EX SYSTEMS LTD

APPLICATION NO:
F/2000/1992

LOCATION:
4 Glebe Lane, Sonning Reading.

APPLICANT:
Mr Mrs Kirkham C/O R G Butler & Associates

PROPOSAL:
Proposed two storey side extension to dwelling plus demolition of existing garage

EARLIEST DATE FOR DECISION: **12/08/2000**

APPLICATION WILL HAVE EXPIRED ON:
11/09/2000

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Kirkham
C/O R G Butler & Associates
11 Strathmore Drive
Charvil
READING
Berkshire
RG10 9QT

Application Number: F/2000/1992

Parish: **SONNING**

Location: **4 Glebe Lane, Sonning, Reading**

Proposal: **Proposed two storey side extension to dwelling plus demolition of existing garage**

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 resemble 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 first floor level and above north-east elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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.

Informative
1. The applicant is requested to ensure that the construction traffic does not obstruct the highway.

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 : Policies OS1, EN1
Loddon Area Local Plan : Policies LTV1, LBE1, LBE2
Deposit Draft Wokingham District Local Plan : Policies WOS2, WOS3, WBE1, WBE2

John Mitchell
Development Control Manager
Date: 08/09/2000

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/2000/1992

Applicant : Mr Mrs Kirkham C/O R G Butler & Associates.

Location : 4, Glebe Lane, Sonning, Reading.
Proposal : Proposed two storey side extension to dwelling plus demolition of existing garage

Site Notice Displayed ? :	YES	NO	DATE
	✓		24/7

Date of Neighbour Notifications : 20/7

Date of Site Visit : 24/7/00

Date Registered : 17/07/2000

Earliest Date for Decision : 12/08/2000

Latest Consultation Date/Site Notice Expiry Date : 12/08/2000

This application will have expired on: 11/09/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
Highways – garage isn't wide enough

Planning Issues :
Effect on street scene and neighbouring properties WBC1.
Identified settlement.

Application Number: F/2000/1992

Appraisal :

This application is for a two storey side extension.

Neighbours.
No 6 has a landing window and glazed back door and kitchen window on the side elevation. These windows are approx. 2m from the applicant's boundary. This boundary has a 1.8m high timber fence with the neighbours shed & greenhouse adjacent to it. The extension is approx 1m from the boundary with a width of 5.8m a depth of 7.4m on the ground floor and 5.4m at the first floor, and eaves height of 5.8m to the rear and 4.0m to the front, and a ridge height of 7.5m, set down from the main ridge by 0.8m. There is a dormer window on the front elevation which is hipped on all sides. There is a half hip on the side elevation. The extension is also stepped back from the front footprint of the house by 0.6m. The extension is considered to be a sufficient distance from the neighbouring property and has no side windows therefore any impact regarding overbearing, overshadowing and privacy issues will be minimised. All other neighbours are a sufficient distance away for any impact to be minimised.

Street scene
The extension is set back and down from the original house and the design is considered appropriate. Therefore any impact on the street scene is minimised.

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

A parking plan is needed for the incorporation of 3 spaces.

Application Number F/2000/1992
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2	C014	R014	
3	C044	R044	first floor level & above. north-east elevation.
4		Inf.	The applicant is requested to ensure that the construction traffic does not obstruct the highway.
		N16	BSP - OS1, EN1
			LALP - LTV1, LBE1, LBE2,
			LDLP - WOS2, WOS3, WBE1, WBE2

John Mitchell
8/9/00

RECORD OF SITE VISIT

SITE ADDRESS: 4 Glebe Lane
Sonning Reading.

APPLICATION NUMBER: F/2000/1992

OFFICER: Joss Miller

DATE OF SITE VISIT: 24/7

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front gate

2. DESCRIPTION OF SURROUNDINGS
Detached & semi-d houses on both sides of road.

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

4. RELATIONSHIP TO ADJOINING PROPERTIES
other side of extn
6 landing on first floor & back door & small kit window. 1.8m timber fence to side
shed & green house

5. SITE CONSTRAINTS

TREES 4m hedge on boundary (side/front).

ACCESS/PARKING 4 spaces.

LEVELS —

BOUNDARY TREATMENT See above.

OTHERS —

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 20 July 2000

Application Number: F/2000/1992

Proposal: Proposed two storey side extension to dwelling plus demolition of existing garage

Parish: SONNING PARISH

Site Address:
4, Glebe Lane, Sonning, Reading.

Applicant:
Mr Mrs Kirkham C/O R G Butler & Associates.

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).

Comment.

Double garage does not meet our standard requirements. For 2 vehicles the minimum dimensions should be 5m x 5m. internally.

Signed: _____ **Print name:** ADAM COSSINS

26/07/00

Tel: (0118) 974 6463

Date: **20 July 2000**

My ref: F/2000/1992

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/2000/1992
4, Glebe Lane, Sonning, Reading.
Proposed two storey side extension to dwelling plus demolition of existing garage

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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1992**
4, Glebe Lane, Sonning, Reading.
Proposed two storey side extension to dwelling plus demolition of existing garage

I wish this application to be listed should the officers recommendation be for approval and ~~my reason(s) are~~ without a condition of the windows in side elevation facing adjoining property, to maintain (No 6)

Signed: _____ Date: 23/8/00

Councillor Rose

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

Tel: (0118) 974 6463

Date: **20 July 2000**

My ref: F/2000/1992

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2000/1992**
4, Glebe Lane, Sonning, Reading.
Proposed two storey side extension to dwelling plus demolition of existing garage
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/2000/1992

Proposal:
Proposed two storey side extension to dwelling plus demolition of existing garage

Location:
4, 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. 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 12/08/2000. 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

20 July 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	17 JUL 2000
Officer: JM	Application No. F/2000/1992

Map No. 32 Site 007
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING PLUS DEMOLITION OF EXISTING GARAGE

Location: 4 GLEBE LANE

Parish: SONNING Ward: ~~Sonning~~ 207/2000

Applicant: MR/MRS KIRKHAM

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required (8)

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 : 20.7.2000 ✓

Parish Council Informed - YES / NO ✓ 20/7

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ 20/7 .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

NO pre-apps

*RIVER VALLEYS POLICIES AREA

NEIGHBOURS:

S|N + 1+6 PADDICK CLOSE ✓

20/7 1, 3, 6 + 7 GLEBE LANE

65+67 POUND LANE

1933

ADDRESS 4 Glebe Lane PARISH Sonning

PLOT No. Old Property ORD. SHEET No.

BUILDER 116/57 App

Plan No.	Applicant	Description of Development	Date of Decision	Decision
98/67193/F	Mr. & Mrs. F. Maisey	S/St/R. Ext.	15.4.98	C/A.

MINISTRY DECISION

SPECIAL ORDERS

17 JUL 2000* 1992

Environmental Services

For office use only.
Application number: 17 JUL 2010* 1992

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 & MRS. R. KIRKHAM
	Address and postcode	4 GLEBE LANE SONNING
	Phone number	
2	Agent's Name	R.G. BUTLER & ASSOCIATES
	Address and postcode	11 STRATHMORE DRIVE CHARVIL READING RG10 9QT
	Phone number	0118 934 3040.
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.	4 GLEBE LANE SONNING.
4	Give brief details of the proposal for example, two storey side extension. About the application	DEMOLISH GARAGE BUILD 2 STOREY SIDE EXTENSION
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.	ROOF TILES AND FACING BRICKS TO MATCH EXISTING.
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: 3	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

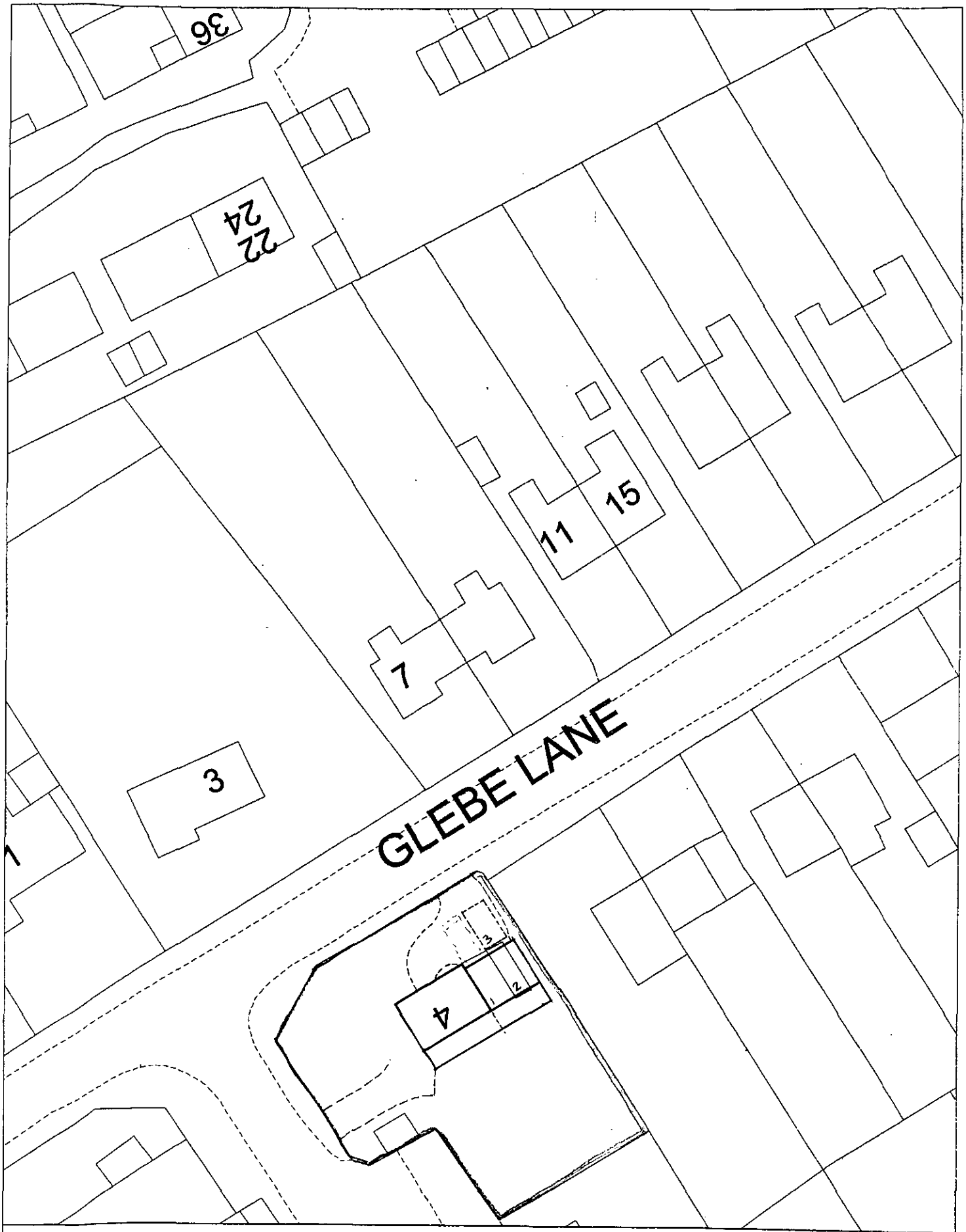
~~None of the land forms part of an agricultural holding.~~

Your signature: R G Butler

on behalf of MR & MRS R. KIRKHAM

Date 12-7-00

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



Site Plan, Scale: 1 to 500

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Date: 29 September 1998

17.JUL.2000* 1992



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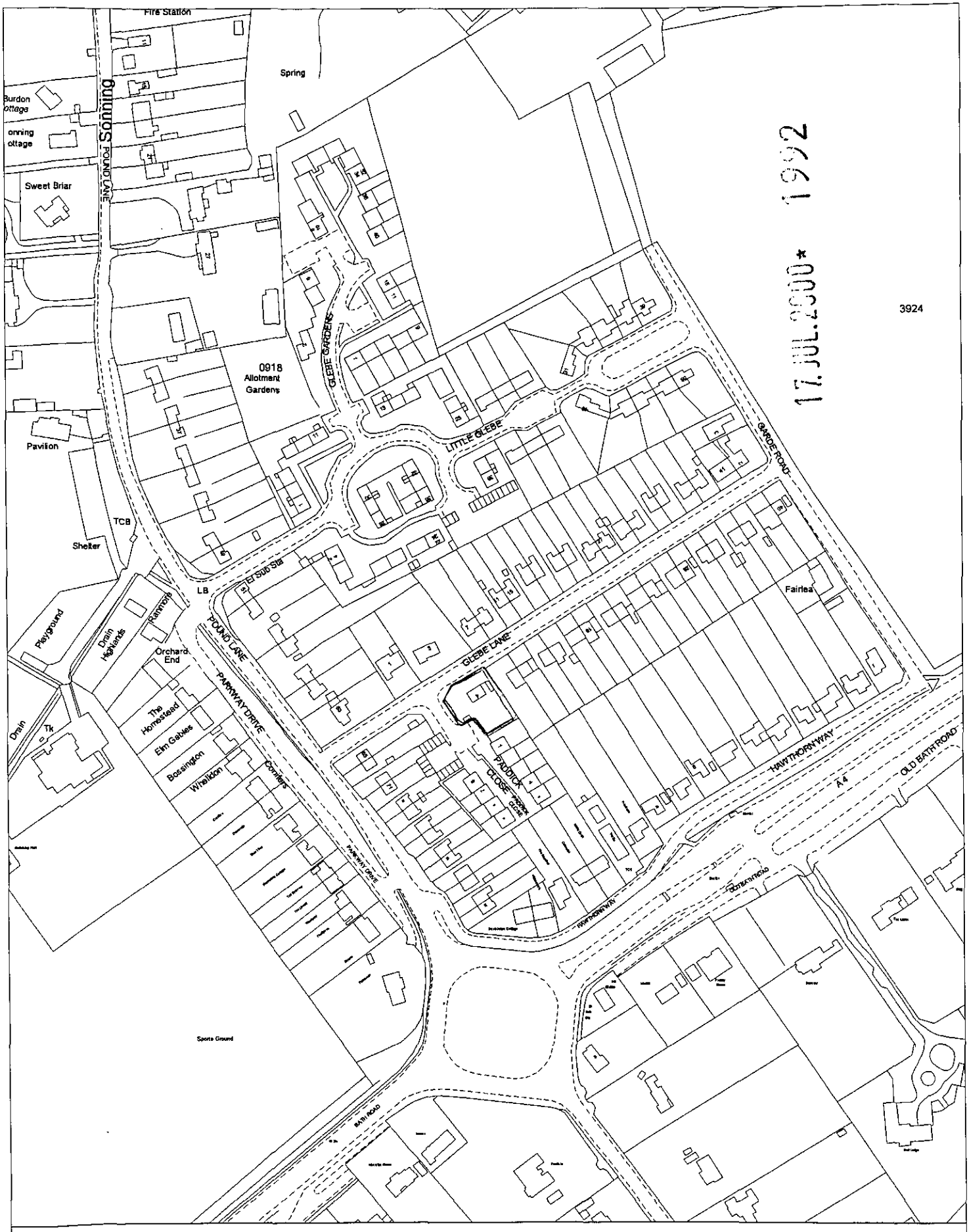
Development Control Section, Environmental Services, Wokingham District Council.

18 July 2000

Scale: 1 : 1250

17 JUL 2000* 1992



Site Plan, Scale: 1 to 2500

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