APPLICATION NO:
F/2001/3766

LOCATION:
The Old House Thames Street, Sonning Reading.

APPLICANT:
Mr & Mrs Burton-Race

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **19/05/2001**

APPLICATION WILL HAVE EXPIRED ON:
04/06/2001

CASE OFFICER: **George Allpress**

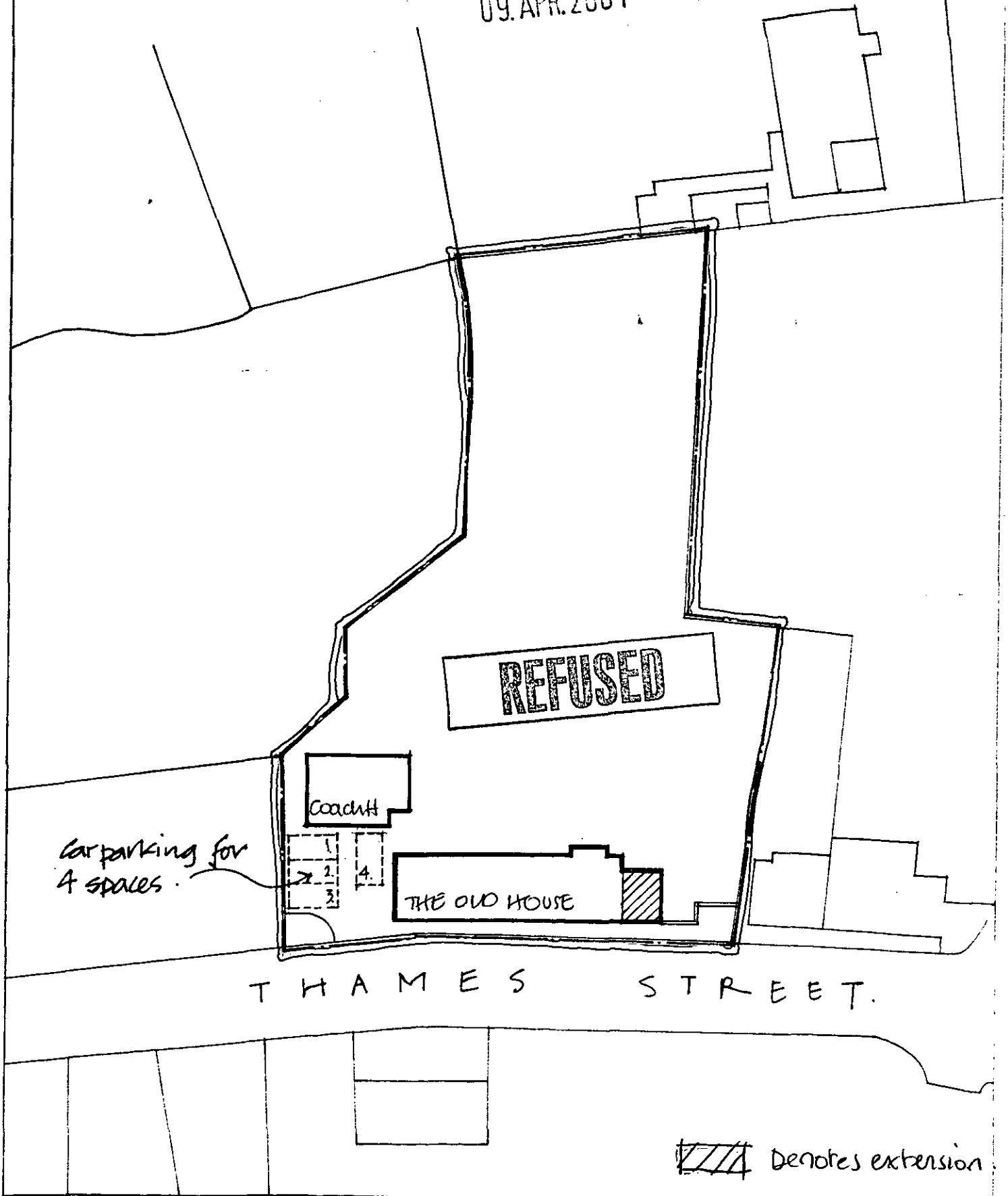
REFUSED

D5 176

title

SITE PLAN.

09. APR. 2001 * 3766



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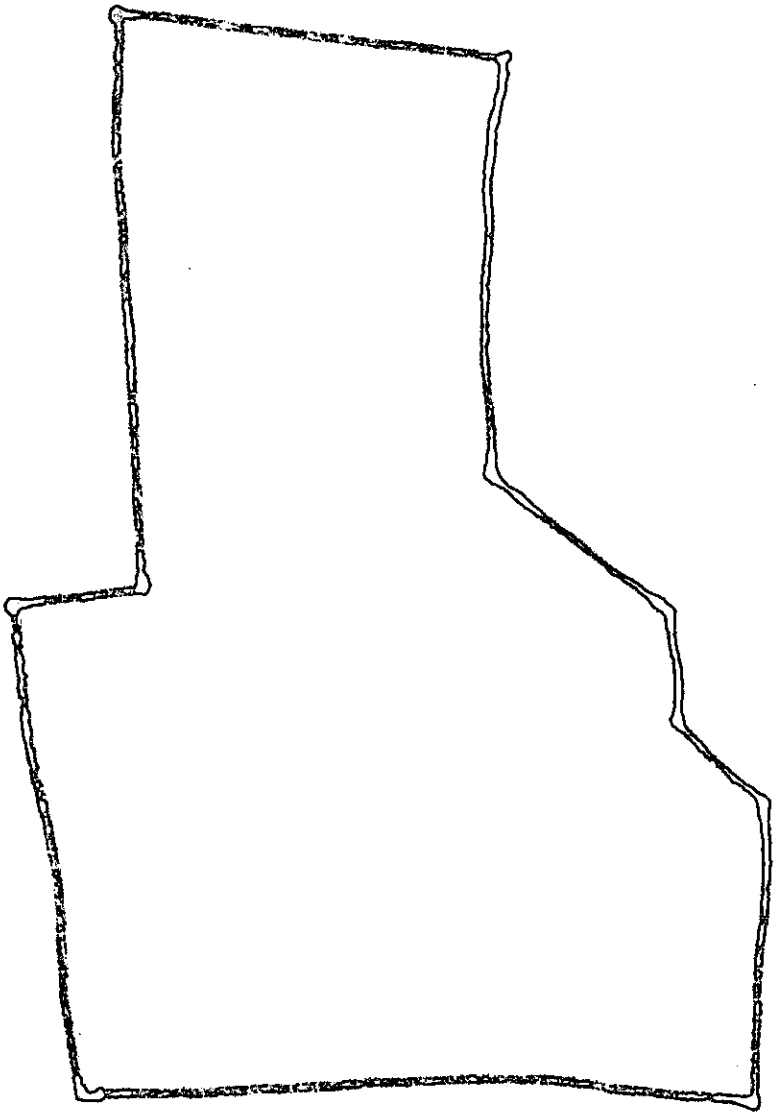

Title Number : BK58812

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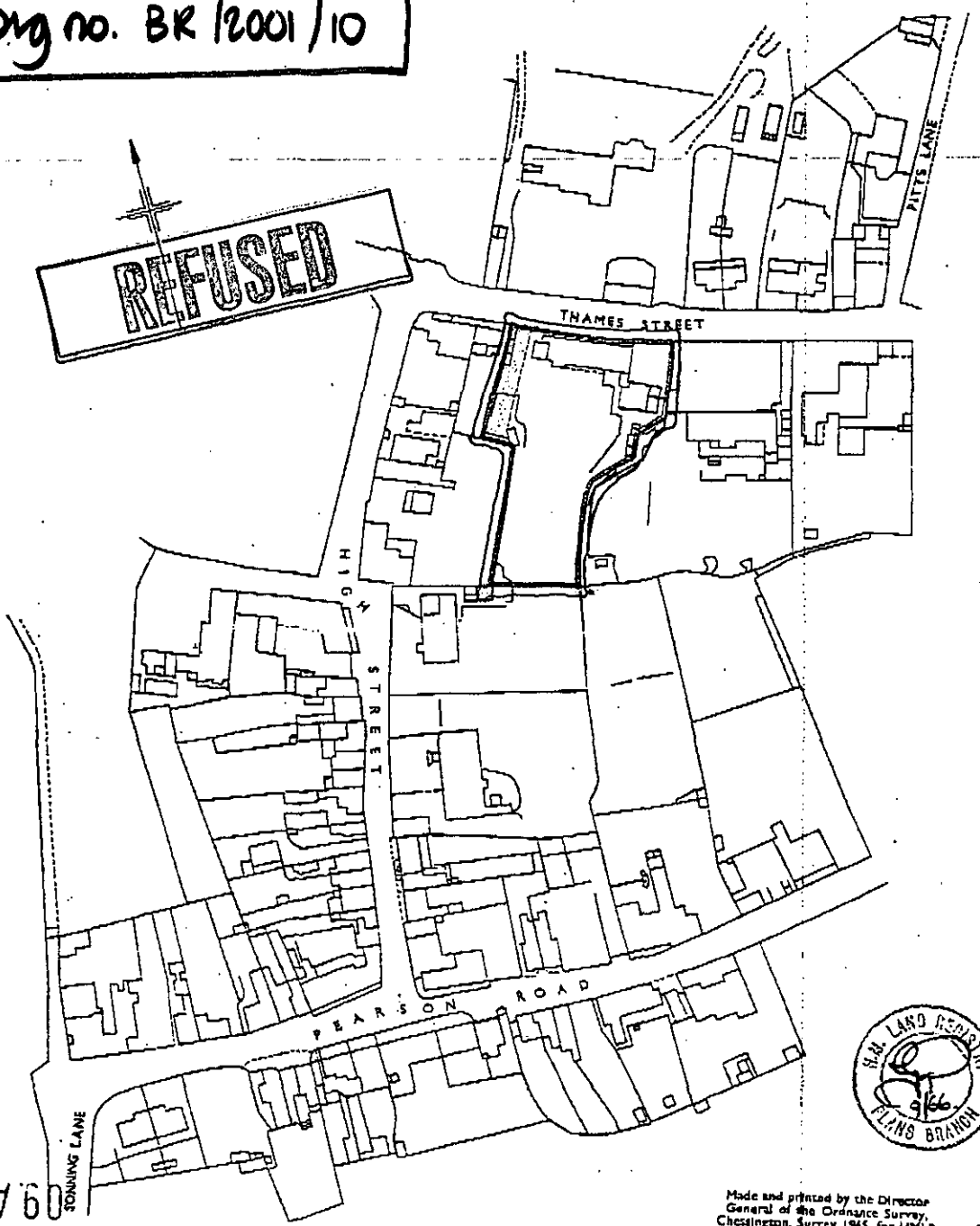
BERKSHIRE SHEET XXX 13 SECTION E

Scale 1/1250 Enlarged from 1/2500

ADMINISTRATIVE AREA WOKINGHAM

LOCATION PLAN
1:1250 Dwg no. BR/2001/10

REFUSED



as the Citizens' Advice Bureau should be sought.

H.M. LAND REGISTRY 9166 PLANS BRANCH

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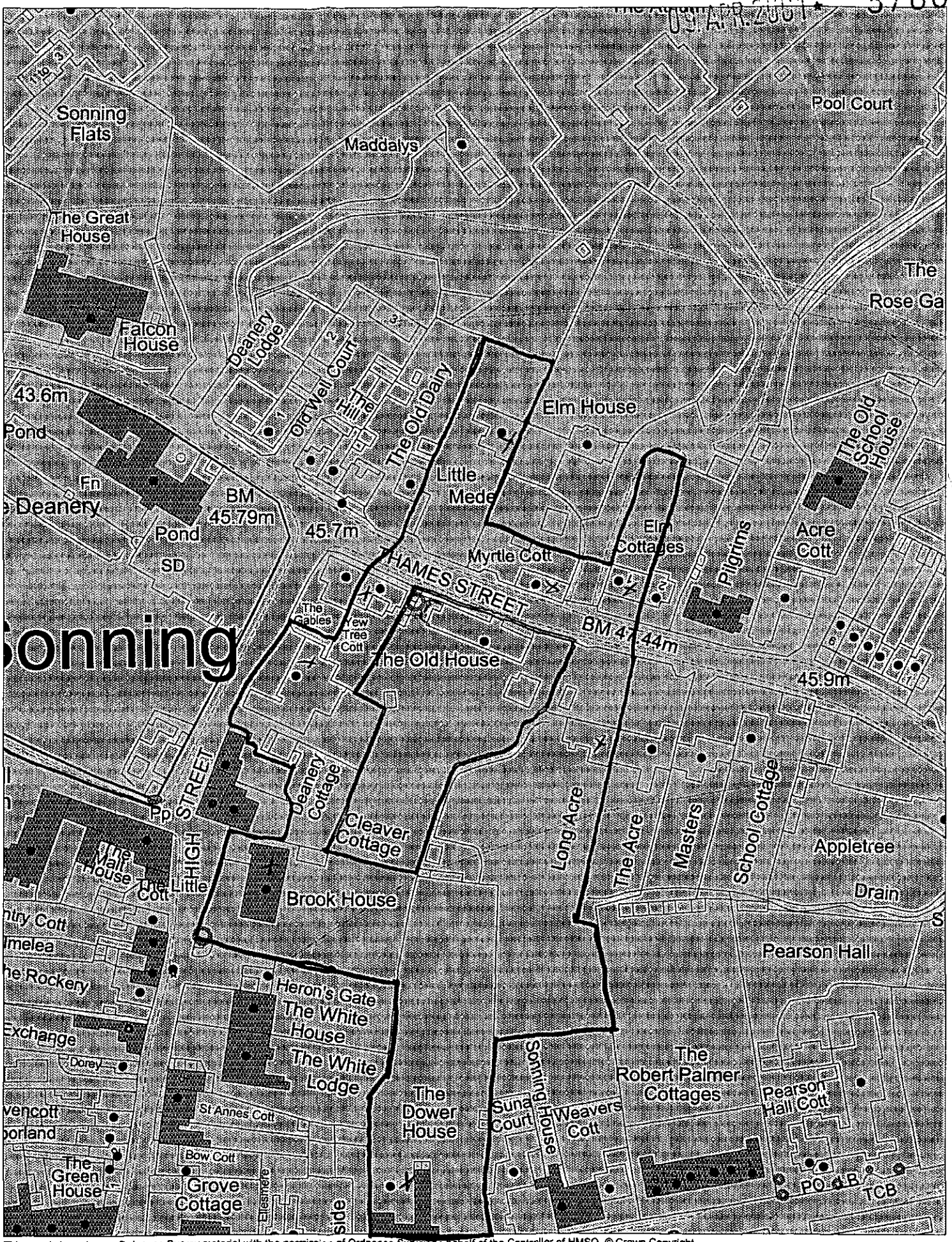
09.APR.2001 * 3766

TITLE No. BK58812



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Development Control Section. Environmental Services. Wokingham District Council.

23 March 2001

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0 10 20 30 40 50 60 70 80 90 100

0 2 3

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Burton-Race
The Old House
Thames Street
Sonning
Reading
RG4 6UR

Application Number: F/2001/3766

Parish: **SONNING**

Location: **The Old House, Thames Street, Sonning, Reading.**

Proposal: **Proposed two storey side extension to dwelling.**

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

Reason
1. The proposed extension, because of its bulk, mass and siting, fails to preserve and does not enhance the character or appearance of the Conservation Area and therefore fails to comply with The Berkshire Structure Plan policy EN1, The Loddon Area Local Plan policies LBE1, LBE12 and LBE14, and policies WHE3, WHE5 and WBE1 of the Wokingham District Local Plan Deposit Draft 1997.

Reason
2. The application proposal would result in the erosion of a distinctive gap between buildings which is considered an important element in this village setting, and the loss of a boundary wall that is considered an important element in the street scene. The proposal therefore conflicts with The Berkshire Structure Plan policy EN1, The Loddon Area Local Plan policies LBE1, LBE12 and LBE14, and policies WHE3, WHE5 and WBE1 of the Wokingham District Local Plan Deposit Draft 1997.

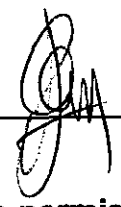
Informative

1. 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, LBE12 and LBE14.
Deposit Draft Wokingham District Local Plan Policies WHE3, WHE5 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 24/05/2001

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.

Applicationo	Name & Address
F/2001/3766	The Old Dairy Thames Street SONNING-ON-THAMES RG4 6UR
F/2001/3766	Mr and Mrs E S Bertram Yew Three Cottage Thames Street Sonning-on-Thames Reading Berks RG4 6UR

Application refused
Letter sent 05/06/01

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2001/3766

Proposal:
Proposed two storey side extension to dwelling.

Location:
The Old House Thames Street Sonning Reading

This application is being advertised in the Reading Chronicle newspaper on the 03/05/2001 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **24/05/2001**. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 03/05/2001

Posted on next by building in my [illegible] 3/5

Received by Wokingham District Council

Application No: F/2001/3766

Proposal:
Proposed two storey side extension to dwelling.

Location:
The Old House, Thames Street, 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/05/2001. 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

25 April 2001

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

Tel: 0118 974 6442

Date: **25 April 2001**

My ref: F/2001/3766

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/2001/3766
The Old House, Thames Street, Sonning, Reading.
Proposed two storey side 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3766**
The Old House, Thames Street, Sonning, Reading.
Proposed two storey side 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**********

WORK SHEET FOR: George Allpress

Application Number: F/2001/3766

Applicant: Mr & Mrs Burton-Race.

Location: The Old House, Thames Street, Sonning, Reading.

Proposal: Proposed two storey side extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		29/04/01

Date of Neighbour Notifications : 25/04/01

Date of Site Visit : 03/05/01

Date Registered : 09/04/2001

Earliest Date for Decision : 19/05/2000

Latest Consultation Date/Site Notice Expiry Date : 19/05/2001
23/05/01 (GA)

This application will have expired on: 04/06/2001. 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 - recommend approval subject to appropriate conditions.

Urban Design and Conservation Officer - objection commenting: (regarding the alterations to the wall) I consider the present arrangement preferable; and (with respect to the extensions): I consider the present 'Tudoresque' treatment even further along the street is a regrettable step. Comments are also made regarding inaccuracies in the drawings.

Landscape Architect - I have no objection to the proposals. The yew at the front of the property is protected by a TPO. The proposed extension is just within minimum distances for tree protection measures. However, it is surrounded on three sides by an existing boundary wall and therefore the tree roots may already have been damaged as a result of the construction of this wall. The construction of the extension will have a limited impact on the tree.

Councillor Rose - requests the application be listed in the event of a recommendation for approval for the following reasons: massing, impact to street scene, impact on neighbours.

Sonning Parish Council - comments: 1. There are no objections to the proposal as described on the application for a two-storey side extension. The Council would ask however that conditions be attached to any permission requiring the window of the new bathroom to be glazed with obscure glass. 2. There is concern however regarding the wall to the right of the property. There is no indication on either the application form or the drawings that there are to be changes made to this wall. The drawing is misleading in so much as the wall is not shown hatched to indicate the changes. 3. The removal and realignment of part of the wall so that it will be positioned behind the existing yew tree rather than in front, as it is at present, will have the effect of exposing the adjoining property. The drawings indicate that the existing boundary wall, to the front of the property, is to be removed. This will totally destroy the existing security, which the adjoining property enjoys. 4. The Parish Council suggests that the existing boundary wall between the two properties be retained, or replaced, when the wall is realigned to maintain the security aspect. The Council also asks that new drawings, showing the changes, be submitted and that the application form should be revised to indicate these changes. 5. For the above reasons, Sonning Parish Council urges Wokingham District Council not to approve this application until the above concerns are addressed.

The occupants of Yew Tree Cottage, the neighbouring property to the west object to the proposal to remove the section of wall closest to their property as the wall provides security to their cottage and its removal would expose their property. They also suggest that the indentation of the wall would create an exposed area that would become a dumping ground for litter. They ask that the bathroom window facing their property is glazed in obscure glass.

The occupants of the Old Dairy, opposite to the north west, write stating they have no objection to removal of the Yew Tree, but object to the extension because it would block out yet more view.

Planning Issues : The issues addressed by this application is whether or not the application proposal would preserve and or enhance the character or appearance of the Conservation Area, and neighbour amenity.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE12, and LBE14: and Policy WHE3, WHE5 and WBE1, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2001/3766

Appraisal :

The application property is a long, considerably extended building that fronts directly onto Thames Street. Conservation advice is that the majority of the street fronting alterations and extensions are circa 20th century, however, they appear to be pre 1948 and predate conservation area designation. The western end, that were the proposed extension would be built, has a part depth, two storey extension (which would be removed) and a collection of ad-hoc single storey extensions which are hidden from street view by the existing wall. Their removal would enhance this part of the application site, however, the visual improvement would be within the private grounds of the application property and restricted to views the upper floors of buildings opposite. No improvement to the street scene would result.

The proposal would however result in an increase in the length of what is already considered a disproportionately long building, the removal of part of an attractive boundary wall, and its replacement with a two storey facade, and the dissection of the wall around a Yew Tree at the point where the wall adjoins the neighbouring property.

For reasons of security, the occupants of the neighbouring property object to removal of the part of the wall where it adjoins their property, and the Parish Council write in support. However, the wall appears to be on the applicant's land, in their sole ownership and it is considered beyond the scope of planning legislation to require the applicants to provide security for the neighbouring property.

However, the wall is an attractive feature and its loss in part and radical alteration, would it is considered detract from the character and appearance of this part of the Conservation Area.

Similarly, because of its bulk, mass and sitting, the extension fails to preserve and does not to enhance the character or appearance of this part of the Conservation Area.

In addition the distinctive gap between this and the neighbouring property would be significantly eroded.

Neighbour amenity would not be harmed. The west facing bathroom window could be conditioned as obscure glass.

The property is capable of meeting off street parking requirements.

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

Application Number: F/2001/3766

~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non-Std Conditions /~~ Reasons for Refusal
1			The proposed extension, because of its bulk, mass and siting, fails to preserve and does not enhance the character or appearance of the Conservation Area and therefore fails to comply with: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE12, and LBE14: and Policy WHE3, WHE5 and WBE1, of the Wokingham District Local Plan Deposit Draft 1997.
2			The application proposal would result in the erosion of a distinctive gap between buildings which is considered an important element in this village setting; and the loss of a boundary wall that is considered an important element in the street scene. The proposal therefore conflicts with: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE12, and LBE14: and Policy WHE3, WHE5 and WBE1, of the Wokingham District Local Plan Deposit Draft 1997.
			INFORMATIVE
1	N16		**INSERT**: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE12, and LBE14: and Policy WHE3, WHE5 and WBE1, of the Wokingham District Local Plan Deposit Draft 1997.

[signature]
24/5/07

RECORD OF SITE VISIT

SITE ADDRESS: The Old House, Thames Street, Sonning, Reading.

APPLICATION NUMBER: F/2001/3766

OFFICER: George Allpress

DATE OF SITE VISIT: 03/05/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Attractive village centre and designated Conservation Area.

3. DESCRIPTION OF SITE/BUILDING Single family dwelling situated within defined settlement.

4. RELATIONSHIP TO ADJOINING PROPERTIES Yew Tree Cottage to the west - no other dwelling impacted upon by the proposal.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Garage and courtyard parking for 2-4 cars
LEVELS	Fall to south
BOUNDARY TREATMENT	Walled enclosure, hedge and fencing.
OTHERS	None

FAX MESSAGE

FAX TO: GEORGE ALLPRESS

FAX NO: 0118 9746484

NO. OF SHEETS: 2 (INC.)

FROM: LESLEY BATES
SONNING PARISH COUNCIL

FAX NUMBER: 0118 9697753
TEL. No. 0118 9697753

DATE: 16 MAY 2001

Please find attached comments on application no. F/2001/3766

LESLEY BATES (CLERK TO THE COUNCIL).

01189697753
16-MAY-00 11:54 David Bates 01189697753 PAGE: 1

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2001/3766

Officer GEORGE ALLPRESS

Parish SONNING.

Proposal TWO STOREY SIDE EXTENSION TO DWELLING

Address THE OLD HOUSE THAMES STREET

Applicant MR & MRS BURTON RACE

The Parish Council has the following comments.

1. There are no objections to the proposal as described on the application for a two-storey side extension. The Council would ask however that conditions be attached to any permission requiring the window of the new bathroom to be glazed with obscure glass.

2. There is concern however regarding the wall to the right of the property. There is no indication on either the application form or the drawings that there are to be changes made to this wall. The drawing is misleading in so much as the wall is not shown hatched to indicate the changes.

3. The removal and realignment of part of the wall so that it will be positioned behind the existing yew tree rather than in front, as it is at present, will have the effect of exposing the adjoining property. The drawings indicate that the existing boundary wall, to the front of the property, is to be removed. This will totally destroy the existing security, which the adjoining property enjoys.

4. The Parish Council suggests that the existing boundary wall between the two properties be retained, or replaced, when the wall is realigned to maintain the security aspect. The Council also asks that new drawings, showing the changes, be submitted and that the application form should be revised to indicated these changes.

5. For the above reasons, Sonning Parish Council urges Wokingham District Council not to approve this application until the above concerns are addressed.

L. A. Bates (Clerk to the Council). 16 May 2001

01189692753
David Bates 01189692753 16-MAY-00 11:54 PAGE: 2

Mr & Mrs E.S. Bertram
Yew Tree Cottage
Thames Street
Sonning-on-Thames
Reading. Berks. RG4 6UR
Tel: 0118 9692243

12 May 2001

PLANNING SERVICES	HPT
POL	TLS
GA	ENF
APP	
CS	
15 MAY 2001	
COPIES TO:	ACK:
	FILE:

Your Ref: George Allgrove. GA
F/2001/3766.
Planning Services
P.O. Box 157.,
Shute End,
Wokingham RG40 1WR.

Dear Sir Application No F/2001/3766
The Old House, Thames St. Sonning.

My wife and I wish to appeal strongly against the proposal to remove the walls surrounding the yew tree at the front of The Old House because.

1. This will result in providing free exposure to the front of and access ~~(exposure)~~ to our cottage, by passing our side entrance. This will cause a serious security problem for us.

2. The breeze block wall which separates the two properties (Yew tree Cottage and The Old House) if retained, is only 3ft 6 inches high on my neighbours side. This is not

P.T.

high enough to be a deterrent. It needs to be at least 6ft high for safety.

3. Further, the area around the new tree if exposed, will become a dumping ground for litter etc.

Finally, we noticed on the plans of the proposed extension, a window of a bathroom (we believe) will overlook our premises. Is it possible for obscure glass to be used?

We hope that the Committee will give our points of view their kind consideration, and provide a satisfactory solution to these problems.

Yours faithfully

R S Bertram

Tel: 0118 974 6442

Date: **25 April 2001**

My ref: F/2001/3766

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

Councillor Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

CONFIDENTIAL

PLANNING SERVICES	HPT
POL	TLS
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15 MAY 2001	
COPIES TO:	ACK:
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Dear Councillor

Application Number: F/2001/3766
The Old House, Thames Street, Sonning, Reading.
Proposed two storey side 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. 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 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3766**
The Old House, Thames Street, Sonning, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for approval
and my reason(s) are Massing, impact on street scene, impact on neighbours, need for conditions re parking + rebuilding of wall.

Signed: _____ Date: 14/5/01
Councillor Rose

Confirming e-mail message.

The Old Dairy
Thames St
Sonning
RG4 6UR

Ref - George Allpress
Application No. F/2001/3766
Site - The Old House
Thames St Sonning Reading

Proposed - Two story side extention of dwelling

Dear Sir,

Although I have not been notified regarding the above alteration at The Old House Thames St Sonning which we can see quite clearly from our windows, my wife and I object most strongly to new alterations blocking our view still more, we have no objections to the removal of the yew tree.

To Geo Allpress (Planning Officer)
Enviormental Services Dept
Box 157 Shute End
Wokingham.
Berks RG40 1WR

Yours Sincerely
Arthur Wright

PLANNING	
TOL	TLS
DC GA	
APP	
CS OVS	
11 MAY 2001	
COPIES TO:	ACK: ✓
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TO: **DEVELOPMENT CONTROL**
George Allpress

FROM: Environmental Design

DATE: 8 May 2001

Location:	The Old House, Thames Street, Sonning, Reading
Proposal:	Proposed two storey side extension to dwelling.
Application Number:	F/2001/3766

In response to your consultation dated 25 April 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals. The yew at the front of the property is protected by a TPO. The proposed extension is approximately 4.5 – 5m from the tree, which is just within the minimum distances stated in BS 5837 for tree protection measures. However it is surrounded on three sides by an existing boundary wall and therefore the tree roots may already have been damaged as a result of the construction of this wall. The construction of the extension will have a limited impact on the tree.

Catherine Brimble

Catherine Brimble
Landscape Architect

See Part One Plans.

To:
Harold Sanders
Urban Design And Conservation Officer

From: George Allpress

Date: 25 April 2001 30 APR 2001

Application Number: F/2001/3766

Proposal: Proposed two storey side extension to dwelling..

Site Address:
The Old House, Thames Street, Sonning, Reading.

Applicant:
Mr & Mrs Burton-Race .

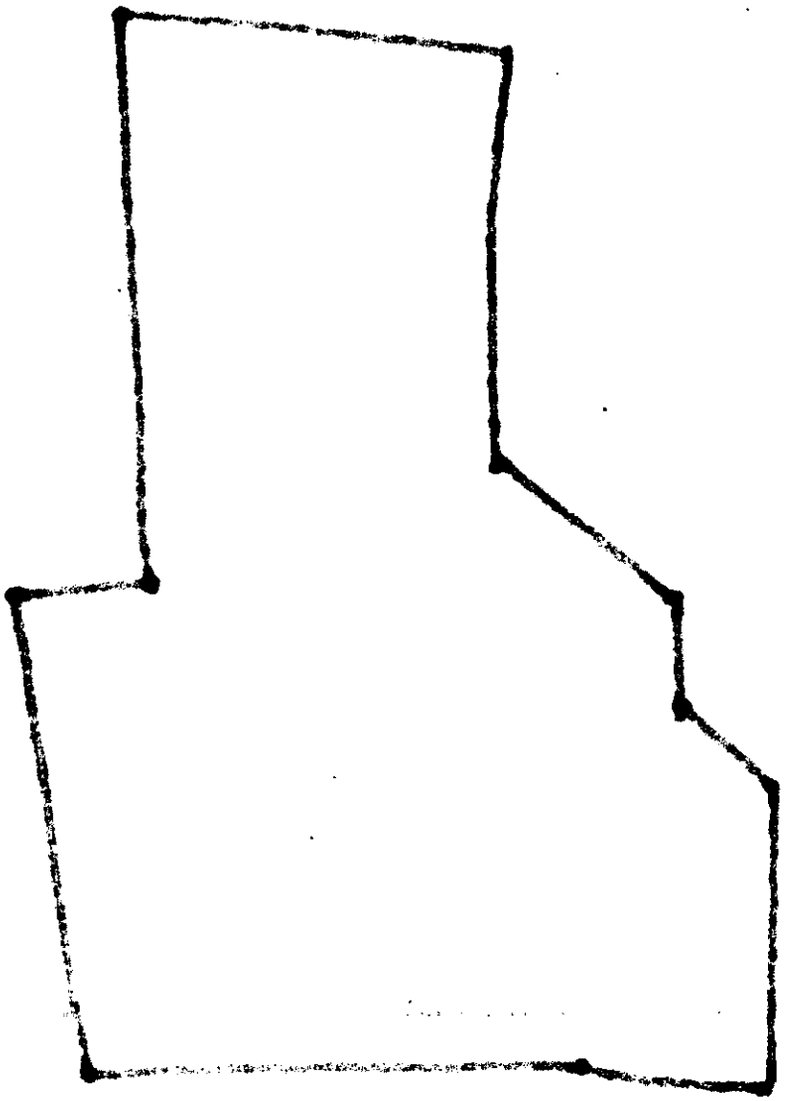
Your observations are required in respect of this application within **7 days** of the above date.

THE OLD HOUSE IS NOT A LISTED BUILDING, AND I GUESS, BECAUSE OF THE EXTENSIVE ALTERATIONS + ADDITIONS CARRIED OUT, MANY IN C20.

I DO NOT UNDERSTAND WHY THE APPLICANT PROPOSES TO RE-ALIGN THE GARDEN WALL, TO REDUCE THE GARDEN AREA AND INCLUDE THE YEW TREE IN THE STREET FRONTAGE. I CONSIDER THE PRESENT ARRANGEMENT PREFERABLE AND RESPECTS THE ADJOINING OWNER'S PRIVACY.

THIS PROPERTY CONTRIBUTES TO THE GROUP VALUE OF THE HIGH STREET. I CONSIDER TO EXTEND THE PRESENT 'TUDORESQUE' TREATMENT EVEN FURTHER ALONG THE STREET IS A REGRETTABLE STEP.

IT WOULD APPEAR THAT THE RIDGE LINE, AS DRAWN IS INCORRECT. IF THE PLAN FORM IS NARROWER THAN THE EXISTING HOUSE, AND THE PITCH CONSISTANT, THEN THE RIDGE MUST BE LOWER.



Title Number : BK58812

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the maximum height to ridge of

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...on which the entry was made in the Register.
...ber 1999.

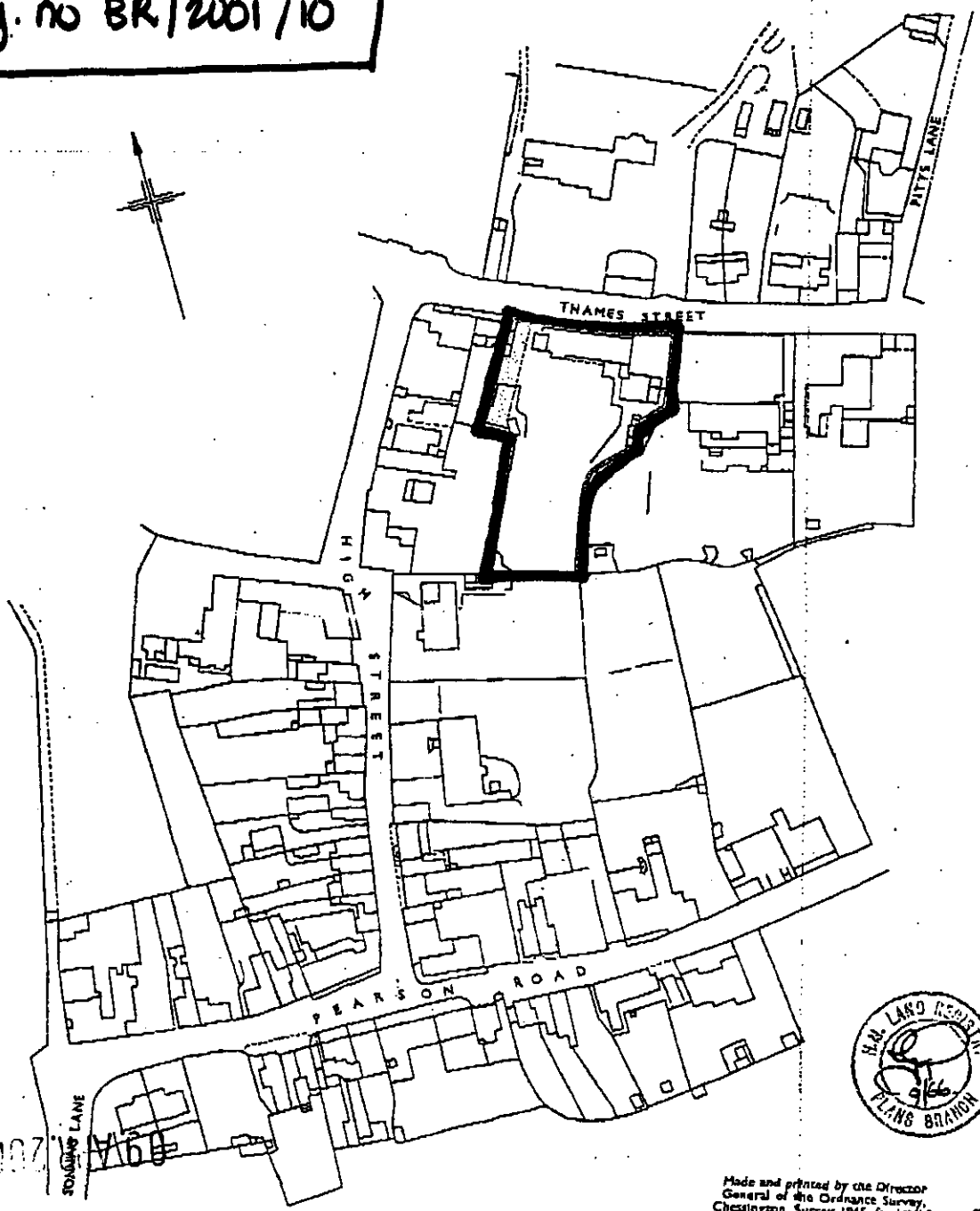
BERKSHIRE SHEET XXX 13 SECTION E

Scale 1/1250 Enlarged from 1/2500

~~SONNING PARISH~~

ADMINISTRATIVE AREA WOKINGHAM

LOCATION PLAN :
1:1250 Drg. no BR/2001/10



as the Citizens' Advice Bureau should be sought.

H.M. LAND REGISTRY
PLANS BRANCH
9/66

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TITLE No. BK58812



Environmental Services

For office use only.
Application number: 09.APR.2001 * 3766

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. J. BURTON-RACE
	Address and postcode	THE OLD HOUSE SONNING BERKSHIRE
	Phone number	01189 - 219221
2	Agent's Name	
	Address and postcode	NOT APPLIC
	Phone number	
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.	THE OLD HOUSE SONNING BERKSHIRE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO 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.	PAINTED BRICK TO GROUND FLOOR RENDER + TIMBER PANELLING TO UPPER FLOOR ; ROOF TILES 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 ☑

3544 Crystal Mark Clarity

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
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: A M Burton-Rose

on behalf of —

Date 12-3-01

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

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 25 April 2001

Application Number: F/2001/3766

Proposal: Proposed two storey side extension to dwelling.

Parish: SONNING PARISH

Site Address:
The Old House, Thames Street, Sonning, Reading.

Applicant:
Mr & Mrs Burton-Race .

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).

C122, R122.

Signed: _____ **Print name:** Adam Coggins 3/5/01

1792

6A

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number P/2001/3166 relates.

Address of site The Old Hse, Thames St, Sonning Berks

Signed H M Bowly Race

Date 29-4-07

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man



Business reply service
License no. RG147



The Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire, RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~27 MAR 2001~~ Valid 9/4/01	Map No. 31 Site 023
Officer: GA | Application No. F/2001/3766	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
F/L PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: THE OLD HOUSE, THAMES STREET

Parish: SONNING Ward: Sonning 25.4.01 B

Applicant: MR/MRS BURTON-RACE

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

Enforcement Section (S) 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	+ parking layout.	3/4 phoned	✓ 9/4
3	Forms unsigned		to follow	
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer	scale or need a front elevation. 1:50 ✓	3/4	
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area : .....

Listed Building 1 2 2*

Advertisement Required : Two storey side extension in Conservation Area.

Date Site Notice Sent : 25.4.01 Parish Council Informed - YES / NO

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 (INTERNAL) : .....
Archaeological Site (BABTIE) : .....
Education : .....
Social Services : .....
Highways : ✓

Dinton Pasture (A Glencross) - Newts Consultation.

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.
.....

NEIGHBOURS:

Site notice & see map for neighbour notices

ADDRESS THE OLD HOUSE THAMES STREET PARISH SONNING

PLOT No.

ORD. SHEET No. SU7575 (3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/171/66	MR R HALL	Alterations	7.7.66	App App
R/30c/70	MR R. HALL	Single-storey extension Lounge & sauna	9.7.70	App C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

09.APR.2001 * 3766

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 Address and postcode Phone number	MR. + MRS. J. BURTON-RACE THE OLD HOUSE SONNING BERKSHIRE 01189 - 219221
2	Agent's Name Address and postcode Phone number	NOT APPLIC.
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.	THE OLD HOUSE SONNING BERKSHIRE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO 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 ☐
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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: 4	Proposed: 5
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I certify that

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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: K M Burton-Dace

on behalf of —

Date 12-3-01

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