APPLICATION NO:
F/2000/0474

LOCATION:
37 New Road, Ruscombe Reading.

APPLICANT:
Mr & Mrs T Woolford C/O Richard Fenn Designs Ltd

PROPOSAL:
Proposed erection of replacement dwelling.

EARLIEST DATE FOR DECISION: **02/03/2000**

APPLICATION EXPIRY DATE: **27/03/2000**

CASE OFFICER: **Nicola Lake**

30 March 2000

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs T Woolford
C/O Richard Fenn Designs Ltd
11 Harrier Close
Woodley
Berkshire

Application Number: F/2000/0474

Parish: **RUSCOMBE**

Location: **37, New Road, Ruscombe, Reading.**

Proposal: **Proposed erection of replacement 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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. The proposed development by reason of its location, scale and design would overlook both number 33 and 39 New Road, to the detriment of the private residential amenity of the occupiers of these dwellings. As such, the proposed development is contrary to Policy LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan.

John Mitchell
Development Control Manager
Date: 23/05/2000

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.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON TUESDAY 23 MAY 2000 FROM 7.00 PM TO 10.20 PM

Present:- Mr S Conway (Chairman), Mr M J Bryant, Mrs A N M C Drake, Mr T P Dredge, Mr J L Earnshaw, Mrs J A Lissaman, Mr .K A Malvern, Mrs M Robertson, Fiona Rolls and Mr A J Ross.

Also present under Standing Order 38:- Mr F D Browne, Simon Etheridge and Mr C Preston.

3. MINUTES

The Minutes of the meeting of the Sub-Committee held on 22 May 2000 were confirmed as a correct record and signed by the Chairman.

4. APOLOGIES FOR ABSENCE

Apologies for absence were submitted from Mrs D C Beatty and Mrs M A Long.

5. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public and representatives of Parish and Town Councils had indicated a wish to speak could be dealt with first.

8. APPLICATION NO.2000/0474 PROPOSED ERECTION OF REPLACEMENT DWELLING, 37 NEW ROAD, RUSCOMBE FOR MR & MRS T.WOOLFORD.

The Committee considered a report about this application set out on Agenda pages 26 to 35.

Members were reminded that a site visit had been carried out earlier that day and of the decision of the Inspector on a recent appeal in respect of an earlier application on the site.

Mr.M.East, a local resident, attended the meeting and spoke in opposition to the proposal.

Mrs.M.Woolford, the applicant, attended the meeting and spoke in support of the application.

During the debate on the application, it was suggested that the application, if approved would have an adverse impact on adjoining properties and should therefore be refused.

RESOLVED: That Application No.2000/0474 be refused on the grounds of its impact on neighbouring properties and the loss of privacy of the rear gardens of those properties.

Application No	Received	Ruscombe.	Listed By
F/2000/0474	31.01.00		Cllr Conway.

Applicant: **Mr & Mrs T Woolford.**
Location : **37, New Road, Ruscombe.**
Proposal : **Proposed erection of replacement dwelling.**

1. This application was deferred at the Development Control Sub-Committee on the 26 April 2000, to allow member to carry out a site visit. The site visit is scheduled for the 8:30 am on the 23 May 2000.

2. Since the application was deferred from the previous committee, the planning inspector has made his determination on the original application's appeal. This appeal was for a larger dwelling. He determined that the proposal would be satisfactory in terms of the effect upon the character and appearance of the street scene, but that there would be a significant overlooking of the adjacent properties, resulting in unacceptable harm to the privacy of neighbours. For this reason the inspector dismissed the appeal.

   The potential overlooking that the inspector referred to was from the proposed first floor, rear bedroom window closest to number 39. However, on the current application which is before committee, the proposed dwelling has been moved 4m further back on the site and 1m closer to number 39's boundary. This would significantly reduce the potential for any possible overlooking. As such, there will be no detrimental impact upon the residential amenity of number 39 New Road, Ruscombe.

6. **Recommendation** – GRANT Planning permission subject to the conditions stated in the attached report.

Nicola Lake.

Application No	Received	Ruscombe.	Listed By
F/2000/0474	31.01.00		Cllr Conway.

Applicant: **Mr & Mrs T Woolford.**
Location : **37 New Road, Ruscombe.**
Proposal : **Proposed erection of replacement dwelling.**

1. **Planning History** – The proposed site is located off New Road, Ruscombe. The site currently houses a very dilapidated bungalow with a detached garage. The existing bungalow is set well back from the road, with a large area of front garden. The existing dwelling has a fully hipped roof, with a ridge height of 5.2m. Number 37 is one of a group of five bungalows along this stretch of New Road.

   There have been three previous applications for a replacement dwelling on this site. The first of which is currently at appeal, with the inspector's determination being expected imminently.

2. **Proposal** – The proposed development is for a replacement dwelling, located approximately 3m forward of the existing bungalow main building line, with a projecting two storey, garage section on the south side of the dwelling. The replacement dwelling would still be located more than 29m from the roadway and would be located further back than the existing dwelling at number 33. The replacement dwelling would have a width of 13.28m and a maximum depth of 13m. The dwelling will have front and rear dormer windows to provide first floor accommodation, within the roof space of the dwelling, which will have a ridge height of 6.4m, with a half hipped roof form.

   Councillor Conway, has listed this application for determination by the Development Control Sub-Committee, as he is concerned that the proposal will be out of keeping with the surrounding area and would have a detrimental impact upon the street scene.

3. **Consultations** -
   - ***Ruscombe Parish Council:*** *Object (See attached comments).*
   - ***Landscaping:*** No objection subject to condition.
   - ***Highways:*** No objection subject to condition.
   - ***Letters:*** Three letters of objection, with petition with 28 signatures. The objections are as follows:
     1. Out of character with the surrounding bungalows.
     2. Too big and tall for the site.
     3. Overlooking of properties to the rear.
     4. There would be an increase in the ridge width and height of the dwelling.
     5. Although this application is for a smaller house it is still out of keeping with the bungalows in the area.
     6. It would set a precedent.
     7. It would be overbearing and overshadowing to the adjacent dwellings.

4. **Appraisal** – The main issues are:

A. Impact upon the residential amenity of the adjacent dwellings. (LBE1 and LBE2 of the Loddon Area Local Plan and WBE1 and WOS3 of the Wokingham District Local Plan.)
B. Impact upon the character and appearance of the Street Scene. (LBE1 and LBE2 of the Loddon Area Local Plan and WBE1 and WOS3 of the Wokingham District Local Plan.)
C. Concerns of the Parish Council and local residents.

A. Impact upon the residential amenity of the adjacent dwellings.

The proposed development is for a replacement dwelling. The proposal would be approximately 1.2m higher than the existing structure and would have a half hipped roof, instead of the current fully hipped roof. However, the proposed dwelling would be set 3.5m from the boundary with number 33 and 3m from the boundary with number 39.

The main front building line of the proposed dwelling will be set only 3m forward of the original dwelling. However, number 33 already stands wholly in front of the existing dwelling at number 37, and has a pitched roof double garage between it and the boundary. Similarly number 39 also stands forward of the original dwelling. Under the proposed development the new dwelling would stand approximately 1m forward of number 39, but would have a gap of 5m between the two dwellings.

These gaps between the proposed development and the existing neighbouring dwellings, together with the 1.2m increase in the height of the ridge line of the roof, would mean that there will be no overshadowing or overbearing of the adjacent dwellings.

The proposed dwelling will have only one small, south facing, first floor side window, which is for an en-suite bathroom, as such the window would be obscure glazed. The other proposed first floor windows are all front and rear facing. The distance from the rear of the dwelling to the back boundary fence is approximately 26m and 52m to the rear of the nearest dwelling to the west. As such there will be no overlooking of the adjacent dwellings.

Therefore, there will be no detrimental impact upon the residential amenity of the neighbouring dwellings, and the proposed development will be in accordance with the policies of the local plan.

B. Impact upon the character and amenity of the street scene.

While the application site is one of five bungalows, along this section of New Road, number 29 has had a dormer window constructed, to create first floor accommodation. There are also a large number of full two storey dwellings along other sections of New Road, which gives the area a mix dwelling character.

The proposed replacement dwelling does have an increase in the level of its ridge height, over that of the original dwelling. However, this increase is only 1.2m, which due to the increased width of the gaps to either side of the dwelling, the proposal would not appear out of context with the adjacent properties.

The positioning of the dwelling will retain the sizeable front garden while increasing the gaps to either side of the house. Therefore, the proposed development will be in keeping with the character of the neighbouring properties and the appearance of the surrounding area.

C. Parish Council and local residents concerns.
The concerns of the Parish Council and the local residents have been noted and considered in the above appraisal. A local resident has raised the issue that, if the application were to be approved, it would set a precedent for other similar such replacement dwellings within the area. Each application must be determined on its own merits. This site is located within the identified settlement, where the principle of replacement dwellings is accepted. There have also been a number of replacement dwellings previously approved and constructed along other sections of New Road.

5. **Conclusion** – The principle of a replacement dwelling within the identified settlement is acceptable subject to its impact upon the adjacent properties and the surrounding area. The proposed development will not have a detrimental impact upon the residential amenity of the neighbouring dwelling and is both in keeping with the character and appearance of the street scene. As such, the proposed development is in accordance with the policies of the local plan.

6. **Recommendation** – To GRANT planning permission subject to the following conditions:

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

2. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) no building, extensions, alterations, or additional windows permitted by classes A, B, C, D or E of schedule 2, Part 1 of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

3. No construction work of any sort shall take place other than between the hours of 8.00 am and 6.00 pm Monday to Fridays and 8.00 am to 1.30 pm Saturdays and no work shall take place on Sundays or Bank Holidays.

4. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

5. The first floor, bathroom window in the south side elevation of the proposed development shall not at any time be glazed other than with obscure glass.

6. 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.

7. Adequate precautions shall be taken during the construction and demolition period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

8. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; and hard surfacing materials.

9. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

10. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

11. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority and thereafter maintained as such.

12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

13. 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.

Reasons.

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

2, 3, 4 & 5. To safeguard the amenities of neighbouring residents and the locality.

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

7. In the interests of highway safety.

8, 9, 10 & 11. To enable the development to assimilate into its surroundings.

12. In the interests of the future health and amenity value of the trees.

13. To ensure a satisfactory external appearance.

Nicola Lake.

FROM: Nicola Lake

DATE: 07 February 2000

DELEGATED

Ruscombe Parish Council Consultation Sheet

26328

Application Number: F/2000/0474

Proposal: Proposed erection of replacement dwelling..

Site Address: 37 , New Road, Ruscombe, Reading.

Applicant: Mr & Mrs T Woolford C/O Richard Fenn Designs Ltd.

Your observations are required in respect of this application **by 02/03/2000** .

18.02.00

This application has come between meetings and we have just commented on a similar application.

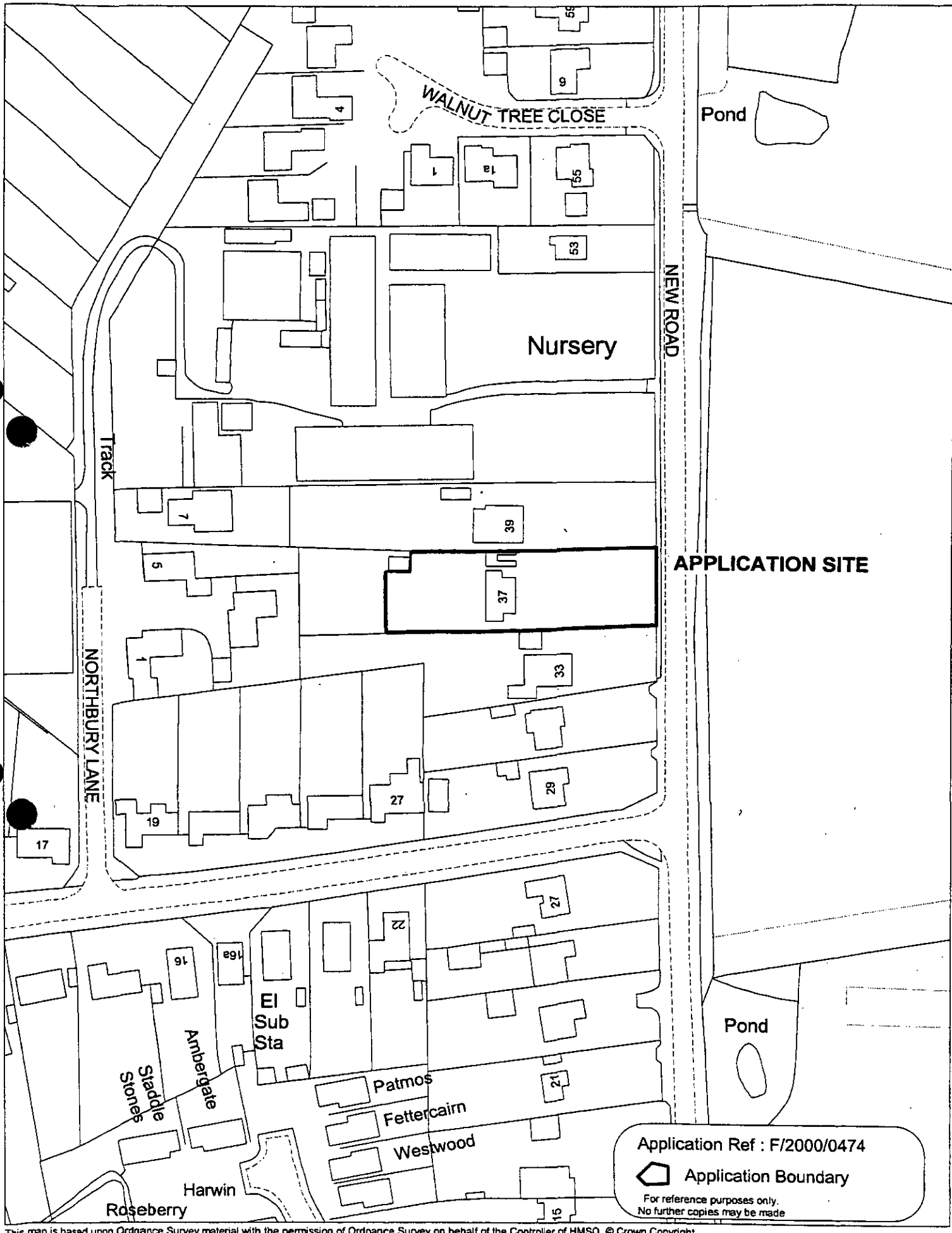
Our comments are as for our letter of 6/2/00 a App 99/70791/F..

(a) All bungalows in the immediate area.
(b) Roof line still needs lowering.
(c) A high roofed building would have a detrimental effect a neighbours properties.
(d) Allowance of these plans would lead to further applications from adjoin properties.

More comments would be forthcoming after our Mark Meeting on 7/

SIGNED: _____ DATE: 18.02.00

CLERK TO Ruscombe Parish Council



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Development Control Section, Environmental Services, Wokingham District Council.

26 April 2000

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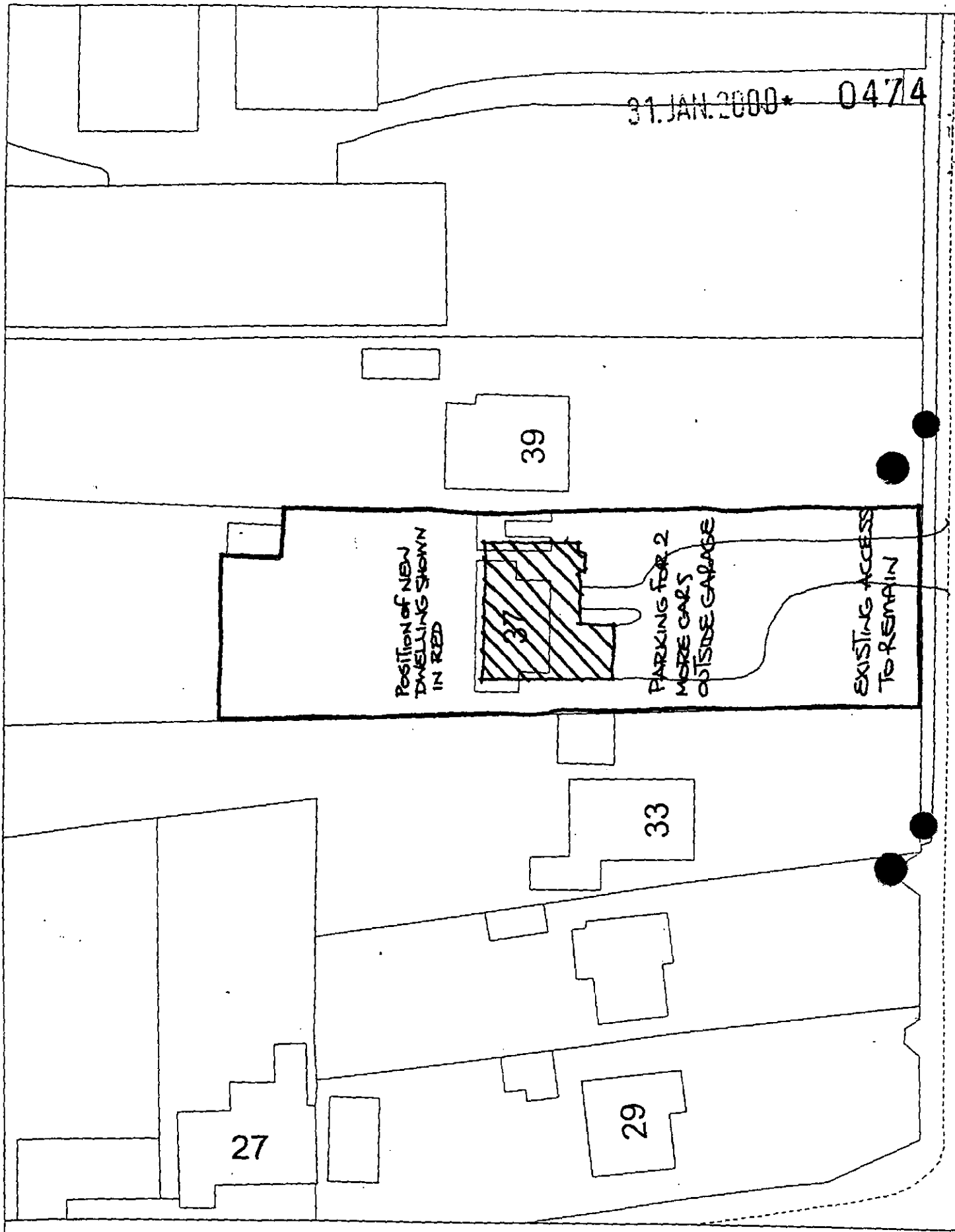

Site Plan, Scale: 1 to 500

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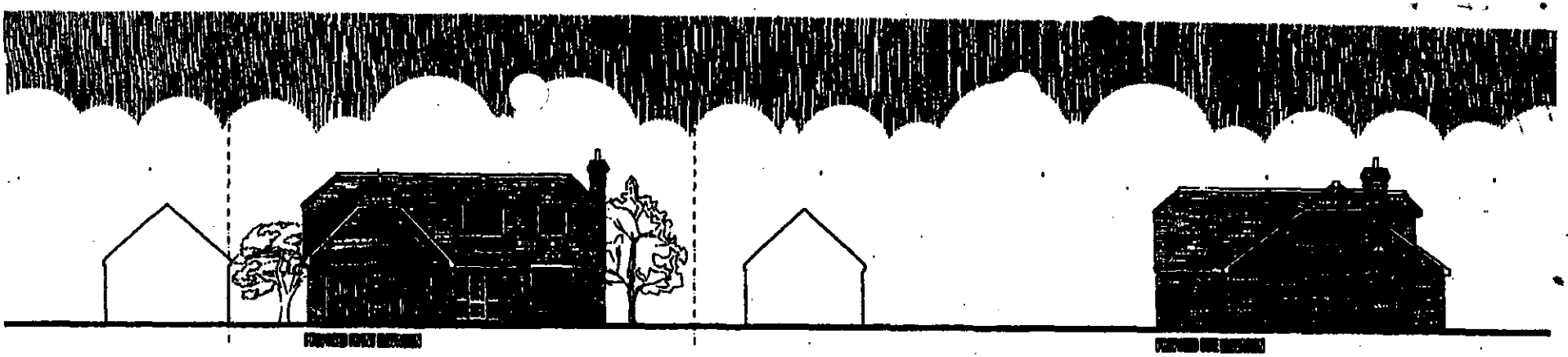
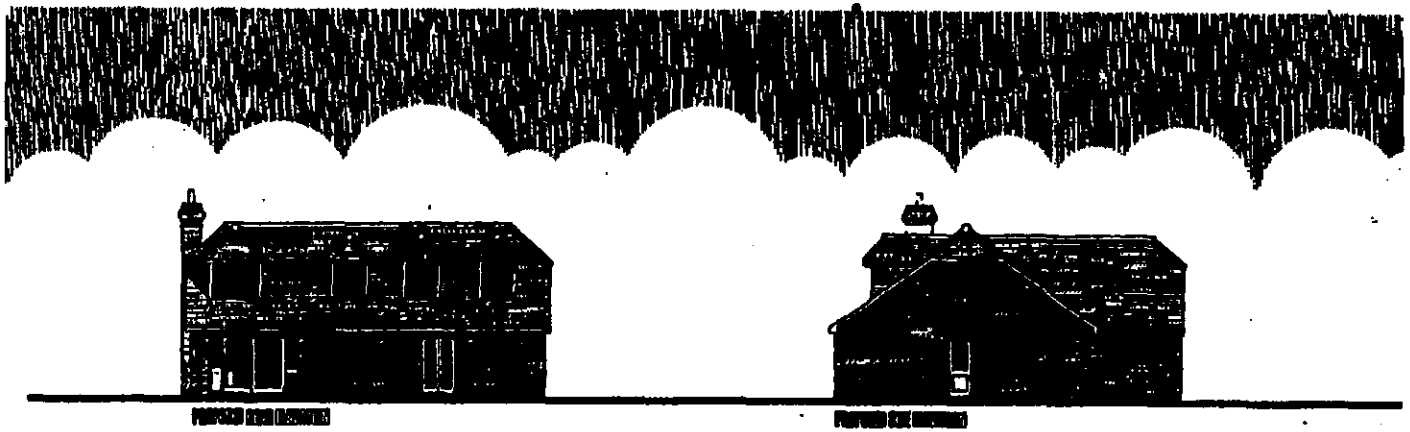
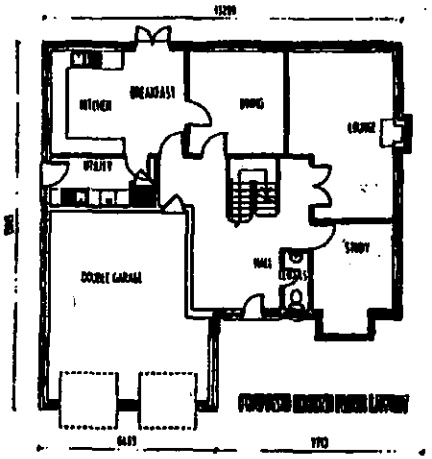
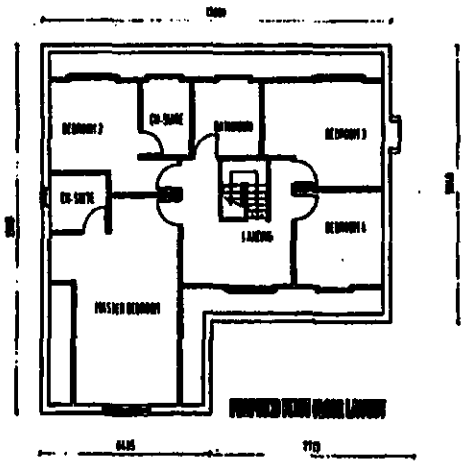
Date: 12 February 1999









RICHARD PENN DESIGNS LIMITED

Application No	Received	Ruscombe.	Listed By
F/2000/0474	31.01.00		Cllr Conway.

Applicant: **Mr & Mrs T Woolford.**
Location : **37 New Road, Ruscombe.**
Proposal : **Proposed erection of replacement dwelling.**

1. **Planning History** – The proposed site is located off New Road, Ruscombe. The site currently houses a very dilapidated bungalow with a detached garage. The existing bungalow is set well back from the road, with a large area of front garden. The existing dwelling has a fully hipped roof, with a ridge height of 5.2m. Number 37 is one of a group of five bungalows along this stretch of New Road.

   There have been three previous applications for a replacement dwelling on this site. The first of which is currently at appeal, with the inspector's determination being expected imminently.

2. **Proposal** – The proposed development is for a replacement dwelling, located approximately 3m forward of the existing bungalow main building line, with a projecting two storey, garage section on the south side of the dwelling. The replacement dwelling would still be located more than 29m from the roadway and would be located further back than the existing dwelling at number 33. The replacement dwelling would have a width of 13.28m and a maximum depth of 13m. The dwelling will have front and rear dormer windows to provide first floor accommodation, within the roof space of the dwelling, which will have a ridge height of 6.4m, with a half hipped roof form.

   Councillor Conway, has listed this application for determination by the Development Control Sub-Committee, as he is concerned that the proposal will be out of keeping with the surrounding area and would have a detrimental impact upon the street scene.

3. **Consultations** -
   - ***Ruscombe Parish Council:*** Object (See attached comments).
   - ***Landscaping:*** No objection subject to condition.
   - ***Highways:*** No objection subject to condition.
   - ***Letters:*** Three letters of objection, with petition with 28 signatures. The objections are as follows:
     1. Out of character with the surrounding bungalows.
     2. Too big and tall for the site.
     3. Overlooking of properties to the rear.
     4. There would be an increase in the ridge width and height of the dwelling.
     5. Although this application is for a smaller house it is still out of keeping with the bungalows in the area.
     6. It would set a precedent.
     7. It would be overbearing and overshadowing to the adjacent dwellings.

4. **Appraisal** – The main issues are:

A. Impact upon the residential amenity of the adjacent dwellings. (LBE1 and LBE2 of the Loddon Area Local Plan and WBE1 and WOS3 of the Wokingham District Local Plan.)
B. Impact upon the character and appearance of the Street Scene. (LBE1 and LBE2 of the Loddon Area Local Plan and WBE1 and WOS3 of the Wokingham District Local Plan.)
C. Concerns of the Parish Council and local residents.

A. Impact upon the residential amenity of the adjacent dwellings.

The proposed development is for a replacement dwelling. The proposal would be approximately 1.2m higher than the existing structure and would have a half hipped roof, instead of the current fully hipped roof. However, the proposed dwelling would be set 3.5m from the boundary with number 33 and 3m from the boundary with number 39.

The main front building line of the proposed dwelling will be set only 3m forward of the original dwelling. However, number 33 already stands wholly in front of the existing dwelling at number 37, and has a pitched roof double garage between it and the boundary. Similarly number 39 also stands forward of the original dwelling. Under the proposed development the new dwelling would stand approximately 1m forward of number 39, but would have a gap of 5m between the two dwellings.

These gaps between the proposed development and the existing neighbouring dwellings, together with the 1.2m increase in the height of the ridge line of the roof, would mean that there will be no overshadowing or overbearing of the adjacent dwellings.

The proposed dwelling will have only one small, south facing, first floor side window, which is for an en-suite bathroom, as such the window would be obscure glazed. The other proposed first floor windows are all front and rear facing. The distance from the rear of the dwelling to the back boundary fence is approximately 26m and 52m to the rear of the nearest dwelling to the west. As such there will be no overlooking of the adjacent dwellings.

Therefore, there will be no detrimental impact upon the residential amenity of the neighbouring dwellings, and the proposed development will be in accordance with the policies of the local plan.

B. Impact upon the character and amenity of the street scene.

While the application site is one of five bungalows, along this section of New Road, number 29 has had a dormer window constructed, to create first floor accommodation. There are also a large number of full two storey dwellings along other sections of New Road, which gives the area a mix dwelling character.

The proposed replacement dwelling does have an increase in the level of its ridge height, over that of the original dwelling. However, this increase is only 1.2m, which due to the increased width of the gaps to either side of the dwelling, the proposal would not appear out of context with the adjacent properties.

The positioning of the dwelling will retain the sizeable front garden while increasing the gaps to either side of the house. Therefore, the proposed development will be in keeping with the character of the neighbouring properties and the appearance of the surrounding area.

C. Parish Council and local residents concerns.
The concerns of the Parish Council and the local residents have been noted and considered in the above appraisal. A local resident has raised the issue that, if the application were to be approved, it would set a precedent for other similar such replacement dwellings within the area. Each application must be determined on its own merits. This site is located within the identified settlement, where the principle of replacement dwellings is accepted. There have also been a number of replacement dwellings previously approved and constructed along other sections of New Road.

5. **Conclusion** – The principle of a replacement dwelling within the identified settlement is acceptable subject to its impact upon the adjacent properties and the surrounding area. The proposed development will not have a detrimental impact upon the residential amenity of the neighbouring dwelling and is both in keeping with the character and appearance of the street scene. As such, the proposed development is in accordance with the policies of the local plan.

6. **Recommendation** – To GRANT planning permission subject to the following conditions:

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

2. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) no building, extensions, alterations, or additional windows permitted by classes A, B, C, D or E of schedule 2, Part 1 of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

3. No construction work of any sort shall take place other than between the hours of 8.00 am and 6.00 pm Monday to Fridays and 8.00 am to 1.30 pm Saturdays and no work shall take place on Sundays or Bank Holidays.

4. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

5. The first floor, bathroom window in the south side elevation of the proposed development shall not at any time be glazed other than with obscure glass.

6. 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.

7. Adequate precautions shall be taken during the construction and demolition period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

8. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; and hard surfacing materials.

9. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

10. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

11. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority and thereafter maintained as such.

12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

13. 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.

Reasons.

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

2, 3, 4 & 5. To safeguard the amenities of neighbouring residents and the locality.

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

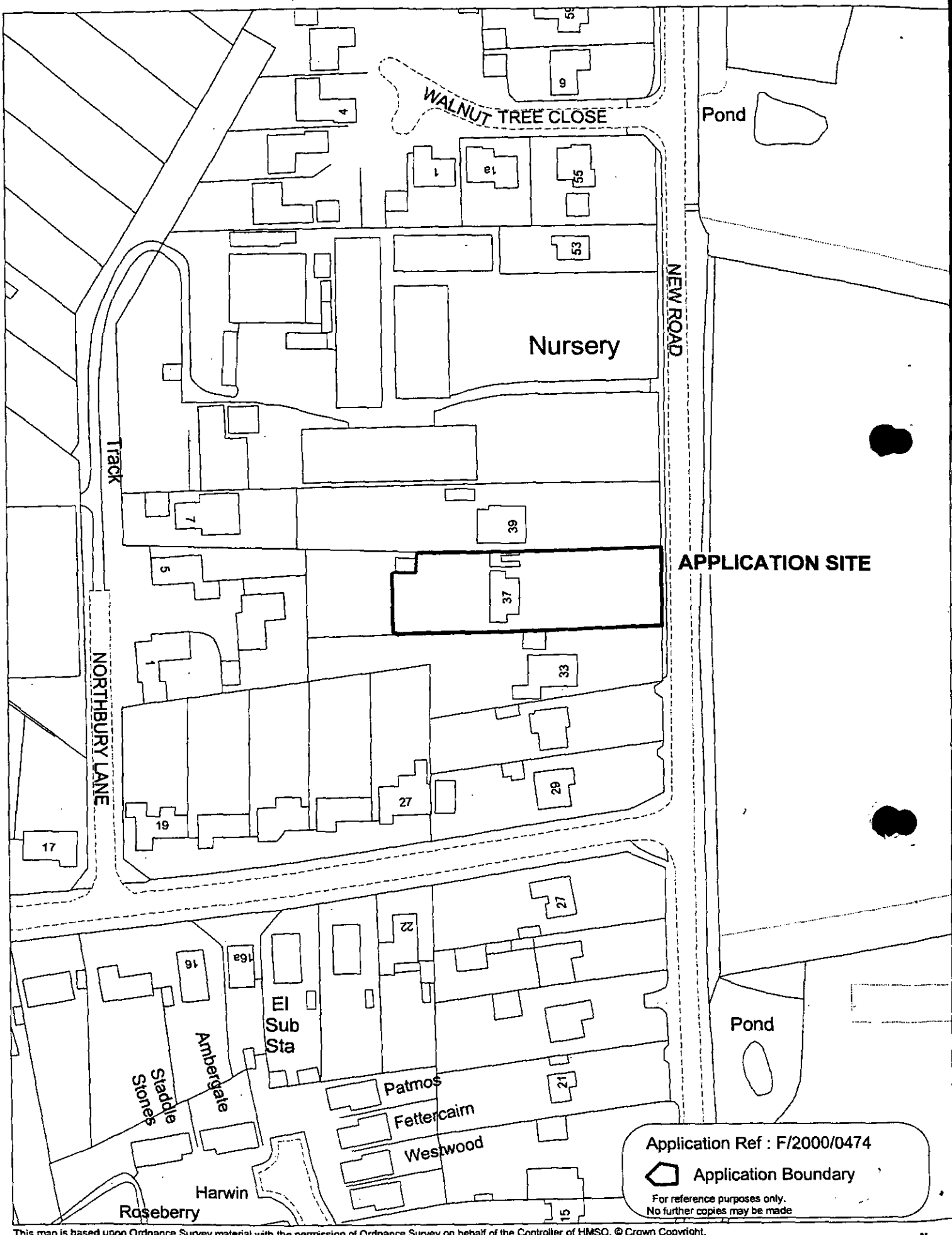
7. In the interests of highway safety.

8, 9, 10 & 11. To enable the development to assimilate into its surroundings.

12. In the interests of the future health and amenity value of the trees.

13. To ensure a satisfactory external appearance.

Nicola Lake.



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Development Control Section, Environmental Services, Wokingham District Council.

26 April 2000

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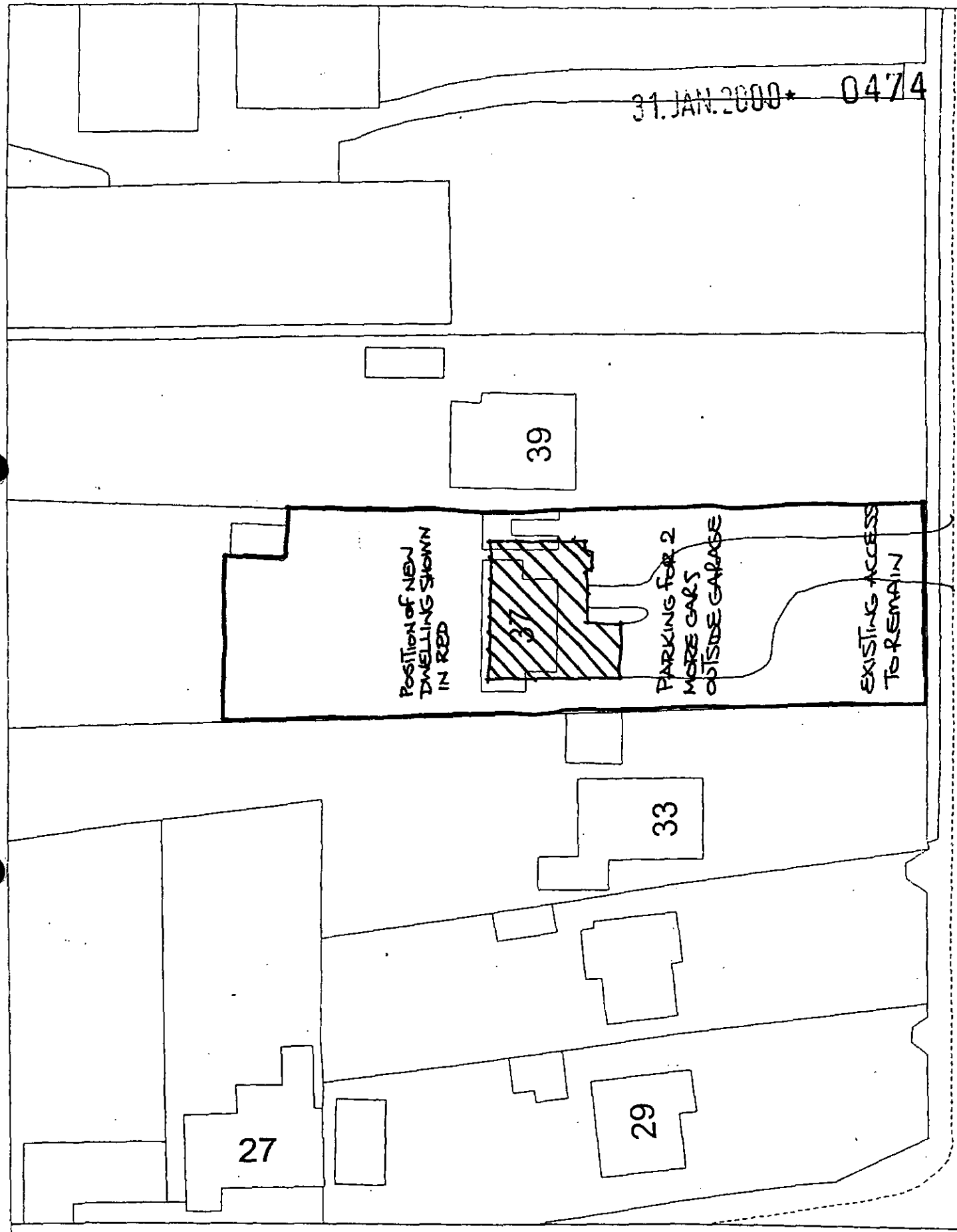

Site Plan, Scale: 1 to 500

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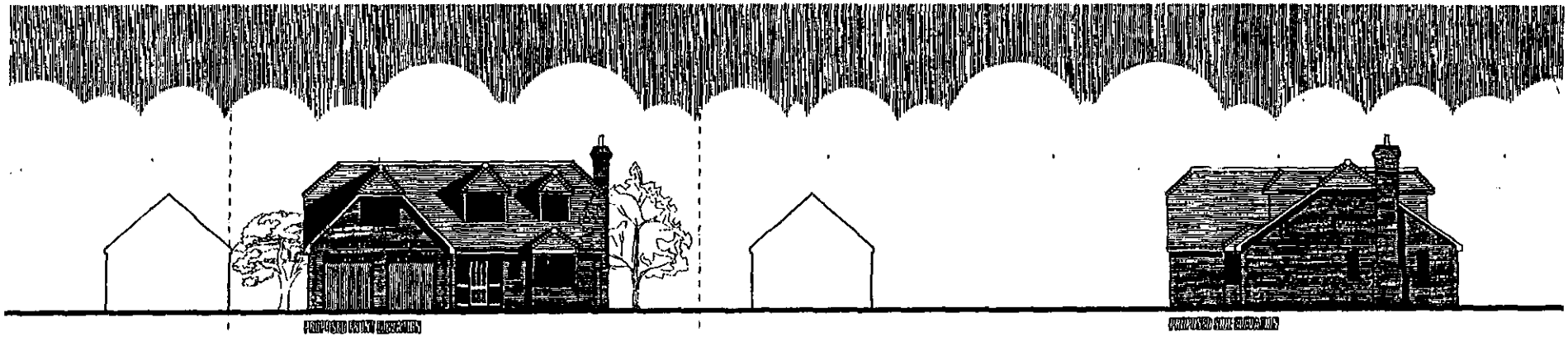
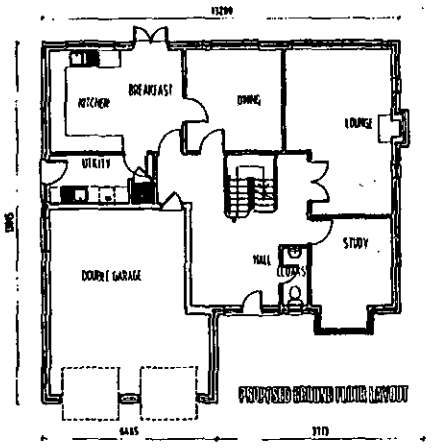


PROPOSED SIDE ELEVATION

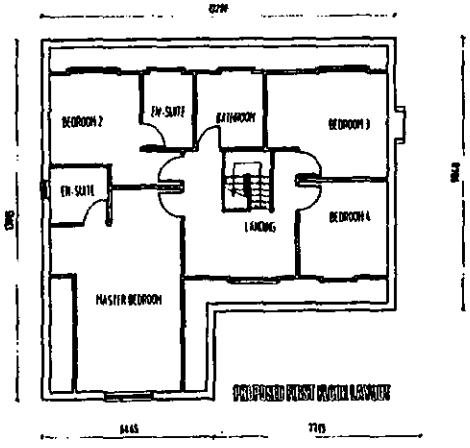


PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT

RICHARD PENN DESIGNS LIMITED

GENERAL ARRANGEMENT DRAWING

DATE	SCALE
	1:100

DRAWING NO.

TW.200

FROM: Nicola Lake

DATE: 07 February 2000

DELEGATED

Ruscombe Parish Council Consultation Sheet

26328

Application Number: F/2000/0474

Proposal: Proposed erection of replacement dwelling..

Site Address: 37 , New Road, Ruscombe, Reading.

Applicant: Mr & Mrs T Woolford C/O Richard Fenn Designs Ltd.

Your observations are required in respect of this application **by 02/03/2000** .

18.02.00

This application has come between meetings and we have just commented on a similar application.

Our comments are as for our letter of 6/2/00 on App 99/70791/F..

(a) All bungalows in the immediate area.

(b) Roof line still needs lowering.

(c) A high roofed building would have a detrimental effect on neighbouring properties.

(d) Allowance of these plans would lead to further applications from adjoining properties.

More comments would be forthcoming after our March Meeting on 7/3

SIGNED: [signature] DATE: 18.02.00

CLERK TO Ruscombe Parish Council

Application Number :

Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	→		The proposed development by reason of its location, scale and design would overlook both ~~[illegible]~~ Number 33 and 39 Nova Road, to the detriment of the Private residential amenity of the occupiers of these dwellings. As such, the proposed development is contrary to policy LBE2 of the Loddon Area Local plan and Policies LOAS 3 and LOBE1 of the ~~[illegible]~~ Wokingham District Local plan.

John Murzen

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0474

Applicant : Mr & Mrs T Woolford C/O Richard Fenn Designs Ltd.

Location : 37 , New Road, Ruscombe, Reading.
Proposal : Proposed erection of replacement dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓	X	11.2.2000 17.2.2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....11.2.2000.....

Date Registered : 31/01/2000

Earliest Date for Decision : 02/03/2000

Latest Consultation Date/Site Notice Expiry Date : 02/03/2000

Application Expiry Date: 27/03/2000

Consultation Responses :

Landscaping - No objection subject to condition
Highways - No objection subject to conditions
~~Tree~~ Ruscombe P.C - Comments as previous
Petition - 28 signatures
Letters - 3 letters of objection.

Planning Issues :

Site Description - within the Certified Settlement

1.) Impact upon the neighbouring dwellings.

2.) Impact upon the street scene.

Application Number: F/2000/0474

Appraisal :

1.) Impact upon the neighbouring dwellings.

The proposed development is to replace a single storey Bungalow with a low level roof of approx 5.2m with a chalet style dwelling with first floor accomodation.

No 39 – There are two ground floor windows facing No 33 for a garage and a utility room. There is also one first floor bathroom window for an en-suite, which could be obscure glazed. No 33 has a large double garage on it boundary. There will also be a gap of 3.5m to the boundary and 5m to the side of No 33.

No 39 – There will be 2 secondary Ground floor, side lounge windows and two side windows at first facing No 39. The gap to the boundary will be 1m and 5m to the side of No 39. There is also a car port to the side of No 39 with a clear perspex roof.

There will be a distance to the boundary of the site will be 21.0m.

There will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the amenity of the neighbouring dwellings.

2.) Impact upon the Street Scene.

Two previous applications on the site were refused F.P due to their impact upon the street scene. The proposed dwelling will have a 3.5m gap to one boundary and a 1m gap to the other. The roof height has been reduced to 6.4m (which is a 1.2m increase over the existing.) The proposed development will appear more compact with gaps to the boundary. This together with the reduction in the ridge height to a 1.2m increase over the original, would appear less obtrusive within the surrounding area and would reduce the proposed first floor massing. This reduction in massing and the increase in the gaps between the neighbouring properties will also increase the open character of the area. Therefore, the proposed development will have no significant detrimental impact upon the street scene.

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

Application Refused planning permission at Committee - 23.5.2000

Item Listed to attend Committee and Refused By Committee on the 23.5.2000

Application Number F/2000/0474
Conditions/~~Reasons for Refus~~al

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02.	
2	SC52	SR02	
3	→	SR05	Not withstanding the provision of the Town and Country planning (General permitted Development) order 1995 (or any order revoking and re-enacting that order) no buildings, extensions or alterations permitted by classes A, B, C, D and E of Schedule 2, Part 1 of the 1995 order shall be carried out without prior written permission of the local planning authority.
4	→	SR05	No construction work of any Sort shall take place other than between the hours of 8:00 am and 6.00 pm Monday to Friday and 8:00 am to 1:30 pm Saturdays and no work shall take place on Sundays or Bank Holidays.
5	SC18	SR05	
6	SC23	SR06	Parking garaging and turning.
7	SC40	SR17	Including, parking and turning layout and hard surfacing material and means of enclosure.
8	SC41	SR17	
9	SC42	SR17	
10	SC48	SR17.	

RECORD OF SITE VISIT

SITE ADDRESS: 37 New Road
Ruscombe Reading.

APPLICATION NUMBER: F/2000/0474

OFFICER: Nicola Lake

DATE OF SITE VISIT: 3.11.2.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

Small Bungalow with Garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES property is set well of the road and there is a drop in height of the land from the road. This is a low section of the road way - with an open Garden Centre / market Garage and door down landscaping has been removed from the site.

Next Door's 33's garage is as high as the existing bungalow on this site and the bungalow is further forward. with a ridge at a right angle to the road

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 20 March 2000

My ref: F/2000/0474

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: 33505 – Wokingham

CONFIDENTIAL

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: F/2000/0474
37 , New Road, Ruscombe, Reading.
Proposed erection of replacement 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 **Nicola Lake** on **(0118) 974 6481**. 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 30 March 2000

Yours faithfully

Chris Day
Head of Planning and Transportation

LISTING FORM
Case officer: ***Nicola Lake*** *Application Number:* ***F/2000/0474***
37 , New Road, Ruscombe, Reading.
Proposed erection of replacement dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor S Conway

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

Tel: (0118) 974 6481

Date: 20th March 2000

My ref: F/2000/0474

WOKINGHAM DISTRICT COUNCIL
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

CONFIDENTIAL

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2000/0474
37 , New Road, Ruscombe, Reading.
Proposed erection of replacement 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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Ward

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 20 March 2000

My ref: F/2000/0474

WOKINGHAM DISTRICT COUNCIL
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: 33505 - Wokingham

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

Dear Councillor

Application Number: F/2000/0474
37 , New Road, Ruscombe, Reading.
Proposed erection of replacement 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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Telephone Number: (0118) 9746428

Date: 13 June, 2000

APPLICATION NUMBER: F/2000/0474

F J Brown
5 Northbury Lane
Ruscombe
RG10 9LQ

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

Application No: F/2000/0474

Location: 37, New Road, Ruscombe, Reading

Proposal: PROPOSED ERECTION OF REPLACEMENT DWELLING

You wrote giving your observations on this proposal, and these have been taken into account in coming to a decision.

The application has now been determined and permission has been REFUSED. The decision notice may be inspected and a copy purchased from this office if required.

Yours faithfully

Central Support

Telephone Number: (0118) 9746428

Date: 13 June, 2000

APPLICATION NUMBER: F/2000/0474

The Owner/Occupier
3 Northbury Lane
Ruscombe
Reading
RG10 9LQ

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

Application No: F/2000/0474

Location: 37, New Road, Ruscombe, Reading

Proposal: PROPOSED ERECTION OF REPLACEMENT DWELLING

You wrote giving your observations on this proposal, and these have been taken into account in coming to a decision.

The application has now been determined and permission has been REFUSED. The decision notice may be inspected and a copy purchased from this office if required.

Yours faithfully

Central Support

Telephone Number: (0118) 9746428

Date: 13 June, 2000

APPLICATION NUMBER: F/2000/0474

Mr & Mrs J M East & Petition
The Laurels
33 New Road
Ruscombe
Rg10 9LN

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

Application No: F/2000/0474

Location: 37, New Road, Ruscombe, Reading

Proposal: PROPOSED ERECTION OF REPLACEMENT DWELLING

You wrote giving your observations on this proposal, and these have been taken into account in coming to a decision.

The application has now been determined and permission has been REFUSED. The decision notice may be inspected and a copy purchased from this office if required.

Yours faithfully

Central Support

Tel. 0118 974 6051

Date: 12 May 2000

Your Ref:

My Ref: **Nicola Lake - F/2000/0474**

Mr & Mrs T Woolford
C/O Richard Fenn Designs Ltd
11
Harrier Close
Woodley
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) 974 6991
DX: 33506 – Wokingham

Dear Sir/Madam

Application Number: F/2000/0474

Site Address: 37, New Road, Ruscombe, Reading.

Proposal: Proposed erection of replacement dwelling.

Your application relating to the above is to be presented to the Development Control Sub-Committee on the 23/05/2000 with a recommendation that it should be approved .

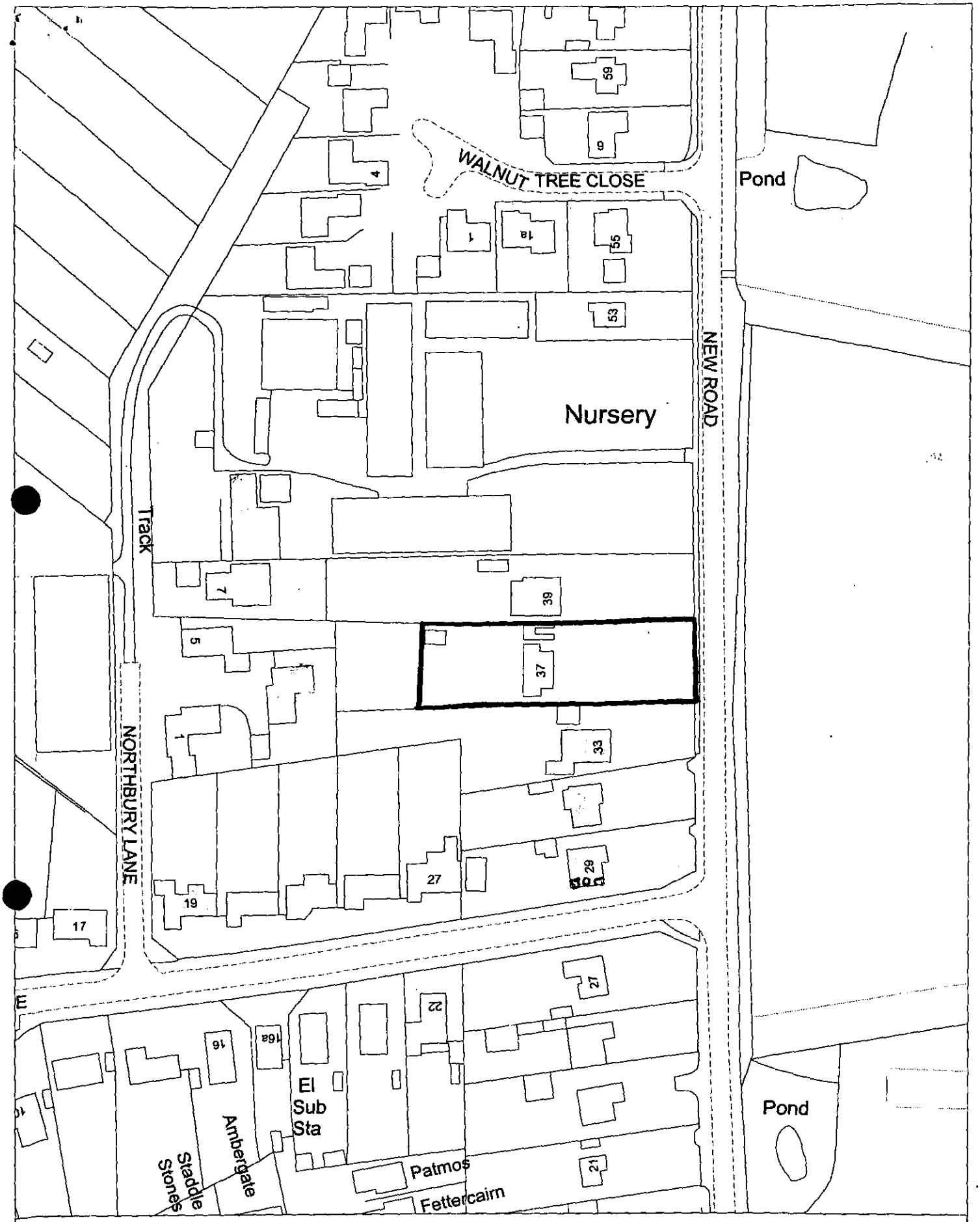
You may attend the meeting and speak if you wish and a leaflet is enclosed explaining the process.

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager



Site Plan, Scale: 1 to 1250

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Date: 14 February 2000

N
W E
S

SHEET 1 of 2.

22/2/00

APPLICATION NUMBER F/2000/0474
PROPOSED ERECTION OF REPLACEMENT DWELLING AT 37 NEW ROAD RUSCOMBE READING

WE THE UNDERSIGNED STRONGLY OBJECT TO ANY APPLICATION FOR A TWO-STOREY DWELLING ON THE ABOVE-MENTIONED SITE.
THE SITE IS ENTIRELY ENVELOPED BY RETIREMENT TYPE BUNGALOWS, AND WOULD EFFECT EVERY PETITIONER DIRECTLY BY DESTROYING THE PRIVACY TO OUR REAR GARDENS, BY REASON OF IT'S SCALE, BULK AND MASSING, WHICH FORM AN OBTRUSIVE FEATURE TO THE DETRIMENT OF THE CHARACTER AND EMENITY OF THE STREET SCENE.

SIGNATURE	NAME	ADDRESS
Joan H. East.	J. EAST.	33, New Rd Ruscombe.
M East	M. EAST	33 NEW RD RUSCOMBE
D East	D. EAST	33 New Rd [illegible]
V Wells	V. WELLS	33 New Rd Ruscombe
J.A.East	J.A. EAST	33 NEW RD RUSCOMBE
C Griffiths	C. GRIFFITHS	1 NORTHBURY LANE
Evelyn M Griffiths	E.M. GRIFFITHS	1 NORTHBURY LANE
Leslie Peter Clacy	L.P. CLACY	27 NORTHBORY AVE.
Vivienne Clacy	V. CLACY	27 NORTHBURY AVE
Colin D Bell	C. BELL	25 NORTHBURY AVE.
Kathleen E Bell	K.E. BELL	25 NORTHBURY AVE
L.V. Stoakes	L.V. STOAKES	23 NORTHBURY AVE.
A.A. Pullen.	A.A. PULLEN.	3 NORTHBURY LANE.
M. Pullen.	M. PULLEN	3 NORTHBURY LANE

APPLICATION NUMBER F/2000/0474
PROPOSED ERECTION OF REPLACEMENT DWELLING AT 37 NEW ROAD RUSCOMBE READING

WE THE UNDERSIGNED STRONGLY OBJECT TO ANY APPLICATION FOR A TWO-STOREY DWELLING ON THE ABOVE-MENTIONED SITE.
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SIGNATURE	NAME	ADDRESS
	C. SADD.	OAKS END, NORTHBURY LANE, RUSCOMBE.
E Sanderson	E SANDERSON	19 NORTHBURY AVE RUSCOMBE.
J.G.W Sanderson.	J.G.W SANDERSON	19 NORTHBURY AVENUE RUSCOMBE
E.M. Humphries	E.M. HUMPHRIES	19 NORTHBURY AVENUE RUSCOMBE
A Macklin	A. J MACKLIN	31, NEW ROAD, RUSCOMBE.
Renate Baker	R.A. BAKER	31, New Road, Ruscombe, Berks.
R C Gosling	R.C. GOSLING	21 NORTHBURY AVE. RUSCOMBE
J Hall	J.M. HALL	21 NORTHBURY AVE. RUSCOMBE.
R. Gosling	R. GOSLING	" " "
F J Brown	F.J. BROWN	5 Northbury Lane Ruscombe
J Bartlett (MRS.)	J. BARTLETT	"FAIRVIEW" 39 NEW RD RUSCOMBE
(MR)	J BARTLETT	" " "
	J. BARTLETT	" " "
P Sadd	P. SADD	OAKS END, NORTHBURY LANE, RUSCOMBE

mr + mrs J C
33 New Road Ruscombe.
Ec-directory..

x6051.

Attention Andrew Lowther - Ref F/2000/04747
6.

The letter sent to us dated 14.4 - post mark 18.4.00 & arrived 19.4.00 makes no sense to us - copy to follow. To date we have not received any corrections from the council, and assume this refers to 37 New Road Ruscombe - if so due to late posting on an incorrect letter & Easter holidays - when you are closed we have been given 2 working days to prepare additional information for this meeting - Due to the complexities of arranging to speak to 28 possible petition objectors over this period - we submit that we have not been given a reasonable time to prepare our case against a 2 storey development in a one storey area

I await your comments.

Joan M. East.

Spoke to Mr East at 12.15 - 26.4.00..
Explained ad apologised about the mistake
Said that someone had registered to speak.

1 of 2.

Phone: (0118) 974 6428

Date: 14 April, 2000

Your Ref:

F/2000/0474

WOKINGHAM DISTRICT COUNCIL
Environmental Services Department
Planning Division
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

Mr & Mrs East and Petition
The Laurels
33 New Road
Ruscombe RG10 9LN

Dear Sir

Application No: «Application_no»
Applicant: Mr & Mrs Woolford
Proposal: Proposed erection of replacement dwelling.
Site address: Thames Valley Park Drive,

You wrote making comments on the planning application detailed above which is to be determined at the Development Control Sub-Committee meeting on the 26/04/00. The application has been recommended for approval, and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

All requests to speak must be received by the duty section no later than 5.00pm on the last working day prior to the meeting.

Yours faithfully

Mr I Jordan
Team Leader - Planning Support Services

2 of 2.

Tel: (0118) 974 6481

Date: 20 March 2000

My ref: F/2000/0474

CONFIDENTIAL

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

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/2000/0474
37 , New Road, Ruscombe, Reading.
Proposed erection of replacement 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 **Nicola Lake** on **(0118) 974 6481**. 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 30 March 2000

Yours faithfully

Chris Ord
Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0474**
37 , New Road, Ruscombe, Reading.
Proposed erection of replacement dwelling.

Transfer: Yes ☑ No ☐
Reason for Transfer: Proposed dwelling would be out of keeping with surrounding bungalow-type dwellings

Signed: [signature] Date: 21/3/00

Councillor S Conway

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

5 Northbury Lane
Ruscombe
Reading
RG10 9LQ

Ref No F/2000/0474

CS OBS NV

25

COPIES TO: ACK: ✓

Dear Sir/

Once again I must object to the proposed lastest plan of Mr Woodfords at 37. New Rd.

Firstly the 2 storey building is not on in mainly a bungalow area and it is far too big and tall for the site area, in fact it shows what was really planned in the previous plan regarding the now addition of dormer windows.

The thought of 8 windows facing us horrifies us. Plans must be made for a mature screen if

anything like this is passed.
The length of ridge would double that of the existing building and the height would be in excess of a metre
I do not object to a reasonable size sensible bungalow but I think the present plans ridiculous.

Yours faithfully

F J Brown

3 Northbury Lane.

Ruscombe Reading

RG10 9 LQ.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	NL
22	
COPIES TO:	
	FILE

REF NICOLA LAKE

F/2000/0474.

Dear Miss Lake

Ref Proposed erection of NEW 4 Bedroom House

AT 37 New Road, Ruscombe, Reading.

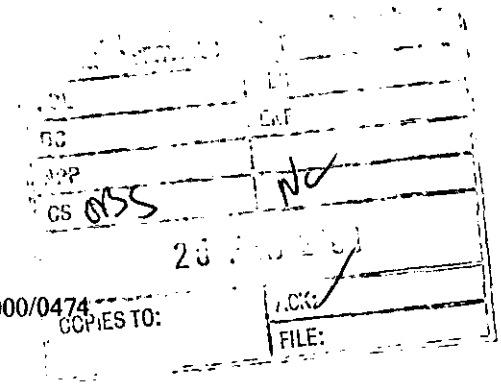
I have written numerous letters concerning the erection of a house on this site. Although this application shows a slightly smaller house than previous applications it remains quite out of keeping with the bungalows in the area. To allow a house to be built on this site will reduce the amenity of the area and allow occupants to see into bungalows in Northbury Avenue + Northbury Lane.

I trust the department will continue to refuse permission to build this house.

Yours sincerely

A.A. Pullen.

By hand 24/2/00.



Mr & Mrs M East,
The Laurels
33 New Road,
Ruscombe RG10 9LN

22.02.00

Application No F/2000/0474

Dear Miss Lake,

Proposed erection of Replacement dwelling at 37 New Road, Ruscombe.
We strongly object to the above planning application on the following grounds: -

With reference to this latest application for a two-storey dwelling which differs only slightly from the previous application 99/70632/F, the roofline being slightly lower and a 1 metre decrease in the width of the house. The depth of the property remaining the same.

Should this application be granted it would set a dangerous precedent, which would effect all surrounding properties (being single storey dwellings).

The roof height is much taller than those on either side. Two storeys are inappropriate and very unneighbourly by virtue of its height and mass. Most properties in the area have either a very low angle roof, or they angle in from the sides to a central apex. The apex of the roof should not be higher than those on either side.

The proposed dwelling will take light from properties on either side, because of it's height and mass.

Second-storey side windows should not be permitted, to preserve neighbours privacy; (an opaque window once opened is transparent)

There should be no more permitted development rights, and therefore no more side windows.

There should be enforceable working hours so that neighbours can enjoy the amenity of their gardens on Sundays.

We have resided at 33 New Road for 6 years, and specifically bought this property for our pending retirement. The most attractive feature of the property was its semi-rural position, i.e. facing green belt fields, but most importantly of its entirely secluded position. All the properties adjacent to our bungalow (in New Road, Northbury Avenue and Northbury Lane) are also Bungalows, consequently, with fencing/hedging on all boundaries, provide a completely private, secluded outlook for all. Why should one builder be allowed to develop a two-storey house in the middle of an established bungalow development?

The site is suitable for a large bungalow with a low roofline.

This proposal is totally out of place and unneighbourly

Yours sincerely

M J and J M East

N.B. The front elevation of any new property should be in line with the front of our Bungalow (which follows the line of the two properties to our left) this prevents the building from projecting into the rear garden for all to see.

Enclosed, petition of 28 signatures who would be directly affected by this two storey building -

SHEET 1 of 2.

22/2/00

APPLICATION NUMBER F/2000/0474
PROPOSED ERECTION OF REPLACEMENT DWELLING AT 37 NEW ROAD RUSCOMBE READING

WE THE UNDERSIGNED STRONGLY OBJECT TO ANY APPLICATION FOR A TWO-STOREY DWELLING ON THE ABOVE-MENTIONED SITE.
THE SITE IS ENTIRELY ENVELOPED BY RETIREMENT TYPE BUNGALOWS, AND WOULD EFFECT EVERY PETITIONER DIRECTLY BY DESTROYING THE PRIVACY TO OUR REAR GARDENS, BY REASON OF IT'S SCALE, BULK AND MASSING, WHICH FORM AN OBTRUSIVE FEATURE TO THE DETRIMENT OF THE CHARACTER AND EMENITY OF THE STREET SCENE.

SIGNATURE	NAME	ADDRESS
Joan M. East.	J. EAST.	33, New Rd Ruscombe.
M East	M. EAST	33 NEW RD RUSCOMBE.
D East	D. East	33 New RD Ruscombe.
V Wells	V. WELLS	33 New Rd Ruscombe
J A East	J.A. EAST	33 NEW RD RUSCOMBE
C Griffiths	C. GRIFFITHS	1 NORTHBURY LANE
E M Griffiths	E.M GRIFFITHS	1 NORTHBURY LANE
L P Clacy	L. P. CLACY	27 NORTHBORY AVE.
V Clacy	V. CLACY	27 NORTHBURY AVE
C Bell	C. BELL	25 NORTHBURY AVE.
K E Bell	K. E. BELL	25 NORTHBURY AVE
L V Stoakes	L. V. STOAKES	23 NORTHBURY AVE.
A A Pullen.	A.A. PULLEN.	3 NORTHBURY LANE.
M Pullen.	M. PULLEN	3 NORTHBURY LANE

APPLICATION NUMBER F/2000/0474
PROPOSED ERECTION OF REPLACEMENT DWELLING AT 37 NEW ROAD RUSCOMBE READING

WE THE UNDERSIGNED STRONGLY OBJECT TO ANY APPLICATION FOR A TWO-STOREY DWELLING ON THE ABOVE-MENTIONED SITE.
THE SITE IS ENTIRELY ENVELOPED BY RETIREMENT TYPE BUNGALOWS, AND WOULD EFFECT EVERY PETITIONER DIRECTLY BY DESTROYING THE PRIVACY TO OUR REAR GARDENS, BY REASON OF IT'S SCALE, BULK AND MASSING, WHICH FORM AN OBTRUSIVE FEATURE TO THE DETRIMENT OF THE CHARACTER AND EMENITY OF THE STREET SCENE.

SIGNATURE	NAME	ADDRESS
C Sadd	C. SADD.	OAKS END, NORTHBURY LANE,
E Sanderson	E SANDERSON	RUSCOMBE.
J G W Sanderson.	J.G.W SANDERSON	19 NORTHBURY AVE RUSCOMBE.
E.M. Humphries	E.M. HUMPHRIES	49 NORTHBURY AVENUE - RUSCOMBE
A J Macklin	A. J. MACKLIN	31, NEW ROAD, RUSCOMBE.
Renate Balzer	R.A. BALZER	31, New Road, Ruscombe, Berks.
R C Gosling	R.C. GOSTLING	21 NORTHBURY AVE. RUSCOMBE
J Hall	J. M. HALL	21 NORTHBURY AVE. RUSCOMBE.
R. Gostling	R. GOSTLING	" " "
F J Brown	F.J. BROWN	5 Northbury Lane Ruscombe
J Bartlett (Mrs.)	J. BARTLETT	"FAIRVIEW" 39 NEW RD RUSCOMBE
J Bartlett (Mr)	J BARTLETT	" " "
J. Bartlett	J. BARTLETT	" " "
P Sadd	P. SADD	OAKS END, NORTHBURY LANE, RUSCOMBE

FROM: Nicola Lake

DATE: 07 February 2000

DELEGATED

Ruscombe Parish Council Consultation Sheet 26328

Application Number: F/2000/0474

Proposal: Proposed erection of replacement dwelling..

Site Address: 37 , New Road, Ruscombe, Reading.

Applicant: Mr & Mrs T Woolford C/O Richard Fenn Designs Ltd.

Your observations are required in respect of this application **by 02/03/2000** .

18.02.00

This application has come between meetings and we have just commented on a similar application.

Our comments are as for our letter of 6/2/00 on App 99/70791/F..

(a) All bungalows in the immediate area.

(b) Roof line still needs lowering.

(c) A high roofed building would have a detrimental effect on neighbouring properties.

(d) Allowance of these plans would lead to further applications from adjoining properties.

More comments would be forthcoming after our March Meeting on 7/3/00

SIGNED: [signature] DATE: 18.02.00

CLERK TO Ruscombe Parish Council

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 07 February 2000

Application Number: F/2000/0474

Proposal: Proposed erection of replacement dwelling..

Site Address:
37 , New Road, Ruscombe, Reading.

Applicant:
Mr & Mrs T Woolford C/O Richard Fenn Designs Ltd.

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).

CONDITIONS AS PREVIOUS - 22-11-99 - 70791

Signed: N S Trotter 21/2/00 **Print name:** N TROTTER

TO: **DEVELOPMENT CONTROL**
Miss Nicola Lake

FROM: Environmental Design

DATE: 16 February 2000

Location:	37 New Road, Ruscombe
Proposal:	PROPOSED ERECTION OF REPLACEMENT DWELLING
Application Number:	F/2000/0474

In response to your consultation dated 7 February 2000 for the above application, the landscape comments are as follows:

Most of the vegetation has now been cleared at the frontage of the site, however several trees have been retained.

The applicant needs to provide details of boundary treatment adjacent to New Road. This should consist of a planting scheme to soften views into the site, in the interests of amenity.

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APP ATTACHED (*)

Start date: 31 JAN 2000	Map No. 29 Site 0:13
Officer: NL Application No. F/2000/0474	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF REPLACEMENT DWELLING

Location: 37 NEW ROAD

Parish: ~~TWYFORD~~ RUSCOMBE Ward: Ruscombe 7.2.2000

Applicant: MR / MRS WOOLFORD
re-submission – 99/70791/F refused.

Fee Received 00-00 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 : 7.12.2000. 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:

.....

.....

..... Pre-app attached .....

NEIGHBOURS:

..... 33, 39 New Road ✓ .....

..... 3, 5 Northbury Lane .....

1933

ADDRESS 37 NEW ROAD PARISH RUSCOMBE

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/69668/F	Mr. & Mrs. Woolford	Erection of replace. dwell.	16/9/99.	REF
99/70632/F	"	"	17/1/00	REF
99/70791/F	"	"	17/1/00	REF

MINISTRY DECISION

SPECIAL ORDERS

RICHARD FENN DESIGNS LIMITED
11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.
Telephone : READING (0118) 9691684
Fax : READING (0118) 9628313 E-Mail : RFENNDES@ aol.com

29th January 2000.

31.JAN.2000* 0474

Dear Sir/Madam,

REF : Proposed new dwelling to replace existing dilapidated dwelling at 37 New Road, Ruscombe, Twyford for Mr and Mrs Trevor Woolford.

Following the telephone conversation between Mr Trevor Woolford and your Mr Simon Lewis we hereby enclose a planning application which has been prepared on behalf of Mr and Mrs Woolford which consists of the following documentation :-

1. Six copies of the householder planning application forms duly filled out and signed.
2. Six copies of our drawing nos. TW.200.
3. A copy of the ownership certificate Part A duly filled out and signed.
4. Six copies of 1:2500 location plan and 1:500 block plans which were obtained from your offices.

Whilst writing we would like to confirm that we have not enclosed a planning fee as this application is following your authorities decision to refuse planning permission on the previous scheme (planning application no. 99/70791/F).

Finally following the telephone conversation with Mr Woolford we would like to confirm that the enclosed scheme as been arrived at by negotiation and therefore we hope you may be in a position to support the proposal.

Should you need any further information or clarification please do not hesitate to contact the writer.

Yours Faithfully

Richard H.Fenn

Planning Department
Wokingham District Council
P.O.Box 157
Council Offices
Shute End
Wokingham.
Berkshire
RG40 1WR.

ESTABLISHED 1986.
COMPANY REGISTRATION NO. 3396306
V.A.T. NO. 533 3395 51

1769A

31 JAN 2000 * 0474

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 01734 778763.

WOKINGHAM DISTRICT COUNCIL

For office use only
Application No.

1.	YOUR NAME	MR AND MRS T. WOOLFORD
	ADDRESS	48 THE HAWTHORNS
		CHARVIL
	POST CODE	Tel. No. 0118-9344485
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	RICHARD FENN DESIGNS LTD
	ADDRESS	11 HARRIER CLOSE
		WOODLEY, READING
	POST CODE	RG5 4PE Tel. No. 0118-9691684
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	37 NEW ROAD
		RUSCOMBE
		TWYFORD
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.18 HECTARES
5. Give brief details of the proposal.	ABOUT THE APPLICATION	PROPOSED NEW 2 STOREY DWELLING TO REPLACE EXISTING DILAPIDATED DWELLING
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? YES / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.
NO ESTABLISHED TREES

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

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

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

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

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

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

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	1
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		1
	NET CHANGE	0

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

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT? ~~YES~~ / NO
If YES, please 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 (INCLUDING SCRAP YARDS)? ~~YES~~ / NO
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.

23. THE FEE ENCLOSED IS £190.00p
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 Woolford DATE 28/4/99

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.

Environmental Services

For office use only. 0474
Application number:

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 T. WOOLFORD
	Address and postcode	48 THE HAWTHORNS CHARVIL Phone number 0118-9344485
	Agent's Name	RICHARD FENN DESIGNS LTD
	Address and postcode	11 HARRIER CLOSE WOODLEY READING BERKS. Phone number 0118-9691684
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.	37 NEW ROAD RUSCOMBE TWYFORD BERKSHIRE
4	Give brief details of the proposal for example, two storey side extension. About the application	NEW 2 STOREY DWELLING TO REPLACE EXISTING DILAPIDATED DWELLING
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 ☐ NO TREES TO BE REMOVED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ALL AS EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: N/A	Proposed:
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

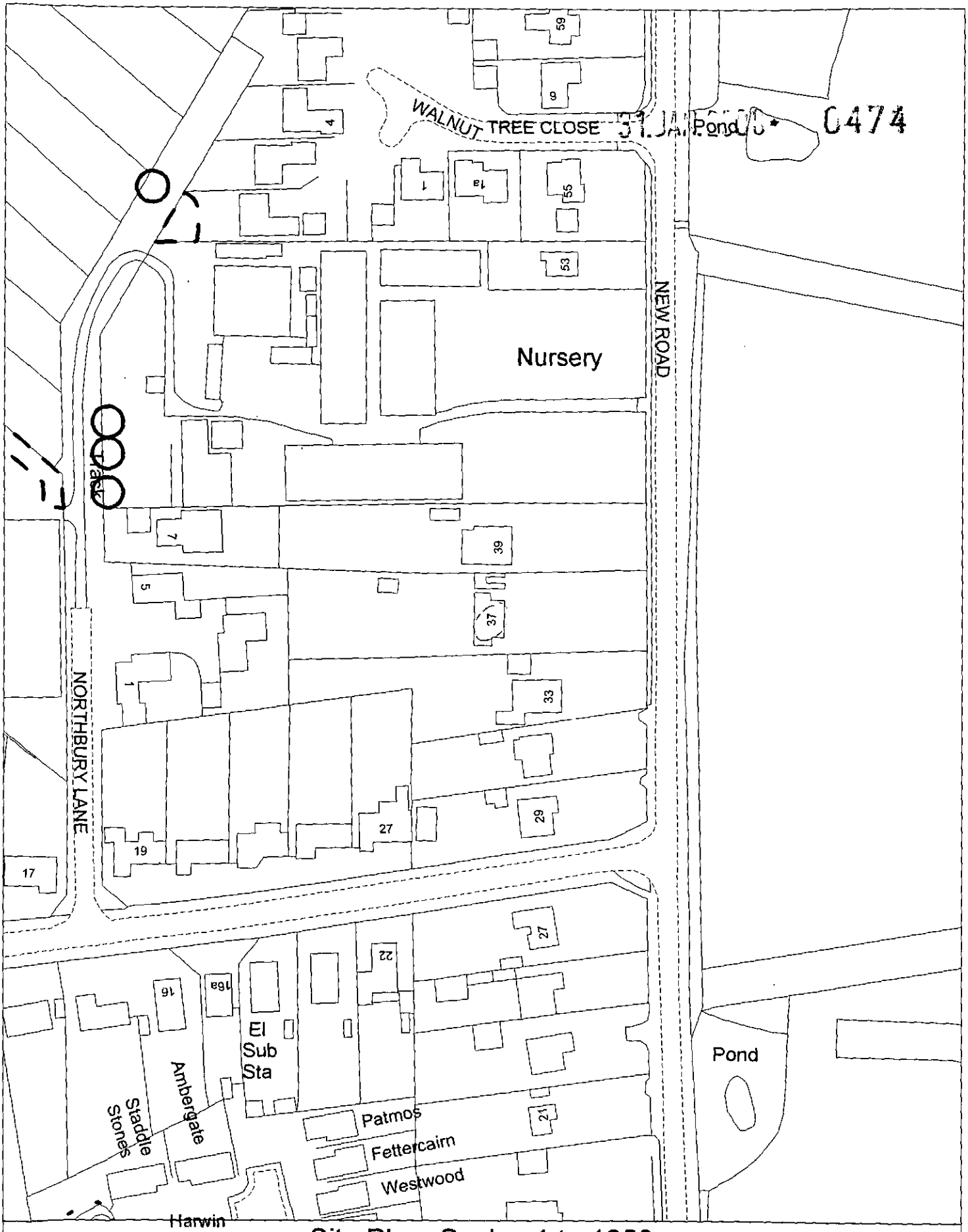
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR & MRS T. WOODFORD

Date 30/01/2000

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



Site Plan, Scale: 1 to 1250

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Date: 2 February 2000

31.JAN.2000* 0474



Site Plan, Scale: 1 to 2500

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Wokingham District Council, Licence No. LA086134
Date: 12 February 1999

Received by Wokingham District Council

Application No: F/2000/0474

Proposal:
Proposed erection of replacement dwelling.

Location:
37 , New Road, Ruscombe, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

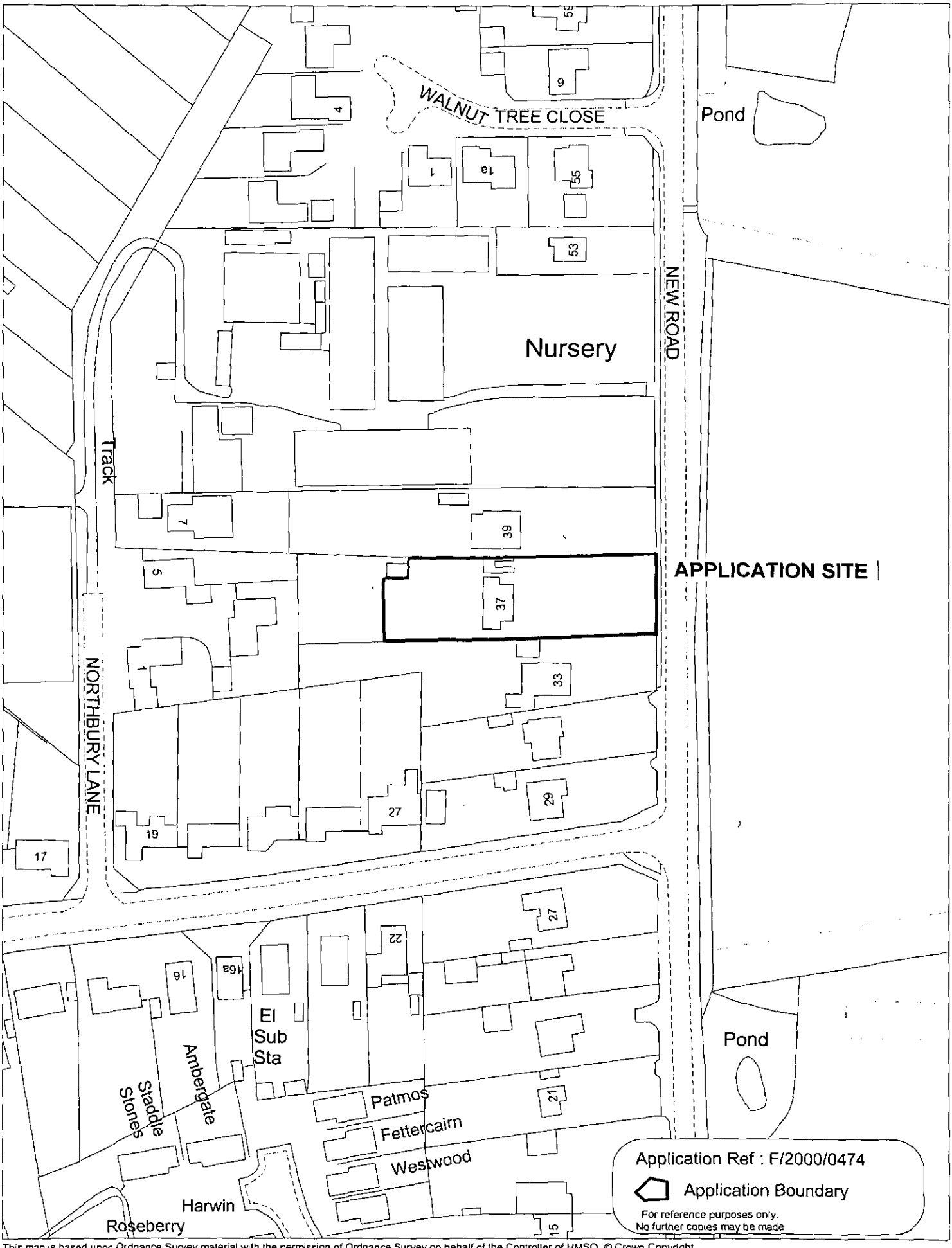
PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/03/2000. 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



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Development Control Section, Environmental Services, Wokingham District Council.

26 April 2000

Scale: 1 : 1250

N
W E
S

FROM: Nicola Lake

DATE: 07 February 2000

DELEGATED

Ruscombe Parish Council Consultation Sheet

26328

Application Number: F/2000/0474

Proposal: Proposed erection of replacement dwelling..

Site Address: 37 , New Road, Ruscombe, Reading.

Applicant: Mr & Mrs T Woolford C/O Richard Fenn Designs Ltd.

Your observations are required in respect of this application **by 02/03/2000** .

18.02.00

This application has come between meetings and we have just commented on a similar application.

Our comments are as for our letter of 6/2/00 on App 99/70791/F..

(a) All bungalows in the immediate area.

(b) Roof line still needs lowering.

(c) A high roofed building would have a detrimental effect on neighbouring properties.

(d) Allowance of these plans would lead to further applications from adjoining properties.

More comments would be forthcoming after our March Meeting on 7/3/00

SIGNED: [signature] DATE: 18.02.00

CLERK TO Ruscombe Parish Council

Application No. **Received** **Wokingham**
F/2000/0632 **21/2/00**

Applicant: Mr & Mrs Stacey
Location: 66, Arthur Road, Wokingham
Proposal: Single storey rear extension & re-roofing of existing garage

1. **Planning History** –The site is located within the identified settlement of Wokingham in a predominantly residential area, and comprises a detached bungalow with an integral garage to the side. In the past, the bungalow has been extended to the rear. In 1964 (5768) it was granted building regulations approval for a garage extension and enclosure of the space between the kitchen and the garage.

   This application is before the Development Control Sub-Committee as the proposed development is on a property owned by an employee of Wokingham District Council.

2. **Proposal** – The proposal is for a single storey rear extension to the dwelling and the re-roofing of the existing garage. The conversion will involve forming a new toilet, rebuilding the existing garage extension and raising the existing height of the garage.

3. **Consultations**
   - ***Wokingham Town Council*** – No objection
   - ***Neighbours/Letters*** – None received

4. **Appraisal** – The main considerations are:

   A. Impact upon the street scene
      South East Area Local Plan policies SBE2, STV6
      Wokingham District Local Plan policies WBE1 and WOS2.
   B. Impact upon neighbouring residents
      South East Area Local Plan policies SBE1 and SBE2
      Wokingham District Local Plan policies WOS3

A. Impact upon street scene.
The proposed development will not protrude any further to the rear, than the rear of the existng garage extension and will extend inwards towards the kitchen by 0.7 metres. The existing flat roof will be raised by 0.4 metres, giving an overall height of 2.8 metres to the eaves, materials will match existing. Therefore the proposal would not be detrimental to the character of the street scene. There is therefore no conflict with development plan policies in terms of impact upon street scene.