE/STORE

Address 40 OLD BATH ROAD

Applicant MR STEVENSON C/O OAKCRAFT

The Parish Council has the following comments.

1. This property is set in a prominent position close to the A4 Bath Road.

2. A similar garage/store formed part of an earlier application which the Parish Council had strong concerns about due to its position close to the existing hedge and trees.

3. It is felt that the proposal represents over development of the site and that, because of its bulk and prominent position, will have an overbearing impact on the area.

4. For the above reasons the Parish Council urges that this application is refused.

L. A. Bates (Clerk to the Council). 8 APRIL 2000

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2000/1130

Officer JOSS MILLER

Parish SONNING.

Proposal ERECTION OF DETACHED GARAGE/STORE

Address 40 OLD BATH ROAD

Applicant MR STEVENSON C/O OAKCRAFT

The Parish Council has the following comments.

1. This property is set in a prominent position close to the A4 Bath Road.

2. A similar garage/store formed part of an earlier application which the Parish Council had strong concerns about due to its position close to the existing hedge and trees.

3. It is felt that the proposal represents over development of the site and that, because of its bulk and prominent position, will have an overbearing impact on the area.

4. For the above reasons the Parish Council urges that this application is refused.

L. A. Bates (Clerk to the Council). 8 APRIL 2000

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 13 April 2000

Application Number: F/2000/1130

Proposal: Proposed erection of detached garage/store.

Site Address:
40, Old Bath Road, Sonning, Reading.

Applicant:
Mr Stevenson C/O Oakcraft.

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).

SC 23 - PARKING & GARAGING (SR6)

THE PROPOSED GARAGE/STORE SHALL ALWAYS REMAIN ANCILLARY TO AND NOT BE LEASED, SOLD OR OTHERWISE DISPOSED OF SEPARATELY FROM THE MAIN DWELLING. (SR 14)

Signed: N.S. Trotter **Print name:** N TROTTER

17-4-00

Received by Wokingham District Council

Application No: F/2000/1130

Proposal:
Proposed erection of detached garage/store.

Location:
40, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/05/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 31 MAR 2000	
Officer: JM	Application No. F/2000/1130

Map No. 36 Site 0:07
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF DETACHED GARAGE/STORE

Location: 40 OLD BATH ROAD

Parish: SONNING Ward: Sonning
13.4.2000.

Applicant: MR STEVENSON
amendment to 99/69833

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

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	scale ? (1:100?)		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 13.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS:

SN+ 14, 15 & 16 South Drive

33, 35, 38, 42 Old Bath Road

ADDRESS "AROSA" OLD BATH ROAD PARISH SONNING

PLOT No. Old Property ORD. SHEET No. SU.7574 (36)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/214/71	Mr E.E. Locker	Addition with Covered Garage/Lounge	13.5.71	App. N/A
573/71	"	Double Garage	5.8.71	App C/A.
AP99/8915	Mr. P. Stevenson	2St/S Ext.	2.7.99	APP
99/69833/F	"	2St/S+ Replacement Garage	14.10.99	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

31.MAR2000* 1130

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	MR. STEVENSON
	Address and postcode	40 OLD BATH ROAD. SONNING. READING BERKS.
	Phone number	
2	Agent's Name	OAKCRAFT
	Address and postcode	KEEPERS GARDEN TIDMARSH LANE, SULHAM, PANGBOURNE READING, RG 8 8ER
	Phone number	0118 984 2277
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.	SEE ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	DETATCHED OAK FRAMED GARAGE AND STORE
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.	PLAIN CLAY TILES SOFTWOOD FEATHEREDGE
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 ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing:	~~Proposed:~~
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.		
	RESUBMISSION NO FEE.		
	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~~.

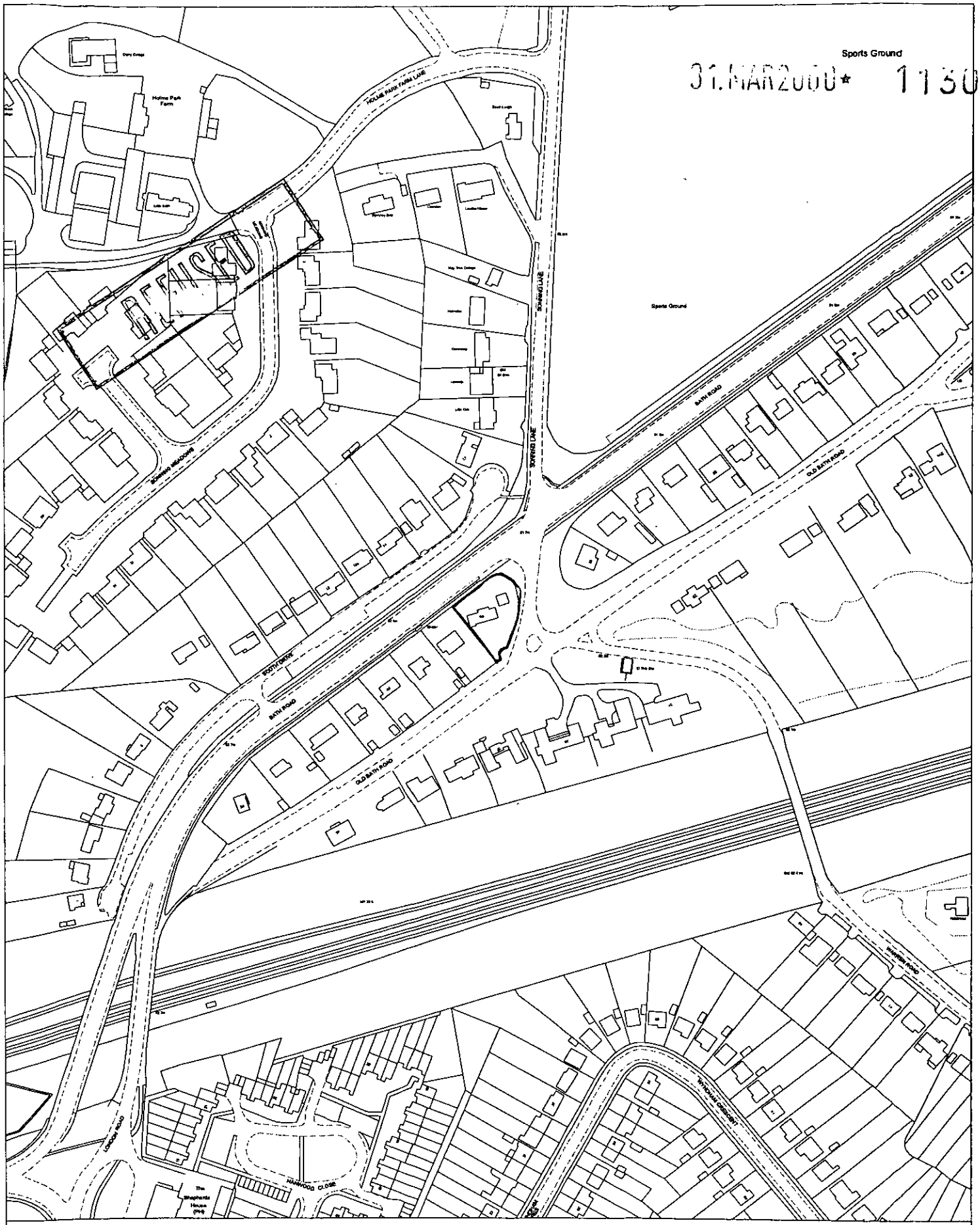
Owner's name	~~Address~~ at which the notice was served	Date on which the notice was served

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

Your signature: Antony Stacy. on behalf of MR. STEVENSON

Date 28-2-00.

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



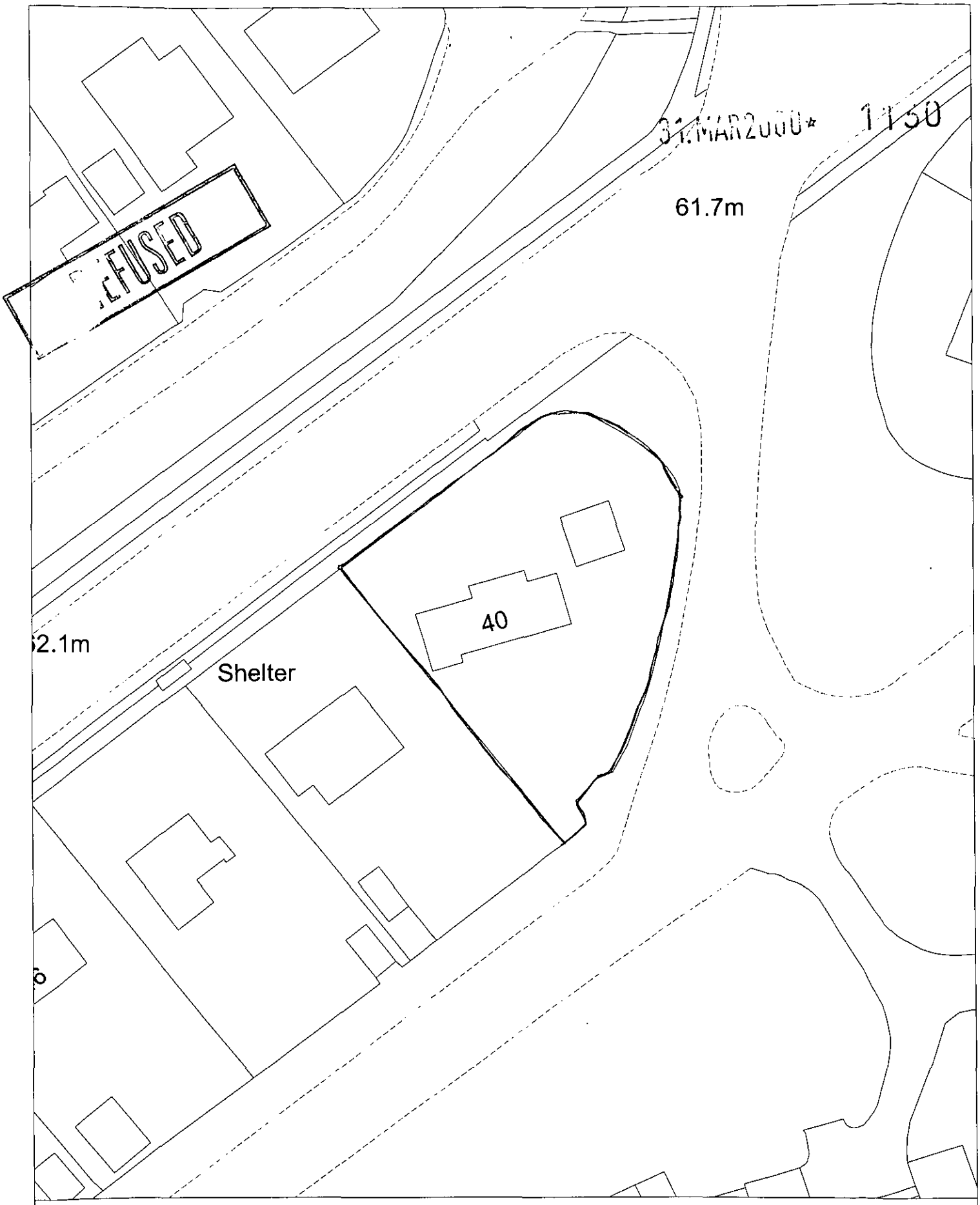
Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 31 March 2000

N
W E
S



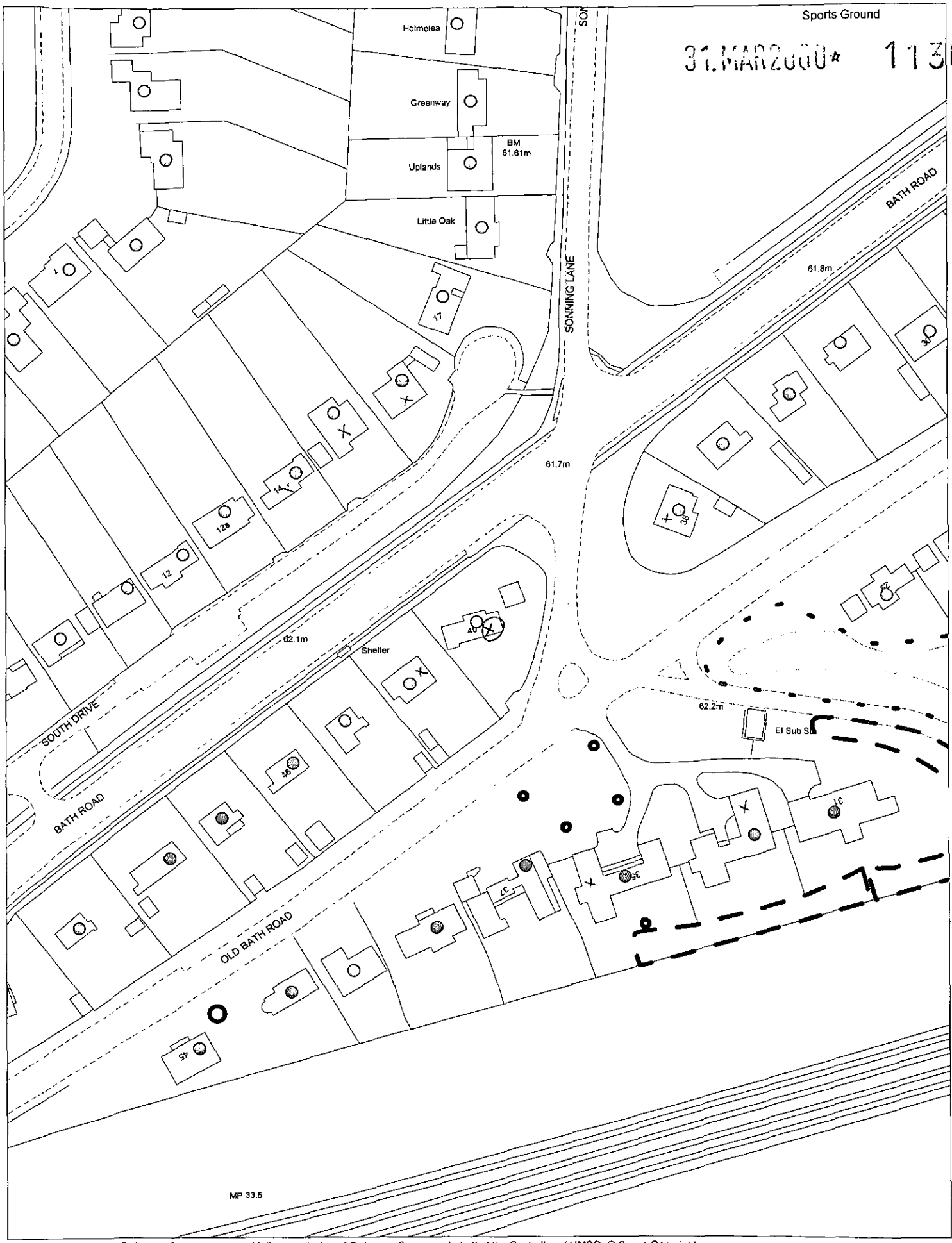
Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 31 March 2000

N
W E
S



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.

6 April 2000

Scale: 1 : 1250

N W E S