APPLICATION NO:
O/2000/1825

LOCATION:
116 London Road, Ruscombe Reading.

APPLICANT:
Mr G Face

PROPOSAL:
Outline application for the proposed erection of one dwelling with double garage.

EARLIEST DATE FOR DECISION: **28/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
17/08/2000

CASE OFFICER: **Heather Morgan**

RAILEX
Marbleboard

EASIFILE EB7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Face
116 London Road
Ruscombe
Reading
RG10 9HJ

Application Number: O/2000/1825

Parish: **RUSCOMBE**

Location: **116, London Road, Ruscombe, Reading.**

Proposal: **Outline application for the proposed erection of one dwelling with double 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. a)Approval of the details of the design, external appearance and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

Condition
2. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing no GWF 2514 Rev 01 submitted to the Local Planning Authority on 18/08/00 showing revised siting and access arrangements.

Condition
3. No enlargement, improvement or other alteration to the dwelling hereby permitted, by Classes A, B, C, E and F, Part 1, Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) shall be carried out.

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) no windows or similar openings shall be constructed in the side elevations.

Condition
5. 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
6. Provision shall be made for services including cable TV pre ducting to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

Condition
7. The details submitted in pursuance of Condition 01 above shall show details of land reserved for the parking, garaging and turning of motor vehicles. Upon approval of the details 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 the reserved space(s).

Condition
8. The details submitted in pursuance of Condition 01 above shall show land for the parking of motor vehicles, and for the loading and off-loading of commercial vehicles. Upon approval of the details no permanent 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 space.

Condition
9. 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.

Condition
3. No enlargement, improvement or other alteration to the dwelling hereby permitted, by Classes A, B, C, E and F, Part 1, Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) shall be carried out.

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) no windows or similar openings shall be constructed in the side elevations.

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Condition
9. 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.

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

Reason
11. To ensure a satisfactory external appearance.

Reason
12. To ensure the trees to the front are not adversely affected.

Informatives
1. The applicant is advised that the details in condition 1 above will need to include a full survey of the trees along the frontage, their retention and measures for their protection during the course of development.
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:

   Berkshire Structure Plan Policies EN1, T7
   Loddon Area Local Plan Policies LH1, LBE1, LBE2, LBE5, LT6, LBE8, LTV1
   Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WH1, WBE10, WT6.

John Mitchell

John Mitchell CH
Development Control Manager
Date: 23/08/2000

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.

WORK SHEET FOR : Heather Morgan

Application Number : O/2000/1825

Applicant : Mr G Face .

Location : 116, London Road, Ruscombe, Reading.
Proposal : Outline application for the proposed erection of one dwelling with double garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		20/7/00

Date of Neighbour Notifications : 4/7/00

Date of Site Visit : 11/7/00

Date Registered : 22/06/2000

Earliest Date for Decision : 28/07/2000

Latest Consultation Date/Site Notice Expiry Date : 28/07/2000

This application will have expired on: 17/08/2000. 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 :

① Highways – No Objection. Informative 08.

② Trees & Lscape – Site has a large oak and beech trees grouped near the road frontage. Access is not acceptable as it would result in partial loss. Should share the same access as nos 114 & 116. Trees must be shown in full on plans applicable plus protection measures.

③ Env. Health – No Objections.

↓ Access has been revised off the driveway as per their suggestion.

④ Ruscombe PC – No response to date.

⑤ Consultations – one letter – No objection other than to advise parties of an existing covenant on the land.

Planning History

29747(O) - Erection of chalet bungalow.
Approved 25/5/88.
All matters reserved for future consideration.
Indicative siting and elevations shown [redacted].

33369(O) - Revised application for the erection of 1 chalet bungalow.
Approved 7/8/89.
All matters reserved for future consideration.
NOT implemented.

Current scheme seeks outline, with access and siting to be agreed.

Issues

The previous applications are twice expired and whilst the decisions need to be taken into consideration, there is not the same onus on the LPA to approve unless there had been a material change in circumstances as a renewal. Nevertheless, the policies applicable to the site in 1989 would largely be the same as now.

Principle of development

The site lies in the identified settlement where development is acceptable in principle subject to meeting relevant policies in the development plan. It would assist in the government's aim of building within identified areas as opposed to green field sites. The principle of a dwelling has been established and the policy position has not altered since 1989. No objection is raised on this basis.

Siting

This is one of two issues to be determined at this stage. The plans indicate one dwelling with parking to the side. The applicants have confirmed in writing that it would be their intention for the garage to be integral. This being the case, it is considered the siting could still allow for an adequate rear garden area to be provided for the proposed dwelling. A detached garage would have a potential impact upon this area, depending upon its location.

The principle of a dwelling in this broad location has been accepted. Nos 120 - 132 London

Application Number: O/2000/1825

Appraisal :

Road ~~for~~ provide a defined building line. They are also single storey bungalows or set down at a lower level than the main road. The impact is therefore greatly reduced. No 116 is set well back and breaks the building line. There is no objection to the continuation of the building line along the front of No 116's garden. The applicants have also indicated by letter that the dwelling would almost certainly be a chalet bungalow. Whilst external appearance is not an issue the height and siting combined would be. ~~The proposed dwelling~~

Impact on residential amenity

The proposed dwelling would be set forward 2.6m from the front of No 120. This property has a large window to a habitable room (living / bedroom) closest to the boundary with the application site. The siting of the proposed dwelling is such that a 3.2m gap would exist between the 2 properties. The gap and set forward are deemed to be acceptable in terms of overdominance and would not result in significant overshadowing. This is on the basis that a chalet bungalow is constructed, which would have considerably less height and dominance than a full height two storey dwelling. The relationship between the proposed dwelling and the rear of No 120 is deemed acceptable (0.9m beyond with a 3m gap)

A gap of 20.5m would exist between the rear of the proposed dwelling and the front of No 116. This has a two storey gable at the northern end with a first floor bedroom window. The above distance is deemed to be ~~acceptable~~ adequate to ensure there is no detrimental loss of amenity by reason of overlooking / loss of privacy to either existing or proposed dwellings. The ~~[illegible]~~ relationship between the proposal and No 114 is such that any possible overlooking would be at was originally an acute angle.

Access

An additional access ~~to~~ proposed onto London Road to serve the new dwelling. This would have had an adverse impact upon the mature Beech trees along the road frontage. The scheme has been amended to alter the access so that it now comes off the existing driveway which services No 114 and 116. Highways have raised no objection to this (verbal comments) subject to conditions to ensure adequate parking.

~~Recommendation : Approval: ☐ Refusal: ☐~~

~~(tick appropriate box)~~

Impact upon Beech Trees

The dwelling itself is located an adequate distance from the Beech trees on the road frontage to ensure they are not adversely affected. The revised access will inevitably result in the loss of some existing shrubs along the internal driveway, to which there is no objection. The road will have to swing in underneath the canopy of the Beech tree closest to the existing drive. Whilst this is not ideal, Trees and Landscape have advised that the tree is already affected to some extent by the existing drive. It is considered the retention of the trees towards the northern end outweighs any impact upon the southernmost Beech tree. Trees and Landscape have advised that appropriate porous surfacing to the access road and parking will assist in the long term survival of the tree. This can be conditioned.

Recommendation :- APPROVAL.

Application Number O/2000/1825
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
(1)	SC02	SR01a	design, ~~and~~ external appearance and landscaping GWF 2514 Rev 01
(2)	SC04	SR04	permission Dwg No 1 18/8/00 showing revised siting and access arrangements.
(3)	SC06		~~[illegible]~~ Classes A, B, C ~~and~~ E and F, Part 1, Schedule 2.
		Reason.	To prevent overdevelopment of the site and to assess proposals which may impact upon the existing Beech trees on the London Road frontage.
(4)	SC08	SR10	Side elevations.
(5)	SC18	SR17	delete 'by more than 300mm'
(6)	SC19	SR17	
(7)	SC21	SR06	parking / garaging / turning.
(8)	SC22	SR07	detail
(9)	SC33	SR07	
(10)	SC34	SR17	
(11)	SC52	SR12.	
(12)			Full details of the hard surfacing for the access / drive of the property hereby approved shall be submitted to and approved in writing by the LPA.
			Reason
			To ensure the trees to the front are not are not adversely affected.
			Informative
		(1)	The applicant is advised that the details in condition 1 above will need to include a full survey of the trees along the frontage, their retention and measures for their protection during the course of development

Is this the right one?

(2) N16 MM
BSP — GW1, T7.
UALP — LH1, LBE1, LBE2, LBE5, LT6, LBE8, LTV1
WDLP — WO53, WBE1, WH1, WBE10 WT6.

A Cronin
23/8/00.

RECORD OF SITE VISIT

SITE ADDRESS: 116 London Road Ruscombe Reading.

APPLICATION NUMBER: O/2000/1825

OFFICER: Heather Morgan

DATE OF SITE VISIT: 11/7/00

1 SITE/STATUTORY NOTICE DISPLAYED ? NO.

2. DESCRIPTION OF SURROUNDINGS Residential. 2 Storey semis opposite No 120 - bungalow. No dormers. No 116 - 2 Storey dwelling set back into the site. ~~[illegible]~~ No 114 - 2 Storey house

3. DESCRIPTION OF SITE/BUILDING Front garden & No 116. Sloping site down to London Road Substantial tree belt along the frontage. Not TPO'd

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 116 - first floor front windows.
No 120 - front & rear habitable room windows

5. SITE CONSTRAINTS

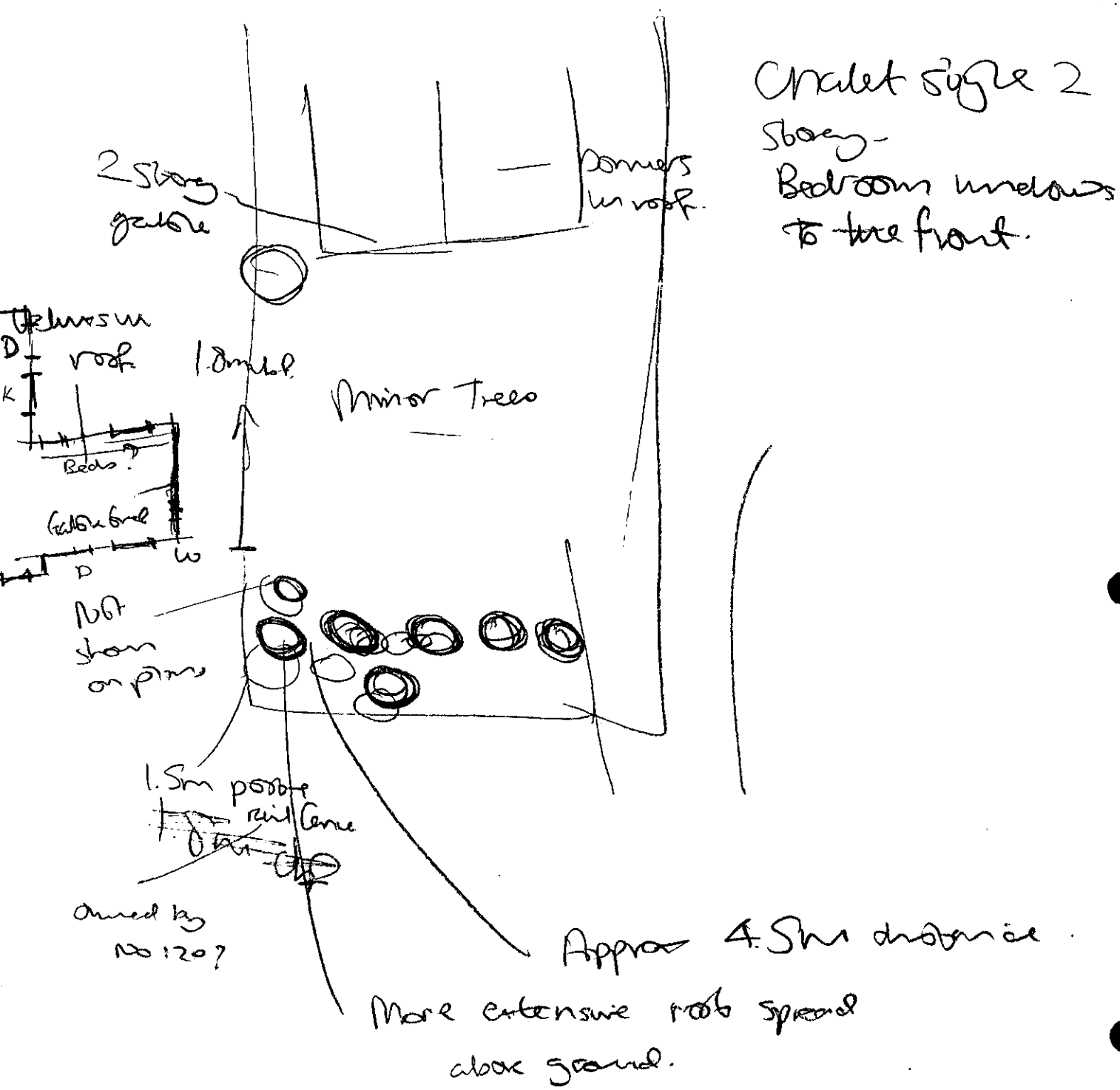
TREES 7 trees to front of site.

ACCESS/PARKING None at present. 'B' Road.

LEVELS 0.2m slope down to London Road

BOUNDARY TREATMENT 1.8m close boarding. post & rail

OTHERS — to front of 120


Chalet single 2 Storey -
Bedroom windows to the front.
2 Storey gable
Dormers in roof.
Minor Trees
1.8m b.l.
Not shown on plans
1.5m postage rail fence
Owned by No 120?
Approx 4.5m distance.
More extensive root spread above ground.

Applicationo	Name & Address
O/2000/1825	Mrs E Roberts 114 London Road Ruscombe RG10 9HJ

App approved,
Letter sent 11/09/00

Received by Wokingham District Council

Application No: O/2000/1825

Proposal:
Outline application for the proposed erection of one dwelling with double garage.

Location:
116, London 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 Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/07/2000. 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

04 July 2000

Tel: (0118) 974 6446

Date: 23/8/00

My ref: O/2000/1825

CONFIDENTIAL

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

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

Dear Councillor

Application Number: O/2000/1825
116, London Road, Ruscombe, Reading.
Outline application for the proposed erection of one dwelling with double garage.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ [redacted] ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. 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 4/9/00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Heather Morgan** Application Number: **O/2000/1825**
116, London Road, Ruscombe, Reading.
Outline application for the proposed erection of one dwelling with double garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor S Conway

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

Tel: (0118) 974 6446

Date: 23/8/00

My ref: O/2000/1825

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: O/2000/1825
116, London Road, Ruscombe, Reading.
Outline application for the proposed erection of one dwelling with double garage..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ [redacted]: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. 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 6446

Date: 23/8/00

My ref: O/2000/1825

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: O/2000/1825
116, London Road, Ruscombe, Reading.
Outline application for the proposed erection of one dwelling with double garage..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ [redacted] ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. 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

22. JUN. 2000* 1825

G.W. & M.Face,
116, London Road,
Ruscombe,
Berks.
RG10 9HJ

Planning Department,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham,
Berks.
RG40 1WR

19th June 2000

Dear Sirs,

Re:- Outline Planning Application, 116, London Road, Ruscombe, - June 2000

Please find attached sheet 1 of Outline Planning Permission, Application No. 33369, which was granted on 7th August 1989, and a copy of site plan against which the approval was granted. Due to the building recession at that time, the plot was not developed, and planning permission lapsed.

I now wish to re-apply for planning permission for development of the plot in a similar way, and submit herewith the required documentation and £190 fee.

Yours sincerely,

G.W. Face

G.W. & M. Face.

Enclosures

1. 1 x Outline Planning Permission No.33369, dated 7th August 1989
2. 1 x Outline Planning Permission Drawing dated March 1989
3. 6 x Planning Applications Part 1.
4. 6 x Site Plans Scale 1:2,500
5. 6 x Site Plans Scale 1:500
6. 2 x Section 66 Certificates
7. 6 x Indicative Drawings No.GWF2514

Attention Mrs C. Hurst.

Please find attached our cheque for £190.00 to go with the application handed in today 21st June.

G.W. Face

By Hand.
17/08/2000

PL	33242
POL	
DC	HM
APP	
CS	
	18 AUG 2000
COPIES TO:	ACK:
	FILE:

116, London Road,
Ruscombe,
Berks.
RG10 9HJ
Tel: 01189 345807

Your Ref: HPM/2000/1825

Heather Morgan,
Senior Planning Officer,
Wokingham District Council,
Shute End,
Wokingham.

16th August 2000

Dear Ms Morgan,

Re:- Outline application for the proposed erection of one dwelling
Land at 116, London Road, Ruscombe.

With reference to your letter dated 3rd August, and our subsequent telephone conversations in which you advised that it would not be acceptable for us to have a new drive between two of the beech trees. As you will see, I have modified the drawing to show an entrance now coming off the existing drive to 116, London Road, to comply with your request.

Referring to your requirement to have 20,000 between the back of the new dwelling and the front of 116, London Road. I can advise you that I have checked the site dimensions and have found that there is actually 20,500 distance between the back of the new property as originally drawn, and the front of our existing property. The reason for this is that the original drawing was made showing 116, London Road located from the site plan scale 1 – 500, with the north corner of 116, being scaled at 42,500 from the north corner of the plot. On checking this dimension on site, it transpires that it is actually 45,500, and this has now been corrected on the revision of drawing 2514, and means that we can achieve the required 20,500 without any further modification. I trust that this will now be acceptable.

I take this opportunity to confirm that the proposed dwelling will be of a chalet bungalow style, with integral garage, and we will be making provision to have substantial screening between the two properties.

Yours sincerely,

G. W. Face

George & Margaret Face

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 3 August, 2000
My ref. HPM/2000/1825
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) 977 8909
DX: 33506 – Wokingham

Mr. G.Face,
116 London Road,
Ruscombe,
Berks.
RG10 9HJ.

WITHOUT PREJUDICE

Dear Mr. Face

OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF ONE DWELLING LAND AT 116 LONDON ROAD, TWYFORD

I refer to my letter dated 24 July and your reply fated 28 July in respect of the above site. I am pleased to note that you have no objection to the repositioning of the dwelling further from the boundary with No 120. I can appreciate your comments in respect of moving the building further forward. However, this is still of some concern. There is no reason why the chalet style dwelling could not be increased in width in order to compensate for the reduction in depth. It may also be feasible to provide an L shaped building with the projecting element furthest from No 120. Obviously this will need to be restricted so that the building line is not compromised.

I have now received comments from our Trees and Landscape Officer who has raised an objection to the proposed access on the basis of loss of trees on the road frontage. I appreciate that this access has been previously approved. However, the earlier consent has lapsed and the Local Planning Authority are therefore able to look at the proposal completely afresh. It is suggested that the access be moved so that it comes off the existing drives which accesses Nos. 114 and 116. This would preserve the trees and provide an acceptable access from a highways point of view. I would be happy to discuss this at a meeting if you feel this is necessary.

I look forward to receipt of amended plans within the next 14 days.

Yours sincerely,

HPM

HEATHER MORGAN
Senior Planning Officer

PLANNING SERVICES HPT TLB EHF

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Heather Morgan, Development Control

My Ref: JPE/116LR

Your Ref: O/2000/1825

Date: 01 August 2000

OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF ONE DWELLING WITH DOUBLE GARAGE
116 LONDON ROAD, RUSCOMBE

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis

116, London Road,
Ruscombe,
Berks.
RG10 9HJ

PLANNING SERVICES | HPT 32449
POL | TLS
DC HM | ENF
APP
CS
31 JUL 2000
COPIES TO: | CK

Wokingham District Council,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham
RG40 1WR

28th July 2000

For the attention of Ms.Heather Morgan

Dear Ms. Morgan,

Ref: Your letter HPM/2000/182, and our Planning Application 116, London Road, Ruscombe.

With reference to your letter dated 24th July 2000, and the two concerns you raised regarding the siting of the proposed dwelling.

Concern No.1

We agree with your request to move the north west side of the dwelling 1 metre further away from the boundary to 120 London Road.

Concern No. 2

We would like to raise the following points with regard to your request for the dwelling to be reduced in depth by 1.5 metres.

i) As discussed with you, and subsequently confirmed in writing, we have agreed that the dwelling would be a chalet bungalow style, with integral garage, similar to that shown on the 1989 application. The difference between the one which received permission in 1989, and the present proposed dwelling, is that we have already reduced the depth of the dwelling by 1.4 metres.

ii) In siting the dwelling, we had sited it as far as possible to the north west boundary, to ensure adequate privacy for the new property, and so that all forward facing windows of 116 would be out of direct line with the new dwelling. Also, we would like to point out that all the downstairs living accommodation of 116, is at the rear of the property, with the exception of one small study. With regard to the upstairs bedrooms, only the north east window would have any overlooking aspect.

iii) The overlooking aspect between 116, and the property to its right, 114, London Road, has far more potential to loss of privacy, than the proposed siting of the new dwelling, and this has never caused any problems in this respect.

iv) It is intended to have very substantial screening along the rear boundary of the new dwelling, to match that on the present front and side boundaries. This is to give both dwellings adequate privacy.

With the above points in mind, and the additional points below, we would respectfully request that the building is not reduced in depth by 1.5.metres.

a) It would be very difficult, if not impossible, to maintain the style of a chalet bungalow, with integral garage, if the depth had to be reduced by 1.5.metres.
b) Having marked out the siting of the proposed dwelling, we feel that the reduction of the dwelling by 1.5metres would not give any additional privacy, either to it, or 116.

We would be very pleased to meet you, on site, or at your office, to discuss this matter. As we understand you are away from the office until Monday 31st July, and we are away from 29th July – 10th August. We will make contact with you when we return.

Yours sincerely,

G.W. Face

G.W. & M.Face

PLANNING SERVICES | HPT 32293
POL | TLS
DC | [illegible]
APP |
CS |
2 [illegible] 2000
COPIES TO: | ACK:
FILE:

116, London Road,
Ruscombe,
Berks.
RG10 9HJ

For the attention of Heather Morgan
Wokingham Planning Office,
Shute End,
Wokingham,
Berks.

24th July 2000

Dear Miss Morgan,

Planning Application Number:0/2000/1825

Further to our telephone conversation of 20th July, we write to confirm that the above planning application is for a chalet style bungalow, and will have an integral garage. The application is for a similar type of building to the plan submitted and approved in 1989.

Yours sincerely,

G. W. Face

G.W. & M. Face.

HIGHWAYS CONSULTATION SHEET

From: Heather Morgan **Date:** 04 July 2000

Application Number: O/2000/1825

Proposal: Outline application for the proposed erection of one dwelling with double garage.

Parish: RUSCOMBE PARISH

Site Address:
116, London Road, Ruscombe, Reading.

Applicant:
Mr G Face .

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).

Comments
INCS.

Signed: _____ **Print name:** Stephanie Knowles

20/07/00.

TO: DEVELOPMENT CONTROL
Heather Morgan

FROM: Environmental Design

DATE: 28th July 2000

Location: 116 London Road, Ruscombe.

Proposal: Outline application for the proposed erection of one dwelling with double garage.

Application Number: O/2000/1825

In response to your consultation dated 4th July 2000 for the above application, the landscape comment is as follows:

The application is acceptable and fits in with the locality. However the proposed access in not acceptable as it would involve the loss of some important trees.

The site has a number of large oak and beech trees grouped near the road frontage and these are important in the street scene. The trees must be shown in detail on the full application with details of the measures for their protection during the works.

It is suggested that the new proposed dwelling should share the same access off the London Road that is currently shared by numbers 114 and 116 London Road, so that the drive to the proposed house curves on to the site behind the group of trees.

21/8/00

Revised Plans have been amended to incorporate the above amendment.

Patricia Green

Patricia Green
Landscape Consultant

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 24 July, 2000
My ref. HPM/2000/1825

Mr G Face
116 London Road
Ruscombe
Reading
RG10 9HJ

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

posted by Nicola Hake.
24.7.2000

WITHOUT PREJUDICE

Dear Mr Face

OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF ONE DWELLING AND DOUBLE GARAGE

I refer to the application which has been submitted for the above, and my telephone conversation with Mrs Face on 20th July 2000. In order to progress the application, I require clarification on a number of points and also some minor alterations to the siting of the dwelling.

Please could you confirm in writing that the proposed double garage would be integral and not detached. If it is to be separate then it will need to be shown on the plans and may impact upon the private amenity space or trees to the front of the site. I would also appreciate confirmation that the dwelling is likely to be chalet style rather than full height two storey.

Having assessed the application I have a number of concerns regarding the siting. The dwelling is proposed to be forward of the building line of No.120. Whilst this is deemed acceptable visually, due to the extensive tree screen, there is concern at the potential for over-dominance and loss of light to the habitable rooms of No.120, immediately adjoining the site. In order to overcome this concern it is suggested that the dwelling be moved 1m further into the site, away from the boundary. This may result in a reduction of the width if you wish to avoid building over existing drains.

The second concern relates to the distance between the rear of the proposed dwelling and the existing house. The current distance of 18.5 m, combined with the fall of the land (approx. 0.75m) across the site, is deemed insufficient to ensure adequate privacy is maintained. The proposed dwelling should therefore be reduced in depth by 1.5m. Moving forward the whole building would result in an unacceptable relationship with the adjoining bungalow and a reduction in depth is deemed the only acceptable alternative.

I appreciate that the plans previously submitted showed a dwelling closer to No. 116. However, siting was not determined at that stage and so the application did not specifically consider this relationship.

I am still awaiting comments from our Highways and Trees and Landscape Section on the proposal. Should any additional issues arise, such as the need for a tree survey of the two Beeches either side of the proposed access, then I will contact you.

I would appreciate receipt of the amended plans within the next 10 days in order to progress the application as quickly as possible.

Yours sincerely

P.P. Morgan

Heather Morgan
Senior Planning Officer

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	HM
21 JUL 2000	
COPIES TO:	ACK: ✓ FILE:

(1)

114, London Rd
Ruscombe
RG10 9HS
July 20th 2000

Ms Heather Morgan
Planning Officer

Application No 0/2000/1825

Dear Ms Morgan

Thank you for advising me of the above application. I have no real comment to make, other than to advise all parties concerned that there is an existing covenant held by me on the land at No 116 London Rd. This is possibly not relevant at the moment.

Yours Sincerely
Elizabeth Roberts.

22.JUN.2000* 1825

G.W. & M.Face,
116, London Road,
Ruscombe,
Berks.
RG10 9HJ

Planning Department,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham,
Berks.
RG40 1WR

19th June 2000

Dear Sirs,

Re:- Outline Planning Application, 116, London Road, Ruscombe, - June 2000

Please find attached sheet 1 of Outline Planning Permission, Application No. 33369, which was granted on 7th August 1989, and a copy of site plan against which the approval was granted. Due to the building recession at that time, the plot was not developed, and planning permission lapsed.

I now wish to re-apply for planning permission for development of the plot in a similar way, and submit herewith the required documentation and £190 fee.

Yours sincerely,

G.W. & M. Face.

Enclosures

1. 1 x Outline Planning Permission No.33369, dated 7th August 1989
2. 1 x Outline Planning Permission Drawing dated March 1989
3. 6 x Planning Applications Part 1.
4. 6 x Site Plans Scale 1:2,500
5. 6 x Site Plans Scale 1:500
6. 2 x Section 66 Certificates
7. 6 x Indicative Drawings No.GWF2514

9746000

PLANNING PERMISSION

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GR

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

To: MR G W FACE
116 LONDON ROAD
RUSCOMBE, READING
BERKSHIRE
RG10 9HJ

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.33369 (O)

Proposal:
REVISED OUTLINE APPLICATION FOR APPROVED APP. No. 29747
FOR THE ERECTION OF 1 CHALET BUNGALOW
HEADINGLY 116 LONDON ROAD RUSCOMBE

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 Approval of the details of the siting, design and external appearance of the buildings and the means of access thereto (hereinafter called "the reserved matters") shall be obtained in writing from the District Planning Authority before any development the subject of this permission shall commence and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(1)

01 REASON The application is in outline only and not accompanied by detailed plans.(1R)

02 Application for the approval of the reserved matters shall be made to the District Planning Authority before the expiration of three years from the date of this permission.(3)

02 REASON This condition is deemed to be attached by virtue of Section 42(2) of the Town and Country Planning Act, 1971.(2R)

03 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission,or before the expiration of two years from the date of approval of the last of the reserved matters to be approved,whichever is the later.(4)

03 REASON This condition is deemed to be attached by virtue of Section 42(2) of the Town and Country Planning Act, 1971.(2R)

continued/-

PLANNING PERMISSION

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WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

To: MR G W FACE
116 LONDON ROAD
RUSCOMBE
READING. BERKS
RG10 9HJ

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.29747 (O)

Proposal:
ERECTION OF CHALET BUNGALOW
LAND ADJACENT TO 116 LONDON ROAD RUSCOMBE

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 Approval of the details of the siting, design and external appearance of the buildings and the means of access thereto (hereinafter called "the reserved matters") shall be obtained in writing from the District Planning Authority before any development the subject of this permission shall commence and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(1)

01 REASON The application is in outline only and not accompanied by detailed plans.(1R)

02 Application for the approval of the reserved matters shall be made to the District Planning Authority before the expiration of three years from the date of this permission.(3)

02 REASON This condition is deemed to be attached by virtue of Section 42(2) of the Town and Country Planning Act, 1971.(2R)

03 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission,or before the expiration of two years from the date of approval of the last of the reserved matters to be approved,whichever is the later.(4)

03 REASON This condition is deemed to be attached by virtue of Section 42(2) of the Town and Country Planning Act, 1971.(2R)

continued/-

04 Notwithstanding any indications given in the current application, the proposed dwelling shall be compatible in size to the existing dwellings in the immediate locality and shall also have regard to the limitations of the size and features of the plot.(96)

04 REASON In the interests of amenity.(90R)

05 No tree or shrub on the site shall be felled, destroyed, damaged or disturbed in any way and no part thereof shall be removed without the prior approval in writing of the District Planning Authority. Each tree or shrub felled, destroyed or severely damaged without such approval shall within the next planting season be replaced by another healthy,semi-mature tree or shrub as the case may be,of similar species.If within a period of 5 years any replacement tree or shrub dies, is removed or becomes seriously damaged or diseased, it shall be further replaced with another healthy tree or shrub as the case may be, of such size and species as may be agreed with the District Planning Authority.(190)

05 REASON To ensure the satisfactory retention of existing trees and shrubs and in the interests of visual amenity.(190R)

06 Before the development hereby permitted commences, the existing trees and shrubs which are required to be retained on the site shall be protected from damage by the erection of fencing to coincide with the crown spreads to the satisfaction of the District Planning Authority. Such fencing shall be retained and maintained in good repair throughout the development of the site. The natural soil levels shall be maintained over the roots of the trees and shrubs and furthermore, no plant, vehicles, materials or other items shall be parked or deposited under the protected trees and shrubs. If any trenches for services are required within the fenced areas, they shall be excavated and back filled by hand, and any tree roots with a diameter of 25 mm or more shall remain unsevered and undisturbed.(192)

06 REASON To ensure that the trees and shrubs, including the roots thereof, are not damaged during building operations.(191R)

07 The trees and shrubs on adjoining land which encroach on, over or under the application site shall be protected from the development hereby approved by the erection of fencing to coincide with the spread of the branches which hang over the application site to the satisfaction of the District Planning Authority. Such fencing shall be retained and maintained in good repair throughout the development of the application site. (193)

07 REASON To ensure that the trees and shrubs are not damaged during building operations.(192R)

08 In carrying out the development the applicants shall conform with the recommendations in BS5837: 1980 - Trees in relation to construction.(195)

08 REASON To ensure that the trees and shrubs, including the roots thereof, are not damaged during building operations.(191R)

continued/-

Application 29747 continued

09 The existing hedging along the site boundaries shall be retained and thickened by additional hedge planting as necessary to achieve substantial screening to the satisfaction of the District Planning Authority. Any hedging removed or seriously damaged shall be replaced in the next planting season with new hedging of a similar species. If within a period of 5 years such replacement planting dies, is removed or becomes seriously damaged or diseased, it shall be further replaced in the next planting season.(211)

09 REASON In the interests of visual amenity.(13R)

10 Before development is commenced access to the site shall be constructed to the satisfaction of the District Planning Authority.(578)

10 REASON In the interests of road safety.(550R)

11 Vehicle parking shall be provided in accordance with the District Planning Authority's Parking Standards before the proposed dwelling is occupied.(602)

11 REASON In the interests of road safety.(550R)

12 A turning space for cars shall be provided within the site to the satisfaction of the District Planning Authority before the proposed dwelling is occupied.(604)

INFORMATIVES:-

The Area Surveyor, Highways Depot, Whitley Wood Road, Reading (Tel: Reading 876233) should be notified, and details of access construction agreed, before any work is carried out within the highway.(648)

The Thames Water Authority or their agents have requested the following informatives be attached to this permission and the Developer or Agent is requested to contact the Council's Engineer accordingly.(669)

Full details of all foul and surface water drainage proposals shall be submitted to the Council's Engineer and approved by the District Council before commencement of the development.(671)

Soak-aways shall be designed and constructed in accordance with Building Research Establishment Digest 151.(679)

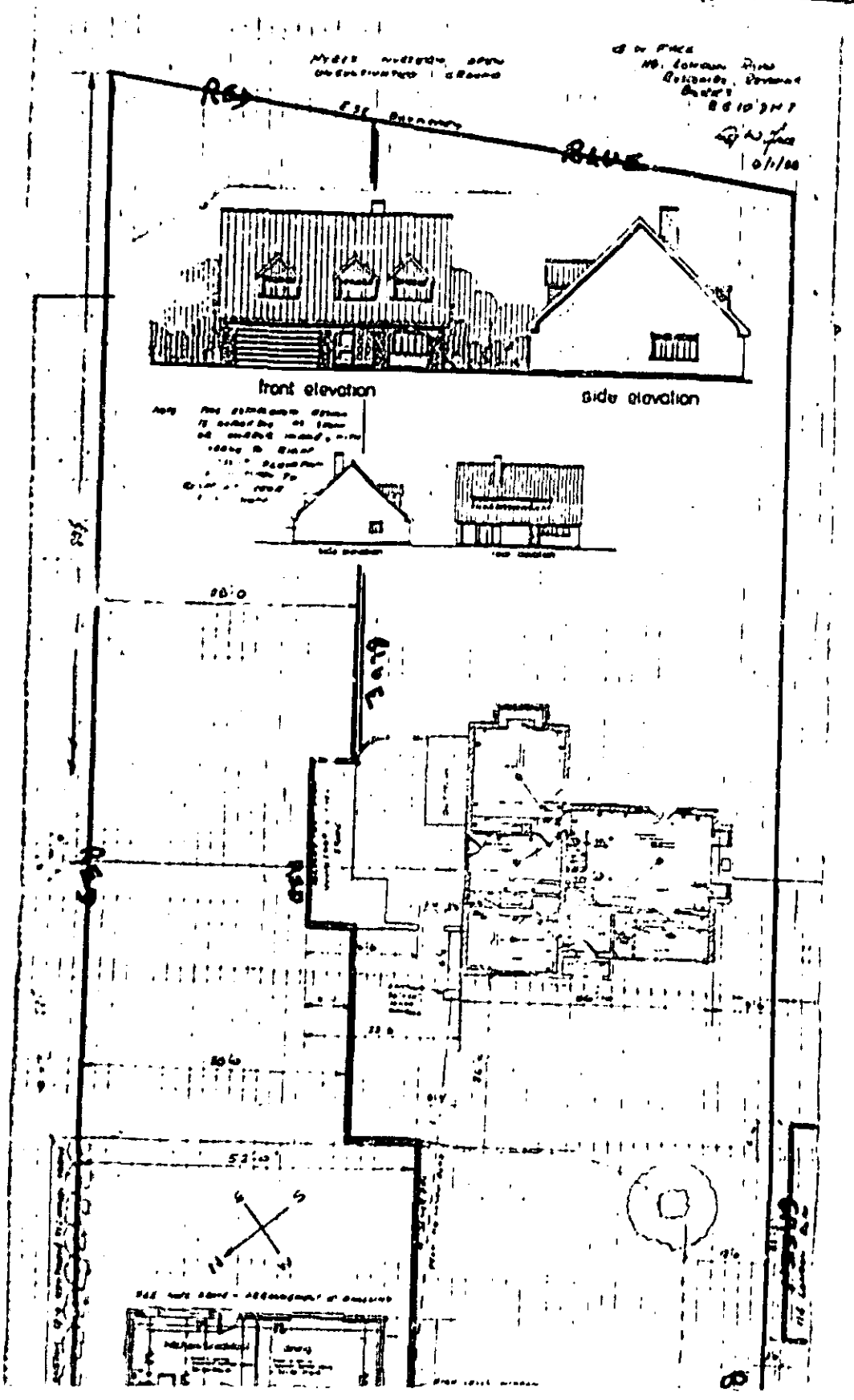
The developer is responsible for obtaining easements to connect to and discharge through the private drainage system.(690)

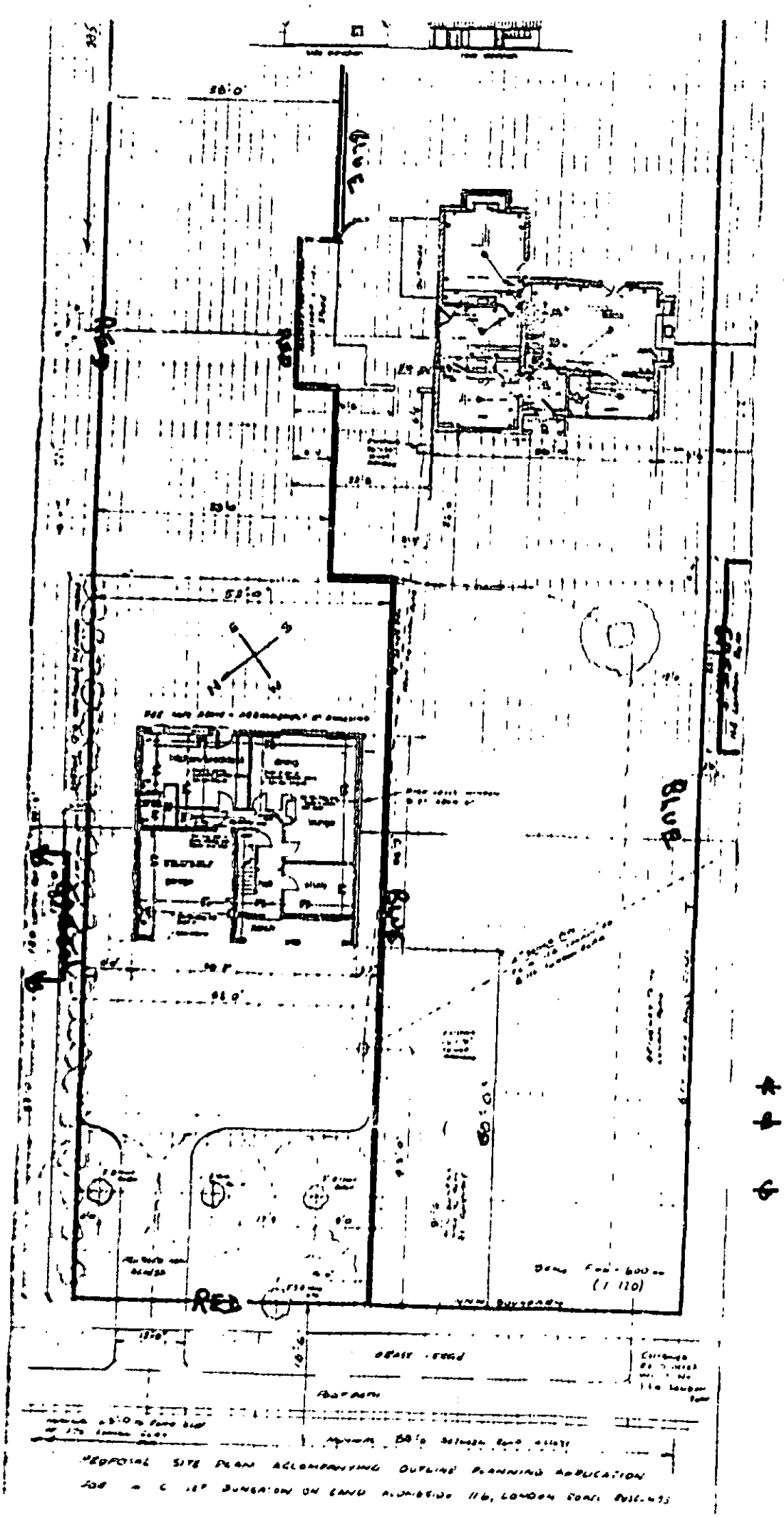
25 MAY 1988

Date..... .....R.F.W. [signature].....

Planning Officer

continued/-


front elevation
side elevation


APPLICATION
ADJOINING L.
BY APPLICAN
ADJACENT P
RED
BLUE
PROPOSAL SITE PLAN ACCOMPANYING OUTLINE PLANNING APPLICATION

PLANNING PERMISSION

N
GR

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

To: MR G W PACE
116 LONDON ROAD
RUSCOMBE, READING
BERKSHIRE
RG10 9HJ

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.33369 (O)

Proposal:
REVISED OUTLINE APPLICATION FOR APPROVED APP. No. 29747
FOR THE ERECTION OF 1 CHALET BUNGALOW
HEADINGLY 116 LONDON ROAD RUSCOMBE

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 Approval of the details of the siting, design and external appearance of the buildings and the means of access thereto (hereinafter called "the reserved matters") shall be obtained in writing from the District Planning Authority before any development the subject of this permission shall commence and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(1)

01 REASON The application is in outline only and not accompanied by detailed plans.(1R)

02 Application for the approval of the reserved matters shall be made to the District Planning Authority before the expiration of three years from the date of this permission.(3)

02 REASON This condition is deemed to be attached by virtue of Section 42(2) of the Town and Country Planning Act, 1971.(2R)

03 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.(4)

03 REASON This condition is deemed to be attached by virtue of Section 42(2) of the Town and Country Planning Act, 1971.(2R)

continued/-

04 Notwithstanding any indications given in the current application, the proposed dwelling shall be compatible in size to the existing dwellings in the immediate locality and shall also have regard to the limitations of the size and features of the plot.(96)

04 REASON In the interests of amenity.(90R)

05 No trees or shrubs on the land shall be removed, felled, lopped or topped and no other thing shall be done on the land likely to harm or damage the trees, unless the District Planning Authority have so agreed in writing. Each tree or shrub felled, destroyed or severely damaged without such approval shall within the next planting season be replaced by another healthy, semi-mature tree or shrub as the case may be, of similar species. If within a period of 5 years any replacement tree or shrub dies, is removed or becomes seriously damaged or diseased, it shall be further replaced with another healthy tree or shrub as the case may be, of such size and species as may be agreed with the District Planning Authority.(190)

05 REASON To ensure the satisfactory retention of existing trees and shrubs and in the interests of visual amenity.(190R)

06 Before the development hereby permitted commences, the existing trees and shrubs which are required to be retained on the site shall be protected from damage by the erection of fencing to coincide with the crown spreads to the satisfaction of the District Planning Authority. Such fencing shall be retained and maintained in good repair throughout the development of the site. The natural soil levels shall be maintained over the roots of the trees and shrubs and furthermore, no plant, vehicles, materials or other items shall be parked or deposited under the protected trees and shrubs. If any trenches for services are required within the fenced areas, they shall be excavated and back filled by hand, and any tree roots with a diameter of 25 mm or more shall remain unsevered and undisturbed.(192)

06 REASON To ensure that the trees and shrubs, including the roots thereof, are not damaged during building operations.(191R)

07 The trees and shrubs on adjoining land which encroach on, over or under the application site shall be protected from the development hereby approved by the erection of fencing to coincide with the spread of the branches which hang over the application site to the satisfaction of the District Planning Authority. Such fencing shall be retained and maintained in good repair throughout the development of the application site. (193)

07 REASON To ensure that the trees and shrubs are not damaged during building operations.(192R)

08 In carrying out the development the applicants shall conform with the recommendations in BS5837: Draft Revision - Trees in relation to construction.(552B)

08 REASON To ensure that the trees and shrubs, including the roots thereof,

continued/-

Application 33369 continued

are not damaged during building operations.(191R)

09 Access to the site shall be provided in accordance with the details to be submitted to and approved by the District Planning Authority before any other development is carried out.(C04)

09 REASON In the interests of road safety.(550R)

10 The building shall not be occupied until space for vehicle parking and turning has been provided within the site in accordance with details to be submitted to and approved by the District Planning Authority. The spaces shall thereafter be kept available for parking and turning at all times.(C28)

10 REASON In the interests of road safety.(550R)

INFORMATIVES:-

The Thames Water Authority or their Agents have requested the following informatives be attached to this permission and the Developer or Agent is requested to contact the Council's Engineer accordingly.(669)

Full details of all foul and surface water drainage proposals shall be submitted to the Council's Engineer and approved by the District Council before commencement of the development.(671)

Soak-aways shall be designed and constructed in accordance with Building Research Establishment Digest 151.(679)

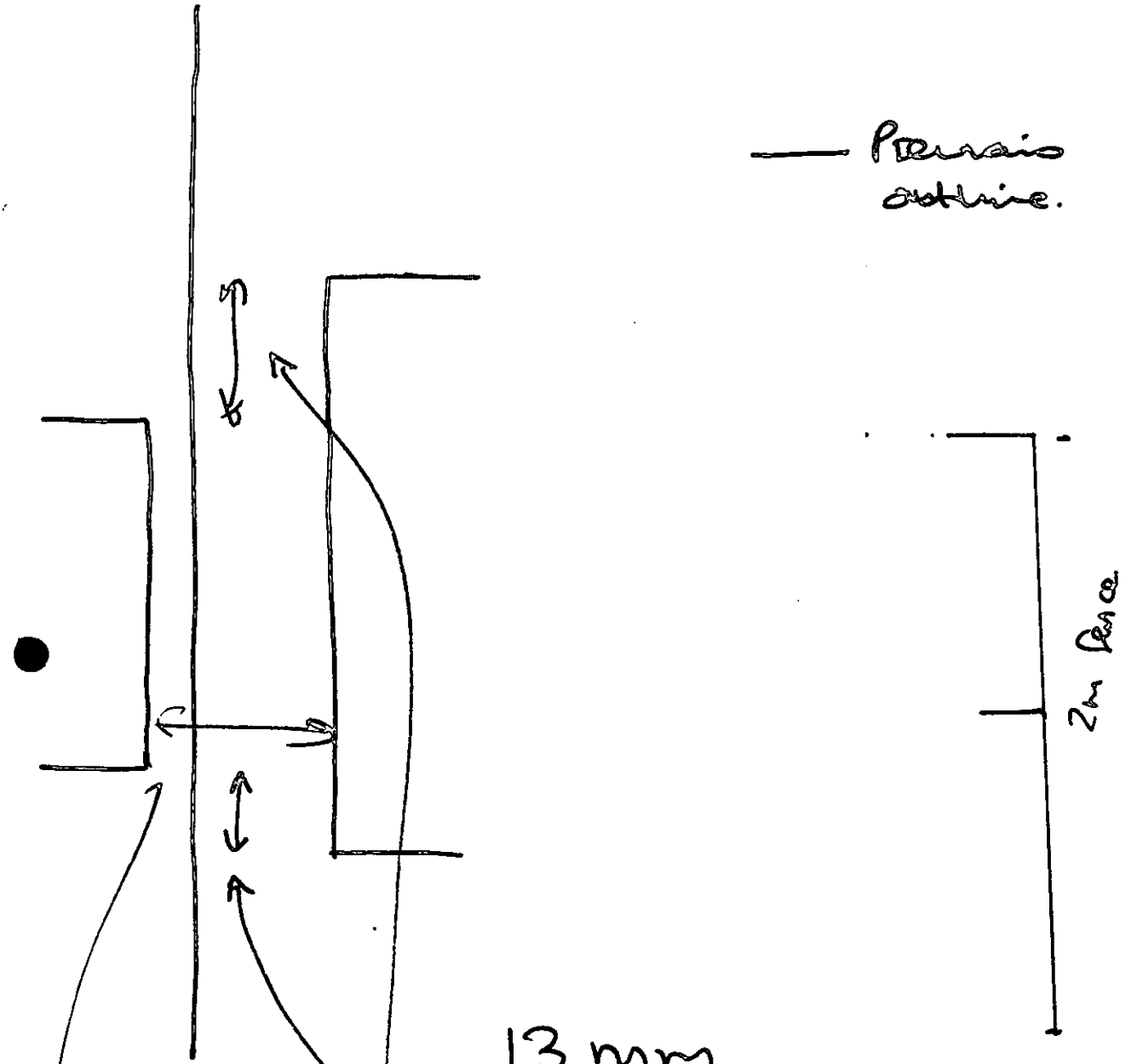
Date.....3/8/89..... R F Wilson

-7 AUG 1989 District Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

continued/-



13 mm.

5mm = 0.6m

1.6m approx. (2.5m proposed)

22 mm

5mm = 0.6m

2.2m approx (0.9m proposed).

28mm

3.3m approx. (3.m proposed)

overdominance. This is not withstanding the repositioning of the building and the introduction of hipped roofs as opposed to the existing gable ends. The proposal would result in loss of light and overdominance, to the detriment of the residential amenity of adjoining occupiers by reason of its siting. As such, the proposal is contrary to Policies SBE2 and SBE5 of the South East Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.

D. Impact on Highway safety

The site is currently accessed from a single track road running alongside the railway embankment. The visibility under the railway bridge to the north is extremely limited. The application seeks to increase the width of the road to 5m, 6m from the back of the kerb improve visibility splays. Two passing places are proposed which will result in the loss of a number of trees, to which our Trees and Landscape section have raised no objection. The Highways Section have indicated that this is adequate and would not have an adverse impact on highway safety. The increase in traffic generated by an additional five flats over the existing would not be sufficiently detrimental to recommend refusal on this basis.

E. Service, Amenity and Infrastructure Requirements

Were the scheme to be considered acceptable in principal, Policy WOS4 of the Wokingham District Local Plan (Deposit Draft) as modified states that proposals will be expected to have regard to existing levels of infrastructure, services and amenities. This is expanded upon in Planning Guideline A9 which has been adopted as Supplementary Planning Guidance. Circular 1/97 requires that planning obligations meet a number of criteria, including being directly related to the development. Ten new flats would have an impact in terms of highways, library provision and off site recreation provision/improvements.

The provision of school places in the vicinity is such that a contribution is not appropriate. However, are deemed appropriate for library provision, footway improvements and a pedestrian crossing facility. In additoin, off site financial contributions towards Barkham Road Pavilion are considered appropriate. The applicant has recently been advised of the Local Planning Authorities requirements in principle but have not been provided as part of the development to date. As such, the proposal does not meet the requirements of Policy LD6 of the Berkshire Structure Plan, Policy SPS1 of the South East Area Local Plan and Policy WOS4 of Wokingham District Local Plan (Deposit Draft) as modified.

F. Concerns of residents and Town Council

These have been addressed in the main body of the report.

FILE NOTE OF TEL. CON 2017

Space to application.

① Garage.
Is this to be integral? Internal is back but scheme would be largely the same as before.
The proposal would have an integral garage and not a detached one.

② Size of dwelling.
Expressed potential concerns in respect of the building line in relation to No 120 which is a bungalow.
Said the scheme would comprise a chalet style bungalow similar to previous.
Hm - would need confirmation of both of the above in writing.
45° line with a chalet bungalow would probably be acceptable. May need re-siting.
2 storey likely to be too overdominant especially as No 120 has a relatively low pitched roof.

③ Potential trees issue.
May need detailed tree survey of the two trees either side of the proposed access to ensure their retention. Valuable to the streetscene.
Awaiting Tree Officer comments.
Hedging to up as a potential difficulty

Court it is not considered the design of the development would fail to respect the setting of No.68. It is not considered that a reason for refusal on this basis could be substantiated. Part of the existing rear wall is to be retained to form a defined boundary and will maintain some degree of enclosure.

The redevelopment results in the building extending marginally over the settlement boundary. Policy WCC2 indicates development adjoining areas important to the separation of settlements must not undermine those boundary features important to the landscape. The garden forms a Setting of Settlement and the Green Gap. The Gap at this point extends to the east across to the boundary with Bracknell Forest. The edges of the application site are well defined by landscaping. It is not considered that a minor breach of the settlement boundary could be sustained at appeal. The application proposes parking provision to the front of the flats, and a gravelled area is currently used for this purpose. In the light of the Tesco appeal decision further down Finchampstead Road, it is not considered the introduction of parking outside the identified settlement could be sustained at appeal.

The proposal is considered to have a detrimental impact on the visual amenity of the streetscene when viewed from Finchampstead Road, by reason of its siting and loss of significant trees. As such, the proposal is contrary to Policy EN1 of the Berkshire Structure Plan SBE1 and SBE2 of the South East Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.

C. Impact on residential amenity

The rear wall of the Eyre Court currently forms the boundary with Nos. 62 to 68. The latter has its garden area to the side and would be directly viewed from the proposed flats. The flats have been designed so that windows on the rear wall are to stairwells, bathrooms and kitchens. The stair and bathroom windows are to be obscurely glazed. In addition, sashes would need to be top opening to prevent overlooking. There are four high level windows at first floor for bathrooms and kitchens, with the latter being clear glazed. It is considered that the height of the windows above floor level and the configuration of the units are such that there will be no loss of privacy or overlooking to No.68.

To the rear of No.62, lies No.62a which is a single storey bungalow. There is a small patio area to the rear approximately 3m deep which runs to the boundary with Eyre Court. Its garden area is to the west of the dwelling. The dwelling has one normal and one high level window in its eastern elevation. The former provides the only light to a kitchen, and the latter provides light to a bedroom, which also has a narrow full length window on its southern elevation. The proposed flats would be repositioned 2 m from the boundary to provide a better relationship to the existing properties. The building has been moved further north, although it will not extend as far as the kitchen window. The proposed building will have an impact on the bedroom window. It is considered that the introduction of a new built form beyond the existing bedroom window would result in an unacceptable loss of light and sense of

WOKINGHAM D.C. DEVELOPMENT CONTROL 22. JUN. 2000* 1825

Start date:	22 JUN 2000
Officer: HM	Application No. O/2000/1825

Map No. 29. Site ...6.06...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(O) OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF ONE DWELLING WITH DOUBLE GARAGE

Location: 116 LONDON ROAD

Parish: RUSCOMBE Ward: Ruscombe 47.2000 4/7

Applicant: MR G FACE

Fee (10) Received 190-00 Required ~~190-00~~ to follow Additional 190-00 Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	IS GARAGE TO BE INTEGRAL? & IF NOT NEED TO SEE LOCATION		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 4.7.2000 ✓ 4/7

Parish Council Informed - YES / NO ✓ 4/7

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ 4/7
Trees .....
Conservation Officer .....
Environmental Health ✓ 4/7
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ 4/7

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....

.....

* Pre-apps 79, 175 + 706 relate to this address but not this proposal.

NEIGHBOURS:

✓ 4/7 SIN + 114, 120, 159, 161 + 163 LONDON ROAD ✓

HEADINGLEY.

ADDRESS 116 LONDON RD PARISH Rusc

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~1185/73~~ 1612/73	Mr J.W. Roberts	~~Demo exist. house erect~~ 5 dwellings + garages	25.10.73	– Refuse
1885/73	"	Outline appl. 2 det hses + garages.	14.12.73	C/A
01486	SEE 112, 114	ERECTION 2 DET. HOUSES & INTEGR. GARAGES - LAND ADJ.	3.10.74	N/A REFUSE
01886	"	" "	19.12.74	N/A C/A
BR 4997				
27052/3	MR. G. LACK	MOBILE HOME	21.1.87	R
29747 *	"	O/L HOUSE LAND ADJ.	16.3.88	C/A
BRA6225	"	UNDERPINNING	21.10.88	APP
33369 *	"	O/L HOUSE & G. ADJ.	7.6.89	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

22 JUN 2000 1825

1789/a

SECTION 66 CERTIFICATE

Application No.

22.JUN.2000* 1825

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) . . . . . .

. . . . . .

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

on (d) . . . . . .

(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).

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 . . C. W. Hall . . . . . .

On behalf of . . . . . .

Date . . . . 20/06/00 . . . . . .

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

1509/ab

PLANNING APPLICATION PART 1

22. JUN. 2006 1825

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	GEORGE WILLIAM FACE
	ADDRESS	116, LONDON ROAD, RUSCOMBE
		READING. BERKS
	POST CODE	RG10 9HJ Tel No. 01189 345607
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	N/A
	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	116. LONDON ROAD
		RUSCOMBE READING
		BERKS RG10 9HJ
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	.083
5. Give brief details of the proposal	ABOUT THE APPLICATION	ERECTION OF ONE 4/5 BEDROOM
		DWELLING WITH DOUBLE GARAGE FOR
		SOLE USE AS A PRIVATE RESIDENCE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	☐	1:100 Floor Plan	☐
1:500 Block Plan	☐	Other 1:200 SITE PLAN	☑
1:100 Elevations	☐		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE	☐	ALTERATION or EXTENSION	☐
CONSTRUCTION OF NEW BUILDING	☑	DEMOLITION	☐
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS	☐	Go to Question 10.
OUTLINE PERMISSION	☑	State relevant outline permission No. Go to Question 10.
FULL PERMISSION	☐	Go to Question 11.
TEMPORARY PERMISSION	☐	State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION	☐	State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS	☐	State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

EXTERNAL APPEARANCE	☐	SITING	☑
MEANS OF ACCESS	☑	DESIGN	☐
		LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL GARDEN AREA LAWN WITH TREES & SHRUBS

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~~ — REFER TO ACCOMPANYING INDICATIVE DRAWING NO GWF 2514

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

TRADITIONAL BRICK & TILE TO BE IN KEEPING WITH ADJACENT PROPERTIES

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 — SOAKAWAYS WILL BE CONSTRUCTED TO FRONT & REAR OF DWELLING

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~~ — NEW ACCESS, SEE ACCOMPANYING DRAWING NO GWF 2514

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

YES / ~~NO~~ — NEW DOUBLE GARAGE PLUS ON SITE PARKING FOR AT LEAST TWO OTHER VEHICLES SEE DRAWING N° GWF 2514

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		
	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~~ — N/A

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 £ 190·00

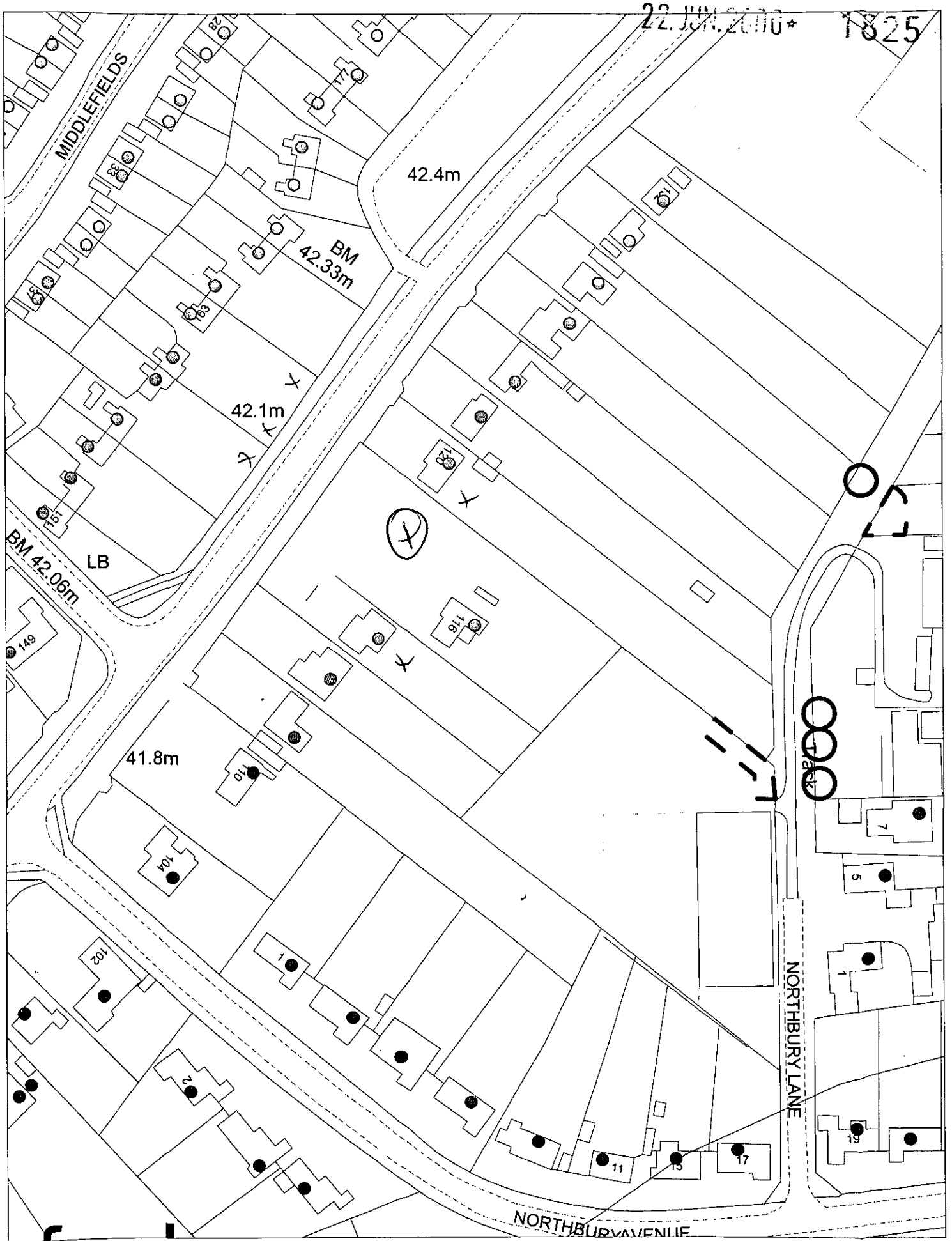
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED G.W. Yale ON BEHALF OF — DATE 20/02/00

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.

22 JUN 2000*

1825



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Development Control Section, Environmental Services, Wokingham District Council.

23 June 2000

Scale: 1 : 1250

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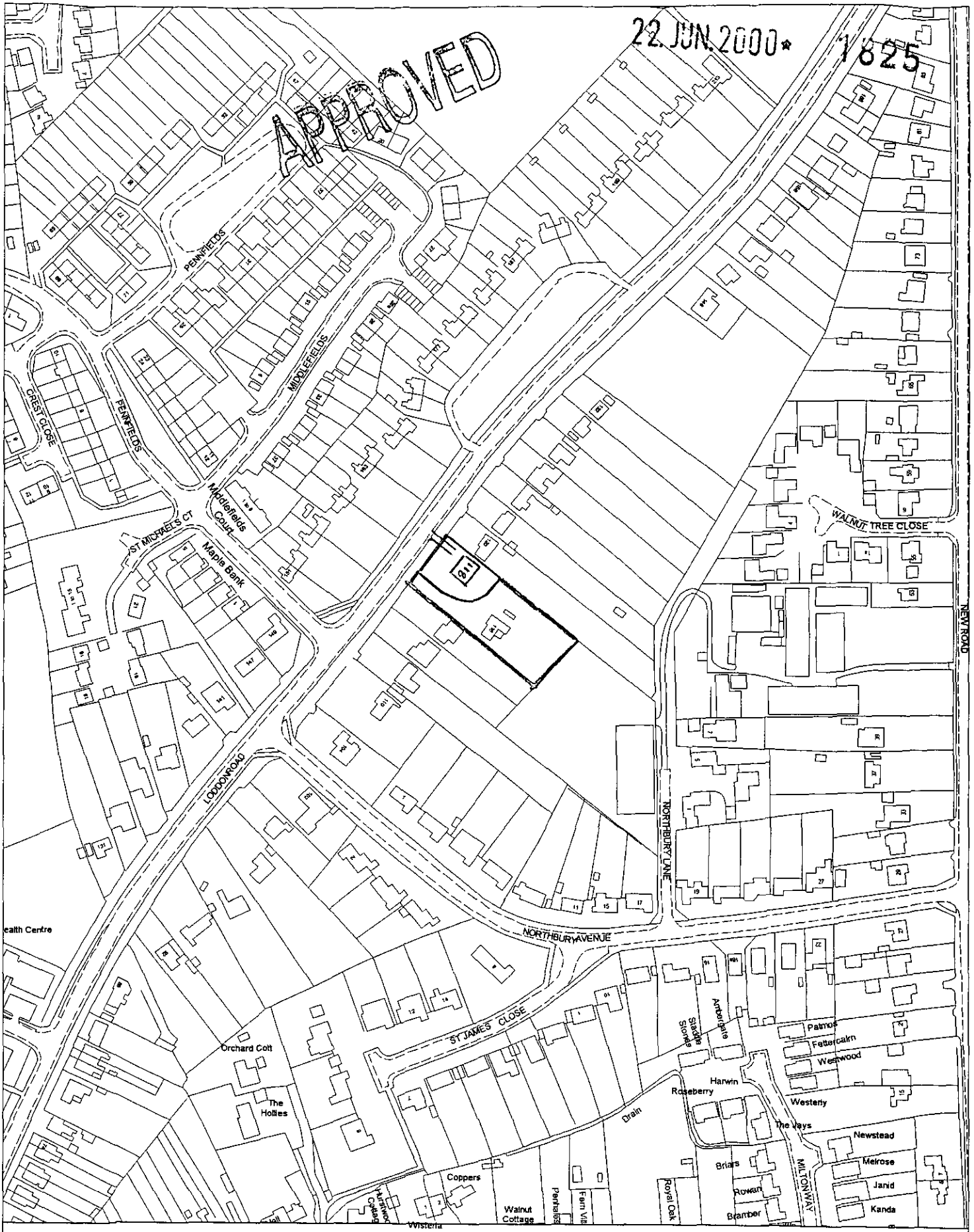

Site Plan, Scale: 1 to 2500

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