APPLICATION NO:
F/2002/5884

LOCATION:
21 New Road, Ruscombe Reading.

APPLICANT:
Richard Fenn Designs Ltd

PROPOSAL:
Proposed erection of one dwelling with pitched roof of dormer on proposed garage. Amendment to consent F/2001/4895.

EARLIEST DATE FOR DECISION: **29/03/2002**
21/04/02

APPLICATION WILL HAVE EXPIRED ON:
22/04/2002

CASE OFFICER: **Nicola Lake**

APPROVED

D2 972

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Richard Fenn Designs Ltd
11 Harrier Close
Woodley
Reading
Berks
RG5 4PE

Application Number: F/2002/5884

Parish: **RUSCOMBE**

Location: **21, New Road, Ruscombe, Reading.**

Proposal: **Proposed erection of one dwelling with pitched roof of dormer on proposed garage. Amendment to consent F/2001/4895.**

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. 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.

Condition
3. The development shall not commence until details of all boundary treatment(s) 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. The approved scheme shall be maintained in perpetuity.

Condition
4. 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 of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition
5. The first floor bathroom windows in the south elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
6. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
7. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
8. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

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

Condition
10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the 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 seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
12. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be

protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
13. 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
14. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
15. The associated pavement crossing shall be widened to accommodate the wider driveway.

Condition
16. The external construction works hereby approved shall be carried out solely during the months of March to May inclusively.

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 safeguard the visual amenities of neighbouring properties and the locality.

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

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

Reason
6. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
7. To prevent queuing and parking off site, in the interests of highway safety and convenience.

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

Reason
9. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Reason
10. In the interests of visual amenity.

Reason
11. In the interests of visual amenity.

Reason
12. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

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

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

Reason
15. In the interests of highway safety.

Reason
16. To safeguard any Great Crested Newts which may be located on the site.

Informative
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
2. 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:

Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Informative
3. 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 levels.

Informative
4. If great crested newts are encountered at any point during development, then all works must be stopped immediately and the local English Nature office and Wokingham District Council's Planning Department must be informed.

Anna Cronin
Head of Planning & Transportation
Date: 18/04/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications,** using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

finalised for Planni

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5884 NL
BUILDING CONTROL NUMBER	F/2002/2723 North
~~APPLICANT~~/AGENT	Richard Fern Designs Ltd
ADDRESS OF SITE	21 New Road RUSCOMBE
DESCRIPTION OF PROPOSED WORK	new 2 storey replacement dwelling. amendment to consent F/2002/48

DRAWING NUMBERS	BC	DC
BLOCK PLAN	no block plan	NRR 100 a.
ELEVATIONS	recd. 12/2/02 NRR10A	NRR 200 recd. 25/2/0
FLOOR PLANS	NRR20A — "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/4/02.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES ?	DC plans show additional side roof light over garage + alteration to rear first floor windows	
DATE	30/4/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED for BC.	30/4/02		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	7/3/02.
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 18 July 2002
My ref: NL/F/2002/5884
Your ref:

WOKINGHAM UNITARY
Aiming for Excellence

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 Richard H Fenn
11 Harrier Close
Woodley
Reading
Berkshire
RG5 4PE.

Dear Mr Fenn,

PROPOSED ALTERATIONS TO THE ERECTION OF A DETACHED DWELLING AT 21 NEW ROAD, RUSCOMBE. APPLICATION NUMBER F/2002/5884.

Thank you for your letter of the 7 June 2002, regarding the above stated development. I would like to take this opportunity to apologise for the delay in responding to your enquiry.

I have considered the proposed alterations as outline in your letter and drawing NRR.200a. I can confirm that the proposed alterations to decrease the size of the front dormer window, the repositioning of the first floor rear window to the master bedroom and the hipping of the gabled roofs of the front and rear dormer windows are acceptable as minor amendments to the approved development.

However the proposed increase in the size of the rear dormer window and the change of the half hipped roof, on the side closest to the garage, to a full gable can not be considered as minor amendments to the approved development. As such, if your client wishes to building the dwelling with these alterations, a new application would be required.

I hope this information is of assistance to you. However, it is given without prejudice to the Council's position in the determination of any application, which maybe submitted. Should you wish to discuss this matter further please do not hesitate to contact me on the above direct line.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

Recd AM 6/6/02

RICHARD FENN DESIGNS LIMITED

11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.
Telephone : READING (0118) 9691684
Fax : READING (0118) 9628313 www.richardfenndesign.co.uk

5th June 2002

Dear Sir/Madam,

REF : Proposed erection of one dwelling with pitched roof of dormer on proposed garage. Amendment to consent F/2001/4895.
21 New Road, Ruscombe, Twyford, Berkshire.
Planning Application No. F/2002/5884

Further to the granting of planning permission for the proposal above please find enclosed a copy of our latest drawing no. NRR.200a which has been revised to show some minor alterations due to the way that the dwelling had to be constructed. The main changes are :-

1. Smaller dormer windows to the front of the dwelling.
2. A larger dormer window serving Bedroom 3 at the rear of the dwelling.
3. The window serving the master bedroom slightly repositioned.
4. The hipped gable to the main roof adjacent to the garage being replaced by a full gable.
5. Hipped roofs introduced to dormer windows.

We would appreciate your confirmation whether these changes can be treated as a minor amendment to the approved scheme and we thank you in anticipation and look forward to hearing from you in due course.

Yours Faithfully

Richard H.Fenn

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

57235

PL... NC...

07 JUN 2002

COPIES TO | ACK: | FILE:

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

WORK SHEET FOR : Nicola Lake

Application Number : F/2002/5884

Applicant : Richard Fenn Designs Ltd .

Location : 21, New Road, Ruscombe, Reading.
Proposal : Proposed erection of one dwelling with pitched roof of dormer on proposed garage. Amendment to consent F/2001/4895.

Site Notice Displayed ? :	YES	NO	DATE
	✓		21.3.02

Date of Neighbour Notifications : .....

Date of Site Visit : .....22.3.02.....

Date Registered : 25/02/2002

Earliest Date for Decision : 29/03/2002

Latest Consultation Date/Site Notice Expiry Date : 29/03/2002

This application will have expired on: 22/04/2002. 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 :

Ruscombe P.C - Concerned about size and windows.
Ecologist : No obj subject to conditions

Planning Issues :

Site Designation - within the Identified Settlement.

1.) Impact upon the neighbouring dwellings

2.) Impact upon the character and appearance of the Street Scene.

Application Number: F/2002/5884

Appraisal :

1. **Impact upon the residential amenity of the neighbouring dwellings.**
The proposed development is to amend the previously approved dwelling, by creating first floor accommodation above the garage. This would involve increasing the ridge height of the garage from 4m to 6.6m. There would also be a dormer window inserted in the front facing roof slope of the garage. There would also be only one first floor rear facing window to the master bedroom. The distance between the dwelling and the boundary would be 1.5m as approved. The agent has stated in his letter of the 16 April 2002 that the distance between the dwelling on this site and that of the adjacent replacement dwelling was 3.3m. As such there would be no overlooking, overshadowing or overbearing. Hence there would be no adverse impact upon the residential amenity of the neighbouring dwellings.

2. **Impact upon the character and appearance of the streetscene.**
The original grant of planning permission had a garage with a similar ridge height. Revised plans were requested as there appeared no intention of using the area above the garage. The ridge height was reduced to 4m. This helped to reduce the bulk and massing of the dwelling, and helped to maximise the gap between this dwelling and the neighbouring dwelling.

   The current proposed seeks to increase the height of the garage back to the original 6.6m. The dwelling on the adjacent site has been built wider than originally approved and is also seeking permission for the wider dwelling. However even with the reduction in the width of the gap between the dwellings from 3.5m to 3.3m and the in-filling of the first floor gap above the garage, it is considered that on balance the proposed development would not have a significant enough adverse impact to support refusal of the planning permission.

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

Application Number:F/2002/5884
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2.	C012	R012	
3.	C017	R017	
4.	C044	R044	First floor level and above.
5.	C045	R045	First floor, bathroom windows in the south elevation...
6.	C122	R122	
7.	C129	R129	
8.	C130	R130	
9.	C100	R100	
10.	C150	R150	
11.	C151	R151	
12.	C153	R153	
13.	C049	R049	
14.	C137	R137	
15.			The associated pavement crossing shall be widened to accommodate the wider driveway.
		Reason	In the interests of highway safety.
16.			The external construction works hereby approved shall be carried out sole during the months of March to May inclusively.
		Reason	To safeguard any Great Crested Newts, which may be located on the site.
Informatives.			
1.	N07		
2.	N16		LALP: LBE1, LBE2
			WDLP: WOS3, WBE1.
3.			No soakaways shall be constructed such that they penetrate the water table and they shall not in any event exceed 3metres in depth below existing ground levels.
4.			If great crested newts are encountered at any point during development, then all works must be stopped immediately and the local English Nature office and Wokingham District Council's Planning Department must be informed.

R Ewetson 18/4/02

CONDITION MONITORING RECORD SHEET

APPLICATION NO:

SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

RECORD OF SITE VISIT

SITE ADDRESS: 21 New Road Ruscombe Reading.

APPLICATION NUMBER: F/2002/5884

OFFICER: Nicola Lake

DATE OF SITE VISIT: 21.3.02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes Part of site

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING Work has already begun
The original dwelling has been demolished.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

RICHARD FENN DESIGNS LIMITED
11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.
Telephone : READING (0118) 9691684
Fax : READING (0118) 9628313 www.richardfenndesign.co.uk

PLANNING SERVICES 16th April 2002 IPT 55379
NL
17 APR 2002
COPIES TO

Dear Nikki,

REF : Proposed erection of one dwelling with pitched roof of dormer on proposed garage. Amendment to consent F/2001/4895.
21 New Road, Ruscombe, Twyford, Berkshire.
Planning Application No. F/2002/5884

Further to our recent telephone conversation we write to confirm that we are disappointed to find that you have concerns about the planning application above and may not be in a position to support the proposal.

We understand that your reasons for supporting the proposal is the question of bulk with relation to the adjoining owners property. We would like to confirm that the proposal is some 3.300 metres from the adjoining owners property and has been designed as a storey and half as opposed to the two storey dwelling which has been constructed at 23 New Road, Ruscombe. This dwelling is larger than the proposal that we are applying planning permission for so we obviously feel aggrieved that you may not be in a position to support the proposal.

We would also like to remind you that in the appeal for 37 New Road, Ruscombe (Appeal Ref. APP/X0360/A/00/1035859 the inspector confirmed that the mass of that particular application was not "uncharacteristically large when compared with other properties in New Road". As our present proposal is smaller than that particular dwelling we feel that the question of bulk is not an issue when you make your recommendation.

For these reasons we feel that you should determine this application as soon as possible and if you are still not able to approve the scheme we will take the only option that is left open to us, however this time we feel we are quite justified to go for full hearing and costs against your authority.

Yours Sincerely

Richard H.Fenn

Planning Department
Wokingham District Council
P.O.Box 157
Council Offices
Shute End
Wokingham.
Berkshire
RG40 1WR.
Attention : Miss Nicola Lake.

Delivered by hand 16th April 2002

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

FROM: Nicola Lake

DATE: 05 March 2002

DELEGATED

RUSCOMBE PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
FOL	TLG
DC NF	ENF
APP	
CS	
28 MAR 2002	
COPIES TO	ACK.
	FILE.

Application Number: F/2002/5884

Proposal: Proposed erection of one dwelling with pitched roof of dormer on proposed garage. Amendment to consent F/2001/4895..

Site Address: 21, New Road, Ruscombe, Reading.

Applicant: Richard Fenn Designs Ltd .

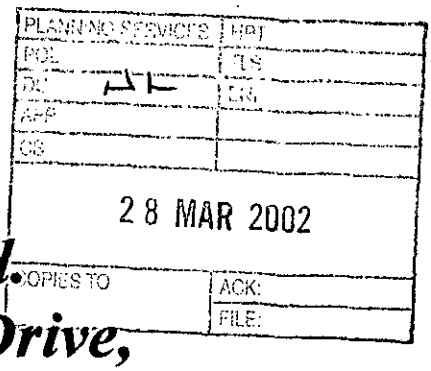
Your observations are required in respect of this application **by 29/03/2002** .

Enclosed

SIGNED: E J Cowers

DATE: 26/03/02

Clerk To Ruscombe Parish/Town Council.



Ruscombe Parish Council.
47 Hermitage Drive,
Twyford, Berks.RG10 9HT
D.J.Couzens.(Clerk) 0118 9341940

Case Officer; Miss Nicola Lake.
Application Number; F/2002/5884
Site; 21 New Road, Ruscombe.
Proposal ; Richard Fenn Designs Ltd

26/03/0

The Parish Council offers the following observations../

1) The proposed buildings should not be higher than those on either side.
2) Consideration should be given to the effect of the large back windows on the gardens and bungalows they will overlook in Milton Way.
3) The 2nd floor bathroom window in the side elevation should be obscure glazed at all times.
4) This is yet another large building replacing a smaller one, it will dominate the site, as does the new No.23, and will further downgrade the rural nature of the area.

Signed.....D J Couzens..... ***Clerk.***

Date.....26/03/02.....

Nicola Lake

From: Andy Glencross
Sent: 08 March 2002 14:55
To: Nicola Lake
Subject: Planning Application F/2002/5884 21 New Road Ruscombe

Hi Nicola

My comments on the above application are as follows.

Subject to existing conditions for newts attached to planning consent F/2001/4895 being attached to new permission I have no objections.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

P.S. The newt mitigation scheme in this case could be a condition allowing building works to go ahead during the newt breeding season (March - May inclusive). Give me a call if you want to discuss this option.

P.P.S. In addition this application is 200metres from a known breeding pond however there is an unsurveyed pond within a few metres of this property. It would be good if we could get permission to survey this pond as well.

Application Number : F/2002/5884	**Map No :** 29
Case Officer : NL	**Site Area :** 0 09
Valid Date : 25 FEB 2002	**Received Date: 12/02/2002**

Level : Delegated Application

Description : Proposed erection of one dwelling. ~~pitched roof with~~ dormer on proposed garage. **Amendment to consent F/2001/4895,** with (✓)

Location : 21, New Road, Ruscombe, Reading.

Parish : RU **Ward : RUS** 5.3.02 B.

Applicant : Richard Fenn Designs Ltd . (1)

Fee Required: £0 **Fee Received: ~~£0~~** 95-00 ?

Additional: ..... **or Refund: .....** £95-00 ? returned 21/2.

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	SHOW LOCATION OF PROPOSED	phoned 21/2	
FORMS UNSIGNED	wrong forms	Sent 21/2	✓ 25/02
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Note to Officer : location, number and size of windows to Master Bedroom differs to that approved on F/2001/4895.		
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
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 5.3.02 JB

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

● 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 – GREAT CRESTED NEWTS.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

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/W + see map

+ address within red line

OTHERS

(Groundwater Protection Zone)

No pre-apps

Received by Wokingham District Council

Application No: F/2002/5884

Proposal:
Proposed erection of one dwelling with pitched roof of dormer on proposed garage. Amendment to consent F/2001/4895.

Location:
21, 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 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/2002/5884 to enable the library staff to locate the correct information.

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 29/03/2002. 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

05 March 2002

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

Tel: (0118) 974 6481

Date: 05 March 2002

My ref: F/2002/5884

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D 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/2002/5884
21, New Road, Ruscombe, Reading.
Proposed erection of one dwelling with pitched roof of dormer on proposed garage.
Amendment to consent F/2001/4895.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Nicola Lake** on **(0118) 974 6481** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2002/5884**
21, New Road, Ruscombe, Reading.
Proposed erection of one dwelling with pitched roof of dormer on proposed garage.
Amendment to consent F/2001/4895.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL
and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Tomlin

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

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

Tel: (0118) 974 6481

Date: 05 March 2002

My ref: F/2002/5884

WOKINGHAM UNITARY
Aiming for Excellence

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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Trevor Watson
Development Control Manager

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Signed: _____ Date: _____

Councillor C A Ferris

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

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

Tel: (0118) 974 6481

Date: 05 March 2002

My ref: F/2002/5884

WOKINGHAM UNITARY
Aiming for Excellence

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Trevor Watson
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_____

_____

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Signed: _____ Date: _____

Councillor S Conway

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

RICHARD FENN DESIGNS LIMITED 5C8484

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

7th February 2002.

Dear Sir/Madam,

REF : Proposed new pitched roof over garage with dormer window at 21 New Road, Ruscombe, Twyford, Berkshire. Variation to Approved Planning Application No. F/2001/4895.

Please find enclosed a planning application 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 no.NRR.100a and NRR.200.
3. Six copies of a 1:1250 location plan.
3. A copy of the ownership certificate Part B 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.

Whilst writing we would like to confirm that our reason for making this application is that the planning officer for the approved scheme asked us to reduce the height of the garage ridge because of the proposals impact on the adjoining property. On viewing the house that is presently being constructed on the adjoining property we feel that the need to reduce the height of the roof was not necessary as the adjoining property is larger than our proposal. We have taken some measurements and this information is reflected in both the drawings submitted.

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.

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

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM UNITARY
Aiming for Excellence

Application No. 25 Feb 2002 5864

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
MRS WINSTEAD	21 NEW ROAD RUSCOMBE TWYFORD	24/02/02

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

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.

Agricultural Holdings Certificate

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

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 RICHARD FENN DESIGNS LTD . . . . . .

Date 24TH FEBRUARY 2002 . . . . . .

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

29.FEB.2002 5084

1509/ab

PLANNING APPLICATION PART 1

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	RICHARD FENN DESIGNS LTD
	ADDRESS	11 HARRIER CLOSE
		WOODLEY
	POST CODE	RG5 4PE Tel No. 9691684
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	AS APPLICANT
	ADDRESS	
	POST CODE	Tel No.
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	21 NEW ROAD RUSCOMBE TWYFORD
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.089 HECTARES
5. Give brief details of the proposal	ABOUT THE APPLICATION	NEW HOUSE TO REPLACE EXISTING
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PROSPECTIVE PURCHASER

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 ☑
- OTHER
- ALTERATION or EXTENSION ☐
- DEMOLITION ☑

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. N/A

- 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~~

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	1
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 £ N/A

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 R.F.D.L. DATE 24/02/02

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.

ADDRESS 21 New Road

PARISH Ruscombe

PLOT No.

ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2001/4895	Richard Fenn Designs	Erect replacement dwelling	21.01.02	C/A

DATE OF COMPLETION

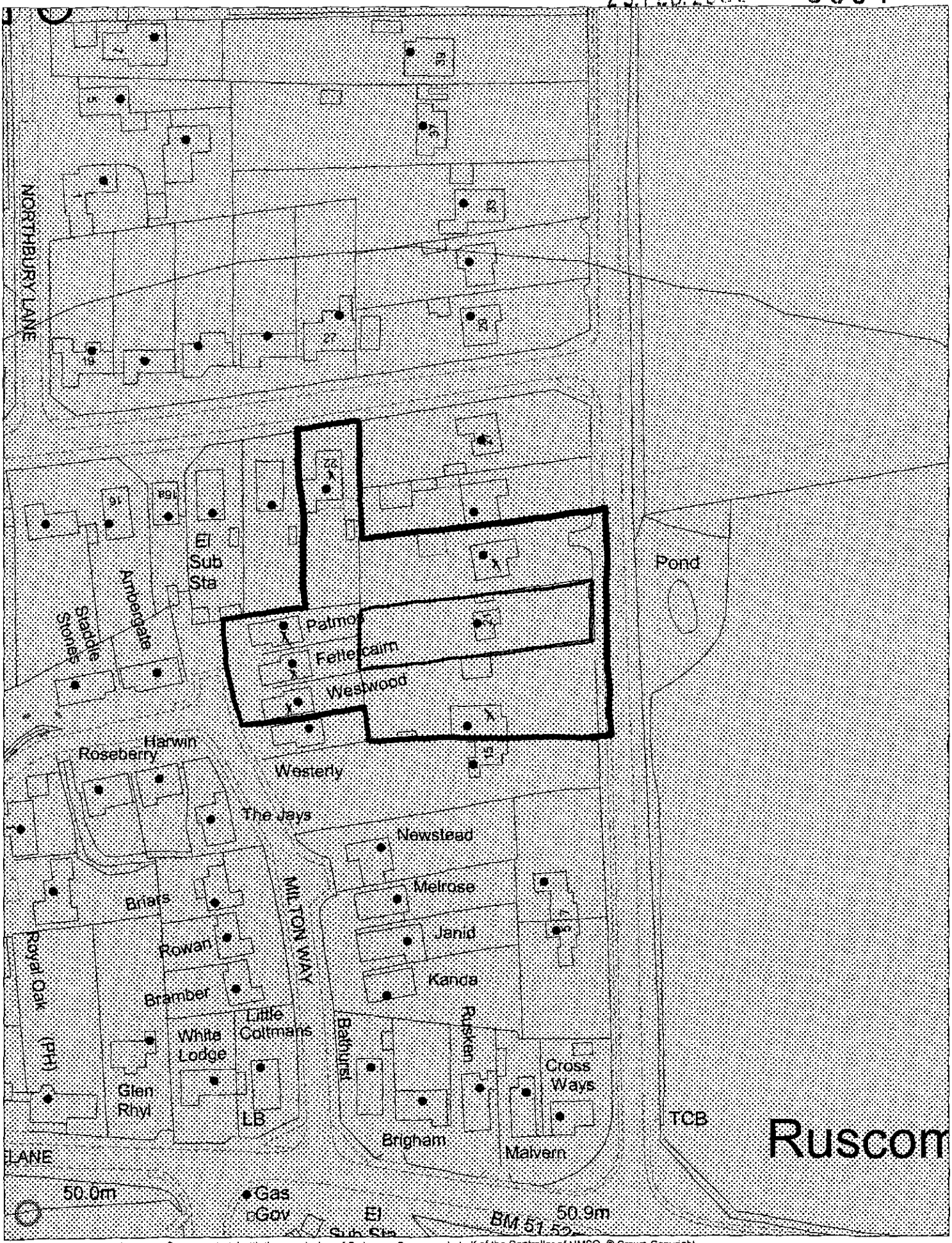
MINISTRY DECISION

SPECIAL ORDERS T.P.O. 23

DRAINAGE

091074

25 FEB 2002 5084



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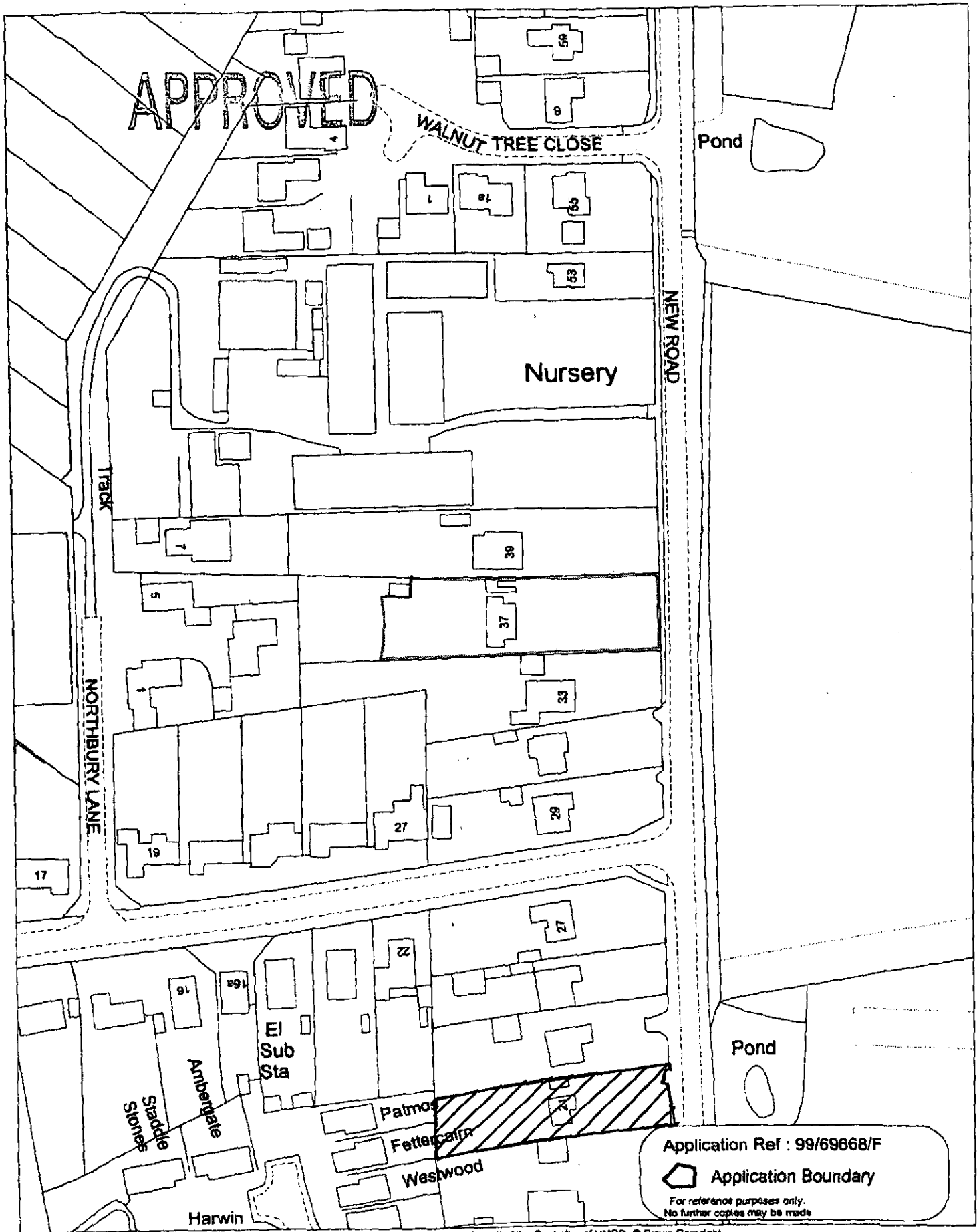
Development Control Section, Environmental Services, Wokingham District Council.
15 February 2002 Scale: 1 : 1250

N W E S

23 FEB 2002* 5884



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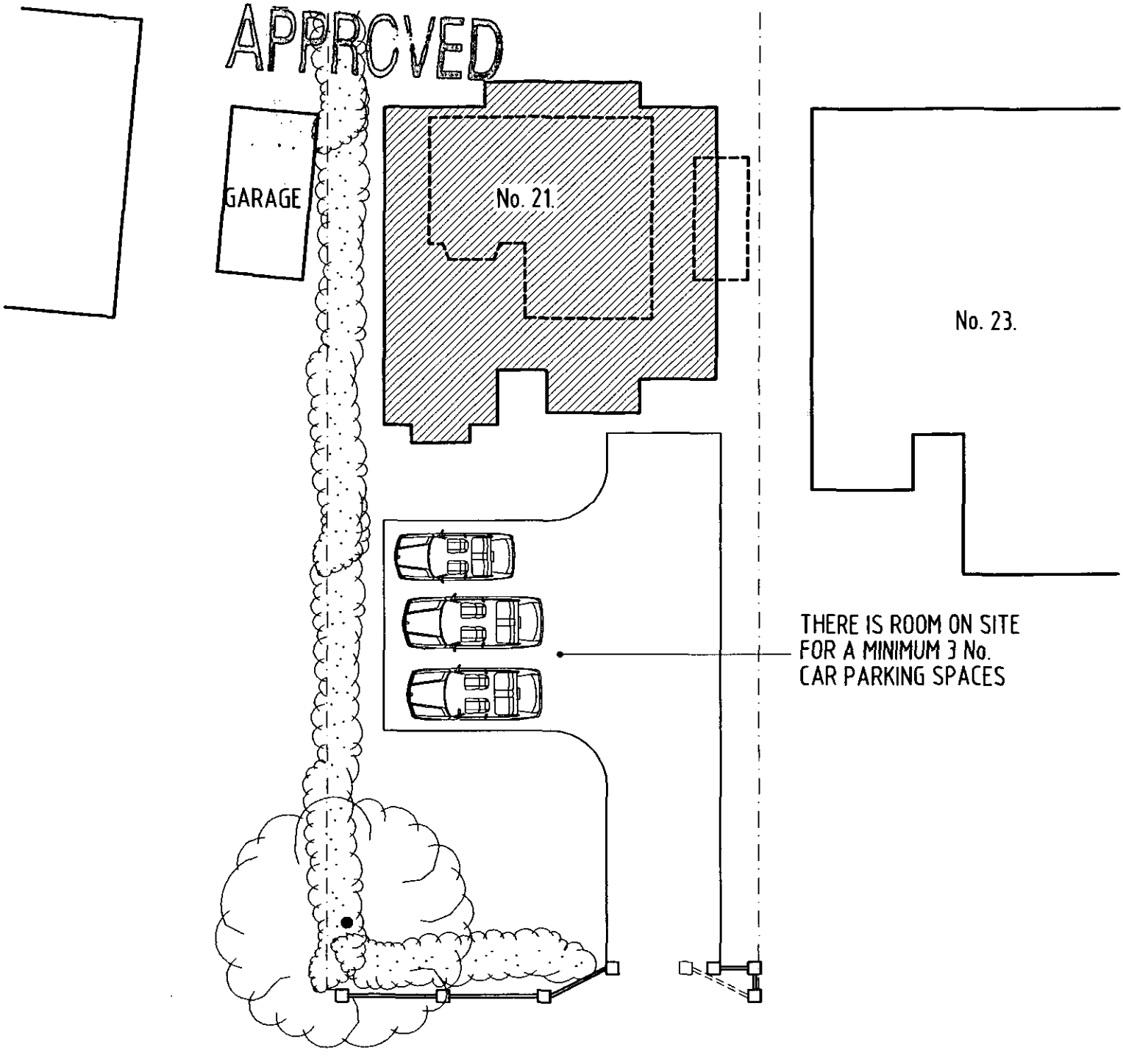
Development Control Section, Environmental Services, Wokingham District Council.
14 February 2000

Scale: 1 : 1250

25 Feb 2002 5884

APPROVED



CAR PARKING LAYOUT (Scale 1:200)

REV.A. DRAWING REVISED TO SHOW OUTLINE OF DWELLING PRESENTLY BEING CONSTRUCTED ON ADJOINING PROPERTY.

RICHARD FENN DESIGNS LIMITED	11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE. Telephone READING (0118) 9691684 Fax (0118) 9628313 E-Mail : architect@ntlworld.com	
PROPOSED NEW TWO STOREY DWELLING TO REPLACE EXISTING AT 21 NEW ROAD, RUSCOMBE, TWYFORD, BERKSHIRE.	DATE SEPTEMBER 19th 2001	SCALE 1:200
CAR PARKING PLAN.	DRAWING No. NRR.100.	REVISION a

D 30/4/02