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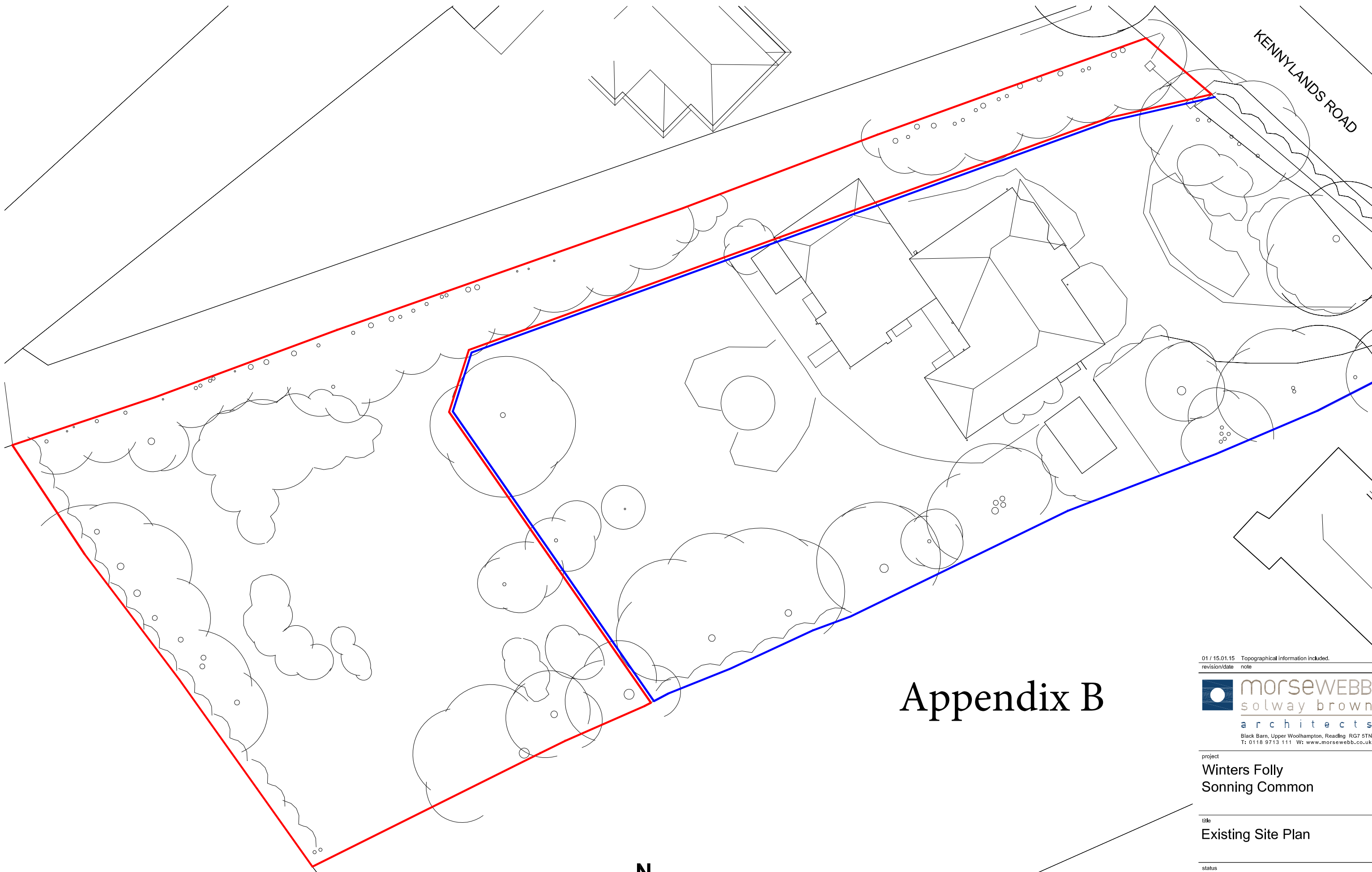
Application No. P15/S3099/FUL

1:2,000 scale



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KENNYLANDS ROAD

Appendix B

01 / 15.01.15 Topographical information included.
 revision/date note

morseWEBB
 solway brown
 architects
 Black Barn, Upper Woolhampton, Reading RG7 5TN
 T: 0118 9713 111 W: www.morsewebb.co.uk

project
Winters Folly
Sonning Common

title
Existing Site Plan

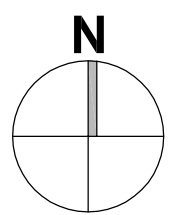
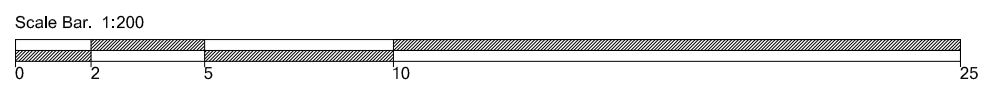
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APPROVAL

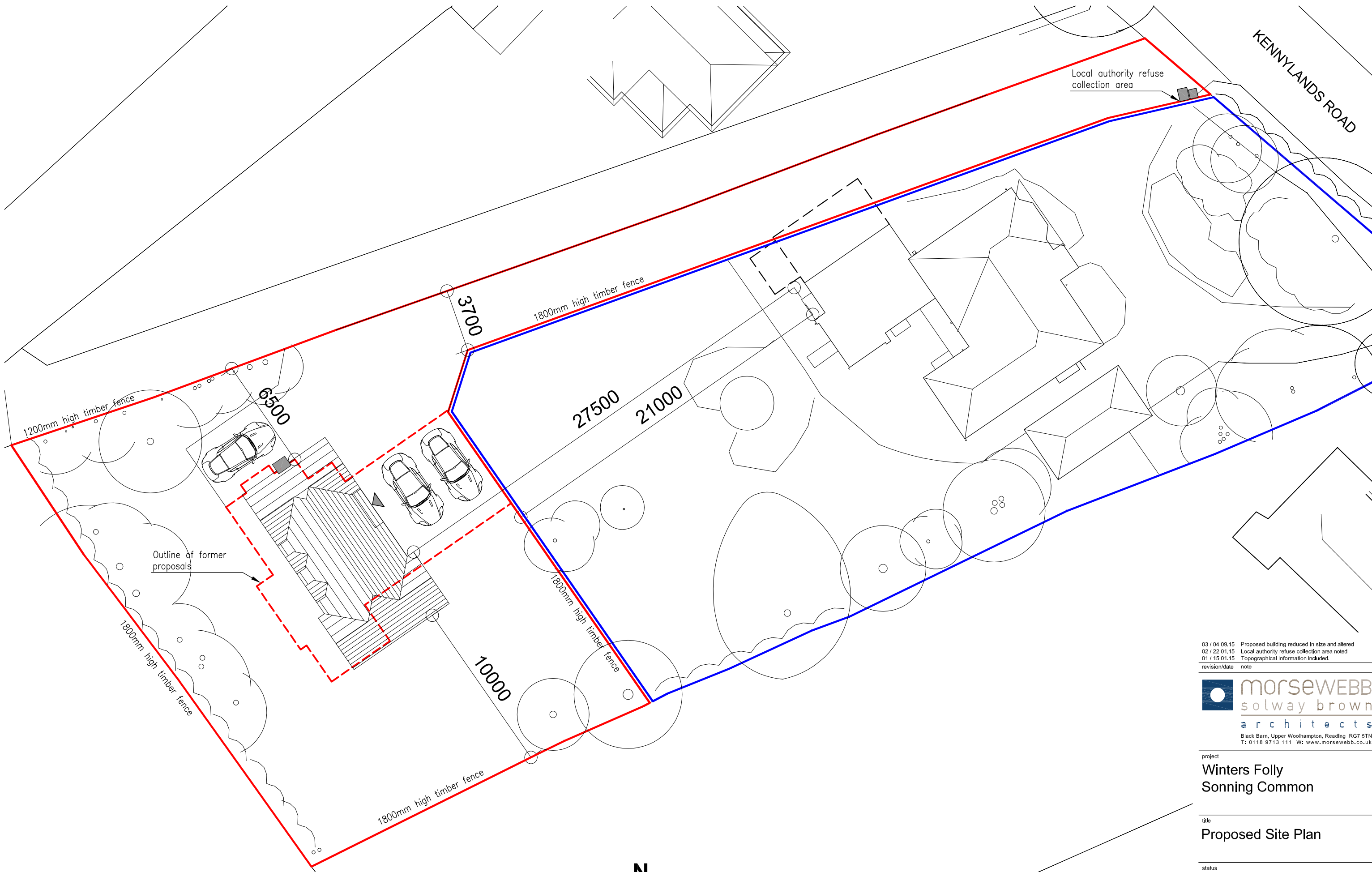
scale date
1:200 @A3 January 2015

job no. dwg no. status/revision
322 003 PL01

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01 SITE PLAN
 1:200





03 / 04.09.15 Proposed building reduced in size and altered
 02 / 22.01.15 Local authority refuse collection area noted.
 01 / 15.01.15 Topographical information included.
 revision/date note

morseWEBB
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project
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Sonning Common

title
Proposed Site Plan

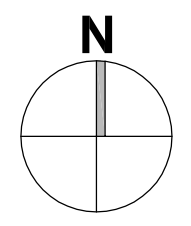
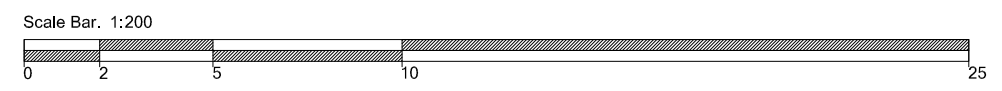
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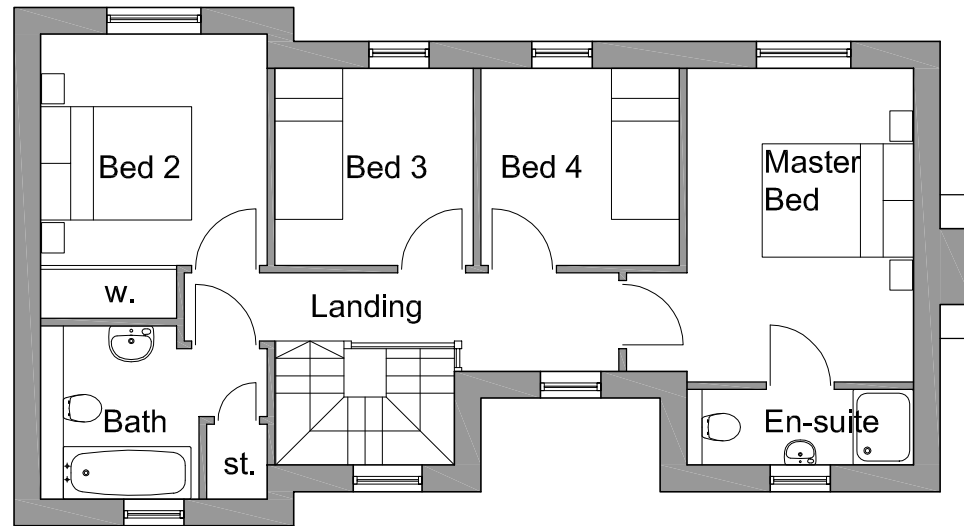
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322 013 PL03

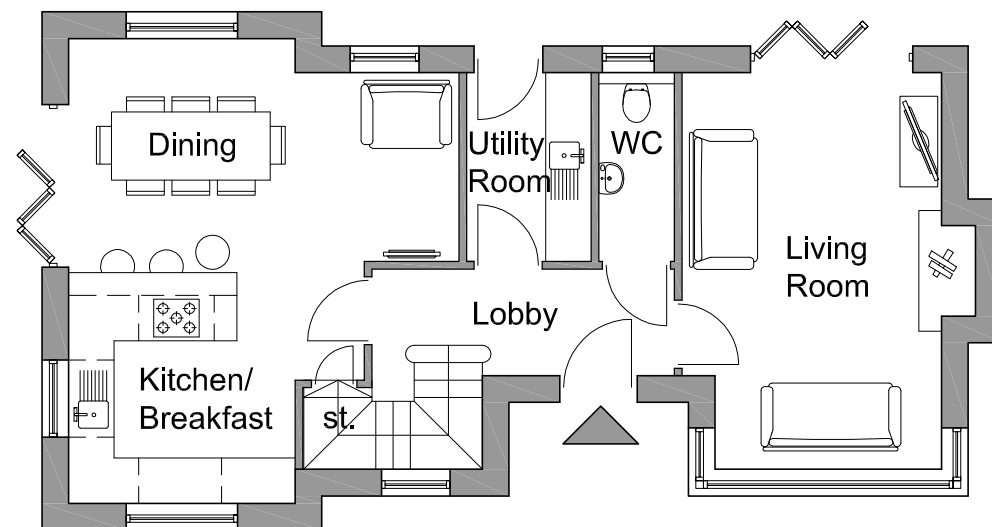
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01 SITE PLAN
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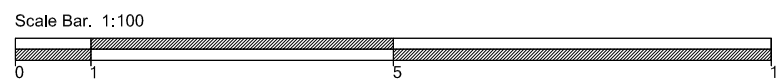




01 FIRST FLOOR
1:100



02 GROUND FLOOR
1:100



02/04.09.15	Proposed building reduced in size and altered
01/21.01.15	Drawing number amended, size reduced
revision/date	note

morseWEBB
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project
Winters Folly
Sonning Common

title
Proposed Floor Plans

status
APPROVAL

scale	date
1:100 @A3	April 2014

job no.	dwg no.	status/revision
322	014	PL02

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01 FRONT ELEVATION
1:100



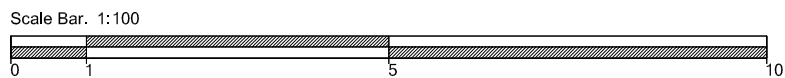
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1:100



03 REAR ELEVATION
1:100



04 SIDE ELEVATION
1:100



02/04.09.15 Proposed building reduced in size and altered
01/21.01.15 Drawing number amended, scale increased
revision/date note

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project
Winters Folly
Sonning Common

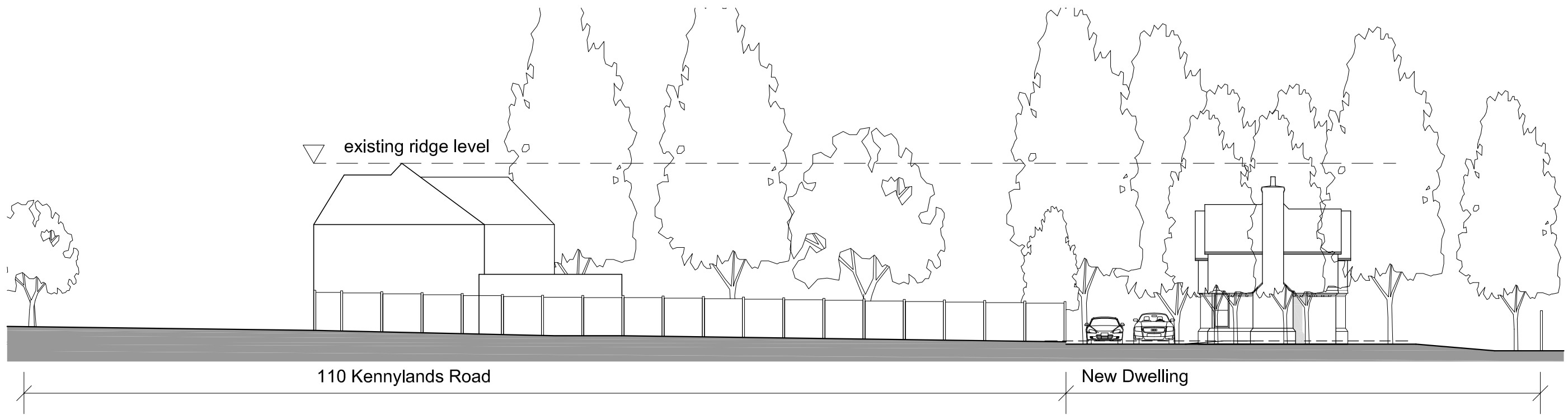
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Proposed Elevations

status
APPROVAL

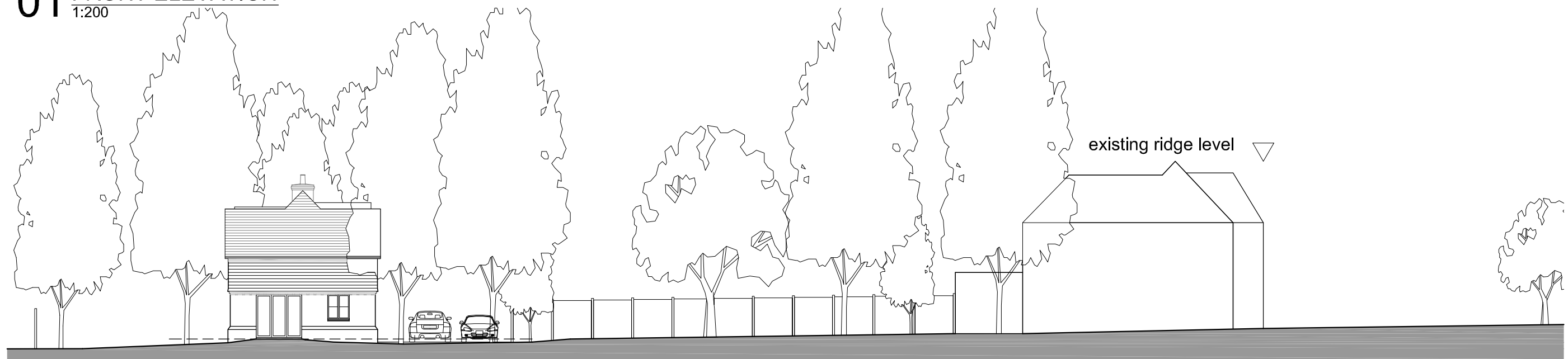
scale date
1:100 @A3 January 2015

job no. 322	dwg no. 015	status/revision PL02
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01 FRONT ELEVATION
1:200



02 REAR ELEVATION
1:200

Scale Bar. 1:200



01 / 04/09/15 Proposed building reduced in size and altered
revision/date note

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solway brown
architects
Black Barn, Upper Woolhampton, Reading RG7 5TN
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project
Winters Folly
Sonning Common

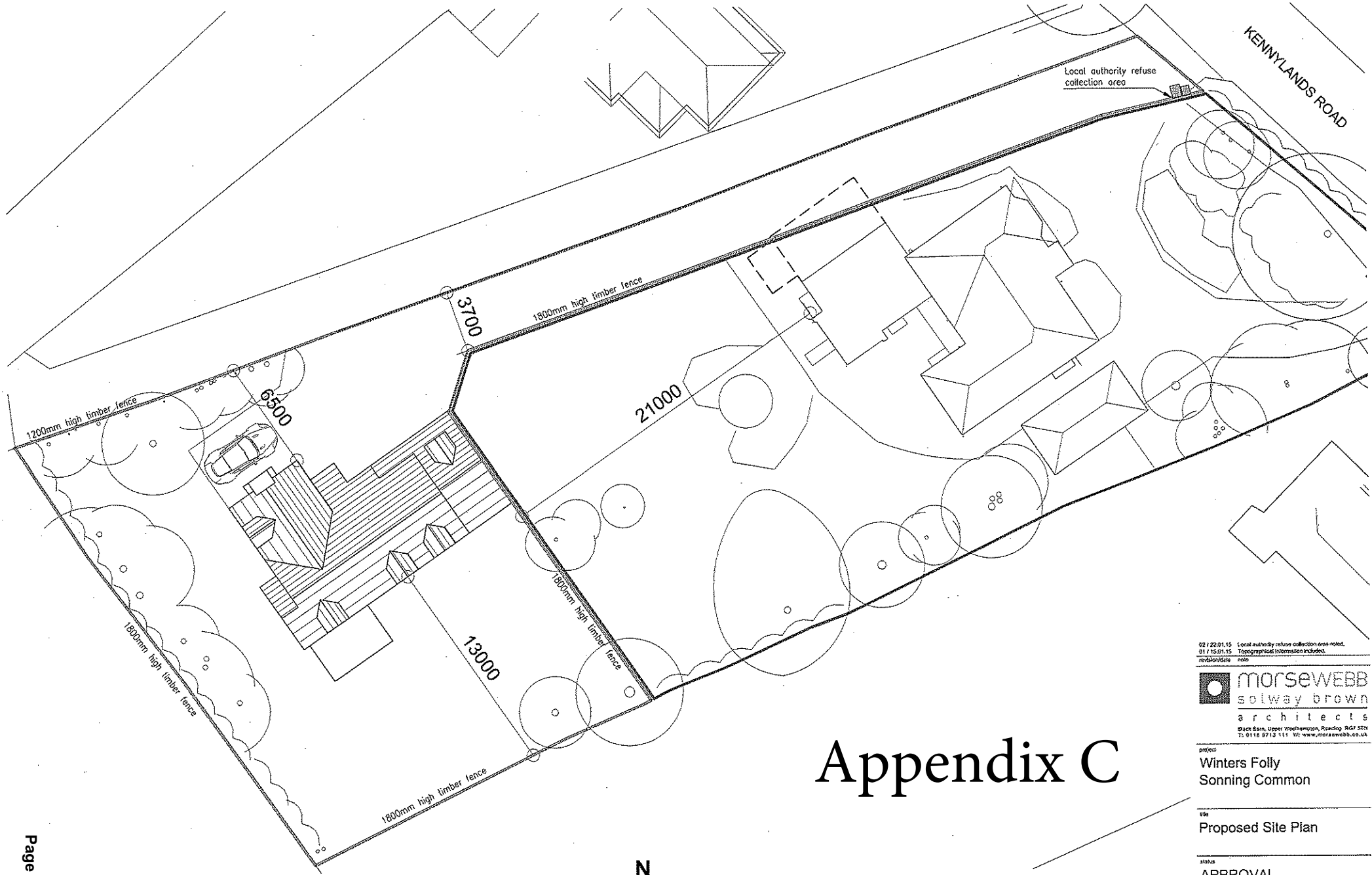
title
Proposed Street Elevations

status
APPROVAL

scale date
1:200 @A3 January 2015

job no. dwg no. status/revision
322 016 PL01

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Appendix C

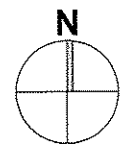
02 / 22.01.15 Local authority refuse collection area noted.
 01 / 15.01.15 Topographical information included.
 m30305Site.mxd

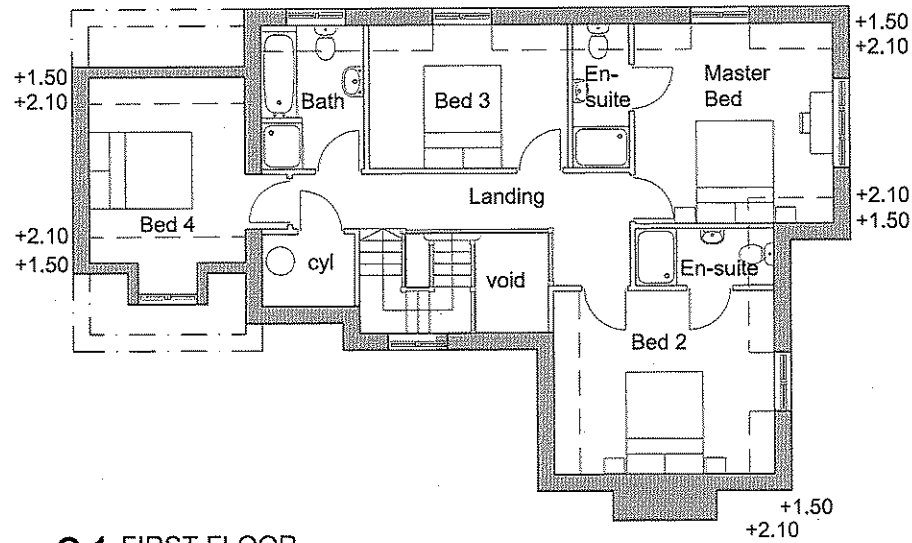
morseWEBB
 solway brown
 architects
 Black Barn, Upper Woodborough, Reading RG7 5TH
 T: 0118 9712 111 W: www.morsewebb.co.uk

project
Winters Folly
 Sonning Common

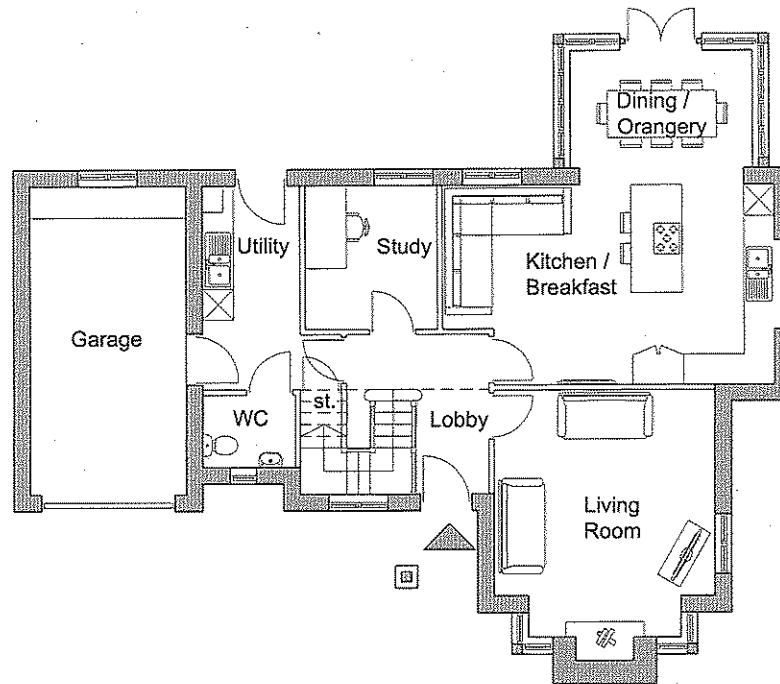
disc
Proposed Site Plan

APPROVAL		
scale	date	
1:200 @A3	January 2015	
job no.	disc no.	revision
322	013	PL02





01 FIRST FLOOR
1:100



02 GROUND FLOOR
1:100



0121.01.15 Drawing number amended, size reduced
revised/issue note

morsewebb
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project
Winters Folly
Sonning Common

type
Proposed Floor Plans

status
APPROVAL

scale
1:100 @A3

date
April 2014

job no. 322	dep. no. 014	status/revision PL01
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PLANNING

ELECTRONIC
VERSION

Planning Decision

P15/S0335/FUL

Mr Philip Probyn
c/o Morse Webb Architects
Black Barn
Kiff Green
Upper Woolhampton
Berkshire
RG7 5TN

REFUSAL OF PLANNING PERMISSION

Application No : **P15/S0335/FUL**

Application proposal, including any amendments :
Erection of 1x4 bedroom property with associated parking.

Site Location : **Winters Folly 110 Kennylands Road Sonning Common RG4 9JX**

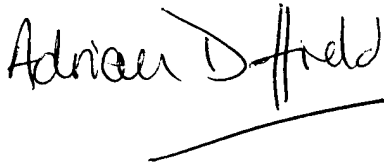
South Oxfordshire District Council hereby gives notice that **planning permission is REFUSED** for the carrying out of the development referred to above for the following reason(s) :

1. The scale of the proposed dwelling would be too large in relation to its plot which would be out of character with the grain and pattern of development in the surrounding area and would represent an overdevelopment of the site. The dwelling would also be prominent when viewed from the gardens of neighbouring properties and the orientation and position of first floor windows would result in an unacceptable level of overlooking of private garden areas of neighbouring properties. The proposed development would therefore be contrary to Policy CSQ3 of the South Oxfordshire Core Strategy and Policies G2, H4, D1, D3 and D4 of the South Oxfordshire Local Plan 2011.

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising applicants/agents of issues that arise during the processing of their application and



where possible suggesting solutions to problems. The applicant/agent was advised why the proposal does not accord with the development plan and that there are no other material considerations to outweigh those objections before the application was determined.

A handwritten signature in black ink, reading "Adrian D. Field". The signature is written in a cursive style with a long horizontal line underneath it.

Head of Planning
9th April 2015

STATUTORY INFORMATIVE

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under sections 78 and 79 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from :

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN
Telephone : 0303 444 5000
www.planningportal.gov.uk
email: enquiries@pins.gsi.gov.uk.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notice

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council

(District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI, Chapter 1 of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.

OTHER INFORMATION

The Planning Portal contains a wide range of helpful planning-related guidance and services. You may wish to view their website (www.planningportal.gov.uk).

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