APPLICATION NO:
F/2000/1344

LOCATION:
Athelstan House Holmemoor Drive, Sonning Reading.

APPLICANT:
Mr Mrs Byrne C/O Amdega

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory

EARLIEST DATE FOR DECISION: **05/06/2000**

APPLICATION EXPIRY DATE: **21/06/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Byrne
C/O Amdega
Faverdale
Darlington
Co.Durham
DL3 0PW

Application Number: F/2000/1344

Parish: **SONNING**

Location: **Athelstan House, Holmemoor Drive, Sonning, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory**

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 external brickwork shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 20/06/2000

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/2000/1344

Applicant : Mr Mrs Byrne C/O Amdega.

Location : Athelstan House, Holmemoor Drive, Sonning, Reading.

Proposal : Proposed single storey rear extension to dwelling to form conservatory

Site Notice Displayed ? :

YES	NO	DATE
✓		31/5.

Date of Neighbour Notifications : 12/5/00

Date of Site Visit : 31/5/00

Date Registered : 26/04/2000

Earliest Date for Decision : 05/06/2000

Latest Consultation Date/Site Notice Expiry Date : 05/06/2000

Application Expiry Date: 21/06/2000

Consultation Responses :

Planning Issues :
Effect on street scene & neighbouring properties DBE1.
Identified settlement.

Application Number: F/2000/1344

Appraisal :

This application is for a single storey rear conservatory.
Neighbours.
The extension is partially obscured from No 1. Holmemoor Drive by the adjacent garage and 1.8m hedge. It is approx. 13m from the boundary. There is also a hedge and shrubery on the boundary with Isomer, with the conservatory approx. 14m away. All other neighbours are a sufficient distance for any impact to be minimised.
Street scene.
The conservatory is 3.7m high, with a width of 3.7m and a depth of 4.1m It is sited to the rear of the applicant's house therefore any impact on the street scene will be minimised.

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

Application Number F/2000/1344
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	brickwork.

RECORD OF SITE VISIT

SITE ADDRESS: Athelstan House
Holmemoor Drive Sonning Reading.

APPLICATION NUMBER: F/2000/1344

OFFICER: Joss Miller

DATE OF SITE VISIT: 31/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front gates

2. DESCRIPTION OF SURROUNDINGS
Detached houses on one side of road.

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

4. RELATIONSHIP TO ADJOINING PROPERTIES
Neighbours garage on side (approx 8m) with o/g windows
Canopy on other side with 1.8m hedge.

Nothing to rear.

5. SITE CONSTRAINTS

TREES ~

ACCESS/PARKING ~

LEVELS ~

BOUNDARY TREATMENT See above.

OTHERS ~ 1.8m hedges.

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

Tel: (0118) 974 6463

Date: **12 May 2000**

My ref: F/2000/1344

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/2000/1344
Athelstan House, Holmemoor Drive, Sonning, Reading.
Proposed single storey rear extension to dwelling to form conservatory

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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1344**
Athelstan House, Holmemoor Drive, Sonning, Reading.
Proposed single storey rear extension to dwelling to form conservatory
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rose

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

Received by Wokingham District Council

Application No: F/2000/1344

Proposal:
Proposed single storey rear extension to dwelling to form conservatory

Location:
Athelstan House, Holmemoor Drive, 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 notice 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 05/06/2000. 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

12 May 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

36,37

Start date: 26 APR 2000	Map No. 37 Site 0.27
Officer: JM	Application No. F/2000/1344
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: ATHELSTON HOUSE HOLMEMOOR DRIVE

Parish: SONNING Ward: Sonning 12.5.2000

Applicant: MR/MRS BYRNE

Fee Received 95-00 (6) 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			
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 : 12.5.2000 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: .....

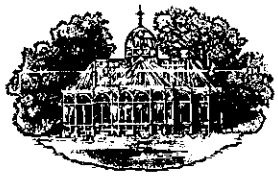
HERITAGE BODIES

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

OTHERS:

No pre-apps.

NEIGHBOURS: S/N + 1 Holmemoor Drive
1 Somer "
32 + 34 Pound Lane
4 West Drive.



conservatories

AMDEGA

summerhouses

AMDEGA LIMITED
FAVERDALE
DARLINGTON
Co. DURHAM DL3 0PW

TELEPHONE: 01325 468522
FAX: 01325 489209

Our ref: C2079 / PL/C/1

Date as Postmarked

Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG11 1WR

Dear Sirs

Proposed Conservatory at:

Athelston House Holmemoor Drive Sonning Reading Berkshire

Please find enclosed six copies of drawing no C2079 and six copies of the completed planning application forms together with location plans, block plans and cheque to the value of £95.00 to cover the cost of the application fee.

Please could you inform us of any delays as soon as possible and should you require any additional information, please do not hesitate to contact the undersigned.

Yours sincerely,

Melanie Robson
Planning Co-ordinator

E-mail: clive.richmond@amdega.co.uk

26.APR.2000* 1344

conservatories **AMDEGA** *summerhouses*

AMDEGA LIMITED
FAVERDALE
DARLINGTON
Co. DURHAM DL3 0PW

TELEPHONE: 01325 468522
FAX: 01325 489209

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CS	JKM.
12 MAY 2000	
COPIES TO:	ACK:
	FILE:

CASE OFFICER

Our Ref: C2079/smr

10 May 2000

Wokingham District Council
Planning Department
Council Offices
Shute End
Wokingham
Berkshire
RG11 1WR

F/2000/1344

Dear Sirs

Proposed Conservatory at:
Athelston House, Holmemoor Drive, Sonning, Reading, Berkshire

With reference to our recent application for permission to erect a conservatory at the above property.

Unfortunately our design drawings show a dwarf wall height of 381mm, but should be 457mm, please see our amended drawing reference PC2079, revision A.

Should you have any queries regarding the above or should you require any further information please do not hesitate to contact me.

Yours sincerely

Melanie Robson

Melanie Robson
Planning Co-ordinator

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 01734 778763.

For office use only
Application No.

26.APR.2000* 1344

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 or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	Mr & Mrs Byrne
	ADDRESS	Athelston House
		Homemoor Drive, Sonning,
		Reading, Berkshire
	POST CODE	RG4 6TE Tel. No. 01189-696 889
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	Audeca Ltd
	ADDRESS	Faverdale
		Darlington
		Co. Durham
	POST CODE	DL3 0PW Tel. No. 01325-349 551
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	Athelston House
		Homemoor Drive, Sonning,
		Reading, Berkshire, RG4 6TE
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	Erection of a single storey,
		Rear Conservatory.

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: White Painted Timber Frames with Double Glazed Panels, Upvc Brick Dwarf wall to match Existing.

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

(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 [signature] ON BEHALF OF Mr & Mrs Byrne

DATE 25/4/00

ADDRESS 1 ATHELSTAN HOUSE HOLME MOOR DRIVE PARISH SUNNINGDALE

PLOT No. ~~'ENGLEFRANK'~~ (previously - OLD BATH RD) ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/77/71	Mr J. Mustafa	Garage & kit. ext	18.3.71	
PD/322/71	"	Minor ext & alters	17.6.71	App N/A
SUA 920	MR P. HILLS	2nd floor ext.	17.7.90	APP
36622	"	1st floor ext (REFD)	16.10.90	CLA
F/1999/0266	Mr & Mrs Byrne	Erection of det. double garage	23.03.00	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

26.APR.2000* 1344

ATHELSTAN HOUSE

ADDRESS HOLME MOOR DRIVE PARISH SUNNINGDALE

PLOT No. ~~ENGLEFRANK~~ (previously - OLD BATH RD) ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/77/71	Mr J. Mustafa	Garage & kit. ext	18.3.71	
PD/322/71	"	Minor ext & alts	17.6.71	App N/A
SLA 920	MR. P. HILLS	2nd floor ext.	17.7.90	APP
36622	"	1st floor ext (dec'd)	16.10.90	CLA
F/1999/0266	Mr & Mrs Byrne	Erection of det. double garage	23.03.00	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

26.APR.2000* 1344

URN 49411 Quote 2000373.

Mr. Mrs Byrne
Athelstan House
Holmemoor Drive
Sonning
Reading RG4 6TE.

Photographs to aid with P/P.

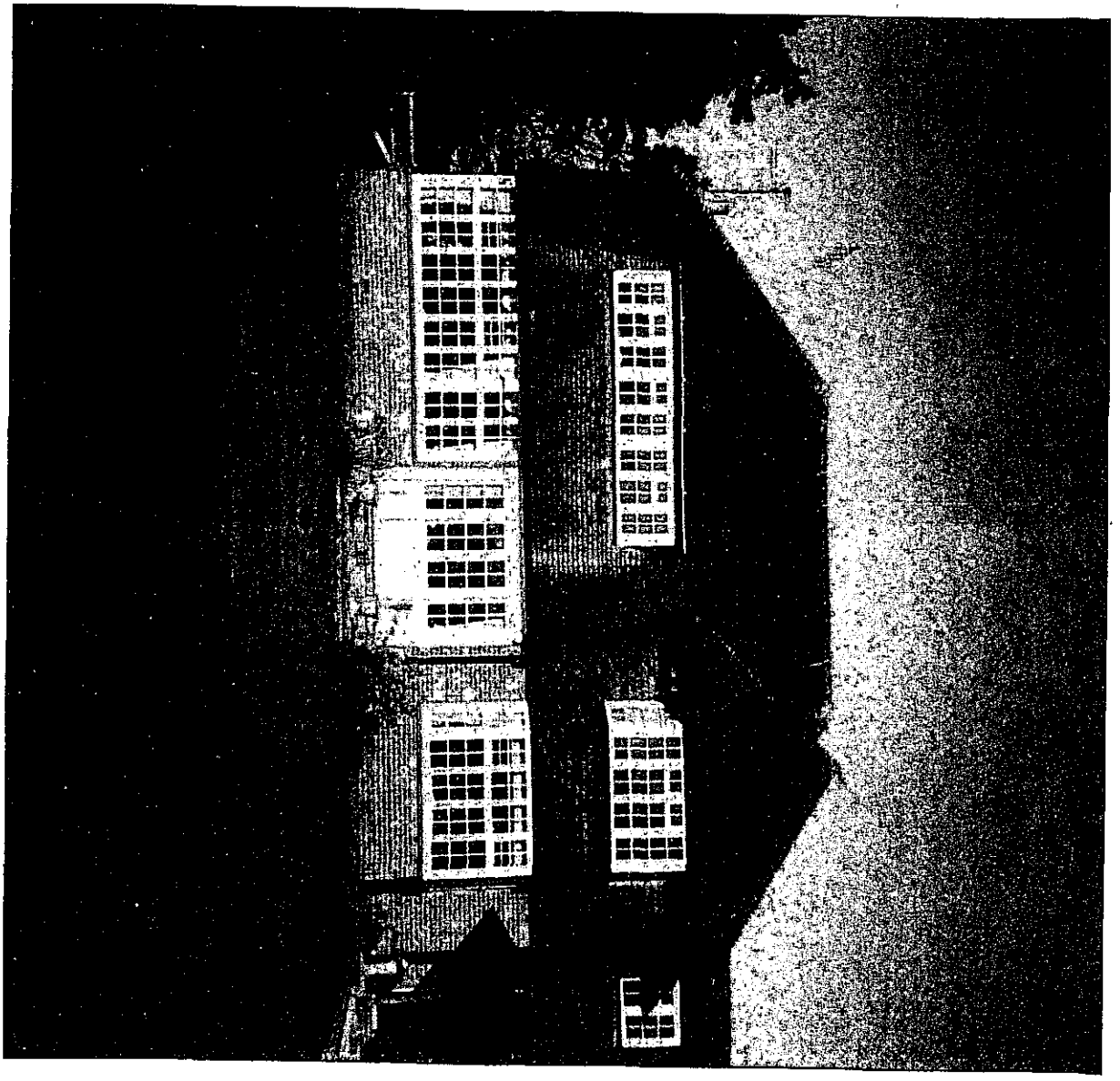


L. Side / Rear View

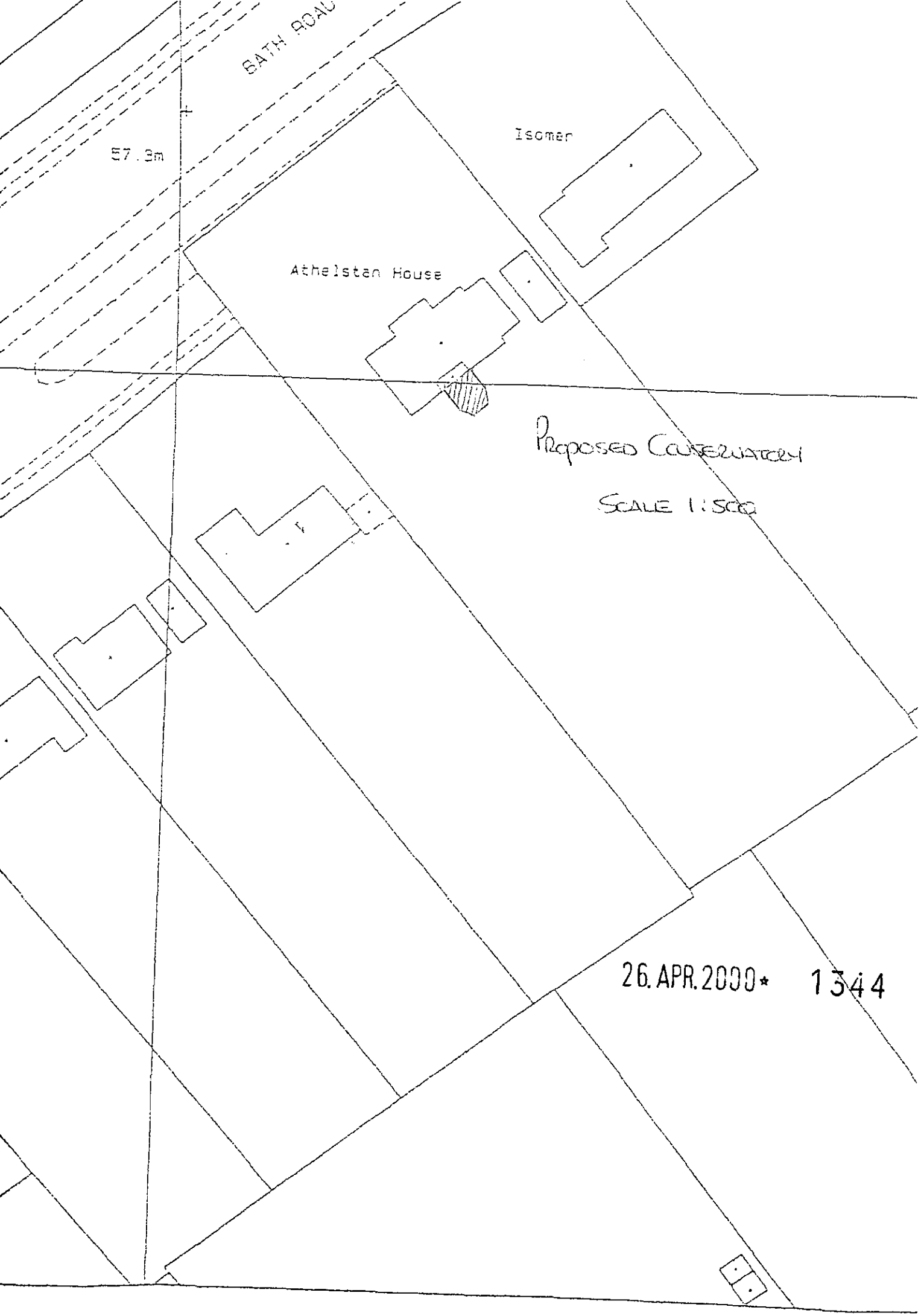


Rear View
Byrne.

26. APR. 2000 * 1344



26. APR. 2000 1344



Proposed Conservatory

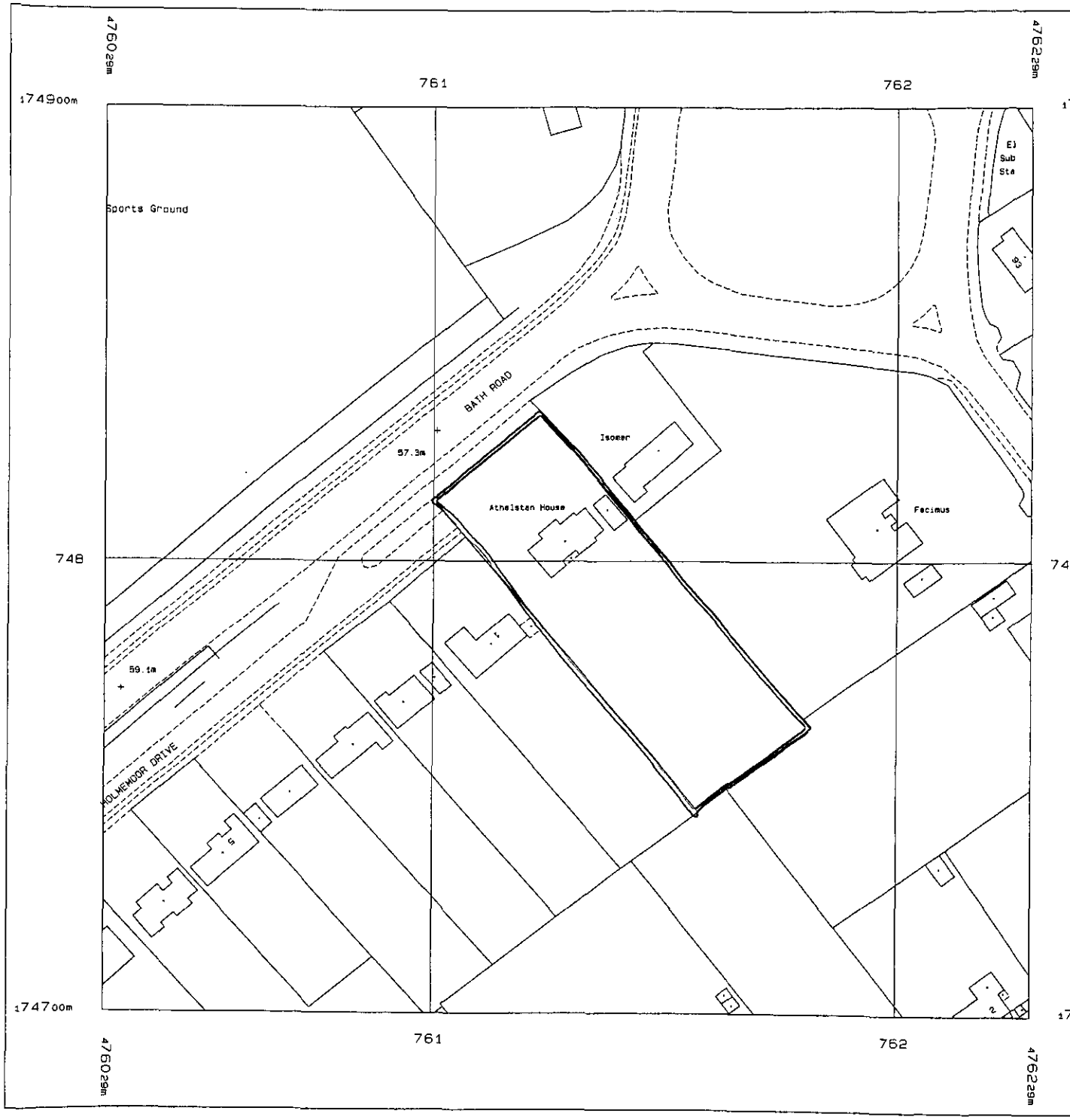
Scale 1:500

26. APR. 2000* 1344

Ordnance Survey®

Superplan

Planning Extract - Site-centr



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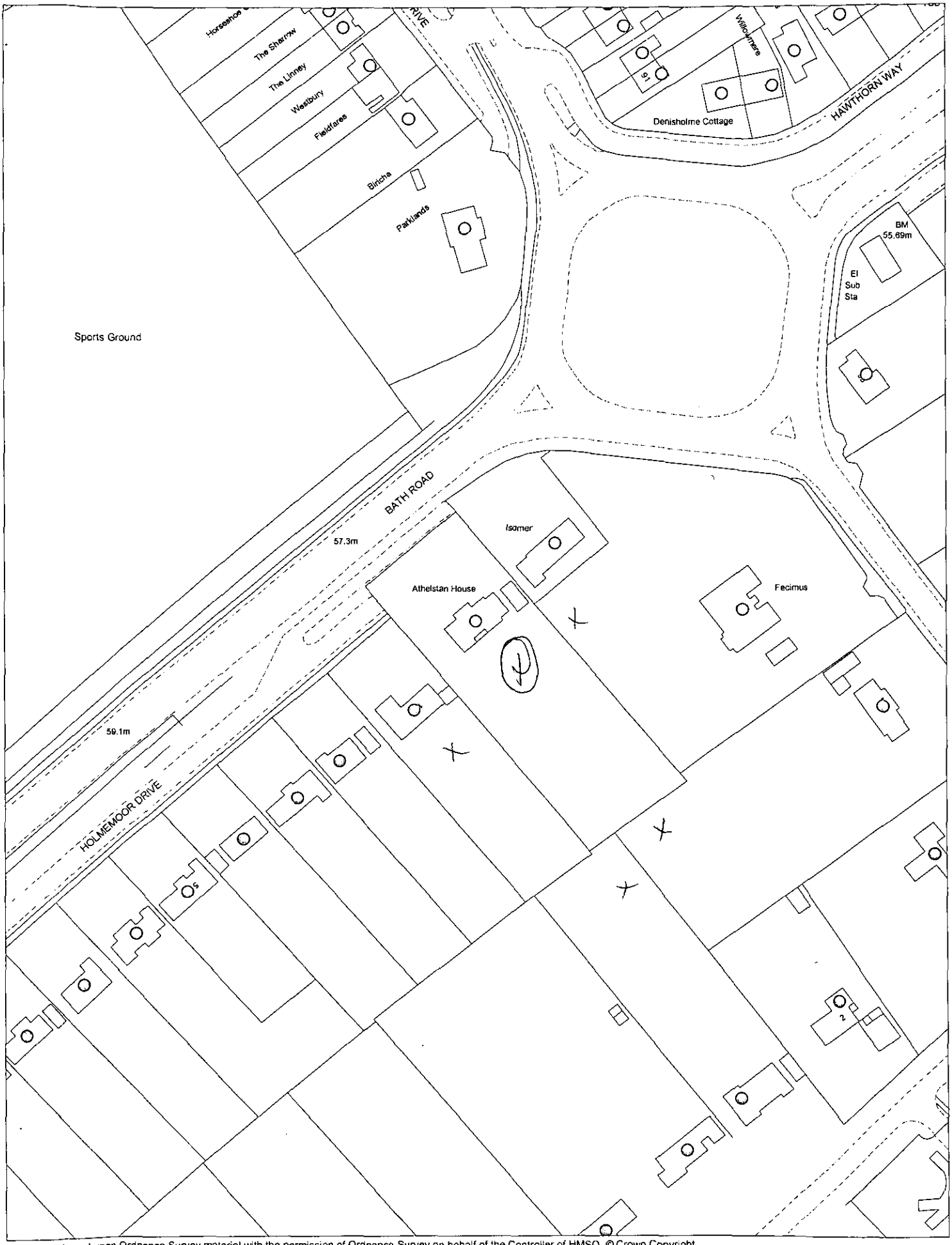
Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU7674NW

The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.



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Development Control Section, Environmental Services, Wokingham District Council.

8 May 2000

Scale: 1 : 1250

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W E
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26.APR.2000* 1344