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APPLICATION NO:
F/2000/0594

LOCATION:
Horseshoes House Castle End Road, Ruscombe Reading.

APPLICANT:
Mr & Mrs Sharp C/O Mr P Mackrory

PROPOSAL:
Proposed single storey rear extension to dwelling and replacement roof on existing garage

EARLIEST DATE FOR DECISION: **19/03/2000**

APPLICATION EXPIRY DATE: **11/04/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Sharp
C/O Mr P Mackrory
17 Bissley Avenue
Maidenhead
Berks
SL6 3UX

Application Number: F/2000/0594

Parish:	**RUSCOMBE**
Location:	**Horseshoes House, Castle End Road, Ruscombe, Reading.**
Proposal:	**Proposed single storey rear extension to dwelling and replacement roof on existing garage**

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

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

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

Informative

1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Head of Planning and Transportation
Date: 28 April 2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 1 June, 2000
My ref. BC/DC/2000/0594

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

Mr & Mrs J Sharp
c/o Mr P Mackrory
17 Bissley Drive
Maidenhead
Berkshire
SL6 3UX

Dear Sirs

PLANNING PERMISSION 2000/0594
SITE: HORSESHOES HOUSE, CASTLE END ROAD, RUSCOMBE

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/0594 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

Natalie Brown
Planning Assistant

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0594	NB
BUILDING CONTROL NUMBER	FP 2000/0622	Andy
APPLICANT/AGENT	Mr P. Mackrory	
ADDRESS OF SITE	Horseshoe House Castle End. RUSCOMBE	
DESCRIPTION OF PROPOSED WORK	S/S rear ext replacement roof on existing garage part garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	20/07/02	20/07/02
ELEVATIONS	20/07/02 + 01A	20/07/02 + 01
FLOOR PLANS	20/07/01A	20/07/01

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/4/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	24/4/00	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0594

Applicant : Mr & Mrs Sharp C/O Mr P Mackrory.

Location : Horseshoes House, Castle End Road, Ruscombe, Reading.

Proposal : Proposed single storey rear extension to dwelling and replacement roof on existing garage

Site Notice Displayed ? :	YES	NO	DATE
	✓		20/3

Date of Neighbour Notifications : ✓

Date of Site Visit : 4/4

Date Registered : 15/02/2000

Earliest Date for Decision : 19/03/2000

Latest Consultation Date/Site Notice Expiry Date : 19/03/2000

Application Expiry Date: 11/04/2000

Consultation Responses :

Ruscombe PC : none received

Neighbours/SN : none received.

Planning Issues : (Green belt)

1) Impact upon neighbouring properties (WRE1/~~GEN2~~ GBE1/2)

2) Impact upon the character & amenity of the Green Belt (WGB1 & WGB3).

Application Number: F/2000/0594

Appraisal :

1) Impact upon the neighbouring properties:
The proposed development is for a single storey rear extn to the dwellig and a pitched roof over the garage & walkway between house/garage.

- Rear extn - 6.1m width, 3.9m protrusion beyond existing rear b'line hipped roof: 2.3m (eaves) 3.1m to ridge.
Rear extn incorporates a bay style extn: 0.6m protrusion beyond extn 2.2m width, same eave height + 2.8m (ridge).
NB no side windows to face 'coppers'.
Extn ser is 1m from b'line of lounge :: app 2m from boundary with 'coppers' (ser app 1.5m from boundary).
Coppers - has a conservatory extn along boundary with leaflower.
There is a 1.8m wall extending app 3m from existing b'line of 'horseshoe' with trellising/shrubs beyond - shared boundary with 'coppers'

- Roof over garage - Existing flat roof over garage & corrugated plastic style covering over the walkway.
The roof will cover the width of walkway/garage - 4.1m
" " length " " - 9.5m.
Height to eaves 2.2m } to be pitched at front & back
" to ridge 3.1m } to be pitched at side facing oakwood house.

- Due to the nature of the proposed development - it is not considered that there will be any detrimental impacts to neighbouring properties.

2) Impact upon the character & amenity of the Green Belt:
It is considered that a pitched roof over the garage/walkway will be an improvement over the existing flat roof garage/corrugated roof to walkway.
There is a clustering of 11 properties along Castle End Road - some of which have had previous development. (materials will match those existing)
It is not considered that the proposed d'mest will have any adverse negative impact upon either the character or amenity value of the Green Belt.

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

Application Number F/2000/0594
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	INS: WORK
	IN06		

RECORD OF SITE VISIT

SITE ADDRESS: Horseshoes House Castle End Road Ruscombe Reading. APPLICATION NUMBER: F/2000/0594	OFFICER: Natalie Brown DATE OF SITE VISIT: 4/4

1 SITE/STATUTORY NOTICE DISPLAYED ? 20/3 on tree by entrance to property.

2. DESCRIPTION OF SURROUNDINGS
Detached.
Green belt.
Properties situated along a lane - 11 properties clustered together.

3. DESCRIPTION OF SITE/BUILDING
existing flat roof on garage with corrugated plastic over walk way
oakwood → flat roof over garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES
View over back garden
coppers ~~[illegible]~~ → 1.8m wall app 3m from b'line. trellising & shrubs beyond + existing conservatory
oakwood house ← 1.8m fence - garage visitor.
open to fields at rear (small/low fencing at rear)

5. SITE CONSTRAINTS

TREES some in rear garden

ACCESS/PARKING N/a.

LEVELS —

BOUNDARY TREATMENT as above

OTHERS —

height will be below existing fascia board of ~~[illegible]~~ gff level.

Tel: (0118) 974 6492

Date: 17/4/2000

My ref: F/2000/0594

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 S Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: F/2000/0594
Horseshoes House , Castle End Road, Ruscombe, Reading.
Proposed single storey rear extension to dwelling and replacement roof on existing garage

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 **Natalie Brown** on **(0118) 974 6492.**
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 27/4/2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0594**
Horseshoes House , Castle End Road, Ruscombe, Reading.
Proposed single storey rear extension to dwelling and replacement roof on existing garage

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 6492

Date: 17/4/2000

My ref: F/2000/0594

CONFIDENTIAL

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

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
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Yours faithfully

Head of Planning and Transportation

Tel: (0118) 974 6492

Date: 19/1/2000

My ref: F/2000/0594

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/2000/0594
Horseshoes House, Castle End Road, Ruscombe, Reading.
Proposed single storey rear extension to dwelling and replacement roof on existing garage.

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Yours faithfully

Head of Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 15 FEB 2000	Map No. 29 Site 0.07.
Officer: NAB / Application No. F/2000/0594	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING AND REPLACEMENT ROOF ON EXISTING GARAGE

Location: HORSE SHOE HOUSE CASTLE END RD.

Parish: RUSCOMBE Ward: RUSCOMBE V24.02.00

Applicant: MR/MRS SHARP

Fee Received 95-00 (6) 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	Are they converting part of garage to utility Room? Should this be included in application/ description?		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 24.04.00 Parish Council Informed - YES ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

..... No pre-apps.

NEIGHBOURS:

..... S/N + Oakwood House, ...

..... Castle End Road .....

.....

.....

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.....

.....

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Received by Wokingham District Council

Application No: F/2000/0594

Proposal:
Proposed single storey rear extension to dwelling and replacement roof on existing garage

Location:
Horseshoes House , Castle End 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/03/2000. 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

Environmental Services

For office use only.
Application number: 15 FEB 2000* 0574

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. SAYER
	Address and postcode	HORSESHOE HOUSE CASTLE END RUSCOMBE, RG10 9XG
	Phone number	
2	Agent's Name	MR. P. MACKRORY
	Address and postcode	17 BISSLEY DRIVE MAIDENHEAD SL6 3UX
	Phone number	01628 824581
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.	HORSESHOE HOUSE CASTLE END RUSCOMBE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION AND REPLACEMENT ROOF OVER GARAGE AND ACCESS PASSAGE
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.	FACING BRICKS AND ROOF TILING TO MATCH EXISTING. UPVC WINDOWS 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: AS EXISTING
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. EMRS. J. SHARP

Date 14.2.2000

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

ADDRESS HORSESHOE HOUSE CASTLE END ROAD LANE PARISH RUSCOMBE

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/268/64				
0/139/63				
19/85				

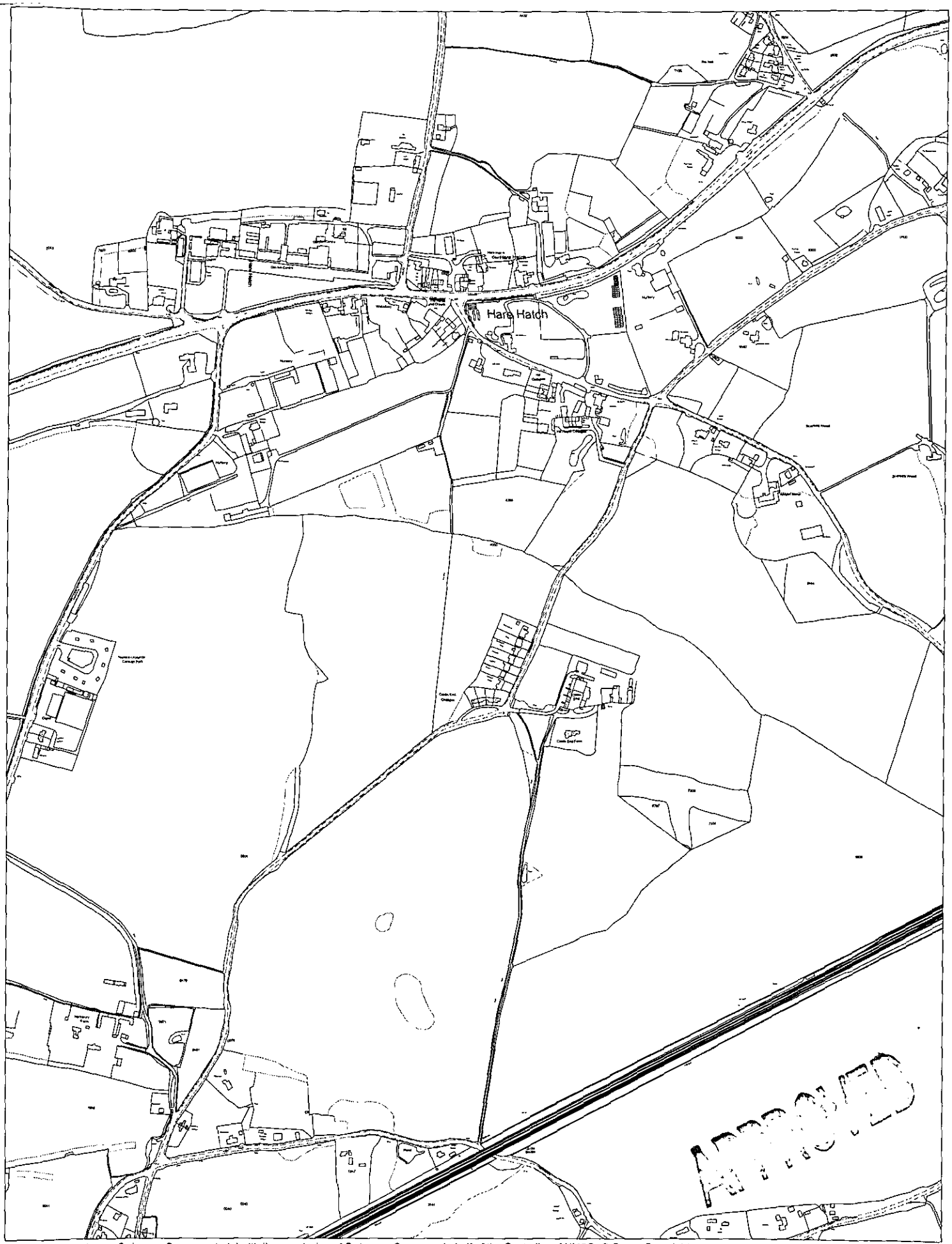
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE 15.FEB.2000* 0594

091074



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Development Control Section, Environmental Services, Wokingham District Council.

23 February 2000

Scale: 1 : 8000

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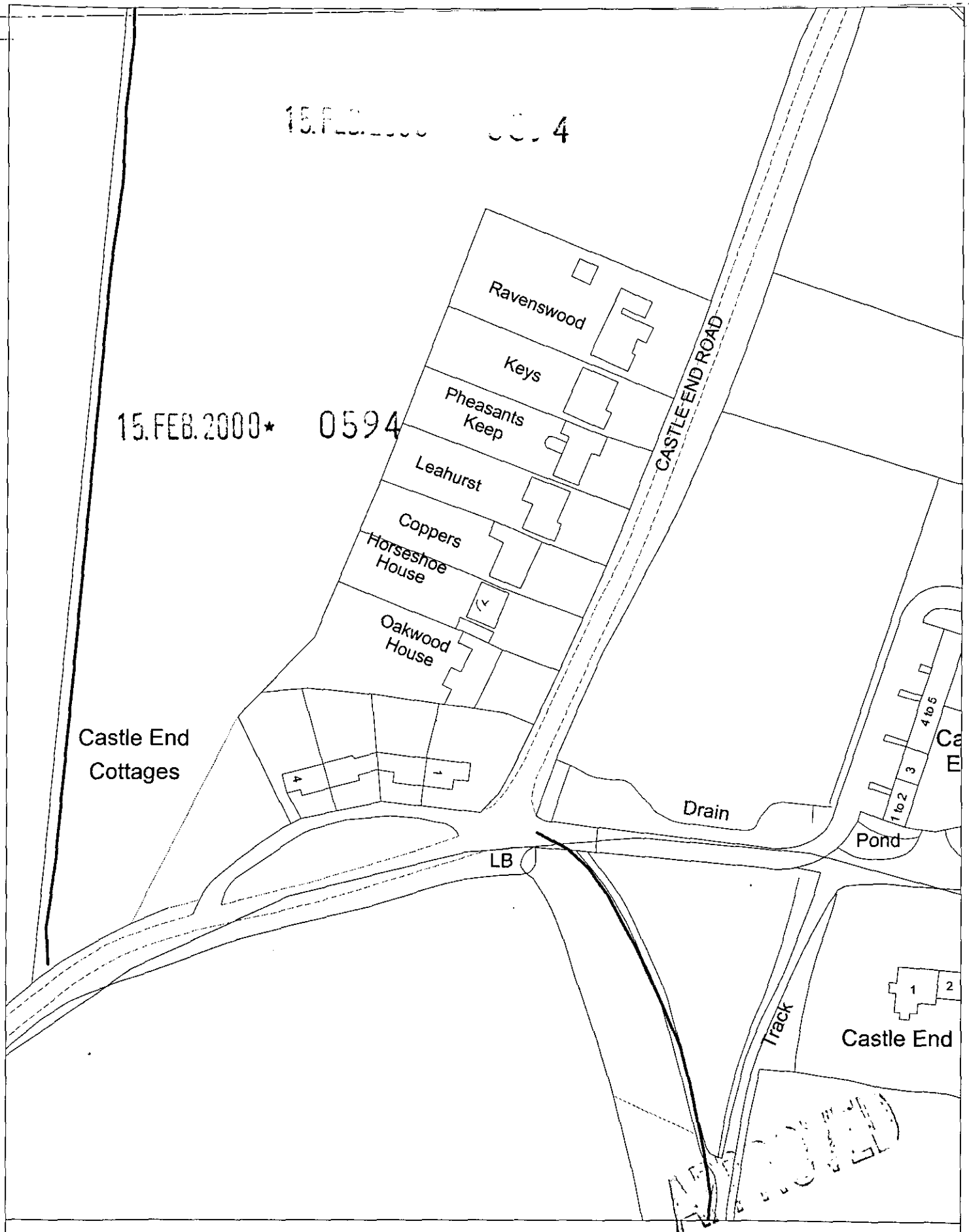

Site Plan, Scale: 1 to 1250

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Date: 18 February 2000

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