APPLICATION NO:
F/2002/5712

LOCATION:
Bridge Cottage Stanlake Lane, Ruscombe Reading.

APPLICANT:
Mr/Mrs C Couston C/O Christopher Chapman Associates Ltd

PROPOSAL:
Proposed two storey and single storey side extensions to dwelling . Plus erection of replacement single garage.

EARLIEST DATE FOR DECISION: **18/02/2002**
28 day expiry - 25Feb02
APPLICATION WILL HAVE EXPIRED ON:
18/03/2002

CASE OFFICER: **Francis Leo**

APPROVED

817

D2

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs C Couston
C/O Christopher Chapman Associates Ltd
Foxley Manor
Forest Green Road
Holyport
Berks
SL6 2NW

Application Number: F/2002/5712

Parish: **RUSCOMBE**

Location: **Bridge Cottage, Stanlake Lane, Ruscombe, Reading.**

Proposal: **Proposed two storey and single storey side extensions to dwelling . Plus erection of replacement single 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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. The garage shall not be occupied until space has been provided within the front garden for vehicles to enter and leave the site in a forward gear and this space shall be retained for this purpose in perpetuity.

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above side elevation facing Ruscombe Turn of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. In the interests of highway safety and convenience.

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454543 for further details.

Informative
2. You are advised to contact Railtrack Great Western, Infrastructure Liability Group, 125 House (MH2B), 1 Gloucester Street, Swindon, Wilts. SN1 1GW to ensure that adequate steps are taken to ensure the integrity of Railtrack's infrastructure and the safety of operational railway at all times.

Informative
3. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy C4.
Green Belt Local Plan Policy 9.
Deposit Draft Wokingham District Local Plan Policies WGB1 and WGB3.

Anna Cronin
Head of Planning & Transportation
Date: 26/02/2002

Notice checked by: _____

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5712	PL
BUILDING CONTROL NUMBER	FX 2002/2751	
~~APPLICANT~~/AGENT	Christopher Chapman Ass.	
ADDRESS OF SITE	Bridge Cottage, Stonelake Lane RUSCOMBE	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext. + replacement single garage.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	395.00.07	395.00.07
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	23/4/02	

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	

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

Tel: 0118 974 6502

Date: **28 January 2002**

My ref: F/2002/5712

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

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/2002/5712
Bridge Cottage, Stanlake Lane, Ruscombe, Reading.
Proposed two storey and single storey side extensions to dwelling . Plus erection of replacement single garage.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5712**
Bridge Cottage, Stanlake Lane, Ruscombe, Reading.
Proposed two storey and single storey side extensions to dwelling . Plus erection of replacement single garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

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

Tel: 0118 974 6502

Date: **28 January 2002**

My ref: F/2002/5712

WOKINGHAM UNITARY
Aiming for Excellence

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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Francis Leo

Development Control Officer

LISTING FORM

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Bridge Cottage, Stanlake Lane, Ruscombe, Reading.
Proposed two storey and single storey side extensions to dwelling . Plus erection of replacement single garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor C A Ferris

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

Received by Wokingham District Council

Application No: F/2002/5712

Proposal:
Proposed two storey and single storey side extensions to dwelling . Plus erection of replacement single garage.

Location:
Bridge Cottage, Stanlake Lane, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5712 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/02/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued 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

28 January 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5712
CASE OFFICER: Francis Leo

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

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

Tel: 0118 974 6502

Date: **28 January 2002**

My ref: F/2002/5712

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor 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/2002/5712
Bridge Cottage, Stanlake Lane, Ruscombe, Reading.
Proposed two storey and single storey side extensions to dwelling . Plus erection of replacement single garage.

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If you have any questions please do not hesitate to contact **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

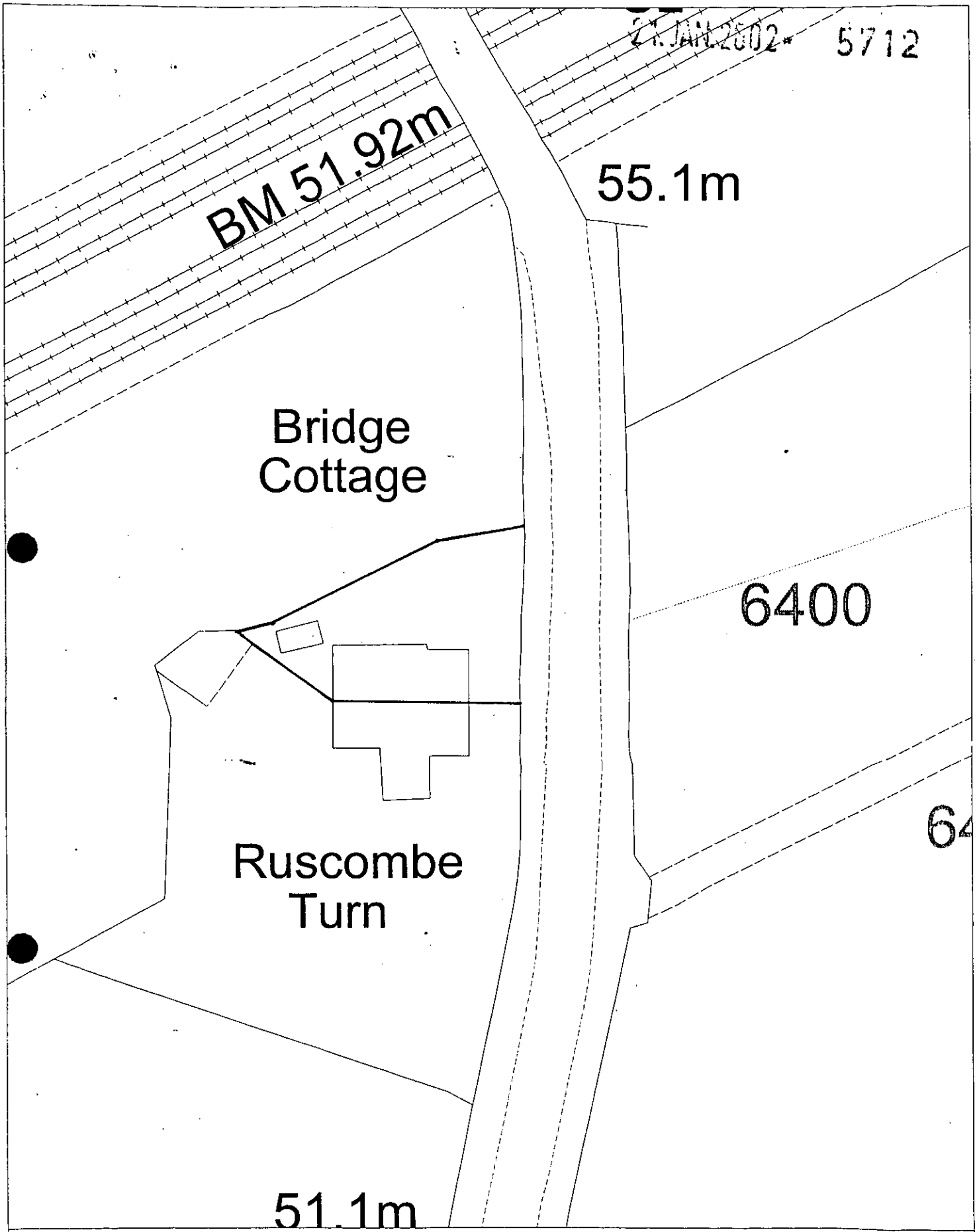
LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5712**
Bridge Cottage, Stanlake Lane, Ruscombe, Reading.
Proposed two storey and single storey side extensions to dwelling . Plus erection of replacement single garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

21 JAN 2002 5712



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

395 : 00 : 05

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Date: 25 September 2001

N
W E
S

Christopher Chapman Associates

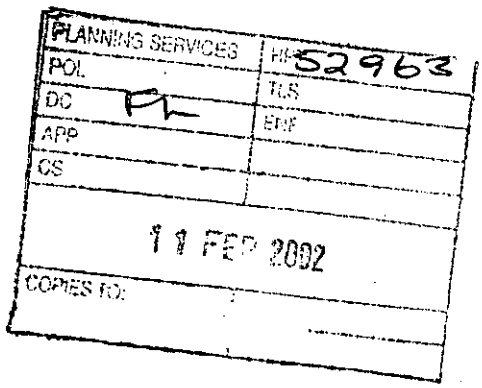
CHARTERED ARCHITECTS
INTERIOR DESIGNERS
DEVELOPMENT CONSULTANTS

Foxley Manor
Forest Green Road
Holyport
Berkshire SL6 2NW

Tel: 01628 788838
Fax: 01628 788839
E-mail: enq@cca-uk.co.uk

CRC/6268395doc /ib
4th February 2002

Director of Planning and Environment
Planning Department
Wokingham District Council
Council Offices
PO Box 157
Shute End
Wokingham
Berks RG40 1WR



For the Attention of Mr F Leo
Development Control Officer

Dear Sir

Re: Alteration and Extension to Bridge Cottage, Stanlake Lane, Ruscombe.
Planning Application Number: F/2002/5712

We are in receipt of your acknowledgement of Planning Application Form for the extension at Bridge Cottage, Stanlake Lane, Ruscombe, under reference No. F/2002/5712.

In one of the letters dated 28th January you requested confirmation in writing that no part of the development encroaches onto or under neighbouring property.

We can confirm this is the case and trust this now complies with your requirements.

In writing, may I re-stress my client's wish to commence work on site as soon as possible and therefore your speed in processing this application would be greatly appreciated.

Yours faithfully

Christopher R Chapman
Managing Director

cc: Mr & Mrs C Couston

Managing Director:
C. R. CHAPMAN B.A. Hons
Dip.Arch Hons (Dist) RIBA

Christopher Chapman Associates Ltd
Registered Office:
1 Peach Street
Wokingham
Berkshire RG40 1XJ

Company Reg. No. 2692009
VAT No. 479 5660 89

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5712

Applicant : Mr/Mrs C Couston C/O Christopher Chapman Associates Ltd.

Location : Bridge Cottage, Stanlake Lane, Ruscombe, Reading.

Proposal : Proposed two storey and single storey side extensions to dwelling . Plus erection of replacement single garage.

Site Notice Displayed ? : YES ✓ NO ☐ DATE 21 Nov 01

Date of Neighbour Notifications : .....

Date of Site Visit : 14 Nov 01 (for the previous application that was withdrawn).

Date Registered : 21/01/2002

Earliest Date for Decision : 18/02/2002

Latest Consultation Date/Site Notice Expiry Date : 18/02/2002

This application will have expired on: 18/03/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Rushmore Parish Council : Turning and parking area much improved.
Env. Health : no objection.
Highways : no objection.
Landscape : no objection
Rail track : no objection in principle.

Planning Issues : Green Belt

WGB1. WGB3.
Policy 9.
C4.

Application Number: F/2002/5712 **Officer : Francis Leo**

Development

Proposed two storey side/rear extension to dwelling, demolition of existing garage and erection of replacement single garage. The existing ground floor rear extension would be demolished and rebuilt within the same foot print of the existing extension. At first floor the proposed extension would be located 2.1m away from the centre line of party wall. Proposal also includes one additional dormer to the side of the dwelling facing north and two windows at ground floor to the side elevation, one being a bow window . The site is a semi-detached dwelling located within the Green Belt.

Impact upon neighbouring properties

The proposed ground floor is within the foot print of the existing extension hence there would be no adverse impact on the adjoining property.

The first floor extension is set back 2.1m from the centre line of party wall. The nearest window at first floor of the adjoining property (window to bathroom) is some 3.0m away from the proposed extension. The nearest window to a habitable room (bedroom) is even further away from the proposed first floor extension. Because of the distance of the proposed extension from the adjoining property, in particular the existing windows, it is considered that the proposal would have no adverse impact upon the neighbouring property.

Impact upon the character of the area

At present, at the rear, the single storey extension comprises part pitched and part flat roofs; at the side there is also a conservatory. Its appearance is very piece meal and can only be described as hotch potch. The proposal would help to improve the appearance at the rear and side of this semi-detached property. One dormer is proposed to the side facing north and it matches the existing dormer in scale and proportion. In design terms the proposal is in keeping with the appearance and character of the main dwelling thus contributing and enhancing the overall character of the Green Belt.

The existing garage is a temporary worn out building and appears an eye sore in the Green Belt. The proposal is to build a replacement garage measuring 5.4m x 3.1m with a pitched roof to a height of 4.5m at the highest part of the ridge.

Policy WGB3 refers to residential extensions and states that in all cases the extension must not result in disproportionate additions to the original building nor cause a detrimental alteration to the scale of the dwelling and to the scale of the development on site.

The existing ground and first floor measure 101.84sqm in area. Previous additions plus the first floor extension total 42.71sqm in area ie an increase of 41.9%. Although the guideline figure is 40%, the proposal is only 1.9% over the guideline figure and is considered acceptable and is unlikely to have any adverse impact upon the character of the area.

No additional parking spaces are required because there is no increase in bedrooms.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/5712

Appraisal :

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

Application Number F/2002/5712
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C138	R138	
5	C044	R044	'First floor or above' 'side elevation facing Ruscombe Turn'

Informative for approvals	(1) Env Agency,
N16	(2) N14
~~LODDON AREA LOCAL PLAN POLICIES~~:	
~~SOUTH-EAST AREA LOCAL PLAN POLICIES~~:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WGB1, WGB3
GREEN BELT LOCAL PLAN POLICIES:	Policy 9,
BERKSHIRE STRUCTURE PLAN POLICIES:	C4
~~MINERALS LOCAL PLAN POLICIES~~:	

(3)

RECOMMENDATION AND CONDITIONS/REASONS AGREED: RP. [signature]
(Development Control Manager)

Date: 26.2.02

RECORD OF SITE VISIT

for the previous application that has been withdrawn.

SITE ADDRESS: Bridge Cottage
Stanlake Lane Ruscombe Reading.

APPLICATION NUMBER: F/2002/5712

OFFICER: Francis Leo

DATE OF SITE VISIT: 14 NOV 01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS
Railway lines to the north surrounded by open field. The site is in the Green Belt.

3. DESCRIPTION OF SITE/BUILDING A high single storey semi-detached property with a high pitched roof with rooms in the roof area. ~~The~~ One dormers to the front and one to the side facing north. A few single storey bldgs at the rear 2 with flat roofs and 2 pitched roofs. Detached garage located to the north. The site is 18m wide and narrows to a point at the rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES
The adjoining other half of the semi is ~~similar~~ ~~and~~ handed and also has single storey extensions at the rear.

5. SITE CONSTRAINTS

TREES mainly to the east facing the road and to the north along the boundaries.

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT 1m high brickwall with timber fence above bet the two properties.

OTHERS

TO: **DEVELOPMENT CONTROL**
Francis Leo

FROM: Environmental Design

DATE: 6 February 2002

Location:	Bridge Cottage, Stanlake Lane, Ruscombe
Proposal:	Proposed two storey side extensions to dwelling. Plus erection of replacement single garage.
Application Number:	F/2002/5712

In response to your consultation dated 28 January 2002 for the above application, the landscape comments are as follows:

The site is located within the countryside designated as Green Belt.

I have no objection to the proposals. The replacement garage is to the rear of the site which is in keeping with the existing open character of the site. The applicants will need to confirm and show on the site plan any vegetation within the site that is to be removed as a result of the proposals.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 28 January 2002

Application Number: F/2002/5712

Proposal: Proposed two storey and single storey side extensions to dwelling. Plus erection of replacement single garage.

Parish: RUSCOMBE PARISH

Site Address:
Bridge Cottage, Stanlake Lane, Ruscombe, Reading.

Applicant:
Mr/Mrs C Couston C/O Christopher Chapman Associates 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).

C049, R049
C138, R138.

Signed: _____ **Print name:** ADAM 30/01/02

	TLS
	ENF
APP	
CS	

11 FEB 2002

COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Francis Leo
Development Control

Your Ref: F/2002/5712

From: Tom Payne
Environmental Health

My Ref: 20016792

Date: 11 February 2002

PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING. DEMOLITION OF EXISTING GARAGE AND ERECTION OF DETACHED DOUBLE GARAGE.

BRIDGE COTTAGE, STANLAKE LANE, RUSCOMBE

These proposals have been evaluated and I have the following comments.

The site is approximately 230 metres from the Ruscombe Pond, Ruscombe landfill. Given the landfills distance from this development and the information currently available it is unlikely that landfill gas will pose a risk to this development.

Therefore, I have no environmental health objections to the application.

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

FROM: Francis Leo

DATE: 28 January 2002

DELEGATED

RUSCOMBE PARISH CONSULTATION SHEET

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP
CO
08 FEB 2002
COMES TO: | ACK:
FILE:

Application Number: F/2002/5712

Proposal: Proposed two storey and single storey side extensions to dwelling Plus erection of replacement single garage..

Site Address: Bridge Cottage, Stanlake Lane, Ruscombe, Reading

Applicant: Mr/Mrs C Couston C/O Christopher Chapman Associates Ltd.

Your observations are required in respect of this application **by 18/02/2002** .

The Parish offers the following observation..

(a) The turning and parking areas are much improved.

SIGNED: J Gazens

DATE: 06/02/02

Clerk To Ruscombe Parish/Town Council.

RAILTRACK

Great Western

Railtrack PLC (in Railway Administration)

Alan Bloom, Chris Hill, Scott Martin and Mike Rollings were appointed Joint Special Railway Administrators of Railtrack PLC on 7th October 2001

The Joint Special Railway Administrators act as agents of the company and without personal liability

PLANNING SERVICES	HPT 52915
POL	TLS
DC	ENF
APP	
CS	
08 FEB 2002	
COPIES TO:	ACK:
	FILE:

Environmental Services Dept.
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
RG40 1WR
DX 33506 WOKINGHAM

For the attention of Francis Leo

Your Ref : F/2002/5712

Infrastructure Liability Group
125 House (MH2B)
1 Gloucester Street
Swindon
Wilts SN1 1GW
DX 120125 SWINDON 11

Tel No : 01793-515633
Fax No. : 01793-499311
Ask for : Pamela Giles

My Ref : ILG/L99/44/PMG
Date : 5 February, 2002

Dear Mr Leo,

BRIDGE COTTAGE, STANLAKE LANE, RUSCOMBE, READING
PROPOSED TWO STOREY & SINGLE STOREY SIDE EXTENSIONS TO DWELLING AND ERECTION OF REPLACEMENT SINGLE GARAGE

I write with reference to the above mentioned planning application. Whilst I have no objection in principle to the proposed development, I set out below for your information and guidance my requirements for the safe operation of the railway and the protection of Railtrack's adjoining property.

FENCING

No alteration or additions to the existing boundary fence/hedge can be undertaken without prior agreement in writing from this office.

DRAINAGE

Additional or increased flows of drainage or surface water should not be discharged onto Railtrack's property nor into Railtrack's culvert or drains. In the interest of the long-term stability of the railway it is recommended that soakaways should not be constructed within 10 metres of Railtrack's boundary.

SAFETY

No works should be carried out on the development site that may endanger the safe operation of the railway or the stability of Railtrack's structures and adjoining land. Care must be taken to ensure that no debris or other materials can fall onto the railway or within Railtrack's property.

continued . . .

SITE LAYOUT

It is recommended that all buildings be situated at least 2 metres from Railtrack's fence, to allow construction and future maintenance works to be carried out without entering onto Railtrack's land.

Where trees exist on Railtrack's land the design of foundations close to the boundary must take into account the effects of root penetration in accordance with the Building Research Establishment's guidelines. Railtrack accept no liability for any damage to new buildings arising from root penetration.

GROUND LEVELS

Surcharging of cutting slopes, retaining walls etc., is not to occur as a result of the proposed development. Railtrack accept no liability to maintain support to the adjoining land other than for its existing use.

In any event alterations in levels must not reduce the effective height of Railtrack's fencing nor undermine its stability.

ENVIRONMENTAL ISSUES

The design and siting of buildings within the site should take into account the possible effects of noise and vibration and the generation of airborne dust resulting from the operation of a railway under statutory powers. The Developer should undertake his own investigations to establish the ambient levels originating from the railway and design attenuation and mitigation measures accordingly.

LANDSCAPING

In the interests of safety, all new trees to be planted near Railtrack's land should be located at a distance of not less than their mature height from the boundary fence. Details of planting schemes should be submitted to this office for prior approval, bearing in mind that certain trees such as poplars and other broadleaf deciduous varieties near railway land may be unacceptable. A list of acceptable and unacceptable tree species is attached for your assistance.

In addition, any hedge planted adjacent to Railtrack's boundary fence should, when fully grown, neither prevent maintenance being carried out nor provide a means of scaling the fence or reduce its effective height.

Please could you let me have a copy of the Decision Notice.

Yours sincerely

Pamela Giles

Senior Liability Manager

RAILTRACK

Great Western

Railtrack PLC (in Railway Administration)

Alan Bloom, Chris Hill, Scott Martin and Mike Rollings were appointed
Joint Special Railway Administrators of Railtrack PLC on 7th October 2001

The Joint Special Railway Administrators act as agents of the company and without personal liability

TREE PLANTING GUIDE
FOR PROPERTIES ADJACENT TO THE RAILWAY

In general, all tall growing deciduous trees will at some stage pose a leaf-fall problem or maintenance requirement.

The following species of trees should, therefore be avoided on schemes adjoining the railway:-

False Acacia	This tree has brittle branches and a tendency to form sucker shoots.
Sycamore/Ash	These are invasive and fast growing species with windborne seeds.
Sweet Chestnut/Beech	These develop into huge trees, posing leaf-fall threat and beech are prone to weakening of the limbs by fork-rot.
Silver Birch/ Pines	These have shallow root systems and may be blown over.
Poplar/Crack Willow/ Horse Chestnut	These species are prone to develop rot with age and can become unstable.
Lime	This tree has brittle branches. (Tilla euchlora is one species that does not produce sticky deposits and so can be used in car parks).
Rhododendron	This species is highly invasive and dominant in places where it has been introduced.

SPECIES ACCEPTABLE FOR GROWING ON OR NEAR AN OPERATIONAL RAILWAY

TREES

Alder
Bird Cherry
Crab Apple
Field Maple
Holly
Hornbeam
Juniper
Oak
Rowan
Service Tree
Whitebeam
Wild Cherry
Wild Pear
Wych Elm
Yew

SHRUBS

Buckthorn
Blackthorn
Dog Rose*
Dogwood
Elder*
Field Rose
Goat Willow
Guelder Rose
Hawthorn
Hazel
Osier
Privet
Purging Buckthorn
Spindle
Wayfaring Tree

*These species are fast growing and may dominate planting . However, they are useful in providing initial quick cover.

Infrastructure Liability Group, (MH2B) 125 House, 1 Gloucester Street, Swindon SN1 1GW, DX120125 SWINDON 11

Rec'd 4.00pm 18.1.02.

5712

21 JAN 2002 5712

Christopher Chapman Associates

CHARTERED ARCHITECTS
INTERIOR DESIGNERS
DEVELOPMENT CONSULTANTS

Foxley Manor
Forest Green Road
Holyport
Berkshire SL6 2NW

Tel: 01628 788838
Fax: 01628 788839
E-mail: enq@cca-uk.co.uk

CRC/6246395doc /cb (3.1)

18th January 2002

Director of Planning and Environment
Planning Department
Wokingham District Council
Council Offices
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

For the attention of Ms B Polnik

Dear Sir

Re: Alteration and Extension to Bridge Cottage, Stanlake Lane, Ruscombe
(Previous Application F/5088)

We recently wrote to you on behalf of our clients Mr and Mrs C Couston of Bridge Cottage, Stanlake Lane, Ruscombe and withdrew application F/5088. This followed lengthy consultations and site meetings where the details of an amended scheme that would be acceptable to Wokingham District Council Planning Department were agreed.

On behalf of my clients I am now pleased to submit a revised Planning Application based upon previous agreement for processing. Our application consists of the following:-

a) 6 copies of the completed Householder Application Form
b) 6 copies of drawing number A395.00.01A : Existing Plans and Elevations
c) 6 copies of drawing number A395.00.07 : Proposed Plans and Elevations
d) 6 copies of drawing number A395.00.03 : Site Plan at scale 1:2500
e) 6 copies of drawing number A395.00.04 : Site Plan at scale 1:1250
f) 6 copies of drawing number A395.00.05 : Site Plan at scale 1:500

The previous application was submitted in October and withdrawn recently. A Planning fee is therefore not required as the resubmission has been made within the timescale laid down under the Town and Country Planning Act.

As expressed in previous correspondence, in the light of the extensive discussions and meetings that have taken place with regard to this scheme, my clients and I hope the processing of this application will prove to be relatively straightforward and positive. We assume the consultation period will commence immediately upon registration and to this end the application has been hand delivered to Wokingham District Council in order to ensure immediate registration. On the basis that the Planning Department determine the application using Delegated Powers, my

21.JAN.2002 5712

clients will be extremely grateful if the minimum time is taken post consultation period expiry to the point where a Planning Decision Notice is issued in order that work may commence on site. To this end we are instructed to prepare Building Regulation drawings and issue tender documents without delay.

Thank you once again with your help in this matter.

Yours faithfully

Christopher R Chapman
Managing Director

cc: Mr and Mrs C Couston

Application Number : F/2002/5712	Map No : 33
Case Officer : FL	Site Area : 0.03
Valid Date : 21/01/02	Received Date: 21/01/2002

Level : Delegated Application

Description : Proposed two storey and single storey side extensions to dwelling . Plus erection of replacement single garage.

Location : Bridge Cottage, Stanlake Lane, Ruscombe, Reading.

Parish : TW Ward : TWY

Applicant : Mr/Mrs C Couston C/O Christopher Chapman Associates Ltd.

Fee paid on 2001/5088
check it has been w/drawn.

Fee Required: £0 Fee Received: £0

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	Encroachment letter required. ✓	28/1	
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees ✓

~~Environmental Health~~ Land fill ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

~~Dinton Pastures~~ 1) Newts Consultation

2) Demolition of garage ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : Ruscombe ✓

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Landfill Cons Groundwater Prot Zone

Railtrack ✓ Great Western.

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

.....

S/N + See map

.....

.....

No pre-apps.

OTHERS

.....

(Green Belt)

.....

.....

.....

.....

Environmental Services

For office use only.
Application number: 21 JAN 2002 5712

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 AND MRS C. COUSTON
	Address and postcode	BRIDGE COTTAGE
		STANLAKE LANE
		RUSCOMBE
		BERKSHIRE RG 10 0BL
	Phone number	VIA AGENT
2	Agent's Name	CHRISTOPHER CHAPMAN ASSOCIATES LTD
	Address and postcode	FOXLEY MANOR
		FOREST GREEN ROAD
		HOLYPORT
		BERKSHIRE SL6 2NW
	Phone number	01628 788838
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.	BRIDGE COTTAGE
		STANLAKE LANE
		RUSCOMBE
		BERKSHIRE RG 10 0BL
4	Give brief details of the proposal for example, two storey side extension About the application	DEMOLITION OF SINGLE DETACHED GARAGE.
		CONSTRUCTION OF SINGE DETACHED GARAGE,
		FIRST FLOOR EXTENSION PLUS GROUND FLOOR
		ALTERATION INCLUDING NEW PORCH
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.	BRICK AND TILE TO MATCH EXISTING.
		WAVEY EDGE STAINED TIMBER BOARDING
		TO FACADES OF GARAGE.
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: 3	Proposed: 3
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.	✓	
	PREVIOUS APPLICATION F/5088 WITHDRAWN AND NOW RESUBMITTED WITHIN TIME LIMITS FOR FREE RE-SUBMISSION.		
	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 AND MRS. C. COUSTOU.

Date 18 JAN. 2002

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

1933

ADDRESS BRIAR COTTAGE STANLAKE LANE PARISH TWYFORD RUSCOMBE 1.6.66

PLOT No. X / CLEMENTS COTTAGE ORD. SHEET No.

BUILDER C/O ADDRESS FROM WALTHAM ROAD 4.3.82

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/169/70	MR. EDWARDS	SUN LOUNGE & STORE	14.5.70	APP PD
F/2001/5088	Mr & Mrs Couston	2/st side ext. dem of exist gar & erect of det double gar		

MINISTRY DECISION

SPECIAL ORDERS

5712

Francis Leo
~~Jan Cooper~~

From: Fiona Penn [fpenn@fish.co.uk]
Sent: 21 February 2002 12:39
To: Jan.Cooper@wokingham.gov.uk
Subject: f/2002/5712

Bridge Cottage

Dear Mr Leo

Ref F/2002/5712

My Council's only comment on the above application is the garage may be too close to the railway embankment and therefore have Railtrack been consulted.

nb same comment as previously.

Yours sincerely

Fiona J Penn
Twyford Parish Clerk

Fiona "Polly" Penn
Full time brain for Frank !!
and clerkship in residence

5712

ENVIRONMENT AGENCY

Our Ref : SP/2002/005234-1/1
Your Ref : F/2002/5712

Date : 12 March 2002

PLANNING SERVICES	HEL 87
POL	TLS
DC FL	ENF
APP	
CS	
13 MAR 2002	
COPIES TO	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Francis Leo

PROPOSAL: TWO STOREY AND SINGLE STOREY SIDE EXTENSION TO
LOCATION: DWELLING PLUS ERECTION OF REPLACEMENT SINGLE GARAGE - BRIDGE COTTAGE, STANLAKE, RUSCOMBE, READING

Thank you for your letter dated 28 January 2002, received on 31 January 2002. Please quote the following reference in any correspondence: SU77NE/10/29. I apologise for the delay in replying, and trust that The Environment Agency's comments, as set out below, will still be taken into consideration.

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454543 for further details.

ADVICE TO PLANNING AUTHORITY

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Land Drainage

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the extension, the applicant is asked to consider

installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Wildlife Protection

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

Landscaping

Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, on 01276 454349, quoting the reference at the beginning of this letter.

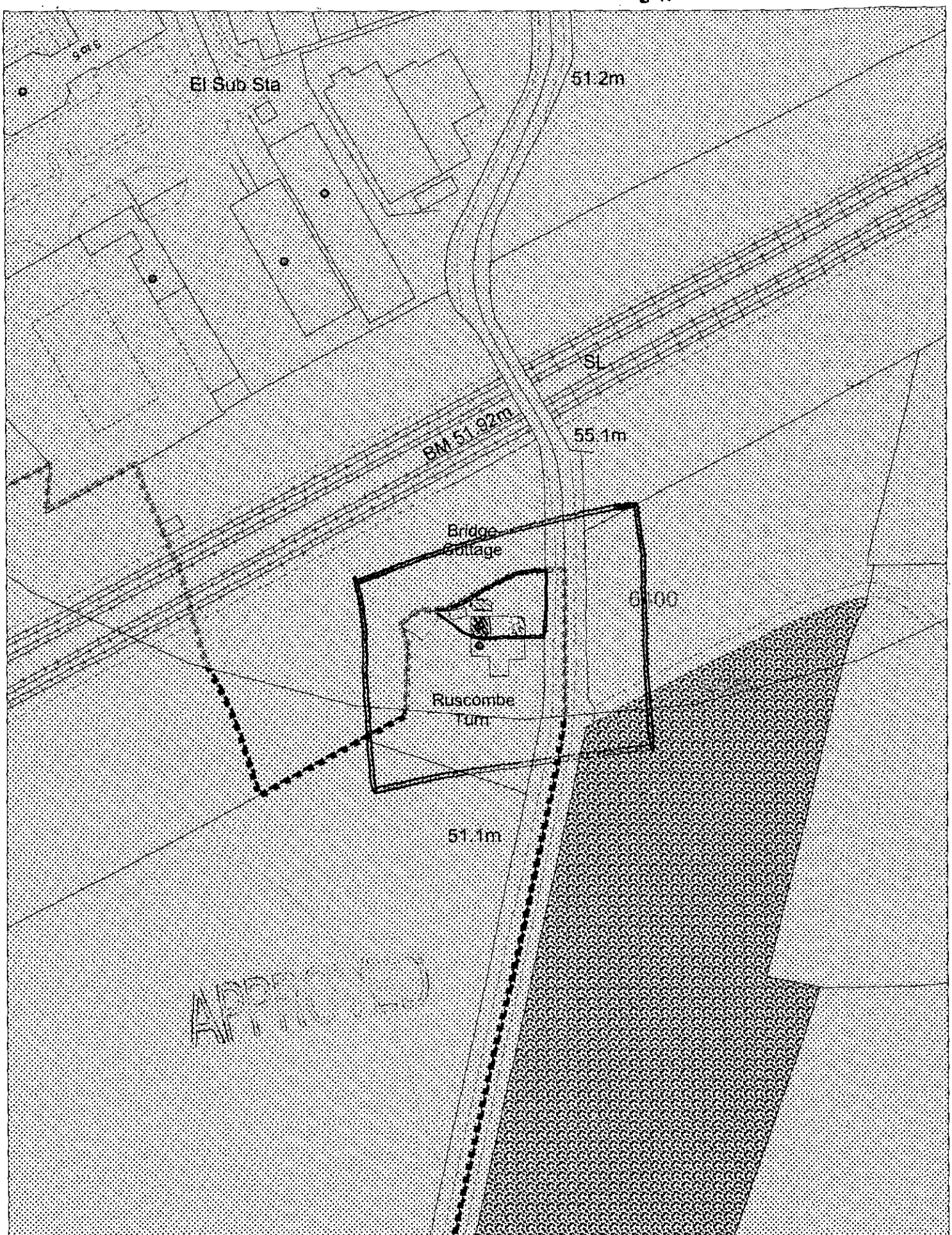
Yours sincerely

JO MARSHALL
Development Planning Officer

CC: Christopher Chapman Associates Ltd

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

21 JAN 2002 0712



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Development Control Section, Environmental Services, Wokingham District Council.

24 January 2002

Scale: 1 : 1250

N W E S