SU 2875

APPLICATION NO:
F/2000/1214

LOCATION:
19 West Drive, Sonning Reading.

APPLICANT:
Mr Mrs Patel C/O Andrews Kalik

PROPOSAL:
Proposed demolition of existing dwelling and erection of new detached dwelling

EARLIEST DATE FOR DECISION: **14/05/2000**

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

CASE OFFICER: ~~**Lynette Baker**~~ Jose Miller

RAILEX

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Patel
C/O Andrews Kalik
The Studio
101 London Road
READING
Berkshire
RG1 5BY

Application Number: F/2000/1214

Parish: **SONNING**

Location: **19 West Drive, Sonning, Reading**

Proposal: **Proposed demolition of existing dwelling and erection of new detached dwelling**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
3. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level and above north-east and south-west elevations.

Condition
5. The bathroom window in the north-east elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
6. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

Condition
7. Construction work of any sort shall only take place within the area covered by the application between the hours of 7.00 am and 7.00 pm Monday to Fridays and 7.00 am to 1.30 pm Saturdays and no construction work shall take place on Sundays or Bank Holidays.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
3. To ensure a satisfactory external appearance.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. In the interests of the amenities of the occupants of this property and other properties nearby.

Reason
6. In the interests of the character and amenities of the locality.

Reason
7. To safeguard the amenities of neighbouring residents and the locality.

Informative
There are mature trees on the site which must be protected during the construction period. The applicant's attention is drawn to the BS No. 5837 : Guide for trees in relation to construction, which sets out methods of protecting trees. It is available from the stationery office and can be consulted in main libraries.

John Mitchell
Development Control Manager
Date: 12/07/2000

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.

Tel. 0118 974 6443 (Direct Line)

Date. 20 February, 2001

My ref. CD/FP2000/1292(1214)

PSS Construction
The Cottage
Cutlers Court
Copyground Lane
HIGH WYCOMBE
Bucks HP12 3HE

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 Sirs,

DEMOLITION OF EXISTING AND ERECTION OF NEW DWELLING AT 19 WEST DRIVE, SONNING

Thank you for your revised drawings for Building Regulations Application Number FP2000/1292 received on 11 January.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The planning officer considers that the proposal is materially different from the Approved Planning Number F/2000/1214, which cannot be dealt with as a minor amendment. A letter (copy attached) was sent to Andrews Kalik, the agents who dealt with the planning application, regarding this matter. We do not appear to have received a new application.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 13March. 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 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER JM

SITE DETAILS

PLANNING APPLICATION NUMBER	1214
BUILDING CONTROL NUMBER	FP 2000/1292 Nick
APPLICANT/~~AGENT~~	PSS Construction
ADDRESS OF SITE	19 West Drive SONNING.
DESCRIPTION OF PROPOSED WORK	demolish existing & erect new 5 bed dwelling.

DRAWING NUMBERS

	BC (PSS Construction)	DC (Andrews Kalik)
BLOCK PLAN	1437-11D	1437-11C
ELEVATIONS	0096-04A 0096-05A	1437-14A + 15A 1437-14E + 15E ←
FLOOR PLANS	0096-02A 0096-03A	1437-12B 1437-13A

some changes agreed as minor amendments 6/10/00

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC.NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/7/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES? See n Joss	BC - rear balcony + front porch roof changes.	
DATE	23/1/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	1/2/01		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 17 November, 2000
My ref. BC/DC/2000/1214

The Owner
19 West Drive
Sonning
Reading
RG4 6GE

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

Dear Sir

PLANNING PERMISSION 2000/1214
SITE: 19 WEST DRIVE, SONNING, READING, RG4 6GE

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1214 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

NICOLA LAKE
Senior Planning Officer

12 14

Tel. 0118 974 6463 (Direct Line)

Date. 13 November, 2000

My ref. JM/JM/F/2000/1214

Your ref.

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:

Mr D Simpson
PSS Construction
The Cottage
Cutlers Court
Copyground Lane
High Wycombe
Bucks
HP12 3HE

Dear Mr Simpson,

RE: MATERIALS CONDITIONS FOR PROPOSED DETACHED HOUSE AT 19 WEST DRIVE, SONNING (F/2000/1214)

Thankyou for your letter which was received on 18 October 2000.

I can inform you that the Blockley Harvest mix bricks and Eternit Heather sandfaced tiles are considered acceptable materials and, therefore, this condition can be discharged.

I hope this information is of use to you. If you have any further queries relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL

Development Control Manager

PLANNING [illegible]	35461
POL	TLS
DC	ENF
APP	
CS	
18 OCT 2000	
COPIES TO:	ACK:
	FILE:

DAVID SIMPSON
PSS CONSTRUCTION
THE COTTAGE
CUTLERS COURT
COPYGROUND LANE
HIGH WYCOMBE
BUCKS HP12 3HE
01494 464991.

17/10/2000.

RE: 19 WEST DRIVE SONNING
F/2000/1214.

Dear ~~FARAH~~ JOSS ~~[illegible]~~ MILLER.

PLEASE FIND BRICK + TILE SAMPLES FOR APPROVAL FOR THE ABOVE SITE.

MANY THANKS

D SIMPSON

Blockley harvest mix bricks
Eternit heather sandfaced tiles

DAVID SIMPSON
PSS CONSTRUCTION
THE COTTAGE
CUTLERS COURT
COPYGROUND LANE
HIGH WYCOMBE
BUCKS HP12 3HE
01494 464991.

17/10/2000.

RE: 19 WEST DRIVE SONNING
F/2000/1214.

Dear ~~FARAH~~ JOSS ~~THOMASSEN~~ MILLER.

PLEASE FIND BRICK + TILE SAMPLES FOR APPROVAL FOR THE ABOVE SITE.

MANY THANKS

D SIMPSON

Tel. 0118 974 6463 (Direct Line)

Date. 6 October, 2000

My ref. JM/JM/F/2000/1214

Your ref. AMA/JAG/1437

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:

Mr A M Andrews
The Studio
101 London Road
Reading
Berkshire
RG1 5BY

Dear Mr Andrews,

RE: PROPOSED MINOR AMENDMENTS TO 19 WEST DRIVE, SONNING (F/2000/1214)

Thankyou for your letter which was received on 18 September 2000.

I can inform you that the enlargement of the windows and the removal of the rooflight on the rear elevation, along with the replacement of glass with tiles on the porch roof, additional dental coursing and exposed lintel on the front elevation, can all be considered minor amendments and, therefore, will not require planning permission.

However, the enlargement of the skylight on the north-east elevation will require planning permission as there is a condition on the decision notice that specifies no additional windows shall be added at first floor level or above without the prior consent of the Local Planning Authority.

The revised drawings also show a balcony to the rear of the dwelling. This cannot be considered as a minor amendment and, therefore, a new planning application will be required. I have enclosed the relevant forms and look forward to the receipt of your application.

I hope this information is of use to you. If you have any further queries relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Enclosure: Planning application forms

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

34332
DC JM TLS
APP DIF
CS
18 SEP 2000
COPIES TO: ACK:
FILE:
Reply rcvd

AMA/JAG/1437

15th September 2000

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

F.A.O. Ms J Miller

Dear Madam,

NEW DWELLING AT 19 WEST DRIVE, SONNING – F/2000/1214

Before my clients commence construction of this project, they would like to make some minor amendments to the elevations with a change in size of 1 or 2 of the windows. I enclose a copy of the approved elevations, drawing nos. 1437/14C and 15B and a copy of the elevations modified, drawing nos. 1437/14E and 15E. I have highlighted the new drawings to illustrate the differences.

Could you accept these as a minor amendment to the original approval granted on 12th July 2000.

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

ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb

100 GRAYS INN ROAD LONDON WC1X 8BY

WORK SHEET FOR : Lynette Baker

Application Number : F/2000/1214

Applicant : Mr Mrs Patel C/O Andrews Kalik.

Location : 19, West Drive, Sonning, Reading.
Proposal : Proposed demolition of existing dwelling and erection of new detached dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		23/5/00

Date of Neighbour Notifications : 20/4/00

Date of Site Visit : 23/5/00

Date Registered : 11/04/2000

Earliest Date for Decision : 14/05/2000

Latest Consultation Date/Site Notice Expiry Date : 14/05/2000

Application Expiry Date: 06/06/2000

Consultation Responses :
Highways - condition
Landscape - No objection.

Planning Issues :
Effect on street scene & neighbouring properties DRE1.
Identified settlement.

Application Number: F/2000/1214

Appraisal :

This application is for a replacement dwelling.
Neighbours.
No 21 has no side windows and there is a boundary fence and then a hedge at approx 1·8m high. A track leading to a services area runs along the length of this boundary approx 2·5m wide. The proposed dwelling is approx ·8m from the applicants boundary and there are no side windows. The proposed is situated to the north-east of No 21, therefore, any issues regarding overbearing, overshadowing and loss of privacy are minimised.
The proposed is situated 2·8m from the boundary of No 19 and 3·6m from the neighbouring property. The first floor element is 5·6m from the neighbour at the closest point. There are no side windows to No 19 and the first floor windows on the proposal is to be obscure glazed. The proposal would be situated to the south-west of 19. There is a 1·8m fence to the rear and hedge of similar height on the front boundary. Some impact has already been established on 19 by the original dwelling. Any impact by the proposal regarding overbearing, overshadowing and privacy issues would not be sufficient in this case to warrant a refusal.
All other neighbours are a sufficient distance for any impact to be minimised.
Street scene.
The proposed dwelling is 4·8m from the side boundary at first floor level and ·8m on the other side. The roof is hipped on all sides thereby reducing some of the bulk.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box).

The height is 9·3m. Although this is substantial there are other dwellings of a similar size in this vicinity so the proposal would not look out of place. There is sufficient parking to satisfy Council's policies. Therefore any impact on the street scene will be minimised.

Application Number F/2000/1214
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	Parking, garaging & turning
3	SC58	SR12	works
4	SC08	SR05	first floor level and above
			north-east & south-west
			elevations.
~~5.~~	~~SC09~~	~~SR24~~	~~obscure glazing~~
6	SC20	SR24	bathroom, north-east elevation.
7.	SC49	SR17.	
8	SC17	SR05	
		Inf.	There are mature trees on the site which must be protected during the construction period. The applicant's attention is drawn to the B.S. no. 5837: Guide for trees in relation to construction, which sets out methods of protecting trees. It is available from the Stationery Office and can be consulted in main libraries.

RECORD OF SITE VISIT

SITE ADDRESS: 19 West Drive
Sonning Reading.

APPLICATION NUMBER: F/2000/1214

OFFICER: Lynette Baker

DATE OF SITE VISIT: 23/5

1 SITE/STATUTORY NOTICE DISPLAYED ? On tree at front of building

2. DESCRIPTION OF SURROUNDINGS
Private road with large detached houses on both sides.

3. DESCRIPTION OF SITE/BUILDING
Large plot of land - open at front
Trees to rear. See boundary treatment

4. RELATIONSHIP TO ADJOINING PROPERTIES
21 No side windows - public footpath
17. No side windows - garage with pitched roof.

No houses to rear.

5. SITE CONSTRAINTS

TREES front and side of dwelling

ACCESS/PARKING 4 cars.

LEVELS —

BOUNDARY TREATMENT 1·8m fence approx 3m back from front footprint of house (21)

OTHERS 1·8m fence to 17.
Hedging on front boundary.

Tel: (0118) 974 6447

Date: 30/6/00

My ref: F/2000/1214

CONFIDENTIAL

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/2000/1214
19, West Drive, Sonning, Reading.
Proposed demolition of existing dwelling and erection of new detached dwelling

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact ~~Lynette Baker~~ Joss Miller on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 10/7/00

Yours faithfully

John Hutton

Head of Planning and Transportation

LISTING FORM Joss Miller
Case officer: ~~Lynette Baker~~ Application Number: **F/2000/1214**
19, West Drive, Sonning, Reading.
Proposed demolition of existing dwelling and erection of new detached dwelling

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor N Rose

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 20 April 2000

Application Number: F/2000/1214

Proposal: Proposed demolition of existing dwelling and erection of new detached dwelling

Site Address:
19, West Drive, Sonning, Reading.

Applicant:
Mr Mrs Patel C/O Andrews Kalik.

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 & Turning (SR 06)

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

26-4-00

TO: DEVELOPMENT CONTROL
Lynette Baker

FROM: Environmental Design

DATE: 22nd May 2000

Location: 19 West Drive Sonning.

Proposal: Proposed demolition of existing dwelling and erection of new detached dwelling.

Application Number: F/2000/1214

In response to your consultation dated 20th April 2000 for the above application, the landscape comment is as follows:

The proposal is acceptable, since the replacement building is to be placed well within the site. There are mature trees on the site which must be protected during the construction period. The applicant's attention is drawn to the British Standard no. 5837: *Guide for trees in relation to construction*, which sets out methods of protecting trees. It is available from the Stationery Office and can be consulted in main libraries.

Patricia Green.

Patricia Green
Landscape Consultant

Received by Wokingham District Council

Application No: F/2000/1214

Proposal:
Proposed demolition of existing dwelling and erection of new detached dwelling

Location:
19, West 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/05/2000. 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:	11.8 Apr
Officer: LEB	Application No. F/2008/1214

Map No. 35 Site 0:18
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF NEW DETACHED DWELLING

Location: 19 WEST DRIVE

Parish: SONNING Ward: Sonning 20.4.2008

Applicant: MR | MRS PATEL

Fee Received 190.00 (8) 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 : 20.4.2000 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-apps

NEIGHBOURS:

S/N + fox hill, kingsmead, Branlings, Ewell lodge + Shirwell

All West Drive

"DEENE" PC 14 521 019 Boundary Revised 1971

ADDRESS 19 WEST DRIVE PARISH ~~WOODLEY~~ SONNING

PLOT No. ORD. SHEET No. SU.7674 37

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
549/52	Mr. G. A. Carr	Detached House	14.10.52	App. Ap
R/205/67	Mr. J. A. Powell	Conservatory	15-6-67	App. App
R/536/70	"	Additions	26-11-70	App. Ap
BR 572	Mr. B. Oldland.	2/Storey Extension	10.5.74	App N/A
00602	"	Alterations & Extension	16.5.74	N/A Refus
BR 995	"	" "	15.7.74	App. N/A
01032	"	" "	11.7.74	N/A C/A
BR 5568	"	2/storey extension	13.10.76	App N/A
05505	"	" "	25.11.76	N/A C/A
99/70310/F	Mr & Mrs Patel	2/storey F+R Ext	25.10.99	RE
F/2000/0441	" " "	Demolition of dwelling, elect replacement, garages	28.3.00	Ap

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 29

DRAINAGE

11.APR.2000* 1214

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

AMA/JAG/1437

10th April 2000

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

11.APR.2000* 1214

Dear

19 WEST DRIVE, SONNING

With reference to the recent approval F2000/0441, my clients have reviewed the arrangements within the house and would like to make some changes to the plan before they commit themselves to start work on site. Knowing how little you can accept as a minor amendment we are therefore enclosing a fresh planning application in order to make the following changes:

a) Move the building to the West.

b) Incorporate a utility and back door and porch to the Eastern elevation.

c) Incorporate 2 No. roof lights, one above the main front door and one at first floor level over the landing.

I therefore enclose the following:

- 6 copies of application forms
- Certificate A
- 6 copies of drawing nos. 1437/5, 11C, 12B, 13A, 14A and 15A
- Deposit cheque in the sum of £190

One benefit of moving the building to the West is, it centralises the main two storey part of the building visually between the two neighbouring properties. As there is a private access to a rear plot of land to the Western boundary this will have little or no effect upon the owner of this plot.

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

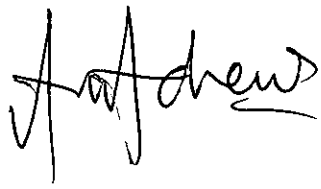
ELIZABETH ANDREWS
JACKIE GILES

ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb

100 GRAYS INN ROAD LONDON WC1X 8BY

If you have any queries concerning this application do not hesitate to contact me.

Yours faithfully,



A.M. Andrews.

Enc:

1769A

PLANNING APPLICATION PART I

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 0118 974 6428. 11.APR.2000* 1214

For office use only
Application No.

1.	YOUR NAME	Mr + Mrs PATEL
	ADDRESS	THE CEDARS, 19 WEST DRIVE,
		SONNING-ON-THAMES, READING,
	POST CODE	RG4 6GE Tel. No. —
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	ANDREWS KALIN ASSOCIATES,
	ADDRESS	THE STUDIO, 101 LONDON ROAD,
		READING, BERKS,
	POST CODE	RG1 5BT Tel. No (0118) 950 7900
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	THE CEDARS, 19 WEST DRIVE,
		SONNING-ON-THAMES,
		READING
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.2 Hectares
5. Give brief details of the proposal.	ABOUT THE APPLICATION	DEMOLISHION OF EXISTING HOUSE,
		CONSTRUCTION OF ONE NEW DETACHED
		HOUSE,
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	✓
OTHER			

9. What type of Planning application are you applying for?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No. Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, *which details, if any, do you wish* to be considered as part of your application

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.
RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.
YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.
BRICK / TILE HANGING,
PLAIN CLAY TILE ROOF

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.
YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.
YES / ~~NO~~

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.
YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.
~~YES~~ / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.
~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.
YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	1
	TOTAL	1
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	0

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.
~~YES~~ / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.
~~YES~~ / NO

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 (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.
~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 190.00
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF Mr + Mrs Patel DATE 10/04/2000

Before submitting this application check that you have answered all the relevant questions 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.



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Development Control Support Section, Environmental Services, Wokingham District Council.
17 April 2000 Scale: 1 : 1250

Tel. 0118 974 6463 (Direct Line)

Date. 15 June, 2001

My ref. JM/JM/MA/F/2000/ 1214

Your ref. P379/097/TC/bs

Mr T Cotter
PSS Construction Ltd
The Cottage
Cutlers Court
Copyground Lane
High Wycombe
Buckinghamshire
HP12 3HE

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 Cotter,

RE: PROPOSED MINOR AMENDMENTS TO 19 WEST DRIVE, SONNING. (F/2000/1214)

Thankyou for your letter which was received on 2 May 2001.

I can inform you that the following alterations are considered acceptable and therefore, will not require planning permission:

- The single garage door as shown on the front elevation of drawing number 0096-04 Rev C.
- The removal of the rooflight on the back elevation as shown on drawing number 0096-05 Rev B.
- The alteration of the windows in the rear elevation as shown on drawing number 0096-04 Rev C.
- The removal of the two rooflights on each side elevation as shown on drawing number 0096-05 Rev B.

The following alterations will require planning permission:

- The increase in height of the parapet wall shown on the side and rear extensions on drawings numbered 0096-04 Rev C. and 0096-05 Rev B.
- The increase in height of the porch roof shown on the front elevation of drawing number 0096-04 Rev. C.
- The removal of the frosted glass in the bathroom window on side elevation as shown on drawing number 0096-05 Rev B.

I hope this information is of use to you. If you have any further questions relating to this matter the case officer, Joss miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL
Development Control Manager

PSS Construction Limited
The Cottage
Cutlers Court
Copyground Lane
High Wycombe
Buckinghamshire
HP12 3HE

Our Ref: P379/097/TC/bs

Your Ref: FP/2000/12/92

30 March 2001

PLA...	T 41869
POL	FLS
DC ED	ENF
APP	
CS	
02 APR 2001	
COPIES TO:	ACK:
	FILE:

Mrs Dodsworth
Wokingham District Council
Planning Department
PO Box No. 155
Shute End
Wokingham
Berks
RG40 1WW

Project Number: **P379**
Project Title: **19 West Drive, Sonning**
Subject: **Revised drawings – Full plans Application Number FP/2000/12/92**

Dear Mrs Dodsworth

Please find enclosed 2 (two) copies of revised plans

Drawing No	Drawing Title	Rev
0096 – 06	Sections	C
0096 – 04	Elevations Sheet 1 of 2	C
0096 – 05	Elevations Sheet 2 of 2	B

Where in you will see the railings to the garden room roof area have been removed, as this area is not to be used.

Yours sincerely

Tom Cotter
Contract Director
for and on behalf of
PSS Construction Ltd

cc Project File – P379 – Tab 2
Tom Cotter
Mr M Andrews – Andrew Kalik Associate

Enc: Two full sets of drawings listed above

Sorry Tess
These revised plans have been sitting on my desk while I have been off. 04/5/01

F/2000/1214