SYSTEMS LTD

APPLICATION NO:
F/2000/1600

LOCATION:
37 New Road, Ruscombe Reading.

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

PROPOSAL:
Proposed erection of replacement dwelling.

EARLIEST DATE FOR DECISION: **02/07/2000**

APPLICATION EXPIRY DATE: **21/07/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2000/1600

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 **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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any order revoking and re-enacting that Order) no buildings, extensions, alterations or windows above ground floor permitted by Classes A, B, C, D and E of Schedule 2, Part 1 of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
3. No construction work of any sort shall take place other than between the hours of 7.00 am and 7.00 pm Mondays to Fridays and 7.00 am to 1.30 pm Saturdays and no work shall take place on Sundays and Bank Holidays.

Condition
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.

Condition
5. The ground floor, bathroom windows in the north elevations of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
6. The area shown on the permitted drawings for vehicle parking, turning and garaging 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.

Condition
7. 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; hard surfacing materials.

Condition
8. 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.

Condition
9. 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.

Condition
10. 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.

Condition
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.

Condition
12. 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.

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

Reason
2. To safeguard the amenities of neighbouring residents and the locality.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. In the interests of the amenities of the occupants of this property and other properties nearby.

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

Reason
7. In the interests of the character and amenities of the locality.

Reason
8. In the interests of the character and amenities of the locality.

Reason
9. In the interests of the character and amenities of the locality.

Reason
10. In the interests of the character and amenities of the locality.

Reason
11. To safeguard the amenities of neighbouring residents and the locality.

Reason
12. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 09/08/2000

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 6443 (Direct Line)

Date. 30 August, 2000

My ref. CD/FP2000/1041(1600)

Mr T Woolford
C/o Richard Fenn Designs Ltd
11 Harrier Close
Woodley
READING
Berkshire RG5

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,

37 NEW ROAD, RUSCOMBE
REPLACEMENT DWELLING

Thank you for your Building Regulations Application Number FP2000/1041 received on 23 August.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The planning officer considers that the proposal is materially different from the Approved Planning Number F/2000/1600, which cannot be dealt with as a minor amendment. A chimney has been added, a side door to the garage, and two larger rear windows. The permitted development rights were removed on Condition 2 of the Planning Approval F/2000/1600.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 20 September. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1600 ML
BUILDING CONTROL NUMBER	FP 2000/1041 Andy
~~APPLICANT~~/AGENT	Richard Penn Designs Ltd.
ADDRESS OF SITE	37 New Road RUISCOMBE
DESCRIPTION OF PROPOSED WORK	replacement dwelling

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	TW 200 A	TW 200
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/8/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? Seen Nicky	BC - added chimney to lounge. - new side door (to garage) - 2 larger rear windows	
DATE	25/8/00.	

PD rights removed

PROBLEMS	REQUESTED	RECEIVED	REMINDER
New PLANNING PERMISSION NEEDED	30/8/00.		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

yellowfile copy.

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 6 September, 2000
My ref. BC/DC/F/2000/1600

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

MrTrevor Woolford
c/o Richard Fenn Designs Limited
11 Harrier Close
Woodley
Berkshire

Dear Sirs

PLANNING PERMISSION F/2000/1600
SITE: 37 NEW 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 F/2000/1600 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

N Lake.

Nicola Lake
Planning Assistant

By hand 8/9/00.
+ brick + tile samples.

T.S. & D.A.Woolford
48 The Hawthorns
Charvil
Reading.

8th September 2000.

Dear Sir/Madam,

REF : Proposed new bungalow to replace existing dilapidated building at 37 New Road, Ruscombe, Twyford for Mr and Mrs Trevor Woolford.
REF : Planning Application No. F2000/1600.

Further to the granting of planning approval for the scheme at the address above on August 9th 2000 please find enclosed duplicate copies of our landscaping drawing in order to satisfy conditions 4, 7, 8, 9, 10 and 11 of the planning approval. Would you please note that the slab level indicated on this drawing was estimated in relationship to a cover level of 50.520 on an adjacent manhole cover in New Road. This information was obtained from your engineers department yesterday by our agent Mr Richard Fenn.

In response to condition 12 of the approval notice we enclose the following samples of the materials to be used which are :-

1. FACING BRICKWORK : ~~Ibstock Funton Second Hard~~ Ambian Brick - Chartham Multi WA008.
2. ROOF TILES : FORTICRETE ROOFING GEMINI SLATE GREY.

We hope that this is to your satisfaction and would appreciate written confirmation of your approval in due course and we thank you in anticipation.

Yours Faithfully

(See plan submitted on 3rd Oct 2000

Trevor Woolford

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

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 5 Oct 2000
My ref: NL/F/2000/1600
Your ref:

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

Mr & Mrs T S Woolford
48 The Hawthorns
Charvil
Reading

Dear Mr & Mrs Woolford,

PROPOSED CONDITION DETAILS FOR THE ERECTION OF REPLACEMENT DWELLING AT 37 NEW ROAD, RUSCOMBE. APPLICATION NUMBER F/2000/1600.

Thank you for your plan of the 3 Oct 2000, regarding the above stated development.

I write to confirm that the proposed slab level details as shown on the drawing of the 3 Oct 2000 is approved as the slab level that will be used in the erection of the replacement dwelling. As such these details satisfy the requirements of condition 4 of application F/2000/1600.

The proposed landscaping and boundary treatment is also shown on the drawing of the 3 Oct 2000. These details also meet the requirements of conditions 07 and 11.

The proposed materials:
Facing Brick: - Ambion Brick Chartham Multi WA008.
Roof Tiles – Forticrete Roofing Gemini Slate Grey.
Are approved as details, which satisfy the requirements of condition 12.

The above details satisfy the requirement of the conditions 04, 07, 11 and 12 of application F/2000/1600 and shall be used in the construction of the replacement dwelling.

I hope this information is of assistance to you.

Yours sincerely,

JOHN MITCHELL.
Development Control Manager.

Application Number F/2000/1600
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC→	SR05	Notwithstanding the provisions of the Town and Country Planning (General permitted development order) 1995 (or any order revoking and re-enacting that order) no buildings, extensions, alterations or windows above Ground floor permitted by classes A, B, C, D and 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	→	SR05	No Construction work of any sort shall take place other than between the hours of 7:00 am and 7:00 pm mondays to Fridays and 7:00 am to 1:30 pm Saturdays and no work shall take place on Sundays and bank holidays.
4	SC18	SR05	Details" by none less than 300 mm
5	SC20	SR24	"Ground floor, bathroom windows in the north elevation.
6	SC23	SR06	Parking, Turning + Garaging
7	SC40	SR17	include proposed finished levels, means of enclosure, car parking layout, and hard surfacing materials
8	SC41	SR17	
9	SC42	SR17	
10	SC48	SR17	
11	SC50	SR05	
12	SC52	SR12	

RECORD OF SITE VISIT

SITE ADDRESS: 37 New Road
Ruscombe Reading.

APPLICATION NUMBER: F/2000/1600

OFFICER: Nicola Lake

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 27 July 2000

My ref: F/2000/1600

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/2000/1600
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

John Mitchell
Development Control Manager

Tel: (0118) 974 6481

Date: 27 July 2000

My ref: F/2000/1600

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1600
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

John Mitchell
Development Control Manager

Tel: (0118) 974 6481

Date: 27 July 2000

My ref: F/2000/1600

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/2000/1600
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 7 Aug 2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/1600**
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.

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1600

Applicant : Mr & Mrs 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
	✓		15 · 6 · 2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....15.6.2000.....

Date Registered : 26/05/2000

Earliest Date for Decision : 02/07/2000

Latest Consultation Date/Site Notice Expiry Date : 02/07/2000

Application Expiry Date: 21/07/2000

Consultation Responses :
Ruscombe P.C - Concern, but no objection about application
Landscaping - No objection subject to conditions.
Highways - No objection subject to conditions.

Planning Issues :
Site Designation - within the Developed Settlement.

1.) Impact upon the residential amenity of the adjacent Dwelling;

2.) Impact upon the character or appearance of the Street scene.

Application Number: F/2000/1600

Appraisal :

1.) Impact upon the residential amenity of the adjacent dwellings

The proposed development is for a replacement bungalow. The proposed bungalow would have a projecting garage area which will stand 1.5m forward of No 33's garage and 6.5m back from the front of the dwelling. To the other side of the property, the proposed dwelling would stand 3m forward of No 39 and would stand 2m further back than the rear of No 39's existing carport. The proposed dwelling would be set in 2.7m from No 39 and 2m from No 33. The rear of the dwelling would however, project out by 9m to the first corner of the two storey bay. However, the proposed section would have a height of 3.4m to the eaves and 4.6m to the ridge.

As such, the proposed development will have no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the residential amenity of the adjacent dwellings.

2.) Impact upon the character of the street scene

The proposed dwelling would have a proposed ridged height of 8m, with a fully hipped roof. It will be set well back as the site with gaps of 3m and 2.7m between it and the adjacent dwellings. As such, the proposed development is in keeping with the character of the wider area. Hence, there will be no detrimental impact upon the character or appearance of the street scene.

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

Received by Wokingham District Council

Application No: F/2000/1600

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). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/07/2000. 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

07 June 2000

HIGH[redacted] CONSULTATION SHEET

From: Nicola Lake

Date: 07 June 2000

Application Number: F/2000/1600

Proposal: Proposed erection of replacement dwelling.

Parish: RUSCOMBE PARISH

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

Applicant:
Mr & Mrs 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).

SC23 (garaging and parking) & frame.
SR14

Signed: A. Linnell **Print name:** A. LINNELL

TO: **DEVELOPMENT CONTROL**
Miss Nicola Lake

FROM: Environmental Design

DATE: 4 June 2000

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

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

I have no objections to the proposals. 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

FROM: Nicola Lake

DATE: 07 June 2000

RUSCOMBE PARISH CONSULTATION SHEET

Application Number: F/2000/1600

Proposal: Proposed erection of replacement dwelling..

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

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

Your observations are required in respect of this application **by 02/07/2000** .

21.6.00

The Council would like a legal assurity made up that would require planning permission to put any rooms in the roof space.

The Council would like the ridgeheight to be reduced to be on a par with the rest of the roofline.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
26 JUN 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: EJ Cowens DATE: 21-6-00

Clerk To Ruscombe Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~11 MAY 2000~~ 26 MAY 2000	
Officer: NL	Application No. F/2000/1600

Map No. 29 Site 0.14

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: RUSCOMBE Ward: Ruscombe

Applicant: MR/MRS WOOLFORD

Fee Received 95-00 Required 190-00 ✓ Additional 95-00 Refund .....

(9)

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	Should be on full forms for new dwelling	24/5	✓
4	Correct S 66 certificate			
5	Elevation plans	Elevation showing small window next to garage doors?	24/5	✓
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 : 7.6.2000 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:

No pre apps

NEIGHBOURS:

S/Nt 33, 39 New Rd ✓

3, 5 Northbury Lane.

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

26 MAY 2000 * 1600

8th May 2000.

Dear Sir/Madam,

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

Please find enclosed a planning application which has been prepared on behalf of our clients Mr and Mrs Trevor 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 and TW.201.
3. A copy of the ownership certificate Part A duly filled out and signed.
4. A cheque to the value of £95.00p which we believe is the correct planning fee for a proposal of this type.

Finally we hope you have enough information in order to process the application however should you require any further information or clarification please do not hesitate to contact the writer on the telephone number above.

Yours Faithfully,

Richard H.Fenn

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

1509/ab

PLANNING APPLICATION PART 1

26 MAY 2000 1600

WOKINGHAM DISTRICT COUNCIL

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 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MR AND MRS T. WOOLFORD
	ADDRESS	48 THE HAWTHORNS
		CHARVIL, READING
	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	0.13 HECTARES
5. Give brief details of the proposal	ABOUT THE APPLICATION	NEW BUNGALOW TO
		REPLACE EXISTING
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 ☑
- 1:500 Block Plan ☑
- 1:100 Elevations ☑
- 1:100 Floor Plan ☑
- Other ☐

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 ☐
- CONSTRUCTION OF NEW BUILDING ☑
- ALTERATION or EXTENSION ☐
- 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 ☐
- MEANS OF ACCESS ☐
- SITING ☐
- 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 ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

~~YES~~ / NO

NO ESTABLISHED TREES

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

TO BE AGREED

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

YES / ~~NO~~

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

YES / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

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	—

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

~~YES~~ / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

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) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

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 T. WOOLFORD DATE 25/5/2000

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.

1789/a

SECTION 66 CERTIFICATE

06 MAY 2010

WOKINGHAM DISTRICT COUNCIL

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) . . . . . .

  . . . . . .

- Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of MR AND MRS T. WOOLFORD . . . . . .

Date 25TH MAY 2000 . . . . . .

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

1933

ADDRESS 37 NEW ROAD PARISH RUSCOMBE

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisic
99/69668/F	Mr. & Mrs. Wolfford	Erection of replace. dwell.	16/9/99.	R
99/70632/F	"	"	17/1/00	R
99/70791/F	"	"	17/1/00	R
E/2000/0474	" "	Erect replacement dwelling		

MINISTRY DECISION 99/69668/F - Appeal Dismissed - 08/05/00.

SPECIAL ORDERS

Environmental Services

For office use only.
Application number: 26 MAY 2010 1600

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
2	Agent's Name	RICHARD FENN DESIGNS LTD
	Address and postcode	11 HARRIER CLOSE WOODLEY READING
	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
4	Give brief details of the proposal for example, two storey side extension. About the application	NEW BUNGALOW TO REPLACE EXISTING
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 ESTABLISHED TREES
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TO BE AGREED
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing:	Proposed: 4
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

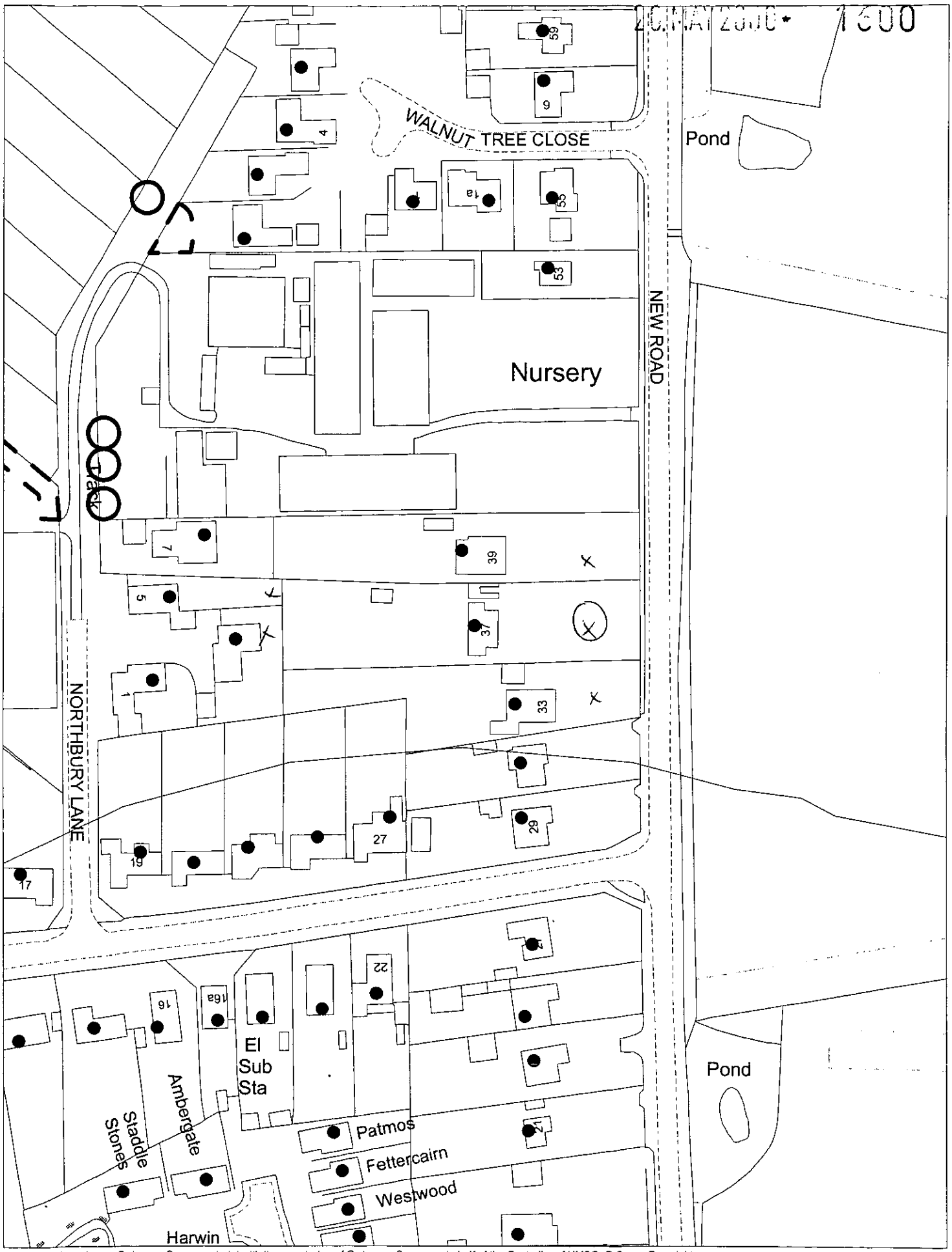
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR & MRS T. WOOLFORD

Date 4/5/2000

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



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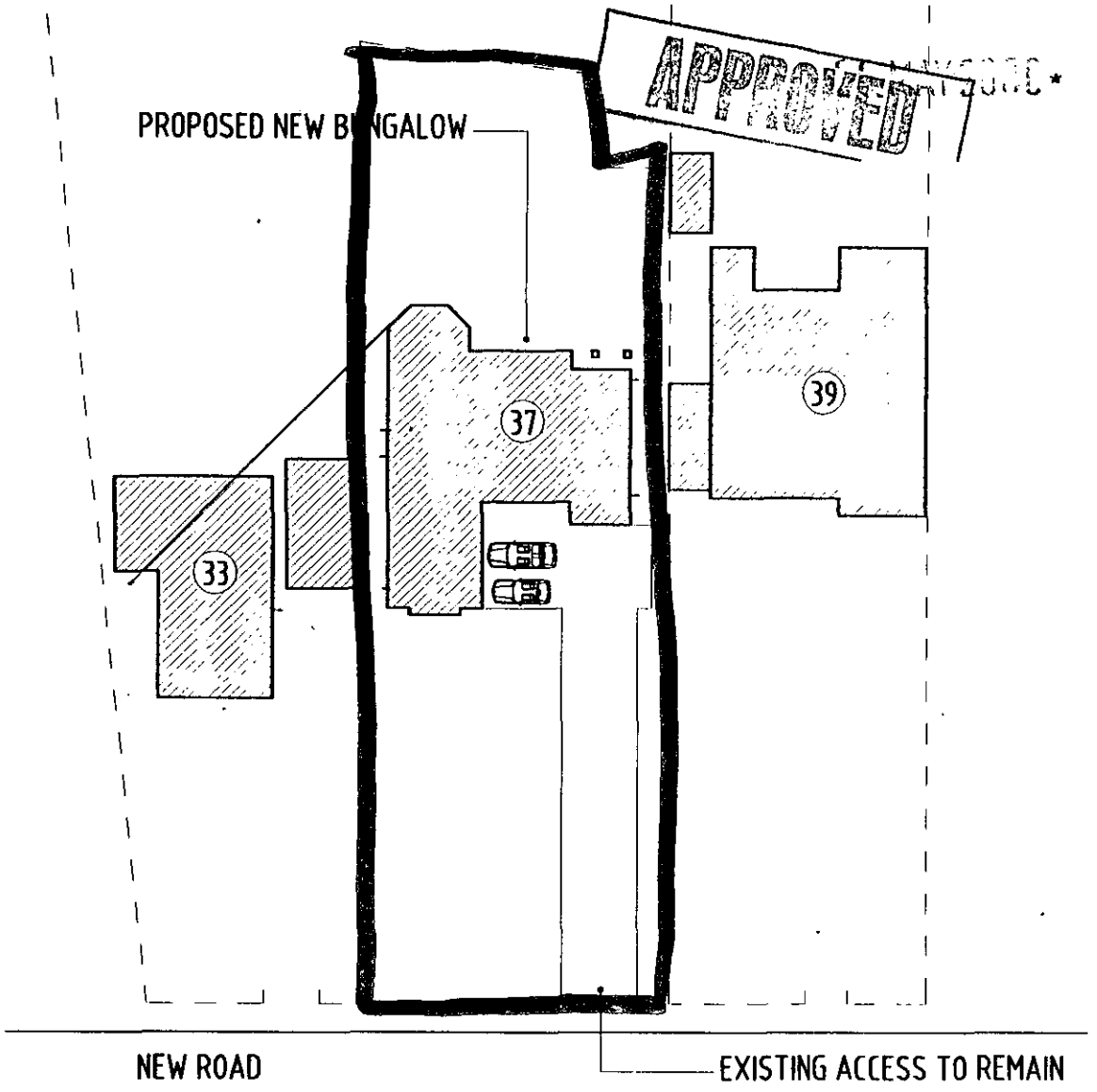
Development Control Section, Environmental Services, Wokingham District Council.

19 May 2000

Scale: 1 : 1250



RICHARD FENN DESIGNS LIMITED

11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.

Telephone READING (0118) 9691684

Fax (0118) 9628313 E-Mail : RFENNDES@aol.com

PROPOSED NEW BUNGALOW TO REPLACE EXISTING BUNGALOW AT 37 NEW ROAD, TWYFORD, BERKSHIRE for MR AND MRS TREVOR WOOLFORD

BLOCK PLAN

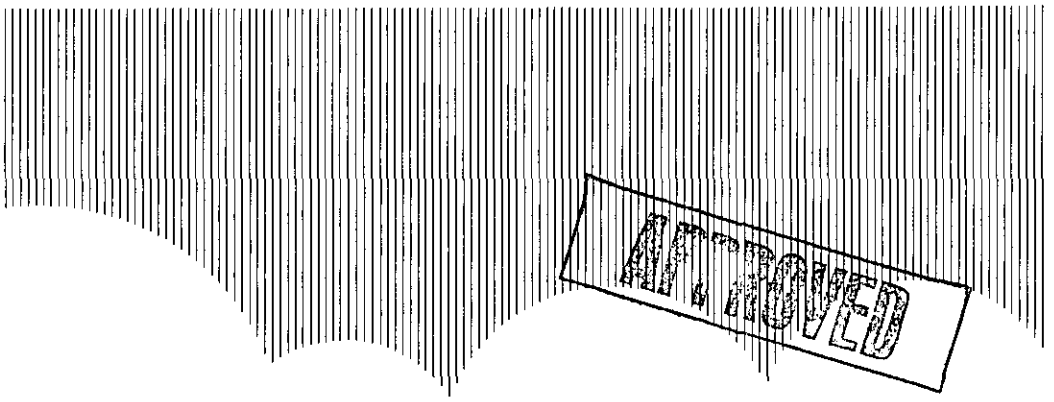
DATE	SCALE
MAY 4th 2000	1:500

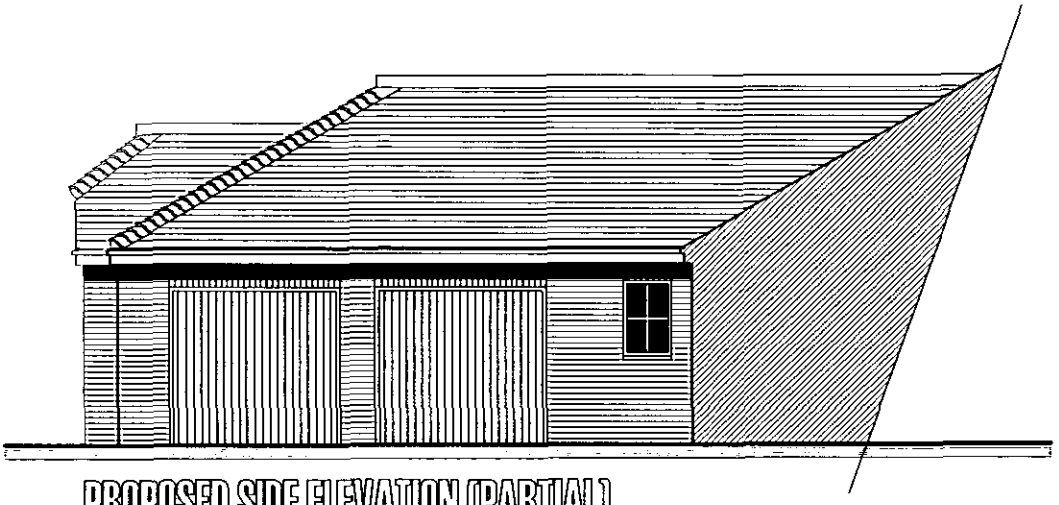
DRAWING No. TW.201

REVISION

20 MAY 2000

1600





PROPOSED SIDE ELEVATION (PARTIAL)

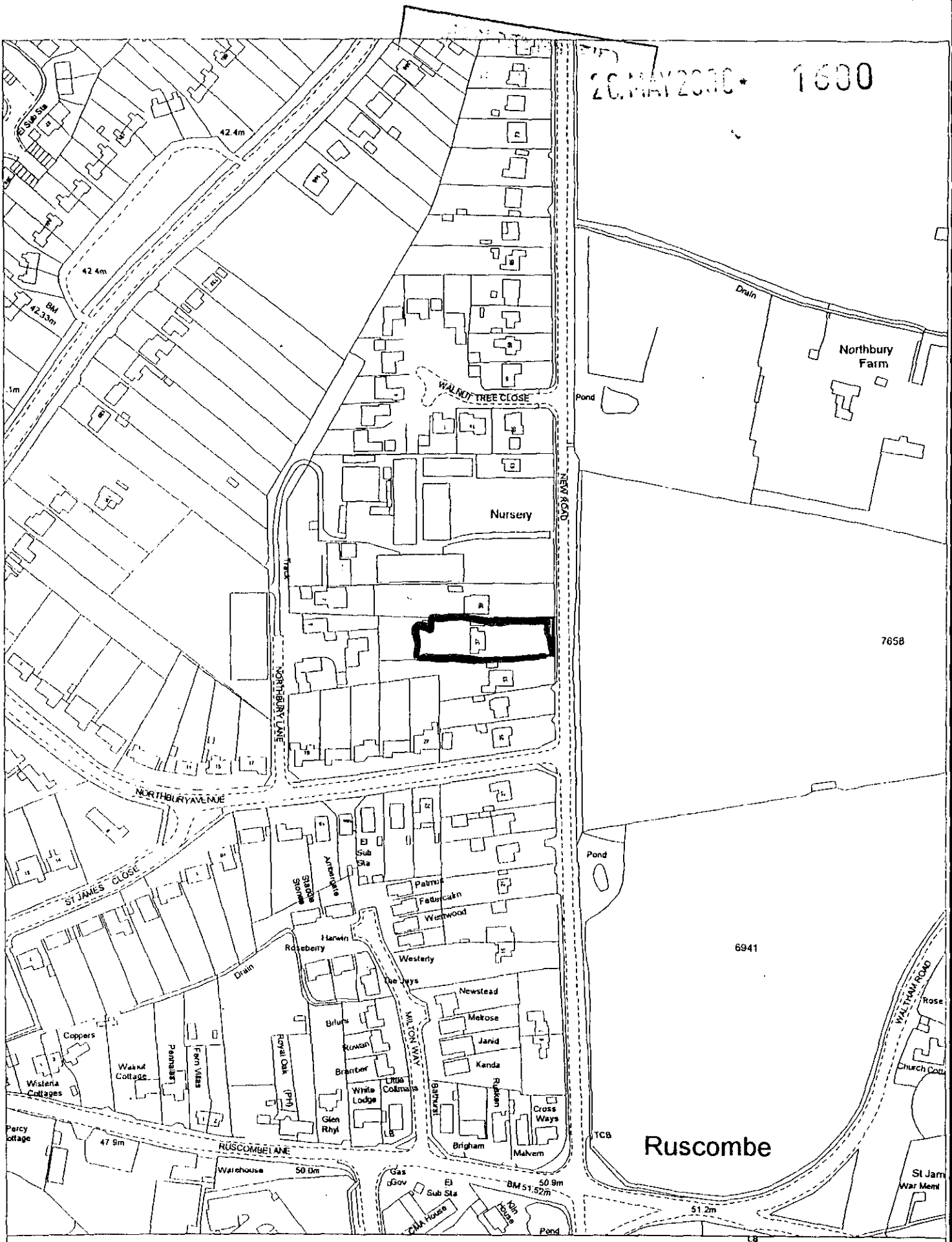
RICHARD FENN DESIGNS LIMITED

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

PROPOSED NEW BUNGALOW TO REPLACE EXISTING BUNGALOW AT 37 NEW ROAD, TWYFORD, BERKSHIRE
for MR AND MRS TREVOR WOOLFORD

SIDE ELEVATION (PARTIAL)

DATE	SCALE
MAY 26th 2000	1:100
DRAWING No. TW.202	REVISION



Site Plan, Scale: 1 to 2500

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Date: 12 February 1999