APPLICATION NO:
F/2002/5620

LOCATION:
12, Tanglin West Drive, Sonning Reading.

APPLICANT:
Mr/Mrs Mcneill C/O Andrews Kalik Associ

PROPOSAL:
Proposed two storey extension to dwellin

EARLIEST DATE FOR DECISION: **09/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
05/03/2002

CASE OFFICER: **Heidi Lynch**

APPROVED

732

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2002/5620

Parish: **SONNING**

Location **Tanglin, 12 West Drive, Sonning, Reading.**

Proposal: **Proposed two storey extension to 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. 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 south-west facing roof slope or side elevations of the extensions hereby permitted except for any which may be shown on the approved drawing(s).

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 with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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 ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. This permission relates to the application as amended with revised plan number 1556-22B submitted to the Local Planning Authority on 8th February 2002, showing side elevations and site plan and does not approve the proposals as originally submitted.

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, LBE2 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WT6.

Anna Cronin
Head of Planning & Transportation
Date: 14/02/2002

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.

WORK SHEET FOR : Heidi Lynch

Application Number : F/2002/5620

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

Location : 12, Tanglin, West Drive, Sonning, Reading.
Proposal : Proposed two storey extension to dwelling

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : 6/2/02

Date Registered : 08/01/2002

Earliest Date for Decision : 09/02/2002

Latest Consultation Date/Site Notice Expiry Date : 09/02/2002

This application will have expired on: 05/03/2002. 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 :

Highways - approval with conditions C049 & C122

Planning Issues :

Identified settlement ? WBE1, WO53
Impact on neighbours } LBE1, LBE2
Impact on streetscape. } ENV1
Parking WT6, LT6

Loddon Area Local Plan

Application Number F/2002/5620
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	insert - in the south- west facing roof slope or side elevations of the extensions hereby approved
3	C049	R049	
4	C122	R122	
			Informatives
		N02	insert - plan n° 1556-22B
			insert - 8 February 2002
			insert - side elevations and site plan

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2, LT6

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WO53, WT6

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: ENV1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 14.02.02

Houses of varying levels of setback from road + proposed garage will be closest on the street. As is Tanglin itself.

RECORD OF SITE VISIT

SITE ADDRESS: 12, Tanglin West Drive Sonning Reading.

APPLICATION NUMBER: F/2002/5620

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 6/2/02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS On quiet tree lined road with very large homes & properties. Mixture of house types

3. DESCRIPTION OF SITE/BUILDING 2 storeyed with linked garage. Driveway curves round front of site. Garage has pitched roof

4. RELATIONSHIP TO ADJOINING PROPERTIES

n°10 won't be affected as extensions on other side of house.

n°14 is single storey house set further back in section than Tanglin. Has garage to side boundary also. High hedge screens most of development although can see side of garage as hedge finishes & shrubs fill front of prop. Windows on n°14 face into Tanglin. n°14 set further back than rear flank wall of Tanglin. Daylighting issues?

5. SITE CONSTRAINTS

TREES High (4.0m approx) hedge along boundary with n° 14 for length of garden.

ACCESS/PARKING room for parking + ~~[illegible]~~ seperate entry/exit point driveway

LEVELS level

BOUNDARY TREATMENT as above.

OTHERS

Hedge also along n° 14 side boundary at front of property will screen garage extension.

n°14 - can see extension from here as can just see top of garage although quite well screened with existing hedges/shrubs. Doesn't really cut out any additional daylight/sky light than that previously approved.

Application Number: F/2002/5620

Appraisal:

The proposed development is a two-storey side extension to a detached house. The property is located in a quiet residential street within an identified settlement. The house had a first floor side extension approved in February 2001 (F/2000/3031) and the current application is an amendment to this approved consent. The house is a large, two-storeyed detached house that is set within large grounds and accessed via a private tree-lined road. The surrounding various styled houses are also large, detached and located on spacious surroundings.

The approved plans under F/2000/3031 show a large house with a two-storey link to a double garage. Part of the first floor is built above the garage. The proposed changes under the current application at ground floor level, show a change from the approved study to a gym. The garage is also to be extended at the front by 3.85m past the existing front building line. The rear of the garage will be extended by 2.4m in depth and will incorporate a new study, W.C and stairwell to the floor above. There will also be a steam room extension at the rear of the house 3.5m in depth and 3.3m wide.

The first floor changes from the approved plans will include the extension of the bath area towards the rear of the house. This will be 3.7m deep from the master bedroom (the existing bathroom is 2.2m deep). There will also be a small cupboard extension to the side as well as the stairwell coming up from the study below.

The front elevation will remain the same with the exception of the front garage extension (single storey only). The roof over the first floor will also be extended in length at the approved height and will have a steeper pitch than previously approved.

1. Impact upon neighbouring properties

The adjacent properties are nos. 10 to the northeast and no.14 to the west. The proposed amendments to the previous consent will be at least 21.5m away from no.10 West Drive and are also located on the other side of the house. This means the existing house will screen the majority of the proposed extensions from no.10. The first floor 'sunken' bathroom will have windows that face into no.10 however these will also be screened by the existing two-storeyed rear wings.

No. 14 (Trelawn) is located further back in the section than number 12 and is single storeyed. A high, evergreen hedge screens most of Tanglin from Trelawn. The hedge runs down the entire side boundary of Tanglin with the exception of a small segment opposite the existing garage where there are several trees and shrubs. The front windows of Trelawn have a view of the roof of the existing house on Tanglin only. Tanglin is just under 20m away from Trelawn at the closest point. The front garage extension along the side boundary with Trelawn will be screened by the existing hedge and so is not considered to affect Trelawn. The proposed roof changes although slightly bigger than those previously approved, will cause no further significant adverse effects to Trelawn.

The proposed two-storey extension has no windows in the side elevation with the exception of a velux roof-light over the proposed study. This will be at such a height and angle that it will cause no overlooking of the neighbouring property (Trelawn). The windows to the front and rear of the proposal would result in no further overlooking compared to what already is approved on site.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

The houses on the street are of varying designs but are characterised by their large size and large sections. Most are set back from the road-front with Tanglin having one of the closest building lines. The proposed changes are not considered to be that different from the previously approved plans when looking at the front elevation. The one primary change is the front extension on the garage, which brings it closer to the road front however it will still be 14m away from the front boundary of the property. The front garage extension is well screened on the site by existing high fences and hedges round the front of the property and as a result it is not considered to impact on the street scene as such.

The proposed extensions are designed to be in-keeping with the existing dwelling and would be constructed of materials matching the existing. It is therefore considered that there would be no adverse effects upon the character of the street scene.

3. Impact upon highway safety

The number of bedrooms is remaining at five, and a double garage is effectively being retained on-site. There is enough room for three other parking spaces on site. The highways department are satisfied the parking standard has been meet and providing the parking is permanently maintained there would be no implications to the highway safety of the site.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Tel. 0118 974 6443 (Direct Line)

Date. 19 June, 2002

My ref. CD/FP2002/3157(5620)

Mr & Mrs Mcneill
C/o Mr M R Gibbs
Andrews Kalik Associates
The Studio
101 London Road
READING
Berkshire

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 Sir/Madam,

TWO STOREY EXTENSION TO TANGLIN, 12 WEST DRIVE, SONNING

Thank you for your Building Regulations Application Number FP2002/3157 received on 30 May.

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/2002/5620*, which cannot be dealt with as a minor amendment. Part of the two storey extension measures half a metre more the approved planning drawings.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 11 July. 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.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5620	HL
BUILDING CONTROL NUMBER.	FP 2002/3157 North	
~~APPLICANT~~/AGENT	Mr M. R. Gibbs	
ADDRESS OF SITE	Tanglin 12 West Drive SONNING	
DESCRIPTION OF PROPOSED WORK	2 storey extension	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		1556-22B
ELEVATIONS	1556-25B 1556-24B.	1556-22B 1556-21A
FLOOR PLANS	1556-23C.	1556-20A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? Seen Heidi	BC part of ext is ± more bigger (steam room + sunken bath)	
DATE	18/6/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
New PLANNING PERMISSION NEEDED	19/6/02		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Date: 22 January 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/5620

Location: 12, Tanglin, West Drive, Sonning, Reading.

Proposal: Proposed two storey extension to dwelling

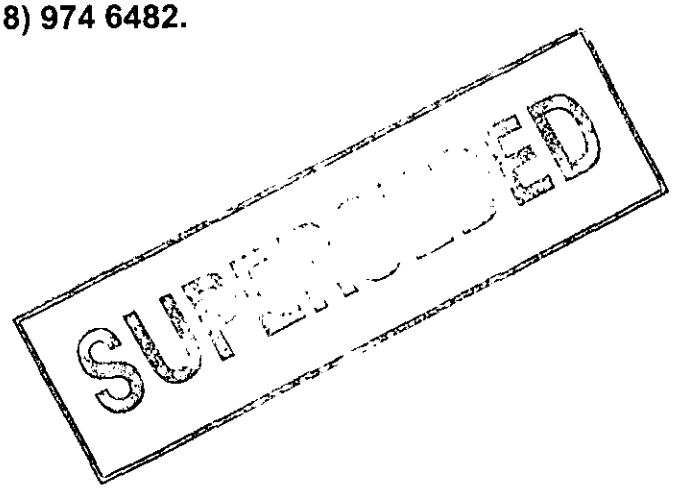
Applicant: Mr/Mrs Mcneill C/O Andrews Kalik Associates.

Case Officer: Heidi Lynch

The new plans show the following: Side elevation plans. Drawing no:1556-22A.

For information only.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.



1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 2002/5620 (Planaps) / (Ludhouse) Date Rec.

Location: 12 Tanglin West Drive Soming

Parish

Applicant: Mr & Mrs McNeil

Description of attached plans: Side elevation plans

Drawing No's: 1556-22A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Info only

OTHERS:

Drawing No's

1. NK (Landscape & Trees)
2. NK (Env. Design)
3. XA (Highways)
4. NF (Building Control)
5. BC/DC Liaison

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER Heidi

Consultations Sent by Admin. on 22.01.P5

Yellow - Part One Copy
Green - Officer's Copy

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

PLANNING SERVICES | HPT 52034
POL | TLS
DC HL | ENF
APP
GS
21 JAN 2002
COPIES TO: | ACK:
FILE:

F/2002/5620

AMA/JDF/1556

18 January 2002

ADDITIONAL PLAN
5620

Miss H Lynch
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Madam

12 WEST DRIVE SONNING

Further to your note dated 8 January, please find enclosed 6 copies of the side elevation as requested. The dwelling has 5 bedrooms.

If you have any queries, please do not hesitate to contact me.

Yours faithfully

A M Andrews

SUPERSEDED

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

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 16 January 2002

Application Number: F/2002/5620

Proposal: Proposed two storey extension to dwelling

Parish: SONNING PARISH

Site Address:
12, Tanglin, West Drive, Sonning, Reading.

Applicant:
Mr/Mrs Mcneill C/O Andrews Kalik 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).

C049, R049
C122, R122.

Signed: _____ **Print name:** ADAM 16/01/02

Received by Wokingham District Council

Application No: F/2002/5620

Proposal:
Proposed two storey extension to dwelling

Location:
12, Tanglin, 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 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/2002/5620 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/02/2002. 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.

Head Planning and Transportation

16 January 2002

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

Tel: (0118) 974 6442

Date: **16 January 2002**

My ref: F/2002/5620

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5620
12, Tanglin, West Drive, Sonning, Reading.
Proposed two storey extension to dwelling

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2002/5620**
12, Tanglin, West Drive, Sonning, Reading.
Proposed two storey extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rose

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

Application Number : F/2002/5620	Map No : 37
Case Officer : HL	Site Area : 0·29
Valid Date : 8·1·02	Received Date: 08/01/2002

Level : Delegated Application

Description : Proposed two storey extension to dwelling

Location : 12, Tanglin, West Drive, Sonning, Reading.

Parish : SO **Ward : SON** 16·1·02 TB.

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

Fee Required: £95 **Fee Received: £95** (1)

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	NO OF BEDROOMS?	request with SN	21/01/02
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	OTHER SIDE ELEVATION		21/01/02
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 16.1.02 TB

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

No one - apps

NEIGHBOURS

S/N + see map

+ MR T MRS WILD, 14 "TRELAWN" WEST DRIVE, SONNING, READING, BERKS RG4 6GD.

5620

08. JAN. 2002* 5620

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

AMA/JDF/1556

7 January 2002

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

Dear Sirs

TANGLIN 12 WEST DRIVE SONNING

With reference to the recent Approval granted to extend this property, application no F/2000/3031, my Clients would like to make some modifications to this before actually carrying out the works.

We therefore enclose a new Application to extend the space over the existing study, as a bedroom and bathroom as originally Approved, but below, remodelling the garage and enlarging the rear of the garage to form a separate study.

I enclose the following in order to make a detailed Planning Application

6 copies duly completed Application forms
Certificate A
6 copies of our drawing nos 1556/20A, 21A and 22.
and a cheque in the sum of £95

For your ease of reference I enclose 1 copy of the original Approved drawing 1556/2A, 3 and 4, so you can compare what has already been Approved to what we are currently proposing.

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

Yours faithfully

A M Andrews

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

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

1789/a

SECTION 66 CERTIFICATE

Application No.

08.JAN.2002* 5620

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 . . . . . (ANDREWS KALIK ASSOCIATES)

On behalf of . MR. AND MRS. McNEILL . . . . . .

Date . . 04/01/02 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

08. JAN. 2002 *

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

1.	APPLICANT'S NAME	MR AND MRS MCNEILL
	ADDRESS	TANGLIN 12 WEST DRIVE SONNING
	POST CODE	RG4 6GD PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDREWS KALK ASSOCIATES
	ADDRESS	THE STUDIO, 101 LONDON ROAD READING
	POST CODE	RG1 5BY PHONE 0118 9507700
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	TANGLIN 12 WEST DRIVE, SONNING
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		EXTENSION TO GROUND AND FIRST FLOOR TO CREATE GYM, STEAM RM, BEDROOM AND LONGER GARAGE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.29 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	1:2500 LOCATION PLAN 1:500 BLOCK PLAN 1:100 FLOOR PLANS 1:100 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 ?

		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? IF YES, ARE ANY TO BE FELLED?

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.

BRICKWORK PAINTED WHITE
MATCHING ROOF TILES
TILE HUNG WALL

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.

AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

INTO EXISTING DRAINAGE SYSTEM

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

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

	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.

£95.00

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 (ANDREWS KALIK ASSOCIATES) ON BEHALF OF Mr & Mrs McNEILL DATE 4/01/02

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'.

"TANGLIN"

ADDRESS 12 WEST DRIVE

PARISH ~~WOODLEY~~ SONNING

PLOT No. Old Property

ORD. SHEET No. SU.7674 37

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
301/72	W/Cmd C.T. Kimber	Bungalow on land adjoining	16.3.72	N/A. Refus
19345	MR. C KRZAK	2/ST. & S/ST. HTS. & DBLE GARAGE	6.5.83	N/A C/A
BR 20831	"	"	21.6.83	APP N/A
96/64760/F.	MR & MRS McNEILL	2/ST. & S/ST HTS. & CONSERVATORY	30.01.97	C/A
FP 97/6230 A	"	"	16.7.97	~~Ref~~ C/APP
F/2000/3031	"	1st/fl/S Ext.	8.2.01	A
F/2002/5620	"	2/St Ext.		

DATE OF COMPLETION

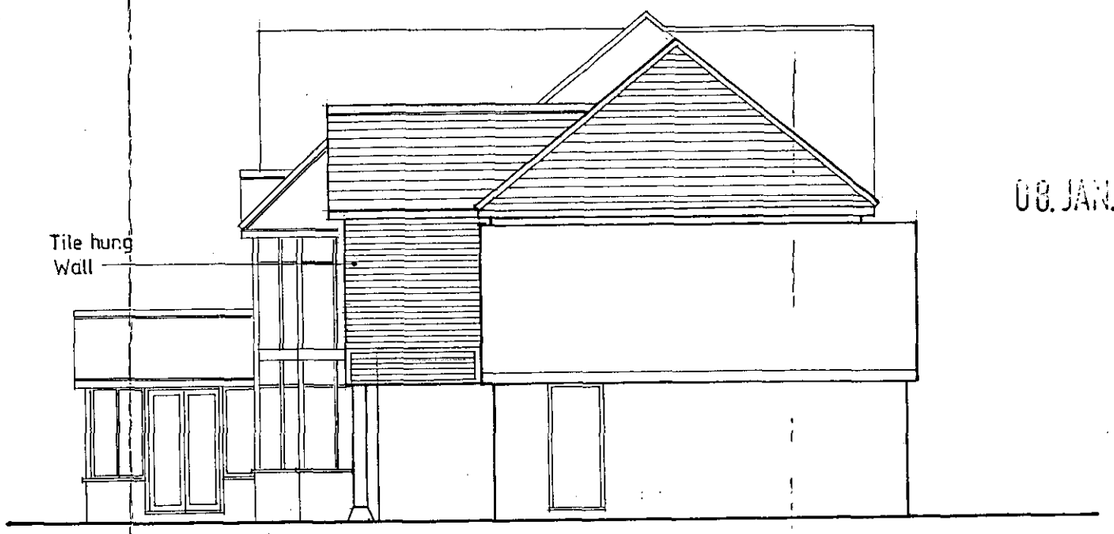
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

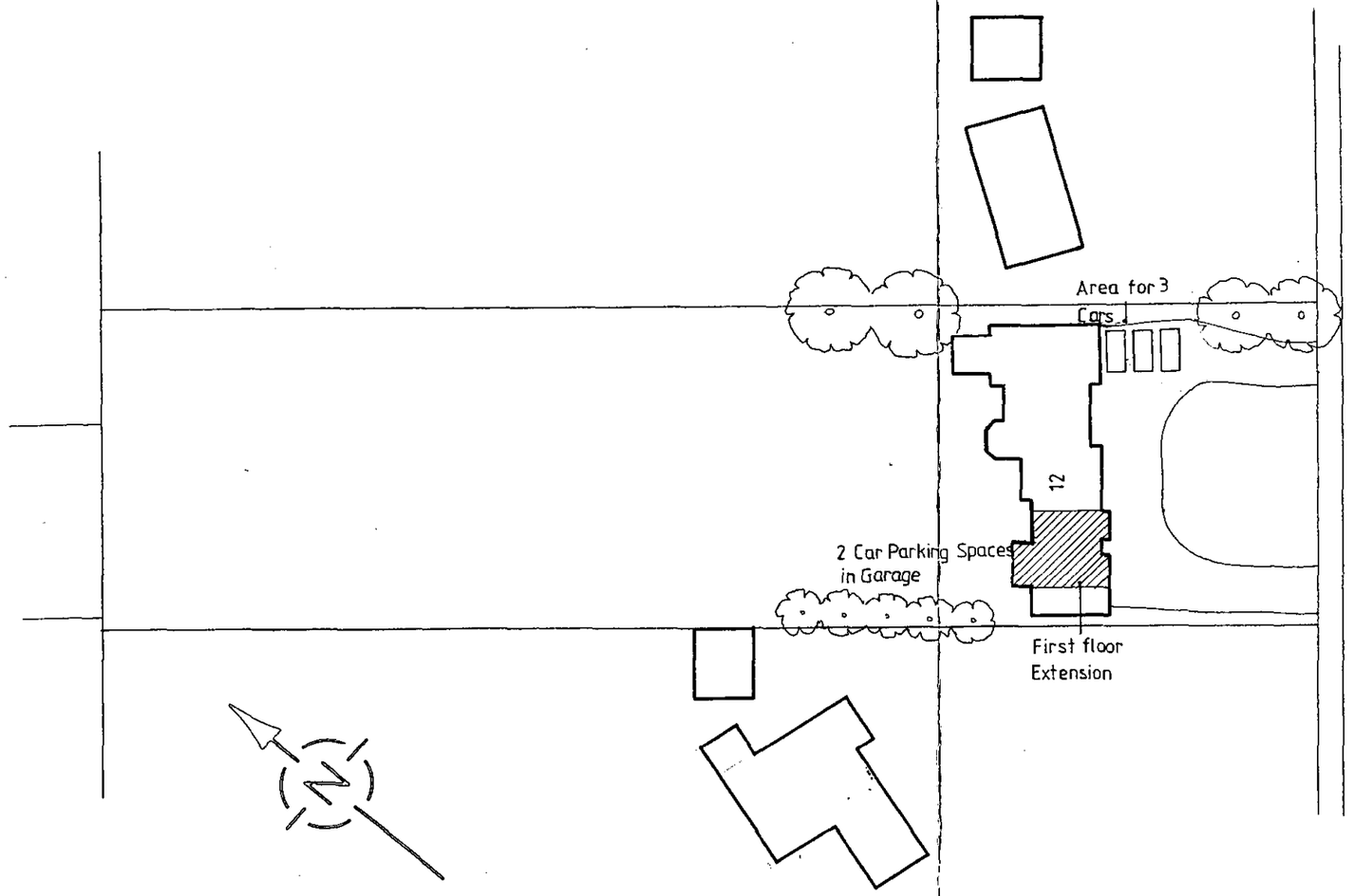


Side Elevation
1:100

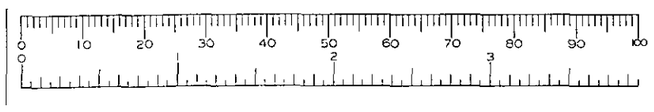


Side Elevation
1:100

08.JAN.2002* 5820



Site Plan 1:500



Approved Plans
F/2000/3031

letter	date	revision
A	23/5/2001	DRAWING UPDATE

job: ALTERATION TO 12 WEST DRIVE
SONNING

client: MR & MRS Mc NEIL

drawing: SIDE ELEVATIONS &
SITE PLAN

scale: 1:100, 1:500
date: DEC'2000
drawn by: WAS

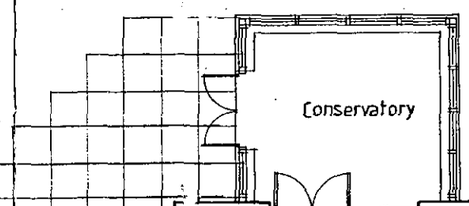
1556/02 A

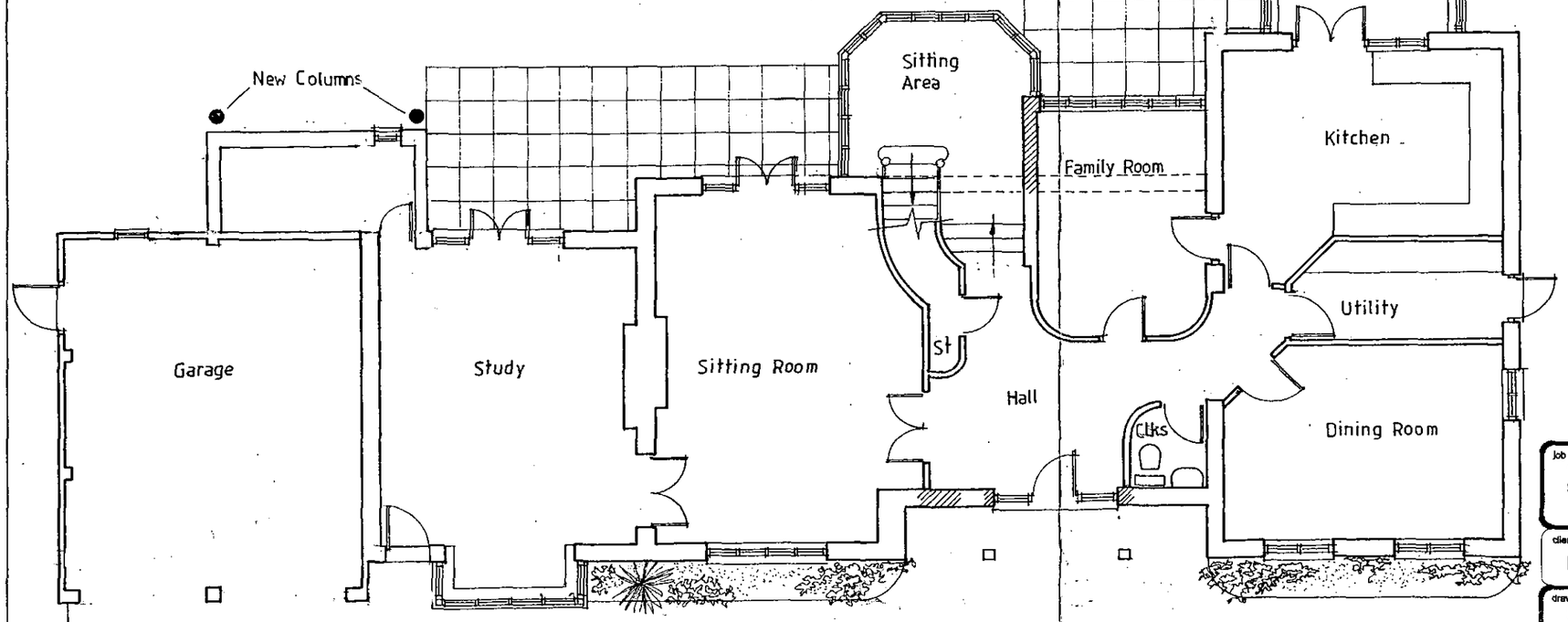
(0118) 9507200
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



Rear Elevation
1:100

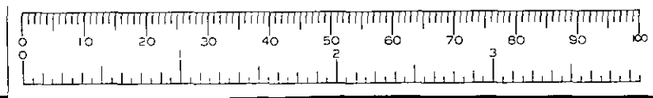
Proposed First Floor Extension





REMAINDER OF GROUND FLOOR UNALTERED

Ground Floor Plan
1:100



08. JAN. 2002* 5620

Approved Plans
F/2000/3031

letter date revision

job ALTERATION TO 12 WEST DRIVE SONNING

client MR & MRS MC NEIL

drawing SECOND FLOOR PLAN & REAR ELEVATION

scale 1:100

date DEC'2000

drawn by WAS

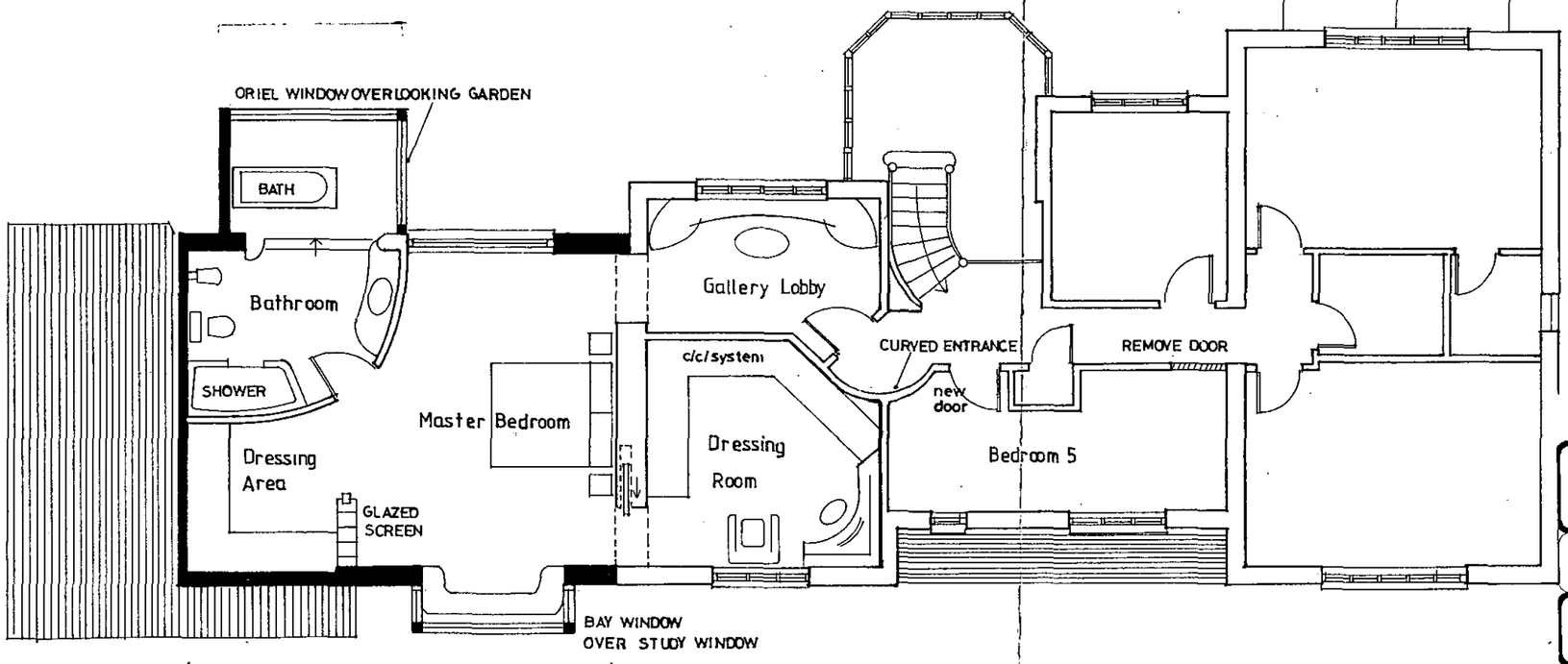
1556/03

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

08.JAN.2002* 5620



Front Elevation
1:100



First Floor Plan

0 10 20 30 40 50 60 70 80 90 100

Approved Plans
F/2000/3031

letter date revision

job ALTERATION TO 12 WEST DRIVE SONNING

client MR & MRS MC NEIL

drawing FIRST FLOOR PLAN & FRONT ELEVATION

scale 1:100

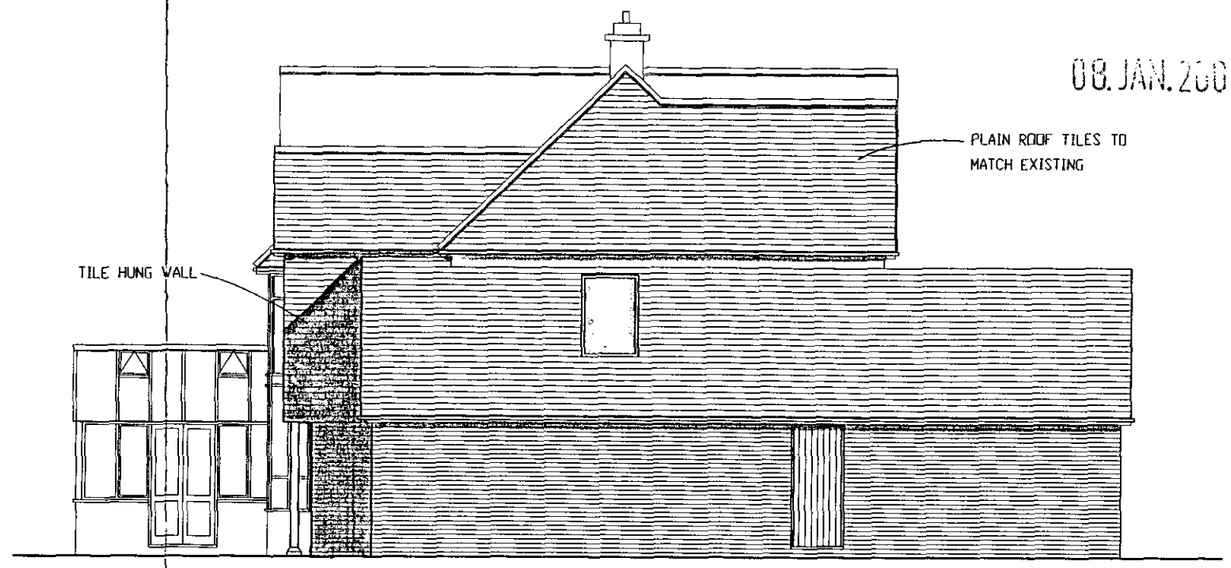
date DEC'2000

drawn by WAS

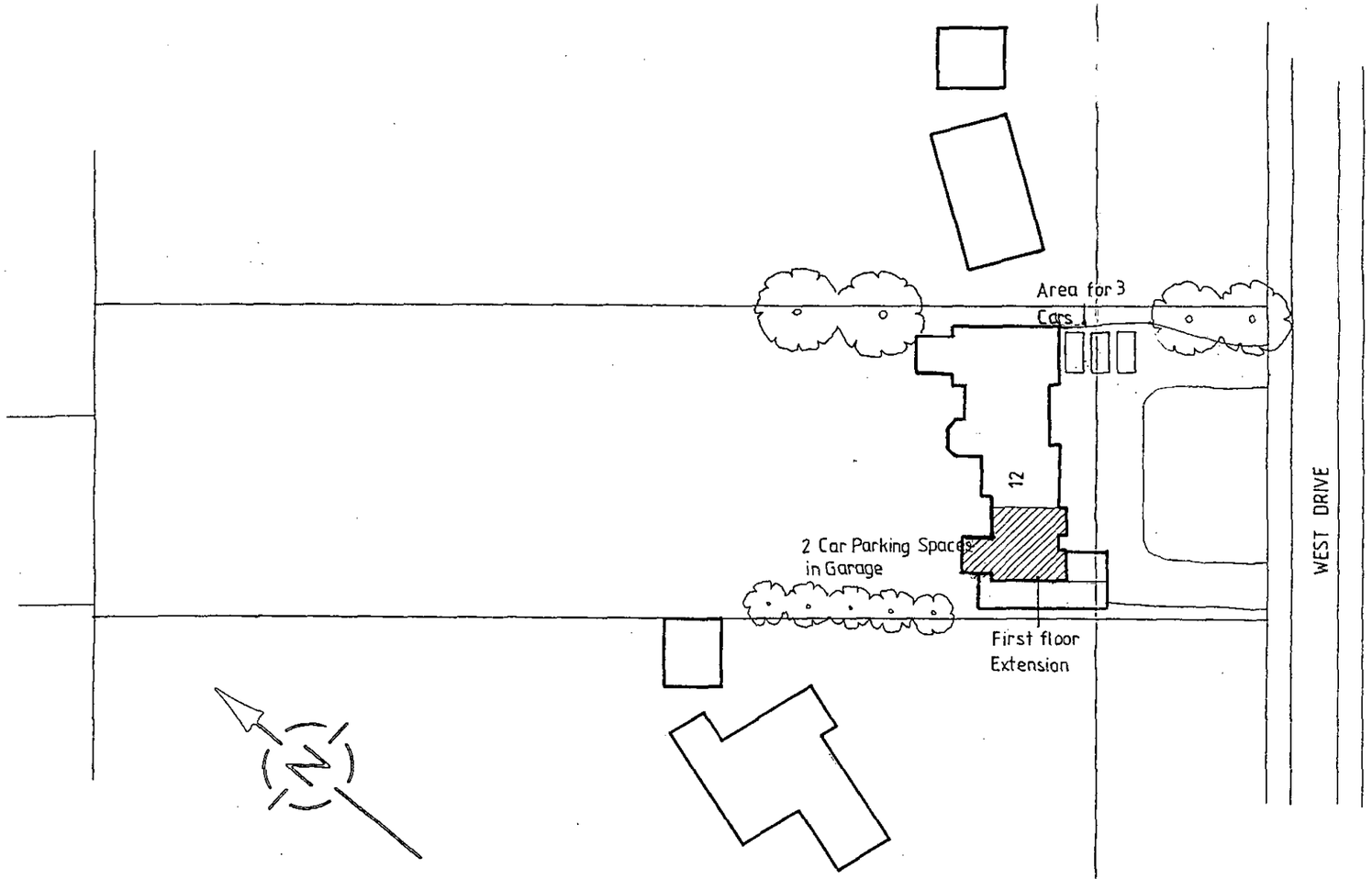
1556/04

CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES
THE STUDIO LONDON ROAD BERKSHIRE
101 READING
(0118) 9501700

08.JAN.2002* 5620



SIDE ELEVATION



Site Plan 1:500

SUPERSEDED

letter	date	revision

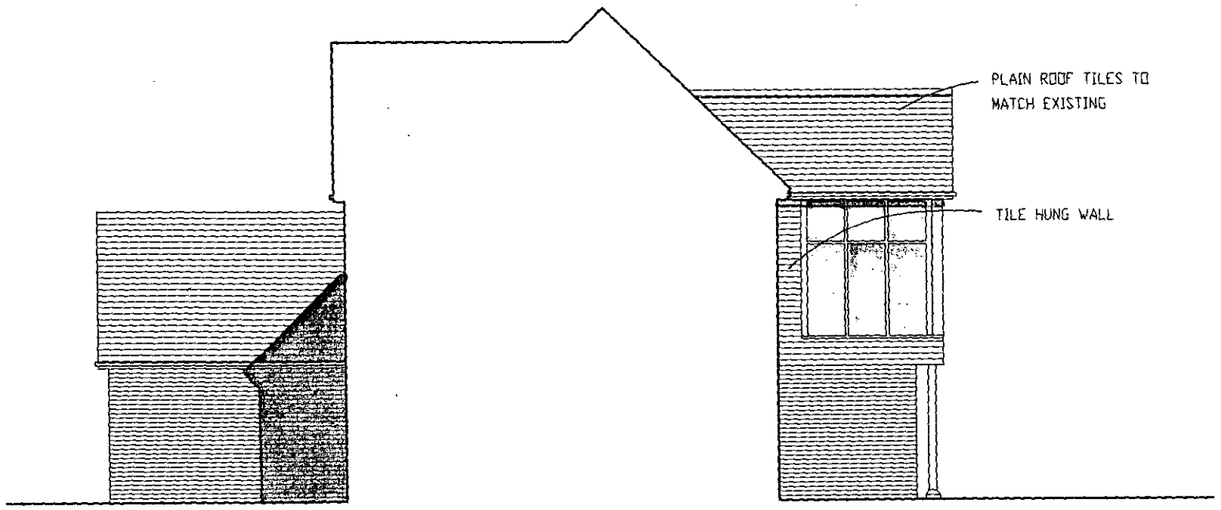
job
12 WEST DRIVE
SONNING

client
MR & MRS MC NEILL

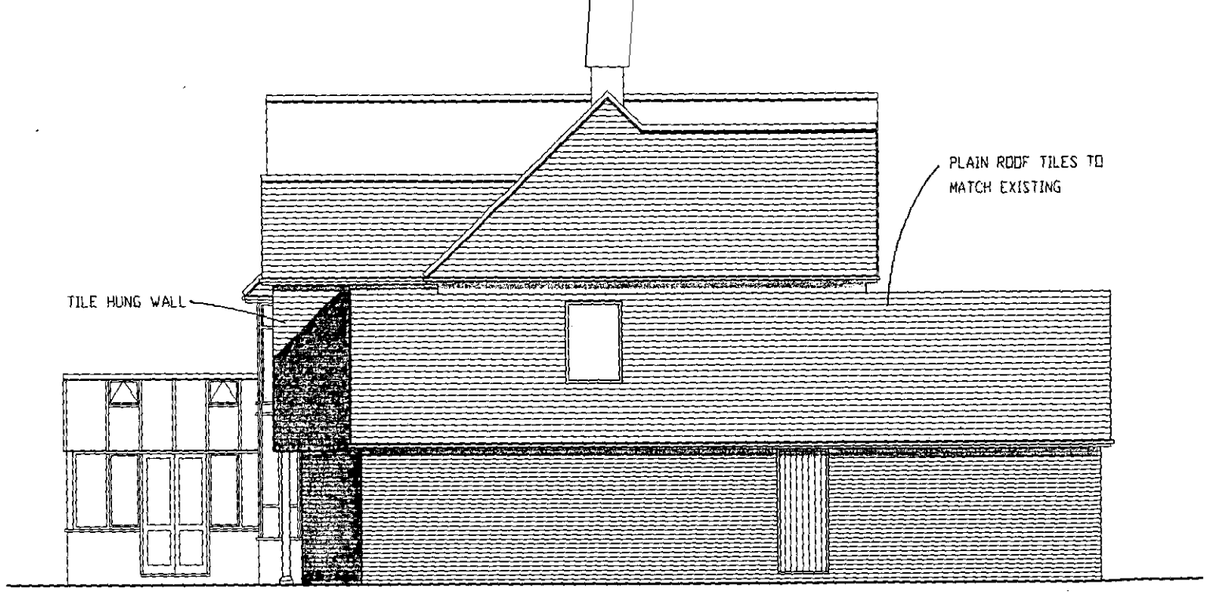
drawing
SIDE ELEVATIONS & SITE PLAN

scale	1:100 & 1:500	1556-22
date	JAN. 2002	drawn by SF

ANDREWS KALIK ASSOCIATES CHARTERED ARCHITECTS
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
(0118) 950 7100



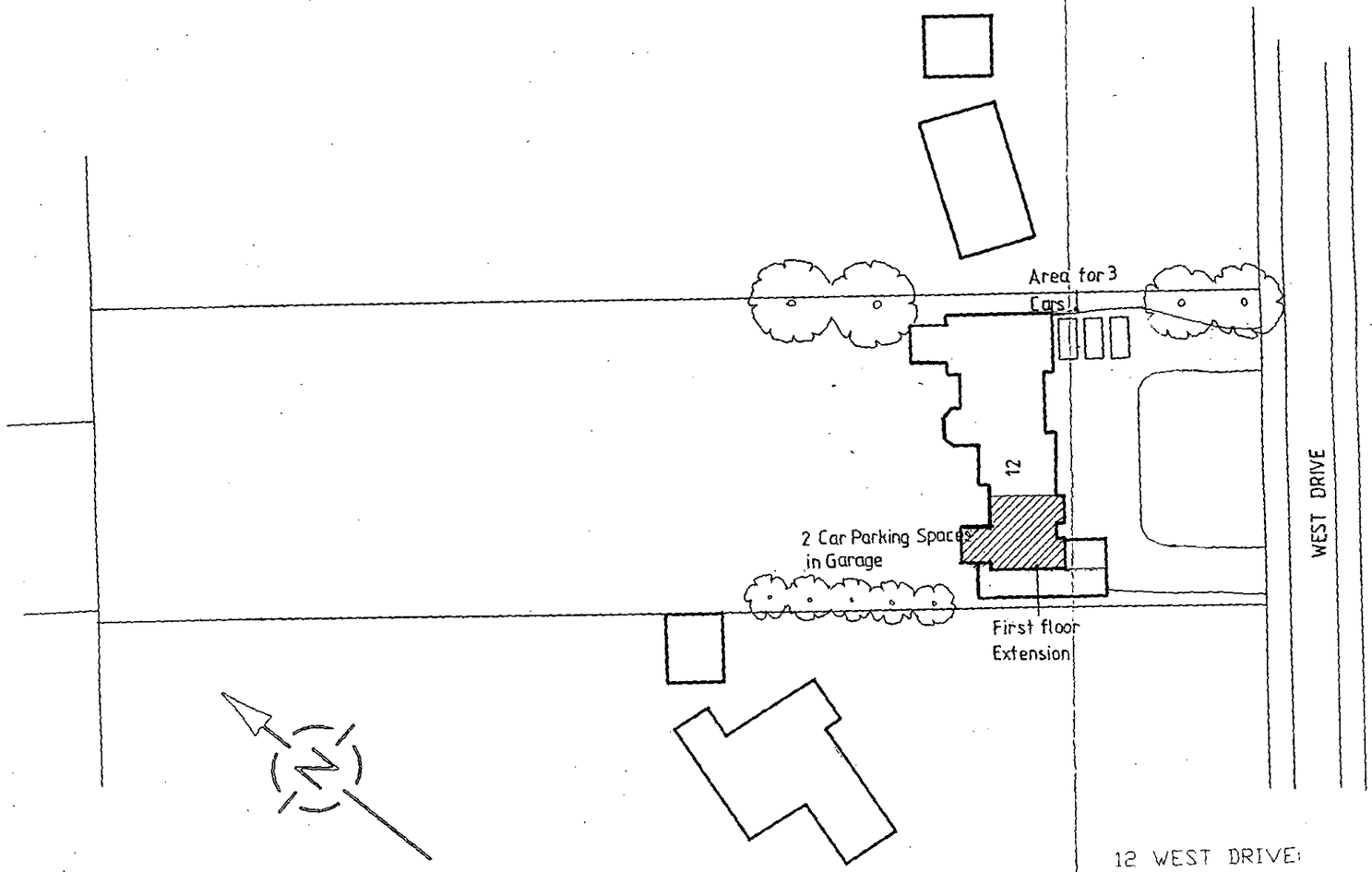
PART ELEVATION



SIDE ELEVATION

ADDITIONAL PLAN

5620



Site Plan 1:500

12 WEST DRIVE:

5 BEDROOM PROPERTY

SUPERSEDED

PLANNING SERVICES	HPT
POL	TLS
DC	SNF
APP	
CS	
21 JAN 2002	
COPIES TO:	ACK:
	FILE:

letter	date	revision
A	JAN. 02	GENERAL REVISION

job 12 WEST DRIVE
SONNING

client MR & MRS MC NEILL

drawing SIDE ELEVATIONS & SITE PLAN

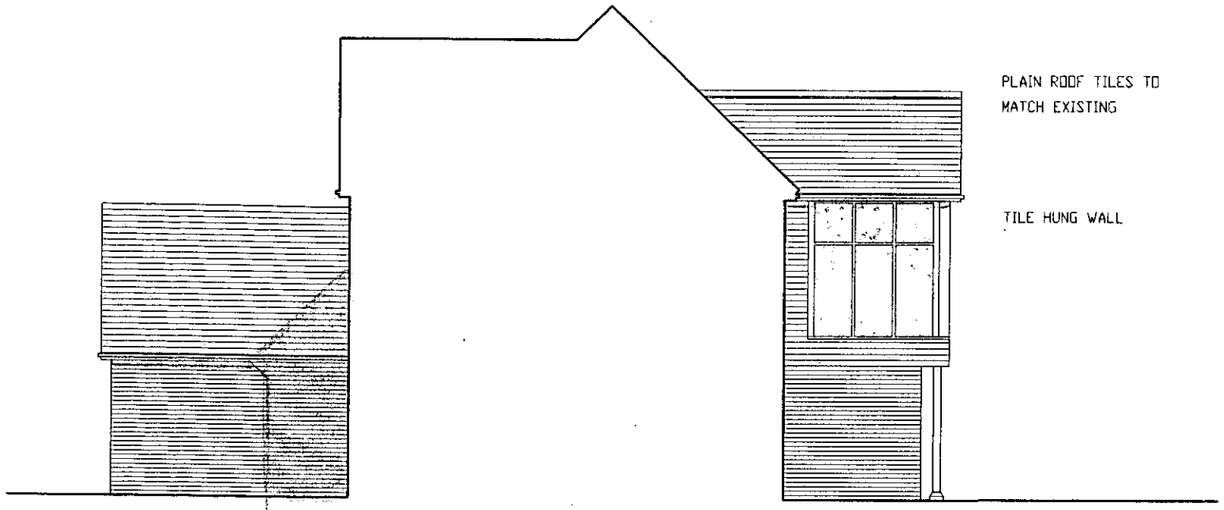
scale 1:100 & 1:500

date JAN. 2002

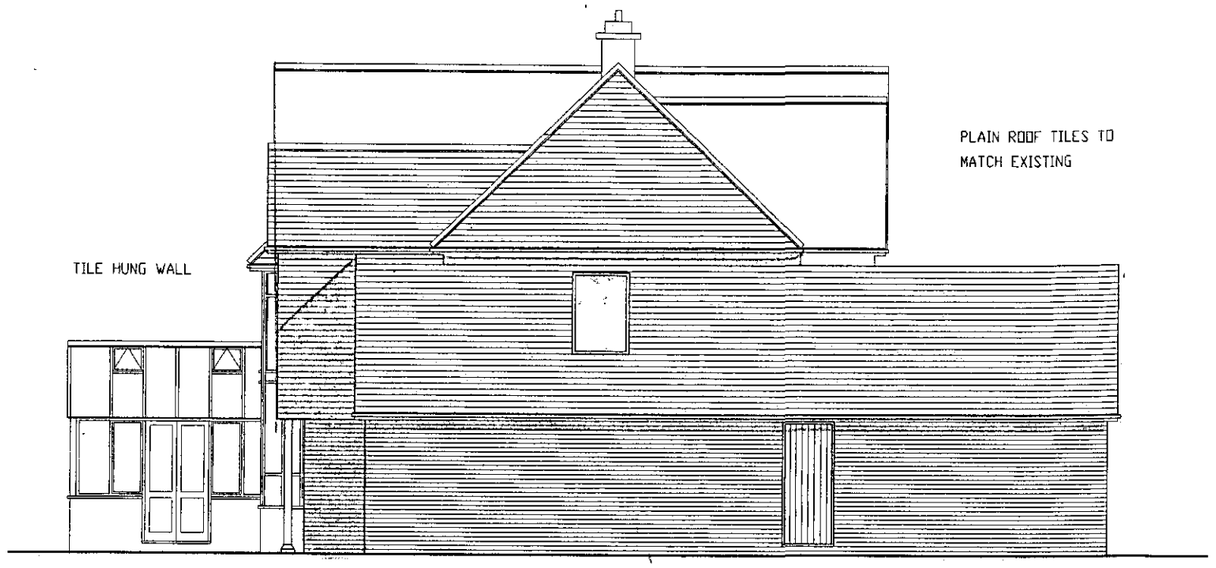
drawn by SF

1556-22A

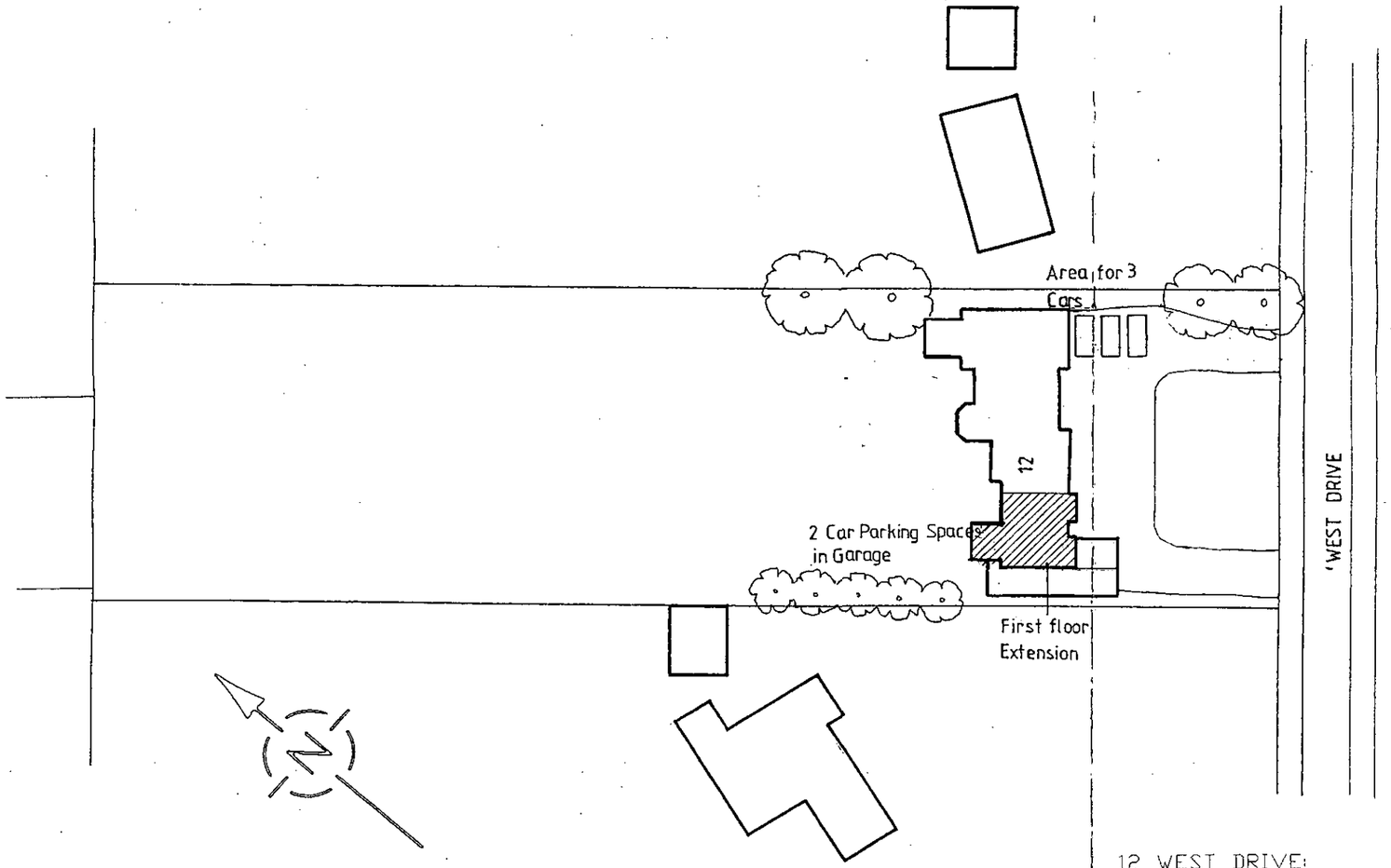
(0118) 9501700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



PART ELEVATION



SIDE ELEVATION



Site Plan 1:500

12 WEST DRIVE:

5 BEDROOM PROPERTY

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	
CS	

0 8 FEB 2002

COPIES TO: | ACK: | FILE:

REVISED PLAN

letter	date	revision
B	FEB. 02	GENERAL REVISION
A	JAN. 02	GENERAL REVISION

APPROVED

job
12 WEST DRIVE
SONNING

client
MR & MRS MC NEILL

drawing
SIDE ELEVATIONS &
SITE PLAN

scale 1:100 & 1:500

date JAN. 2002 | drawn by SF

1556-22B

(0118) 9501700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

18/6/02

08.JAN.2002★ 5620



FRONT ELEVATION



REAR ELEVATION

APPROVED

letter	date	revision
A	JAN. 02	GENERAL REVISION

Job
12 WEST DRIVE
SONNING

client
MR & MRS MC NEILL

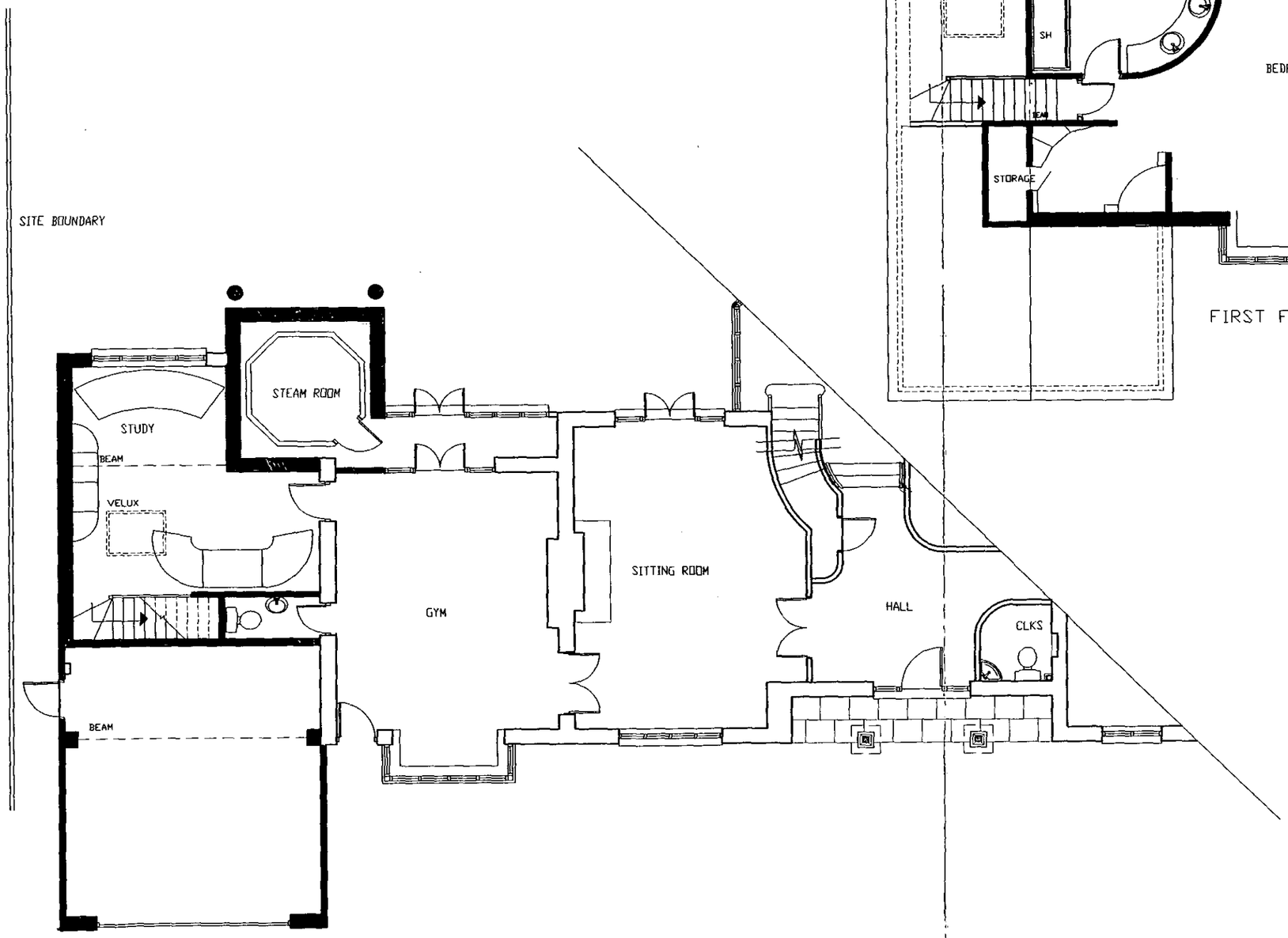
drawing
PROPOSED ELEVATIONS

scale 1:100 | date NOV.2001 | drawn by SF | 1556-21A

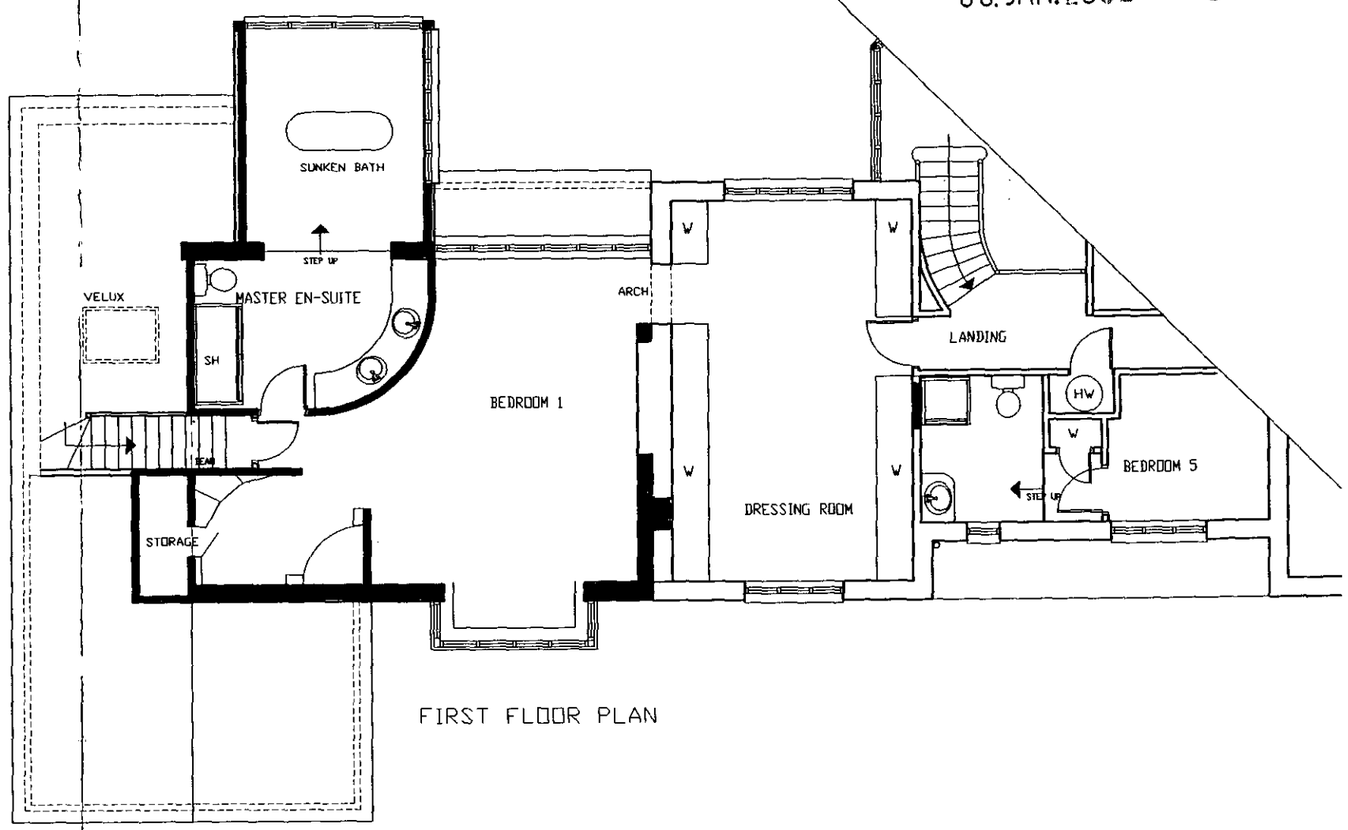
ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
101 LONDON ROAD BERKSHIRE
READING
THE STUDIO
(0118)9507700

SP 18/6/02

08.JAN.2002* 5620



GROUND FLOOR PLAN



FIRST FLOOR PLAN

APPROVED

letter	date	revision
A	JAN. 02	GENERAL REVISION

job 12 WEST DRIVE
SONNING

client MR & MRS MC NEILL

drawing PROPOSED FLOOR PLANS

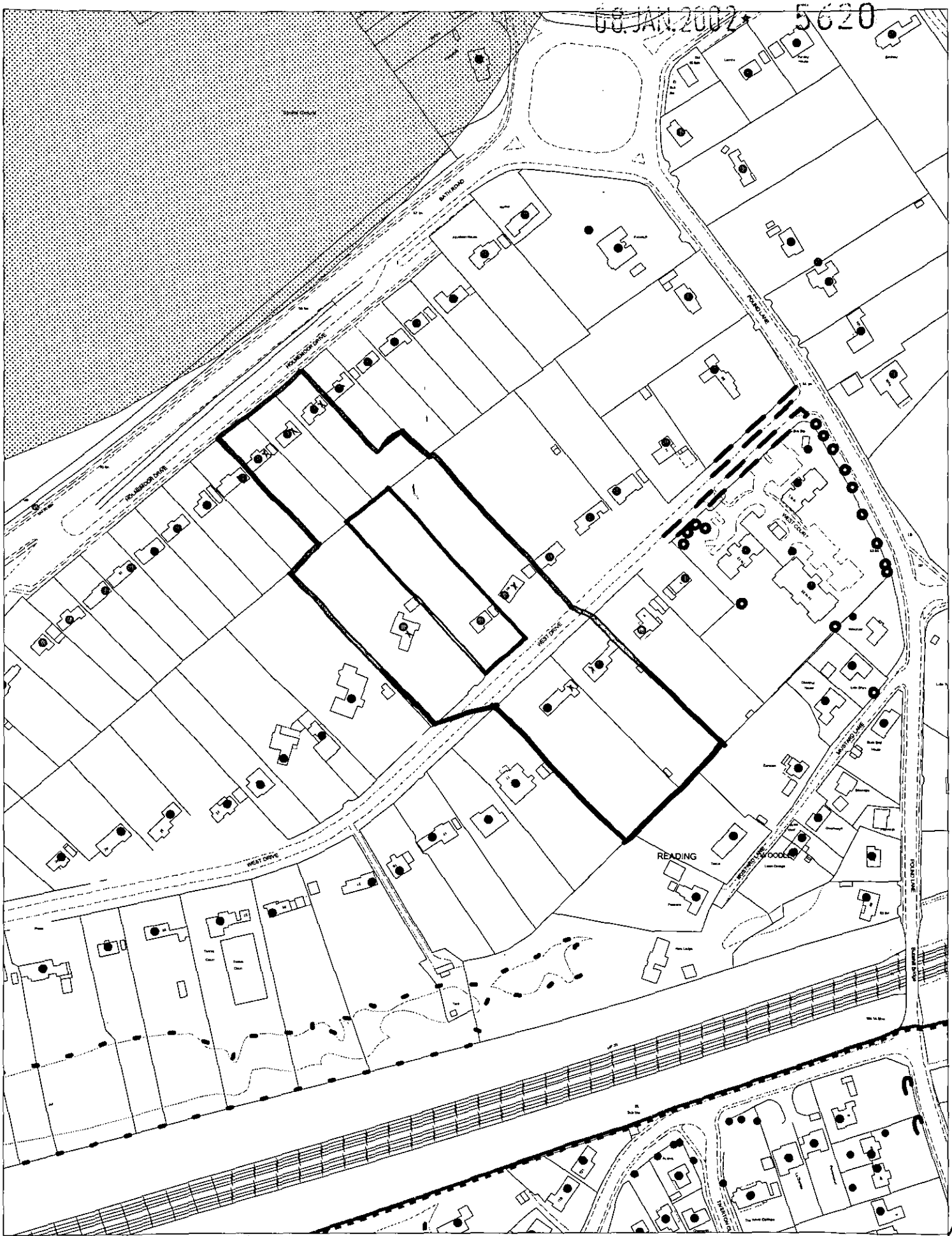
scale 1:100 | date NOV.2001 | drawn by SF

1556-20A

KALIK ANDREWS CHARTERED ARCHITECTS ASSOCIATES
101 THE STUDIO LONDON ROAD READING BERKSHIRE
(0118)9507700

18/6/02

08 JAN 2002 5620



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

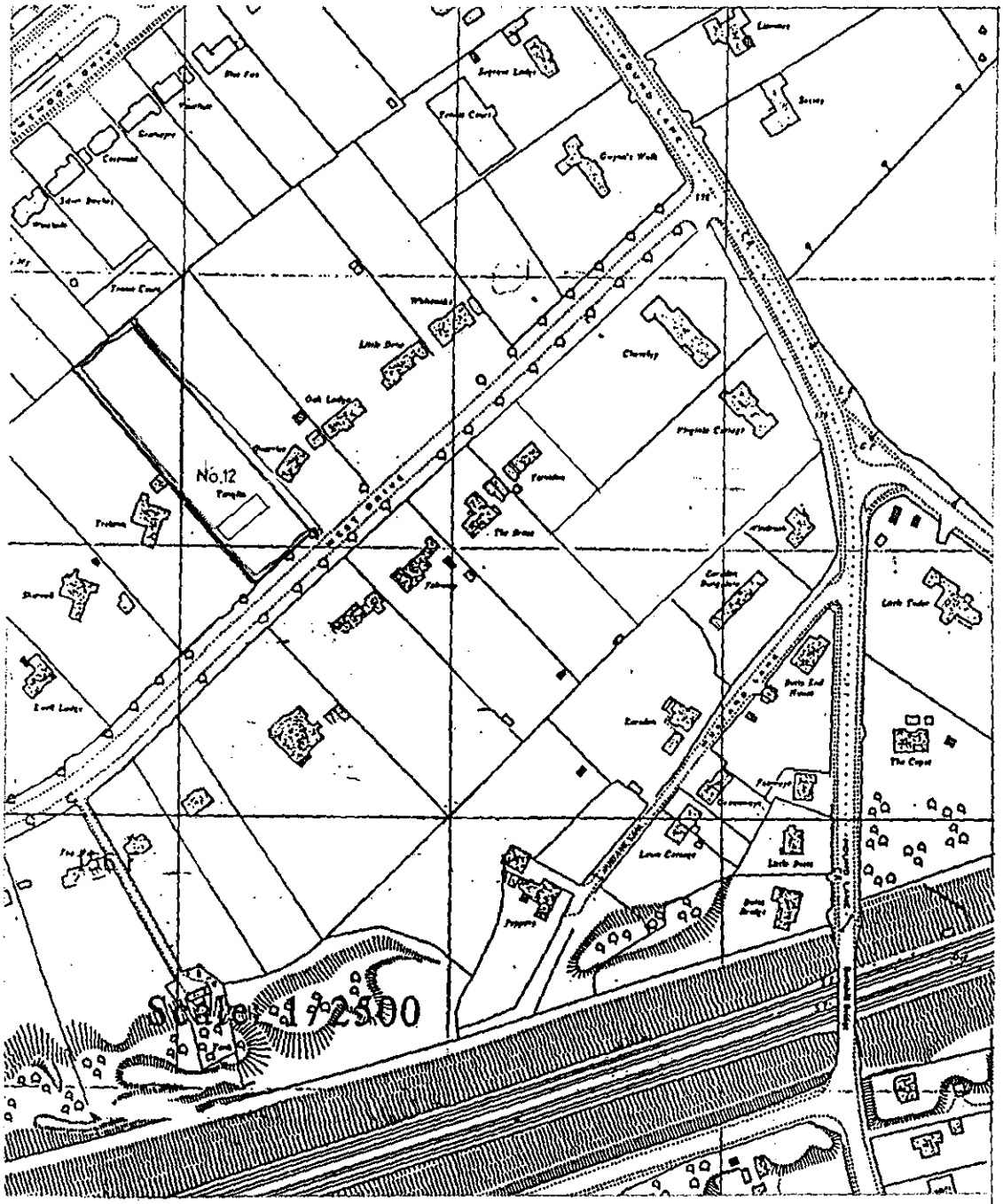
Development Control Section, Environmental Services, Wokingham District Council.

14 January 2002

Scale: 1 : 2500

N
W
S

08.JAN.2002* 5620



Location Plan
1:2500

job	ALTERATION TO 12 WEST DRIVE SONNING
client	MR & MRS MC NEIL
drawing	LOCATION PLAN SITE PLAN
scale	1:2500
date	DEC'2000
drawn by	WAS
	1556/01

letter date revision

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
101 THE STUDIO LONDON ROAD READING BERKSHIRE
(0118) 9507700