APPLICATION NO:
F/2002/7650

LOCATION:
1 Old Bath Road, Sonning Reading.

APPLICANT:
Mr/Mrs Woodford C/O Andrews Kalik Associates

PROPOSAL:
Proposed 2 storey and single storey front extension to dwelling and rear dormer extension plus alterations to roof of side extension with additional windows.

EARLIEST DATE FOR DECISION: **24/10/2002**

APPLICATION WILL HAVE EXPIRED ON:
19/11/2002

CASE OFFICER: **Angela Odell**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Woodford
C/O Andrews Kalik Associates
The Studio
101 London Road
Reading
Berks
RG1 5BY

Application Number: F/2002/7650

Parish: **SONNING**

Location: **1, Old Bath Road, Sonning, Reading.**

Proposal: **Proposed 2 storey and single storey front extension to dwelling and rear dormer extension plus alterations to roof of side extension with additional windows.**

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) no additional windows or similar openings shall be constructed in the north-east side elevation of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The rooflights in the first and second floors of the north-east side elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
5. No additional internal floor shall be installed beneath the rooflights to be installed over the ground floor utility, changing and boiler rooms.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

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: 06/11/2002

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.

Tel. 0118 974 6443 (Direct Line)

Date. 5 December, 2003

My ref. MT/FP/2003/4812

F/2002/7650

Mr and Mrs Woodford
C/o Andrews Kalik Harris
The Studio
101 London Road
Reading
Berks

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr and Mrs Woodford

EXTENSIONS AND ALTERATIONS TO STANMORE OLD BATH ROAD SONNING

Thank you for your Building Regulations Application Number FP/2003/4812 received on 28/11/03.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with the plans submitted with this application. The planning officer considers that the proposal is materially different from the Approved Planning Number F/2002/7650 and that these differences cannot be dealt with as a minor amendment to the existing approval.

- The proposed dormer window in the rear elevation is positioned lower in the roof of the building regulations plan resulting in potential increased overlooking.
- Furthermore, the two storey front extension has side windows at ground and first floor levels on the building regulations drawings which are not shown on the approved planning drawings.
- Finally, the extension to the existing garage shown on the building regulations drawings does not appear on the planning drawings.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 02/01/04. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6502.

Yours sincerely

Mary Thompson
Development Control/Building Control Liaison Officer

WORK SHEET FOR : Angela Odell

Application Number : F/2002/7650

Applicant : Mr/Mrs Woodford C/O Andrews Kalik Associates.

Location : 1, Old Bath Road, Sonning, Reading.
Proposal : Proposed 2 storey and single storey front extension to dwelling and rear dormer extension plus alterations to roof of side extension with additional windows.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 4.10.02

Date Registered : 24/09/2002

Earliest Date for Decision : 24/10/2002

Latest Consultation Date/Site Notice Expiry Date : 24/10/2002

This application will have expired on: 19/11/2002. 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 :

- Sonning Parish Council: Concerned about:
  - Impact the dominant effect the proposed new roof will have on the adjoining property.
  - The number of windows facing the adjoining property would appear to be excessive and intrusive.

  Asks for these concerns to be addressed prior to any permission being granted.
- 15 Holmemoor Drive: No objection providing obscure glass is installed in roof lights, and this stipulated.

Planning Issues :

Application Number: F/2002/7650

Appraisal :

See attached report.

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

F/2002/7650 Appraisal

Proposal
At the east end on the ground floor is to extend forwards 1.8m to form utility ceasing garage/store use of this area) and at the rear by 2m (to form pool equipment cabin) with roof area above raised (so that it slopes upwards away from side boundary) and rooflights in this roof area to ground floor rooms. In centre of front a 2 storey extension to form entrance lobby with landing seating area above. Also partly pitched roof over existing projecting rear lounge. Also other internal changes.

Effect on the character and appearance of the area
At east end of property, (which is nearly on the boundary) proposal would fill in the area above the ground floor that is near the boundary by the installation of the sloping roof above the ground floor at this end. However, the area affected would be between about 1.8m. and 4m. from this side boundary, and there is a gap of about 1m to the 2 storey portion of the house adjacent, and as this extra area of built form is only between about 3.8m and 5.2m high, given the scale of the existing dwelling, consider that this would not produce an unacceptably cramped or overdeveloped appearance in the street scene. (There are several houses with similar sloping side roofs, but most are 1m from the boundary at ground floor level. However, further down Holmemoor Drive a 2 storey side extension has been constructed at 'Silver Birches' very close to the side boundary.)
Proposed 2 storey centre front extension: This would be 4.1m wide in the context of the whole house which is 23m wide, and 2.1m deep, still leaving 18.5m to the front boundary. Consider that would have an acceptable appearance in the street scene and would improve the design appearance of the house.

Effect on neighbouring properties
No.15 Holmemoor Drive: Proposed front extension at this end would clear the 45 degree daylighting angle. At the rear, as the single storey pool equipment cabin would only 1.2m high it would not infringe this daylighting standard. As proposed rooflights in ground floor of side sloping roof would be above the ground floor rooms and about 2.5m. above internal ground floor level, they would not cause overlooking. (However, consider should restrict any insertion of first floor underneath these to prevent any potential future overlooking.) The first floor rooflights would be to storage area within eaves, and consider acceptable if obscure glazed, and the same for the second floor
Proposed rear dormer in centre of roof: to proposed games room in roofspace and small porthole window would look down the centre of the plot and the proposed dormer would be about 12m from the north east boundary with No. 15 Holmemoor and 11m from No. 3 Bath Road on the south-west side. Consider these distances sufficient to prevent unacceptable additional overlooking.
Partly pitched roof over existing projecting rear lounge: would not have any significant effect on neighbouring properties.

Parking
No increase in number of bedrooms and plenty of parking available.

Recommendation: conditional approval

Application Number F/2002/7650
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C01H	R01H	
3	C044	R044	north - east side elevation of the dwelling
4	C045	R045	rooflights in the first and second floors of the north - east side elevation (delete last sentence i.e. It shall be permanently fixed shut at .....) additional
5			~~The~~ No internal floor shall be installed beneath the rooflights ~~above this~~ to be installed over the ground floor utility, changing and boiler rooms.
		Reason:	R044.
			N06.

If any of the consultee's have requested a copy of the decision notice please list them below;

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2.
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: P. J.S. Andrews
(Development Control Manager)

Date: 6/11/02

RECORD OF SITE VISIT

SITE ADDRESS: 1 Old Bath Road Sonning Reading. APPLICATION NUMBER: F/2002/7650	OFFICER: Angela Odell DATE OF SITE VISIT: 4.10.02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Detached houses in established residential area.

3. DESCRIPTION OF SITE/BUILDING Existing detached house. Has a single garage, attached, at each end of house (both single storey).

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 15 Holmemoor Drive in NE side has storeys ~~up~~ about 1 m. from side boundary and no side windows this side. (In rear elevation has lounge & bedroom above windows in nearest part of rear elevation.) On SW side Green Gates has attached single, single storey garage nearest, with 2 sheds near boundary behind it. Long rear garden with tall leylandii on rear boundary.

5. SITE CONSTRAINTS

TREES Some in rear garden.

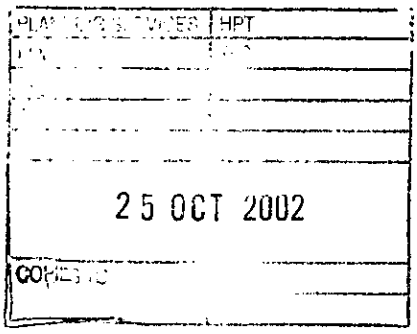
ACCESS/PARKING single garages at each side with driveway sweep.

LEVELS Flat, but garden beyond ~~tow~~ rear terrace is at a slightly lower level.

BOUNDARY TREATMENT 3m. leylandii hedges, but small stretch of 5' wooden fence immediately behind ~~Green Gat~~ No. 15.

OTHERS

FAX MESSAGE



FAX TO: ANGELA ODELL

FAX NO: 0118 9746484

NO. OF SHEETS: 2 (INC.)

FROM: LESLEY BATES
SONNING PARISH COUNCIL

FAX NUMBER: 0118 9697753
TEL. No. 0118 9697753

DATE: 24 OCTOBER

Please find attached comments on application no. F2002/7650

LESLEY BATES (CLERK TO THE COUNCIL).

24-OCT-02 14:54 David Bates 01189692253 PAGE: 1
01189692253

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2002/7650

Officer ANGELA ODELL

Parish SONNING.

Proposal TWO STOREY & SINGLE STOREY FRONT EXTENSION TO DWELLING & REAR DORMER EXTENSION PLUS ALTERATIONS TO ROOF OF SIDE EXTENSION WITH ADDITIONAL WINDOWS.

Address 1 OLD BATH ROAD.

Applicant MR & MRS WOODFORD C/O ANDRES KALIK ASSOCIATES .

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

1. There are concerns about the impact the dominant effect the proposed new roof will have on the adjoining property. Without plans showing the existing elevations it is difficult to know how much impact this will have.

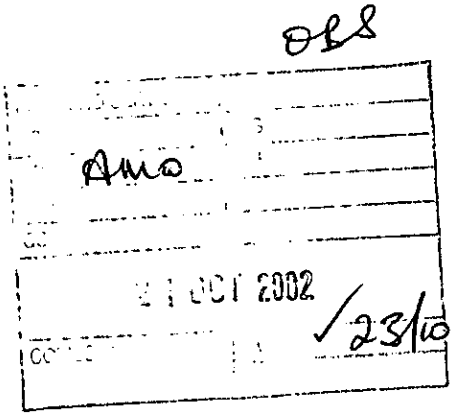
2. The number of windows facing the adjoining property would also appear to be excessive and intrusive on the neighbouring property.

3. The Council would ask that these concerns are addressed prior to any permission being granted.

L. A. Bates (Clerk to the Council). 22 October 2002

01189692753

24-OCT-02 14:54 David Bates 01189692753 PAGE: 2



Dr & Mrs E J O'Connell
Inniscarra
15 Holmemoor Drive
Sonning
Reading
Berkshire
RG4 6TE

8 October 20002

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

Dear Sirs,

Planning Application: F/2002/7650

I have no objection to these proposals provided that obscure glass is installed in all the roof lights to the sloping roof adjacent to my property and that this proviso is stipulated in any planning permission granted.

Yours sincerely

E J O'Connell

Dr & Mrs E J O'Connell

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7650. (Case Officer:Angela Odell)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7650

YOUR NAME: Dr. E.J. O'CONNELL

YOUR ADDRESS: (if these details are incorrect please amend)
15 HOLMEMOOR DRIVE
SONNING
READING
RG4 6TE

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments: The sloping roof adjacent to my property provided obscure glass is installed in this roof. Lights on this roof. That this proviso is stipulated in any planning permission granted

E J O'Connell

Continue over the page if more room required

Application Number : F/2002/7650	**Map No :** 36
Case Officer : AO.	**Site Area :** 0·19
Valid Date : 24-9-02.	**Received Date: 24/09/2002**

Level : Delegated Application

Description : Proposed 2 storey and single storey front extension to dwelling and rear dormer extension, plus alterations to roof of side extension with additional windows.

Location : 1, Old Bath Road, Sonning, Reading.

Parish : SO **Ward : SON** 30·9-02.

Applicant : Mr/Mrs Woodford C/O Andrews Kalik Associates.

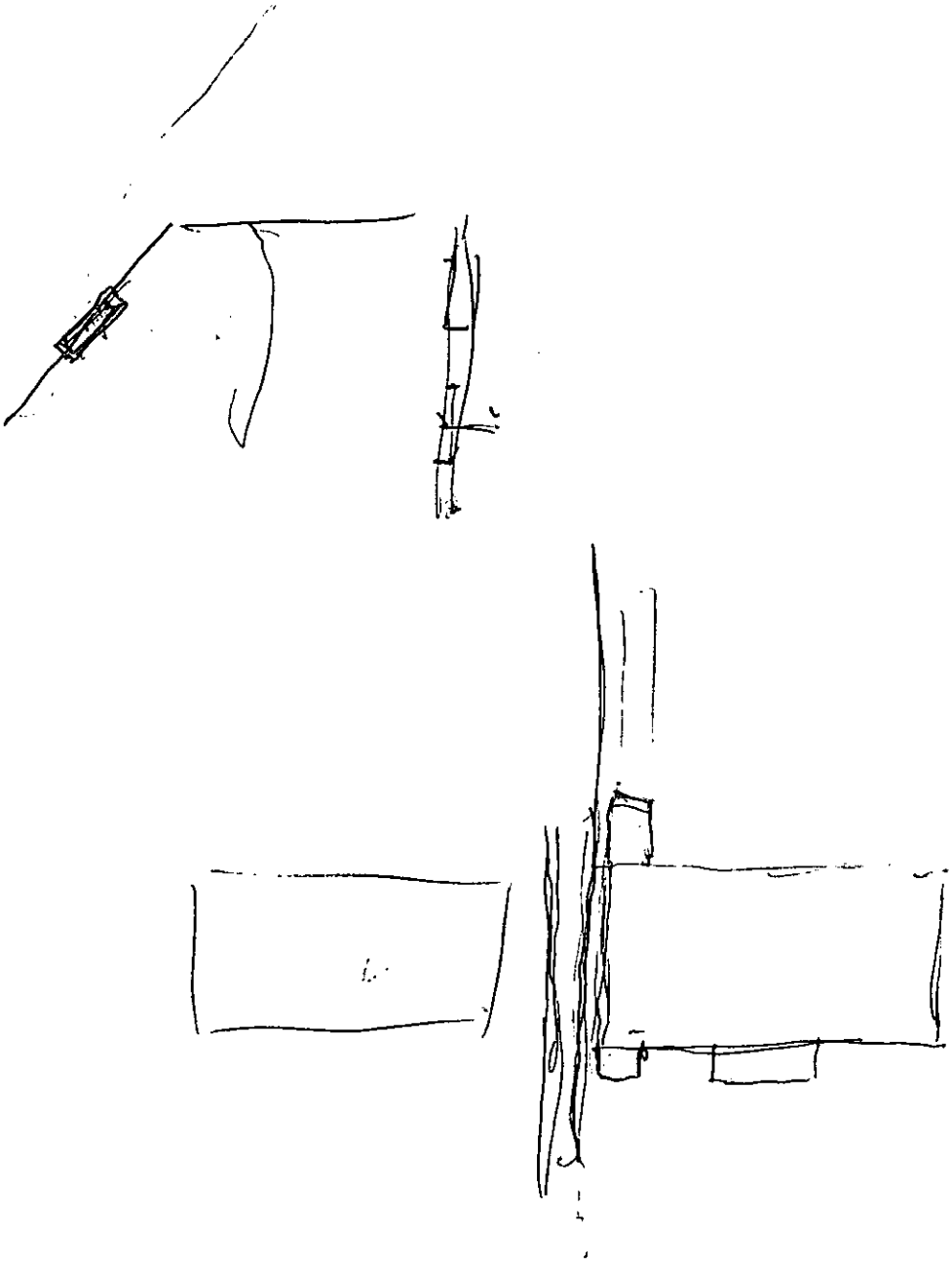
Fee Required: £110 **Fee Received: £110** (2)

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			



Is the site in a Conservation Area: ☐ Yes ☐ No I f "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
		15HOLMEMOOR DRIVEREADING	RG4 6TE
		3OLD BATH ROADREADING	RG4 6SZ
		1OLD BATH ROADREADING	RG4 6SZ
		24WEST DRIVEREADING	RG4 6GD
		26WEST DRIVEREADING	RG4 6GD

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

Tel: (0118) 974 6445

Date: 30 September 2002

My ref: F/2002/7650

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/2002/7650
1, Old Bath Road, Sonning, Reading.
Proposed 2 storey and single storey front extension to dwelling and rear dormer extension plus alterations to roof of side extension with additional windows.

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 **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2002/7650**
1, Old Bath Road, Sonning, Reading.
Proposed 2 storey and single storey front extension to dwelling and rear dormer extension plus alterations to roof of side extension with additional windows.
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/2002/7650

Proposal:
Proposed 2 storey and single storey front extension to dwelling and rear dormer extension plus alterations to roof of side extension with additional windows.

Location:
1, 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/2002/7650 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/10/2002. 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

30 September 2002

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

24.SEP.2002 7650

AMA/JAG/1670

23rd September 2002

7650

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

24 SEP 2002

Dear Sirs

STANMORE, OLD BATH ROAD, SONNING

My clients, Mr and Mrs Woodford, wish to make modifications and extend their existing house. This will include a new entrance porch and bay window above, and modified utility room to the eastern side of the property. As part of the scheme they also wish to convert the loft into a playroom, which includes a new dormer window at the rear. We also intend to link the eastern roof of the two storey part of the building with the lean-to garage on the eastern side, which is to be used as the new "back door" and utility room.

I enclose the following in order to make a detailed Planning application:

- 6 copies of application forms
- Certificate A
- 6 copies of drawing nos. 1670/7A, 8, 9A, 10 and 11
- Deposit cheque for £110.00.

As part of this application I enclose 6 copies of existing floor plans, drawing no. 1670/12, so you can compare the proposed with the existing.

If you need any further information to assist you with this application please do not hesitate to contact me.

Yours faithfully

A. M. Andrews.

Enc:

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY
24.SEP.2002 7650

1.	APPLICANT'S NAME	MR + MRS WOODFORD
	ADDRESS	STANMORE, OLD BATH RD, SONNING, READING
	POST CODE	RG4 6SZ PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDREWS KALIK ASSOCIATES
	ADDRESS	THE STUDIO, 101 LONDON RD, READING, BERKS
	POST CODE	PHONE 0118 950 7700
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	STANMORE, OLD BATH RD, SONNING, READING
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		2 STOREY FRONT EXTENSION. NEW DORMA AT REAR OF 2ND FLOOR.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.2 HECTARES.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SITE PLAN, LOCATION PLAN, EXISTING FLOOR PLANS, PROPOSED FLOOR PLANS + PROPOSED ELEVATIONS

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ? N/A

SITING	☐	EXTERNAL APPEARANCE	☐
DESIGN	☐	MEANS OF ACCESS	☐
LANDSCAPING	☐		

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.
RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO
If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? YES
IF YES, ARE ANY TO BE FELLED? NO.
YES/NO
If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.
MATCHING BRICKS + ROOF TILES.

15. HOW WILL THE SITE BE ENCLOSED?
Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.
EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?
EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?
To existing system YES/~~NO~~
If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access
AS EXISTING

19. HAS PROVISION BEEN MADE FOR THE DISABLED?
See notes for applicants
N/A

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

N/A

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?
~~YES~~/NO
If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?
~~YES~~/NO
If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.
£110-00.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED L Burton ON BEHALF OF MR + MRS WOODFORD ~~[illegible]~~ DATE 23RD SEPT 2002

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1789/a

SECTION 66 CERTIFICATE

Application No.

24.SEP.2002 7650

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

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 of (a) of any part of the land to which the application relates.

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

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed K. Burton . . . . . .

On behalf of MR + MRS. WOODFORD . . . . . .

Date 23RD. SEPT. 2002 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

ADDRESS "STANMORE", / OLD BATH ROAD PARISH ~~WOODLEY~~ SONNING Boundary Revised 1/4/70

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/243/70	Mr. L. Waring	Extension of Kitchen & Boiler Room	23. 6. 70	App. N/A
BR 1296	" " "	2/storey extension	30. 9. 74	App N/A
01358	" "	" "	3. 10. 74	N/A C/A
BR16860	" "	S/storey extension	2. 6. 81	App N/A
15759	"	"	25. 6. 81	N/A C/A
32700		2/St. Ext. / Mods. to Roof	2. 6. 89	C/A
ARA6735	Mr & Mrs J. Mills	Alts. & Ext.	22. 2. 89	App
F/2002/7650	Mr. & Mrs. Woodford	2 St/F & R/dormer ext.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE