APPLICATION NO:
F/2002/6013

LOCATION:
23 New Road, Ruscombe Reading.

APPLICANT:
Mr/Mrs W Eccles C/O Daniels & Associates

PROPOSAL:
Proposed erection of detached replacement dwelling with detached garage. Demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **29/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
17/05/2002

CASE OFFICER: ~~Heidi Lynch~~
KL

APPROVED

NO OBS

1130

DO

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr/Mrs W Eccles
C/O Daniels & Associates
28 Broad Street
Wokingham
Berks
RG40 1AB

Application Number: F/2002/6013

Parish: **RUSCOMBE**

Location: **23, New Road, Ruscombe, Reading.**

Proposal: **Proposed erection of detached replacement dwelling with detached garage. Demolition of existing dwelling.**

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

Conditions

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

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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).

9. The first floor bathroom windows in the north and south elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

10. 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.

11. 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.

12. 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.

13. The building shall not be erected other than in the following materials, or such other materials as have been approved in writing by the Local Planning Authority:

Main Brick: Hamills Medium Red Multi Stock
Feature Brick: Berkshire Orange Stock
Roof Tile: Eternit Acme Farmhouse Brown

Reasons

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

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

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

4. In the interests of highway safety and convenience.

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

6. In the interests of highway safety and convenience.

7. To safeguard the visual amenities of neighbouring properties and the locality.

8. To safeguard the residential amenities of the occupiers of neighbouring properties.

9. To safeguard the residential amenities of the occupiers of neighbouring properties.

10. To prevent pollution of ground water.

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

12. In the interests of visual amenity.

Informatives

Informative
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 OS1 and EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 16/05/2002

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 6372 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.

WORK SHEET FOR : Kerrin Lithgow

Application Number : F/2002/6013

Applicant : Mr/Mrs W. Eccles, C/O Daniels & Associates

Location : 23 New Road, Ruscombe, Reading

Proposal : Proposed erection of detached replacement dwelling with detached garage. Demolition of existing dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		11/04/2002.

Date of Neighbour Notifications :

Date of Site Visit : 11/04/2002

Date Registered : 22/03/2002

Earliest Date for Decision : 29/04/2002

Latest Consultation Date/Site Notice Expiry Date : 29/04/2002

Application Expiry Date: 17/05/2002

Consultation Responses :

Dinton Pastures: Both Bat and Newt issues were resolved in the earlier application. No further comments.
Environment Agency: No objections, subject to conditions.
Ruscombe Parish: No objections
Highways Officer: No objections. Conditions to be attached.
Environmental Health Officer: No objection
Landscape Architect: Existing planting needs to be protected on site. Planting scheme needs to be provided for the front of the site.

Planning History:

- Permission was granted for a replacement dwelling on the property on the 10.10.01. (F.2001.4272)
- An amendment to the previous application was approved on the 01/02/2002 (F.2001.4272). This amendment sought to form a breakfast room and a projecting double bay doorway to the family room. These extensions were both to the rear.

Planning Issues :
Site Designation: Within the Identified Settlement
Impact of the proposed amendment to application F/2001/5294

Application Number: F/2002/6013

Appraisal :

The proposed application seeks to amend previous approvals by increasing the size of the dwelling.

On three sides of the dwelling, including on the neighbouring boundaries and to the front, the dwelling has increased by 200mm in width and depth. To the rear of the site, the dwelling has increased from between 200mm to 400-500mm.

Despite the previous amendment, which also increased the depth on the rear elevation, it is still considered that the application will have limited effect on the residential amenity of neighbouring dwellings.

The proposed alterations will only increase the size of the dwelling. The style and character of the building will therefore not be changing. It is therefore considered that there will be no detrimental impact upon the character or appearance of the surrounding area.

Recommendation : Approval: ☑ **~~Refusal:~~** ☐

Application Number: F/2002/6013
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1.	C001	R001	Time limit
2.	C049	R049	Garage(s) To Be Retained for Vehicular Parking
3.	C122	R122	Parking and Turning Area Before Occupation
4.	C137	R137	Turning Within Site (Insert: dwelling)
5.	C129	R129	Construction Vehicles
6.	C130	R130	No mud during construction
7.	C017	R017	Boundary Treatment
8.	C044	R044	Insert: First Floor Level and Above
9.	C045	R045	Obscure Glazing Insert: First Floor, bathroom windows in the north and south elevations
10.			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. Reason: To prevent pollution of ground water.
11.	C153	R153	No Trees Etc. to be felled or lopped
12.	C150	R150	Landscaping Details
13.	C013	R014	Agreed External Materials Insert: Main Brick: Hamills Medium Red Multi Stock Feature Brick: Berkshire Orange Stock Roof Tile: Eternit Acme Farmhouse Brown

Informatives for Approvals:	
1.	N16

Policies
Loddon Area Local Plan Policies: LBE1, LBE2
South-East Area Local Plan Policies:
Wokingham District Local Plan Policies: WOS3, WBE1
Green Belt Local Plan Policies:
Berkshire Structure Plan Policies: OS1, EN1
Minerals Local Plan Policies:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 15 May 02

RECORD OF SITE VISIT

Site Address:	23 New Road, Twyford
Application Number:	F/200~~16294~~ 2/6013
Officer:	Kerrin Lithgow
Date of Site Visit:	11/04/2002

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

Flat site. Long sections.
Property next door (@ 21 New Road) also being replaced.

3. DESCRIPTION OF SITE/BUILDING

Two storey brick. Already under construction.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Will have same rear boundary line approx. as number 21. Property @ No. 25 some distance (garage to be located in between).

5. SITE CONSTRAINTS

TREES Several to the rear (see landscape comments).

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT See landscape comments. Need boundary treatment between 21 & 23.

OTHERS

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 18 April 2002
My ref: NL/F/2001/4272, F/2001/5294
Your ref:

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

Mr W D Eccles
59 New Road
Ruscombe
Berkshire
RG10 9LN.

Dear Mr Eccles,

PROPOSED MATERIAL SAMPLES FOR THE ERECTION OF A REPLACEMENT DWELLING AT 23 NEW ROAD, RUSCOMBE. APPLICATION NUMBER F/2001/4272 AND F/2001/5294.

Thank you for your letter of the 14 November 2001, regarding the above stated development. I would like to take this opportunity to apologise for the delay in responding to your enquiry.

I write to confirm that the proposed materials:

Main Brick:	Hamills Medium Red Multi Stock
Feature Brick:	Berkshire Orange Stock.
Roof Tile:	Eternit Acme Farmhouse Brown.

Are approved as the materials that shall be used in the construction of the approved dwelling. These details satisfy the requirements of conditions 02 of F/2001/4272 and 02 of F/2001/5294.

I hope this information is of assistance to you.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Heidi Lynch DATE: 9th May 2002

Location:	23 New Road, Ruscombe, Reading
Proposal:	Proposed erection of detached replacement dwelling with a detached garage
Application Number:	F/2002/6013

In response to your consultation dated 8th April 2002 for the above application, the tree and landscape comments are as follows:

During my site visit construction was already well underway and my comments relate to protection of existing landscape features that remain on site and the cretaion of a new appropriate garden landscape only.

None of the existing planting shown for retention within the applicants drawing R3226/2 are adequately protected from damage by construction works. I request that all such planting is protected in accordance with BS 5837 : 1991 - Trees in Relation to Construction.

There is considerable scope for an appropriate new planting scheme to be implemented within the front garden area. This should be produced on a separate drawing and include: the full names of proposed plant species, sizes at time of planting, plant densities, numbers for each bed and in total. I would expect the planting plan to include at least three new trees as well as substantial areas of shrub planting.

ROBERT PETROW
Consultant Landscape Architect

Please see Part I for plans.

To:
Neil Etherington
Senior Arboricultural Officer
Landscape and Trees

From: Heidi Lynch

6

Date: 08 April 2002

(4)

Application Number: F/2002/6013

Proposal: Proposed erection of detached replacement dwelling with detached garage. Demolition of existing dwelling..

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

Applicant:
Mr/Mrs W Eccles C/O Daniels & Associates.

Your observations are required in respect of this application within **7 days** of the above date.

No TPO

Under construction - connect
retained planting not protected
beech coope & hedge - spoil stored
under et

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 08 April 2002

Application Number: F/2002/6013

Proposal: Proposed erection of detached replacement dwelling with detached garage. Demolition of existing dwelling.

Parish: RUSCOMBE PARISH

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

Applicant:
Mr/Mrs W Eccles C/O Daniels & Associates.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049

C122, R122

C137 (INSERT: dwelling), R137.

C129, R129

C130, R130.

Signed: _____ **Print name:** AC 11/4/02.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Heidi Lynch, Development Control

From: Tom Payne, Environmental Health

Your Ref: F/2002/6013

My Ref: 000783

Date: 11 April 2002

PROPOSED ERECTION OF DETACHED REPLACEMENT DWELLING WITH DETACHED GARAGE. DEMOLITION OF EXISTING DWELLING.

23 NEW ROAD, RUSCOMBE, READING.

These proposals have been evaluated and I have the following comments. According to our records, there is one landfill site within 250 metres of the site.

NGR	Distance	Landfill Name	Landfill Description
SU 795 763	165 m	Ruscombe Pond, Ruscombe	Unknown

In view of the distance from this site it is unlikely that landfill gas will present a risk to this proposal.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc Paul Eggleton, Building Control

Heidi Lynch

From: Andy Glencross
Sent: 18 April 2002 13:01
To: Heidi Lynch
Subject: PA F/2002/6013 23 New Rd Ruscombe

Hi Heidi

This site has been submitted before and both the bat and newt issues were resolved at that stage. The application number was F/2001/4272.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

55840

PLANNING SERVICES | HPT
POL | TCP
DO | EHP
APP
CS

29 APR 2002

COPIES TO | ACK:

ENVIRONMENT AGENCY

Our Ref : SP/2002/005549-1/1
Your Ref : HEIDI LYNCH/F/2002/6013

Date : 25 April 2002

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

FAO: Heidi Lynch

Dear Madam

DETACHED REPLACEMENT DWELLING WITH GARAGE.
23 NEW ROAD RUSCOMBE READING

Thank you for your letter dated 8 April 2002, received on 9 April 2002. Please quote the following reference in any correspondence: SU77NE/10/26. The Environment Agency has the following comments:

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

PLANNING CONDITIONS:

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

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

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

ADVICE

Waste Regulation

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU795763	175M	Ruscombe Pond	Unknown

In view of location of the landfill it is unlikely that landfill gas will present a risk to this proposal.

Land Drainage

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Watercourses

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

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

Environment Protection

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

Roof water downpipes should be connected to the drainage system either directly, or by

means of back inlet gullies provided with sealing plates instead of open gratings.

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

Water Conservation

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

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Wildlife Conservation

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

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

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

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

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

The proposal involves the demolition of buildings which might potentially offer bat roosting opportunities. Buildings to be demolished should be inspected for bats prior to work starting, with English Nature being contacted if any bats are found.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

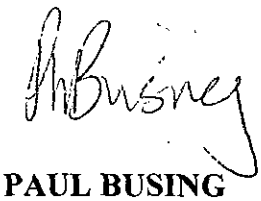
Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the Daniels & Associates.

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

If you have any further queries please do not hesitate to contact Paul Busing on quoting the reference cited at the beginning of this letter.

Yours faithfully



PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454326
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

CC: Daniels & Associates

FROM: Heidi Lynch

DATE: 08 April 2002



RUSCOMBE PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

15 APR 2002

COPIES TO	ACK:
	FILE:

Application Number: F/2002/6013

Proposal: Proposed erection of detached replacement dwelling with detached garage. Demolition of existing dwelling..

Site Address: 23, New Road, Ruscombe, Reading.

Applicant: Mr/Mrs W Eccles C/O Daniels & Associates.

Your observations are required in respect of this application **by 29/04/2002** .

11/04/02.

This dwelling is in situ, a finished project on these which are the 3rd set of plans. If there is in fact any difference of plan it would have been easier to have had it highlighted in some way for reference.

SIGNED: J Cowens DATE: 11/04/02

Clerk To Ruscombe Parish/~~Town~~ Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~[illegible]~~ 22 MAR 2002	Map No. 29 Site 0.11
Officer: HL	Application No. F/2002/6013
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF DETACHED REPLACEMENT DWELLING WITH DETACHED GARAGE. DEMOLITION OF EXISTING DWELLING
~~(AMENDMENT TO CONSENT 2001/5294)~~

Location: 23 NEW ROAD

Parish: RUSCOMBE Ward: RUSCOMBE

Applicant: MR & MRS ECCLES

Fee (8) Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	~~red line~~		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	SOUTH ELEVATION - CHECK THE CHIMNEY! WEST ELEVATION TO SHOW ROOF LINE OF BED 5 PROTRUDING.	13/3	22/3
6	Floor plans	SHOW POSITION OF ROOF LIGHTS IN BREAKFAST AREA ~~[illegible]~~		
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 : 8/04 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health - LANDFILL - REPLACEMENT DWELLING
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....
JINTON PASTURES - GREAT CRESTED NEWTS - BATS
THAMES WATER

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency - LANDFILL - GROUNDWATER PROTECTION ZONE

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

HERITAGE BODIES

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

OTHERS:

No pre-apps

NEIGHBOURS:

S/N + see map
+ address within red line

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

Tel: (0118) 974 6482

Date: 08 April 2002

My ref: F/2002/6013

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

Dear Councillor

Application Number: F/2002/6013
23, New Road, Ruscombe, Reading.
Proposed erection of detached replacement dwelling with detached garage. Demolition of existing dwelling.

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 **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/6013**
23, New Road, Ruscombe, Reading.
Proposed erection of detached replacement dwelling with detached garage. Demolition of existing dwelling.
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 S Conway

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

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

Tel: (0118) 974 6482

Date: 08 April 2002

My ref: F/2002/6013

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/6013
23, New Road, Ruscombe, Reading.
Proposed erection of detached replacement dwelling with detached garage. Demolition of existing dwelling.

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 **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/6013**
23, New Road, Ruscombe, Reading.
Proposed erection of detached replacement dwelling with detached garage. Demolition of existing dwelling.
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 C A Ferris

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

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

Tel: (0118) 974 6482

Date: 08 April 2002

My ref: F/2002/6013

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

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2002/6013
23, New Road, Ruscombe, Reading.
Proposed erection of detached replacement dwelling with detached garage. Demolition of existing dwelling.

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 **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/6013**
23, New Road, Ruscombe, Reading.
Proposed erection of detached replacement dwelling with detached garage. Demolition of existing dwelling.
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**********

Received by Wokingham District Council

Application No: F/2002/6013

Proposal:
Proposed erection of detached replacement dwelling with detached garage. Demolition of existing dwelling.

Location:
23, 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/2002/6013 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/04/2002. 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.

Trevor Watson
Development Control Manager

08 April 2002

Organisation_Name	Building_Name	address1	Postcode
		22NORTHBURY AVENUEREADING	RG109LG
		21NEW ROADREADING	RG109LL
		23NEW ROADREADING	RG109LL
		25NEW ROADREADING	RG109LL
	FETTERCAIRN	FETTERCAIRNMILTON WAYREADING	RG109LE
	PATMOSS	PATMOSSMILTON WAYREADING	RG109LE

Neighbour consultation list

F/2002/6013

Daniels and Associates
Estd. 1972

28 Broad Street, Wokingham, Berkshire RG40 1AB
Tel: Wokingham (0118) 979 0313 / 977 2430 Fax: (0118) 978 6789

STRUCTURAL ENGINEERING CONSULTANTS, CHARTERED BUILDING SURVEYORS & VALUERS

22.MAR2002* 6013

Our Ref: MJD/TJM/R3226

Mr. T. Watson,
Development Control Manager,
Wokingham District Council,
P.O. Box 157,
Shute End,
WOKINGHAM,
Berkshire. RG40 1WR.

26th February, 2002.

Dear Mr. Watson,

Re: New Dwelling at 23, New Road, Ruscombe.

Further to my letter of 14th February, 2002, concerning the above, Mrs. Eccles has now spoken to Mr. Thorp on the telephone and the outcome of that telephone conversation is that we are now instructed to submit a new Planning Application for the above building, as built. Planning Consent No. F/2001/5294 is, therefore, abandoned.

I understand that Mr. Thorp suggested we accompany the Application with a letter requesting that this new Application be dealt with as expeditiously as possible and I do so make that request on behalf of Mr. and Mrs. Eccles.

We have a letter from Mr. J. Headley dated 8th February, 2002, detailing contravention of conditions relating to Application F/2001/4272. Since in the same letter Mr. Headley was saying that a new Application would be required in respect of the site, this seems a strange juxtoposition, particularly as Application F/2001/4272 was abandoned some time ago when the second Application was required by your department in respect of previous amendments to the Application. In any event, none of the conditions were in fact contravened, as the information detailed by Mr. Headley had already been submitted to your Authority. We assume, therefore, that the letter from Mr. Headley can now be ignored.

Yours sincerely,

Michael J. Daniels, FRICS, FBEng., MaPS, MRSH.

RICS

Michael J. Daniels, F.R.I.C.S., F.B.Eng., M.a.P.S., M.R.S.H. Robert J. Moxon, B.Sc., F.R.I.C.S., F.B.Eng., M.a.P.S.
Consultant: R.W. Brown, C.Eng., M.I.Struct. E., M.I.H.T.
V.A.T. Registered No. 709 0306 60

22.MAR2002 6013

Tel. (0118) 974 6429 or 6433

Date: 14 March 2002

Your Ref:

My Ref: F/2002/6013

Mr/Mrs W Eccles
C/O Daniels & Associates
28 Broad Street
Wokingham
Berks
RG40 1AB

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 Sir/Madam

Reference Number: 2002/6013

Site Address: 23, New Road, Ruscombe, Reading.

Proposal: Proposed erection of detached replacement dwelling with detached garage. Demolition of existing dwelling. (Amendment to consent 2001/5294)

I return your application, as it is invalid and cannot be determined for the following reason(s);

The top part of the chimney is not shown on the south elevation.

Does the roof line and corner decoration of bedroom 5 show on the west elevation? If so amend plan.

Show position of rooflight in breakfast room on floor plan.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

Daniels and Associates
Estd. 1972

28 Broad Street, Wokingham, Berkshire RG40 1AB
Tel: Wokingham (0118) 979 0313 / 977 2430 Fax: (0118) 978 6789

STRUCTURAL ENGINEERING CONSULTANTS, CHARTERED BUILDING SURVEYORS & VALUERS

22.MAR2002* 6013
21 MAR 2002

Our Ref: MJD/GSD/R3226

Mr. T. Watson,
Development Control Manager,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham,
Berks. RG40 1WR

20th March, 2002

Dear Mr. Watson,

Re: New Dwelling at 23, New Road, Ruscombe

As you are probably aware, amongst local professionals in the town, the planning process at Wokingham District Council is known as the 'Wokingham Lottery'. Recently, however, the bureaucratic incompetence of the process appears to have taken on a vindictive edge. One or two officers in Development Control are becoming Prima Donnas of the planning scene.

On the 14th February, 2002, I wrote a letter to your Authority concerning the above matter in which I raised matters of great concern to Mr. and Mrs. Eccles which were shared with local Councillors. I specifically asked that I receive a reply to that letter within 10 working days in accordance with the charter objectives set down for themselves by the Wokingham District Council. To date I have received not even the courtesy of an acknowledgement.

On the 26th February, I wrote to you with a new application asking, as my Clients had been advised to do by Mr. Thorp, for the application to be dealt with as expeditiously as possible. On Monday, the 18th February, I noticed that one of the windows in the elevations was incorrectly drawn and revised the drawing the same day, visiting your offices to substitute the revised plans for the ones deposited. For reasons which were never made clear to me, your officers took the new sets of drawings and said they could not return the ones that had been previously deposited. It was over a week before Carol Hurst returned the obsolete drawings.

Today, we received a communication from the Wokingham Post Office to say that there was a package which needed to be collected because payment was required for non payment of postage. The package turned out to be from your Department and to consist of the 26th February application which was returned to me because I had failed

to show a chimney pot on one elevation of one drawing! This remarkable omission (together with two even more trivial matters) had obviously been discovered by Carol Hurst nearly three weeks after the application had been deposited, by which time the application had not even been registered. This, you will recall, is an application which we had asked to be dealt with as expeditiously as possible. To add insult to injury, one of your staff must have carried the returned documents past the front door to these offices to go to the Post Office where the documents were posted with no postage paid. This further piece of incompetence ensured that the returning documents were delayed by a further six days.

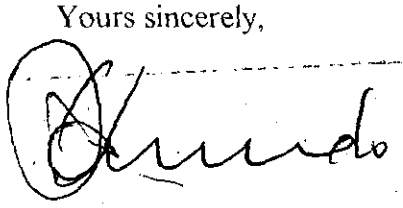
Among the returned documents was an original letter from myself to yourself, dated 26th February, 2002. This must make the Wokingham Planning Department unique in being the only organisation that returns original letters to the sender instead of replying to them. It fails to recognise that the letter referred to planning consent F/2001/5294 and should, therefore, have been treated as a deposited document available to the public at large.

In your letter of 14th March, Carol Hurst refers to the application made on the 26th February as 'proposed erection of detached replacement dwelling with detached garage. Demolition of existing dwelling. (Amendment to Consent 2001/5294).' It was no such thing. My application did not seek to amend any previous planning consent and indeed, you will be aware that it is unlawful to purport to amend one planning consent with another planning consent. It is amazing that planning officers are unaware of case law governing their own profession. This is not an amendment because Mr. Thorp refused to allow one. It is a stand-alone, new application.

One is forced to the conclusion that the above catalogue of bizarre behaviour from the Planning Department is now commonplace and it is the ratepayers of Wokingham district who are being disadvantaged.

I enclose the new application once again. There seems to be little point in asking for it to be treated expeditiously because it clearly will not be and, in any event, it is now no longer a matter of such great concern.

Yours sincerely,



Michael J. Daniels, FRICS, FBEng., MaPS, MRSH
Encs.

Copy to: Chief Executive - Wokingham District Council
Councillor Stephen Conway
Councillor Simon Etheridge
Mr. and Mrs. W. Eccles

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

22.MAR2002 PART 6013

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	MR. AND MRS. W. ECCLES,
	ADDRESS	59, NEW ROAD, RUSCOMBE, BERKSHIRE.
	POST CODE	RG10 9LN PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DANIELS & ASSOCIATES
	ADDRESS	28, BROAD STREET, WOKINGHAM, BERKSHIRE.
	POST CODE	RG40 1AB PHONE 0118 9790313
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	23, NEW ROAD, RUSCOMBE.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF EXISTING CHALET AND GARAGE/CARPORT AND ERECTION OF ONE NEW DWELLING WITH DETACHED GARAGE.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.107
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	R3226/1-7 inclusive

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☑
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

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

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/~~NO~~ If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

PITCHED ROOFS TO BE COVERED IN BROWN PLAIN CONCRETE TILES.
EXTERNAL WALLS TO BE FINISHED IN RED MULTI-STOCK BRICKS.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING HEDGES 1.8m-2m HIGH TO REMAIN TO NORTH. EXISTING 1.5m CLOSE-BOARDED FENCE TO REMAIN TO REAR. CHAIN LINK FENCE TO SOUTH TO BE REPLACED WITH CLOSE-BOARDED FENCE 1.8m HIGH (1m HIGH TO FRONT GARDEN). DWARF WALL TO FRONT TO BE REPLACED WITH 1m BRICK WALL.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

3.6m VEHICULAR ACCESS TO BE RETAINED.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

-

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 10 *	/ *	1 / 6 *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ If YES, complete Part 2 of the form

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? YES/~~NO~~ If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£190

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF MR & MRS W ECCLES DATE 25.02.02

Before submitting the application check that it is complete, that all questions have been answered 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. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

		Existing floor space		Proposed additional floorspace created by	
	USE CLASS	Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered 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. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

Application No. 22.MAR2002* 6013

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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 . . . MR. & MRS. W. ECCLES . . . . . .

Date . . . 20. 03. 02 . . . . . .

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

1933

ADDRESS 23 NEW ROAD **PARISH** RUSCOMBE

PLOT No. **ORD.SHEET No.**

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planni
361/53		Mr+Mrs. Clark	Bungalow	16.6.53		C/A
68/59		"		12.5.59		C/A
F/2001/4272		Daniels & Ass.	Demolish existing dwelling & garage & erect new	10.10.01		C/A
F/2001/5294		" "	erect repl. dwell (amend 4272)	01.02.02		C/A
F/2002/6013		Mr+Mrs. Eccles	Erect det. replacement dwelling + garage & Demolition of existing dwelling - Amend to 5294			

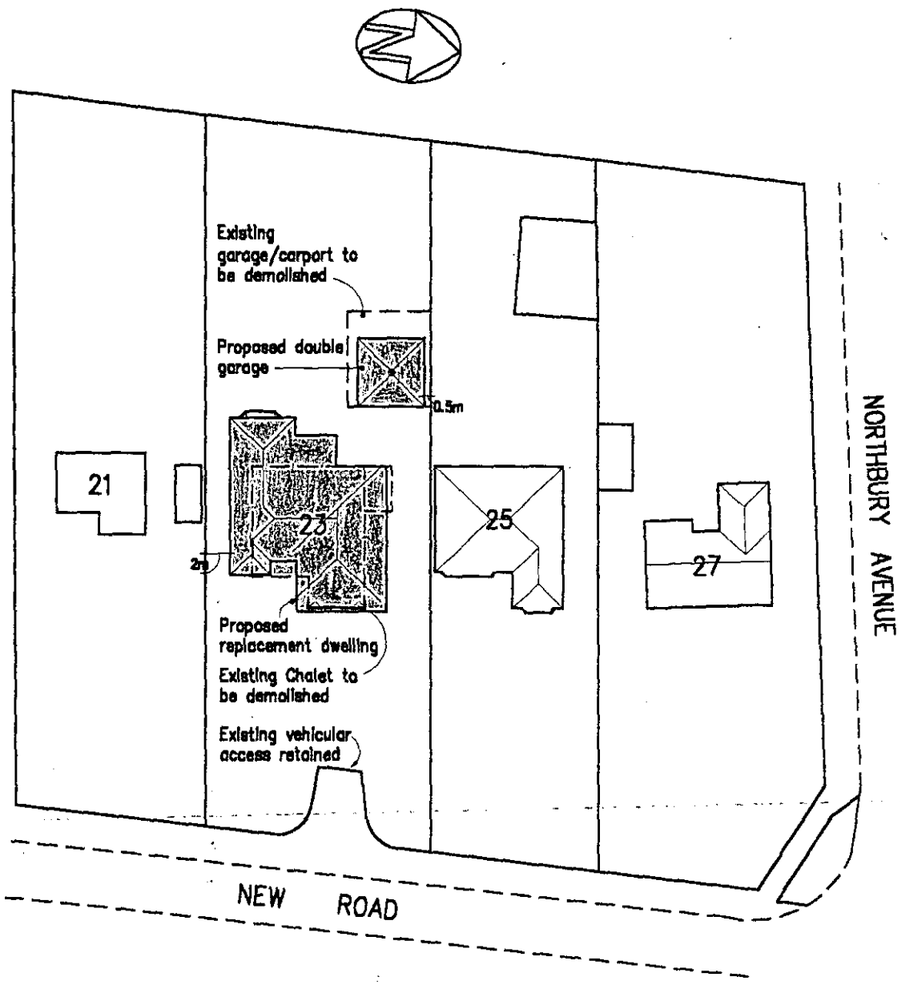
MINISTRY DECISION:

SPECIAL ORDERS:

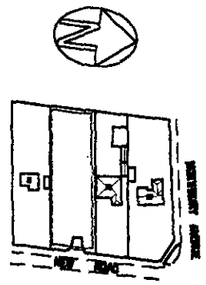
NOTES
All dimensions must be checked on site and not Scaled from this drawing.

22.MAR2002* 6013

APPROVED



1:500 Block Plan



1:2500 Location Plan

AMENDMENT SCHEDULE		
Date	No.	Description
23. 10. 01.	1.	Rear family room bay added.
23. 10. 01.	2.	Lean-to roof over breakfast area added.

Client:
Mr. & Mrs. W. Eccles

Job:
Proposed Replacement Dwelling at:
23, New Road,
Ruscombe,
Berkshire.

Drwg:
Block & Location Plan

Date:	Feb 02	Drg No.	R3226/1
Scale:	1:500/1:2500	Sheet No.	1
Drwn by:	R.J.M.		

Daniels & Associates
Chartered Building Surveyors
28a BROAD STREET,
WOKINGHAM,
BERKSHIRE RG40 1AB
Telephone: Wokingham 01189 790313 / 772430 (3 lines)
Fax: Wokingham 01189 786789

22 MAR 2002 6013

NOTES
All dimensions must be checked on site and not Scaled from this drawing.

Driveway & Rear Patio:

Driveway and rear patio to be finished in concrete block paviors, bedded and vibrated on 50mm compacted sand bedding on 200mm Type 1 granular sub-base all in accordance with B.S.7533:Part3:1997. Pavior edgings to be 150mm x 50mm precast concrete bedded and haunched in 21N/mm² concrete, 200mm wide x 100mm thick. Joints between paviors to be filled with jointing sand, vibrated and finally refilled.

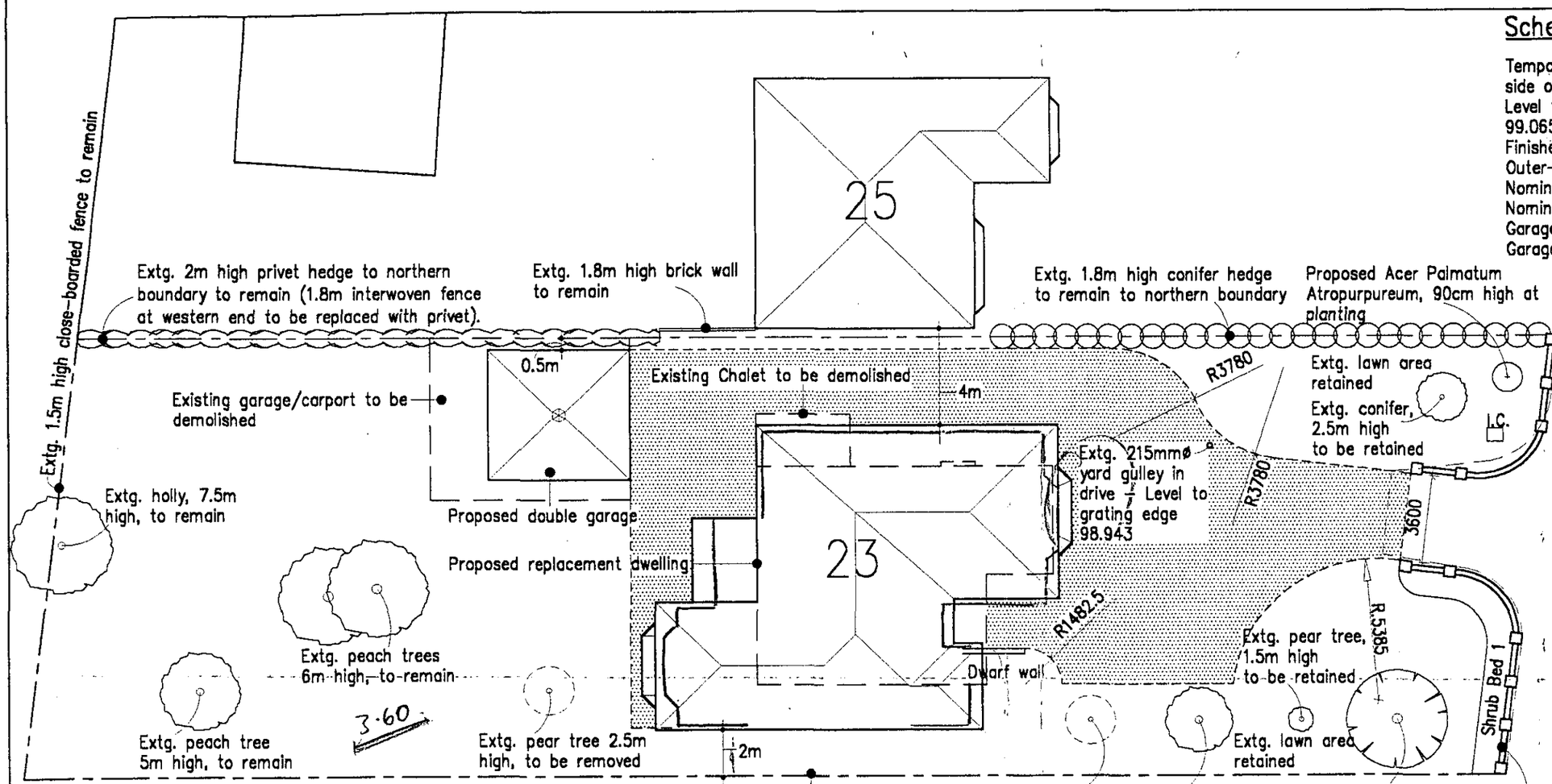
Landscaping to Shrub Bed 1:

3No. Euonymus emerald & gold, 20–30cm high, at 600 c/cs.
3No. Euonymus sunspot, 20–30cm high, at 600 c/cs.
3No. Hebe quicksilver, 20–30cm high, at 600 c/cs.
3No. Viburnum Davidii, 20–30cm high, at 600 c/cs.
2No. Skimmia Japonica, 30–40cm high, at 900 c/cs.
2No. Skimmia Japonica Rubella, 30–40cm high, at 900 c/cs.

Schedule Of Proposed Levels:

Temporary bench mark – Top of hydrant marker on opposite side of New Road 100.000
Level to top of Bison floor beams & inner-leaf d.p.c. – 99.065
Finished floor level – 99.185
Outer-leaf d.p.c. level to house – 99.140
Nominal level to base of deep strip footings – 97.990
Nominal level to top of house footings – 98.465
Garage floor slab level – 98.940
Garage d.p.c. level – 99.040

APPROVED



N.B. All branch structures, trunks and root systems of trees to be retained in vicinity of the works are to be protected from any possible damage by the provision of suitably secured chestnut fencing at a radius distance from each tree which equates to its crown spread. The chestnut fencing shall remain in place until construction work has been completed.

AMENDMENT SCHEDULE		
Date	No.	Description
24. 10. 01.	1.	Breakfast area and rear family room bay added.
24. 10. 01.	2.	Tree protection note added.
24. 10. 01.	3.	Schedule of levels added.
26. 2. 02.	4.	Outline of proposed replacement dwelling revised.

Client: Mr. & Mrs. W. Eccles

Job: Proposed Replacement Dwelling at: 23, New Road, Ruscombe, Berkshire.

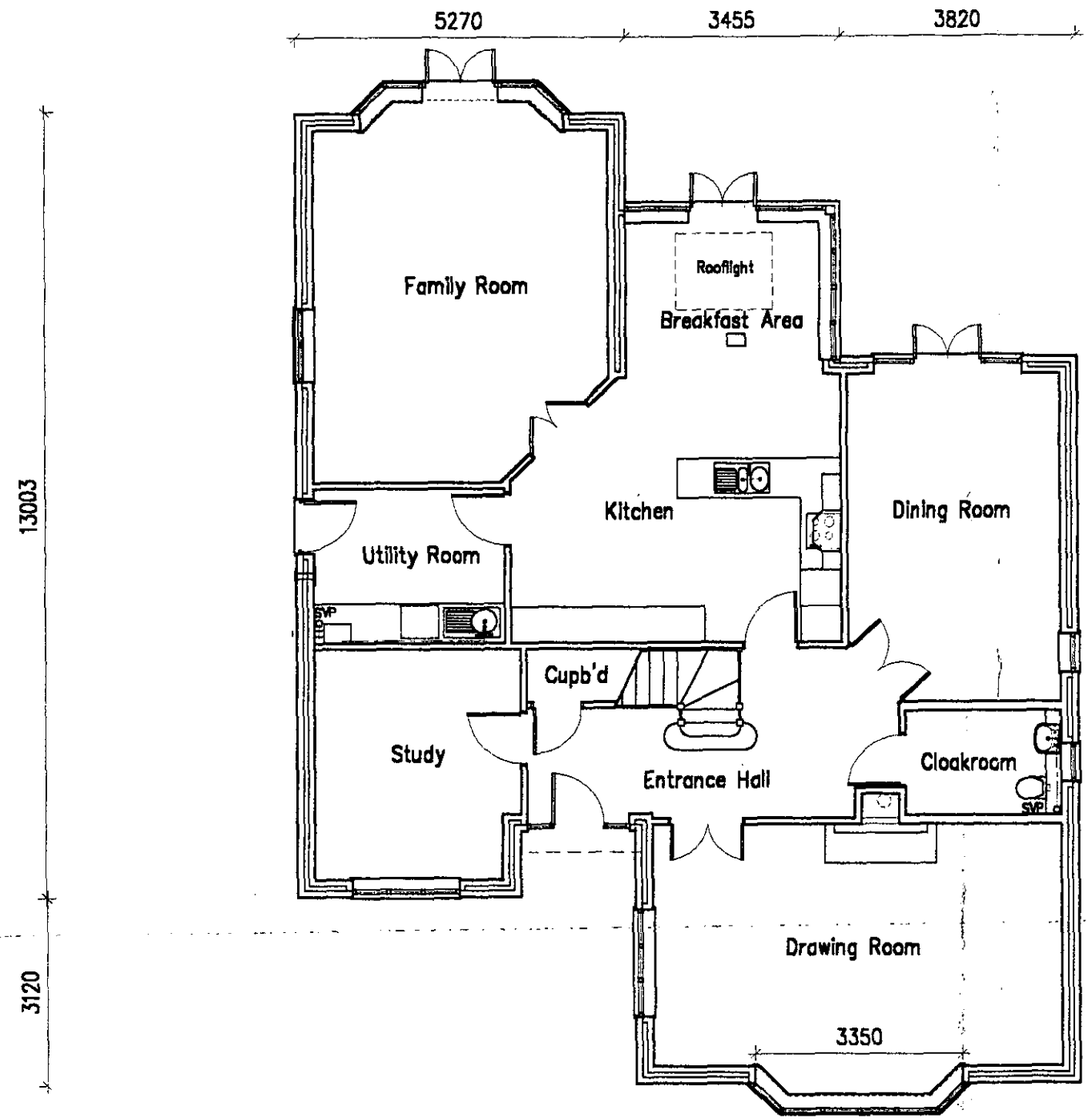
Drwg: External Works

Date:	June 2001	Drg No.	R3226/2
Scale:	1:200	Sheet No.	2
Drwn by:	R.J.M.		

Daniels & Associates
Chartered Building Surveyors
28a BROAD STREET,
WOKINGHAM,
BERKSHIRE RG40 1AB
Telephone: Wokingham 01189 790313 / 772430 (3 lines)
Fax: Wokingham 01189 786789

NOTES
All dimensions must be checked on site and not Scaled from this drawing.

22.MAR2002* 6013





APPROVED

AMENDMENT SCHEDULE		
Date	No.	Description
26 02 02	1	Ground dims amended
20 03 02	2	Minor drawing amendments

Client: Mr. & Mrs W Eccles

Job: Proposed Replacement Dwelling at: 23, New Road, Ruscombe, Berkshire.

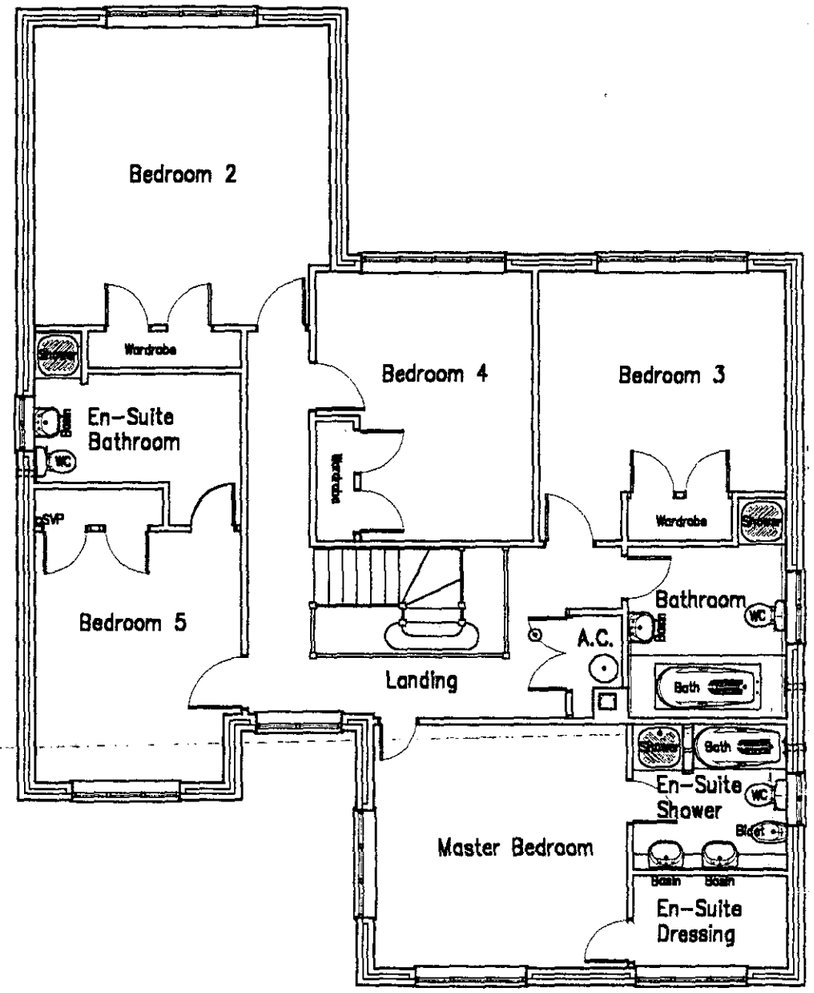
Drwg: Ground Floor Plan

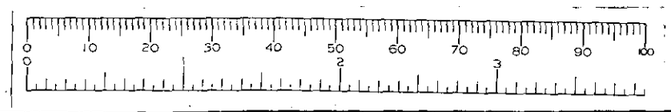
Date:	Feb. 02	Drg No.	R3226/3
Scale:	1:100	Sheet No.	3
Drwn by:	R.J.M.		

Daniels & Associates
Chartered Building Surveyors
28a BROAD STREET,
WOKINGHAM,
BERKSHIRE RG40 1AB
Telephone: Wokingham 01189 790313 / 772430 (3 lines)
Fax: Wokingham 01189 786789

NOTES
All dimensions must be checked on site and not Scaled from this drawing.

22.MAR2002* 6013





APPROVED

AMENDMENT SCHEDULE		
Date	No.	Description
19. 10. 01	1.	Partition between bedroom 2 and en-suite repositioned.
19. 10. 01	2.	Bath in en-suite to bedroom 5 replaced with shower.
19. 10. 01	3.	Wardrobe and door opening to bedroom 4 repositioned.
19. 10. 01	4.	Stairwell opening size increased.
26. 2. 02	5.	Revised floor plan.

Client:
Mr. & Mrs. W. Eccles

Job:
Proposed Replacement Dwelling at:
23, New Road,
Ruscombe,
Berkshire.

Drwg:
First Floor Plan

Date:	May 2001	Drg No.	R3226/4
Scale:	1:100	Sheet No.	4
Drwn by:	R.J.M.		

Daniels & Associates
Chartered Building Surveyors
28a BROAD STREET,
WOKINGHAM,
BERKSHIRE RG40 1AB
Telephone: Wokingham 01189 790313 / 772430 (3 lines)
Fax: Wokingham 01189 786789

NOTES
All dimensions must be checked on site and not Scaled from this drawing.

22.MAR2002* 6013



Front (Eastern) Elevation



Rear (Western) Elevation

0 10 20 30 40 50 60 70 80 90 100

Materials:

1. Pitched roofs to be covered in Redland Downland hedgerow brown plain concrete tiles with bonnet tiles to hips, purpose-made valley tiles and half-round ridge tiles;

2. External walls to be finished in multi-red stock brick with contrasting bricks for the plinth stretchers at the base of the walls and to the band courses half-way up; and

3. All window frames to be white PVCu, incorporating double-glazed sealed units.

APPROVED

AMENDMENT SCHEDULE		
Date	No.	Description
20. 10. 01	1.	Front bay and study windows increased to 1350mm deep.
20. 10. 01	2.	Front bay roof widened and gallows brackets added.
20. 10. 01	3.	Plinth added to base of external walls.
20. 10. 01	4.	Dentil course added to external walls above soldier courses.
20. 10. 01	5.	Ridge finials added.
20. 10. 01	6.	Breakfast area added to rear of kitchen with lean-to roof.
20. 10. 01	7.	Bed.4 window reduced to 900mm deep to accommodate lean-to roof.
23. 10. 01	8.	Splay bay added to rear of family room.
23. 02. 02.	9	Floor dimensions amended

Client: Mr. & Mrs. W. Eccles

Job: Proposed Replacement Dwelling at:
23, New Road,
Ruscombe,
Berkshire.

Drwg: Front & Rear Elevations

Date:	Feb. 02	Drg No.	R3226/5
Scale:	1:100	Sheet No.	5
Drwn by:	R.J.M.		

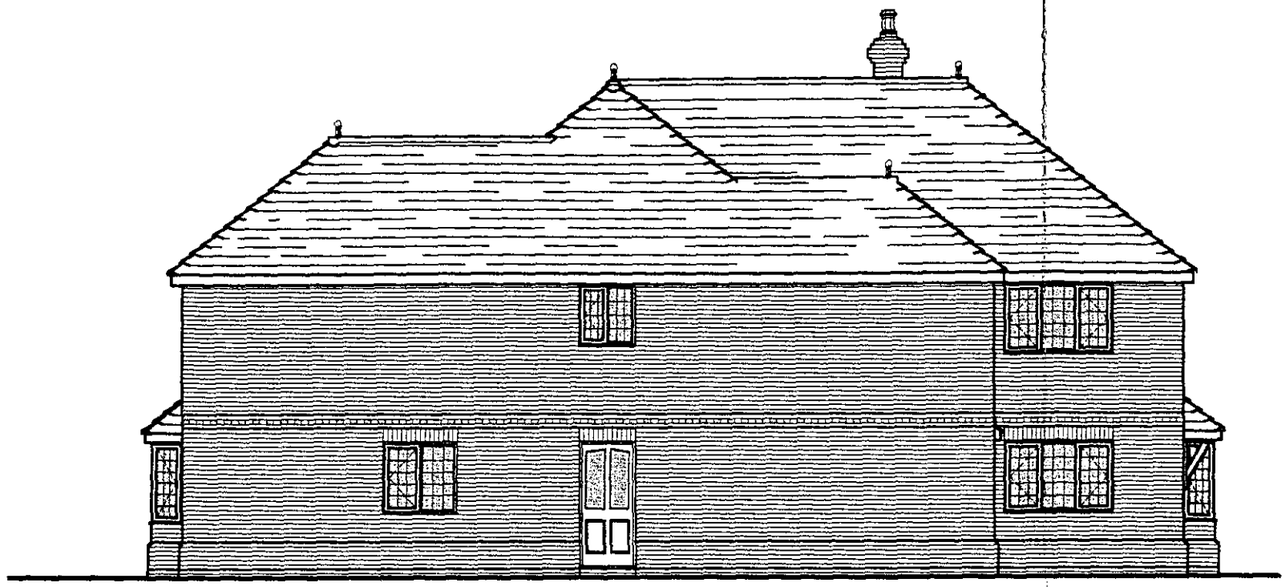
Daniels & Associates

Chartered Building Surveyors
28a BROAD STREET,
WOKINGHAM,
BERKSHIRE RG40 1AB

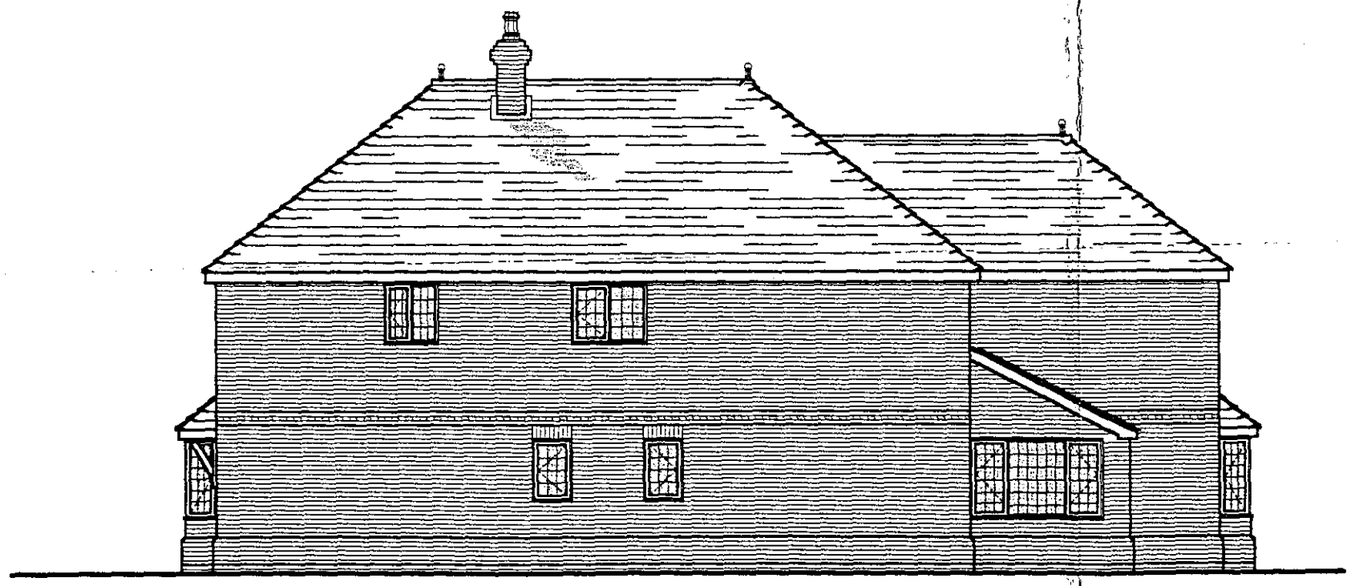
Telephone: Wokingham 01189 790313 / 772430 (3 lines)
Fax: Wokingham 01189 786789

NOTES
All dimensions must be checked on site and not scaled from this drawing.

6013



Southern Elevation



Northern Elevation

0 10 20 30 40 50 60 70 80 90 100
0 2 3

CHIMNEY STACK DETAILS: Chimney to be constructed in single skin brickwork to terminate min. 1m above ridge level, to comply with part J of the Building Regs. Chimney to be lined with nom. 185mm dia. clay flue liners having rebated joints to BS EN 1457:1999. Liners to be fitted with rebates uppermost, gathered over near first floor level using purpose-made bends at max. angle of 30° to the vertical and joints between liners and masonry filled with weak mortar. Provide Red Bank Octagon pot in red terracotta, list No.80, 600mm high, at top of stack and flaunch. Code 4 stepped lead flashings and Code 5 lead back gutter to be provided at junctions between stack and roof tiles, together with Code 3 lead soakers, all to Lead Sheet Association (L.S.A.) details. Introduce 2No. min. Code 4 lead d.p.c. trays to be built in horizontally into chimney stack to coincide with front apron level and back gutter level to L.S.A. details. Each tray is to ideally extend through a joint in the flue lining to allow a turn-up of at least 25mm inside the lining. To prevent corrosion of the lead and to avoid staining, both surfaces of d.p.c. trays are to be coated with a bituminous paint. Apply patination oil to all lead flashings as soon as practical after fixing, but no later than the end of the day's work, to avoid white staining due to rain.

APPROVED

AMENDMENT SCHEDULE		
Date	No.	Description
20. 10. 01	1.	Front bay and study windows increased to 1350mm deep.
20. 10. 01	2.	Front bay roof widened and gallows brackets added.
20. 10. 01	3.	Plinth added to base of external walls.
20. 10. 01	4.	Dentil course added to external walls above soldier courses.
20. 10. 01	5.	Ridge finials added.
20. 10. 01	6.	Breakfast area added to rear of kitchen with lean-to roof.
23. 10. 01	7.	Splay bay added to rear of family room.
23. 10. 01	8.	Northern window to family room repositioned in southern elevation.
23. 02. 02.	9	Amended ground floor dimensions.

Client: Mr. & Mrs. W. Eccles

Job: Proposed Replacement Dwelling at:
23, New Road,
Ruscombe,
Berkshire.

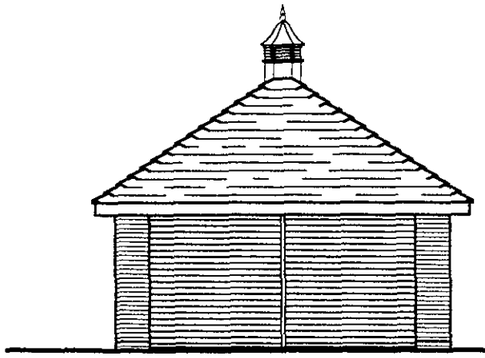
Drwg: Side Elevations

Date:	Feb. 02	Drg No.	R3226/6
Scale:	1:100	Sheet No.	6
Drwn by:	R.J.M.		

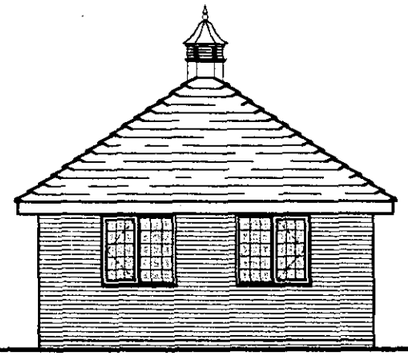
Daniels & Associates
Chartered Building Surveyors
28a BROAD STREET,
WOKINGHAM,
BERKSHIRE RG40 1AB
Telephone: Wokingham 01189 790313 / 772430 (3 lines)
Fax: Wokingham 01189 786789

NOTES
All dimensions must be checked on site and not Scaled from this drawing.

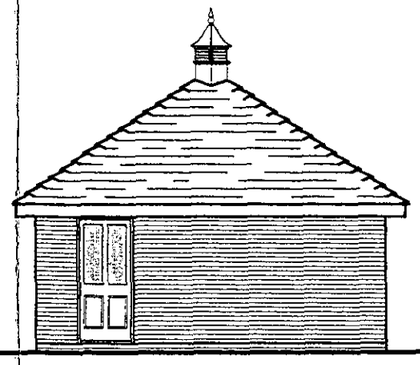
22.MAR2002* 6013



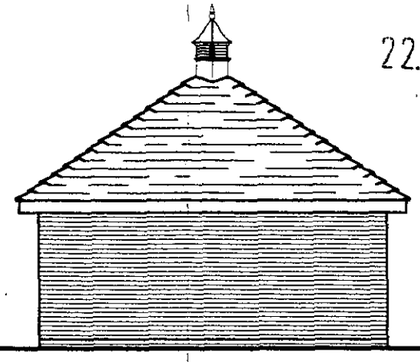
Front (Eastern) Elevation



Rear (Western) Elevation

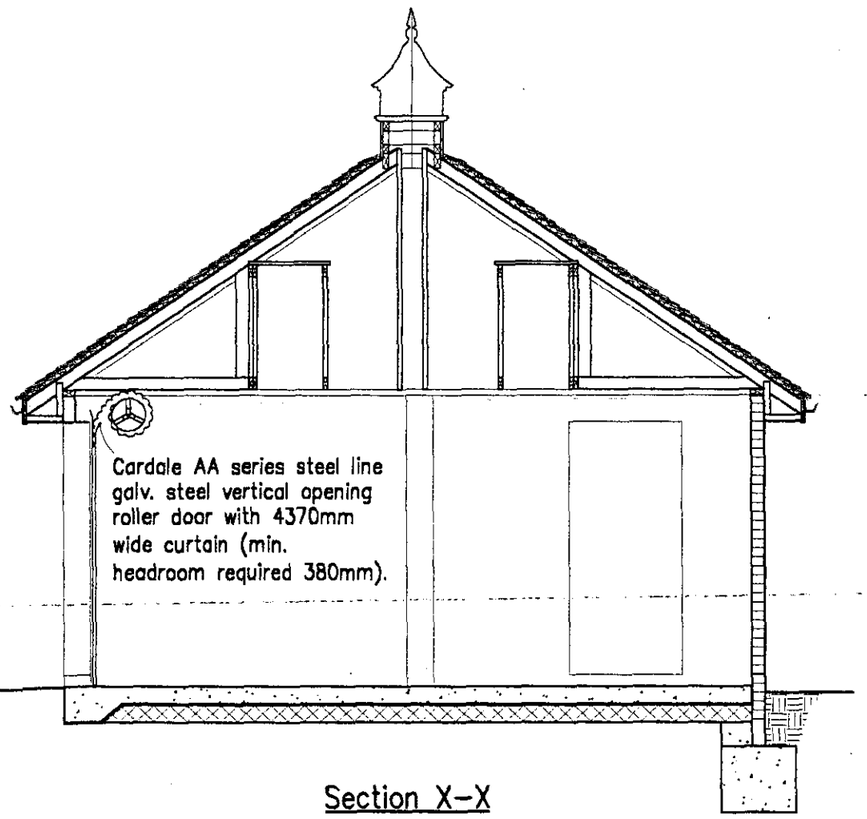


Southern Elevation

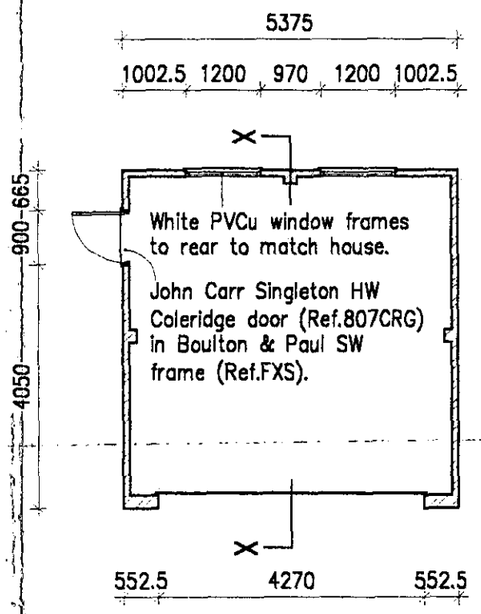


Northern Elevation

APPROVED



Section X–X



Plan

NOTES:

ROOF: Pitched roof to be covered in Redland Downland hedgerow brown plain concrete tiles to match house on battens and Anderson Sartec Universal synthetic undertile lining on treated prefabricated trussed rafters at max. 600mm c/cs and at 35° pitch to specialist design. All tiling to be as detailed on sheet 8 for main pitched roof and to BS.5534:Part 1:1997. Eaves to be detailed as for main roof with plywood tilt fillets, 12mm marine ply fascia backboards, Swish PVC fascia capping and Swish Gee Pee soffits. Following construction of cupola support boxing at apex and following roof tiling, dress code 4 lead flashings around perimeters of boxing to extend up min. 200mm and to dress over tiles. Cover all the sides of the support boxing with code 4 lead to L.S.A. details. Fix Good Directions 500mm Newmarket hexagonal GRP cupola strictly in accordance with manufacturer's instructions and bolt to support boxing. Provide 100mm x 50mm treated softwood wall plate all round, the plate to be secured to the top of the Catnic CN81C steel lintel across the front door opening, turning the lintel round such that the plate is maintained on the outer leaf. Strap wall plates to walls with 30mm x 2.5mm galv. m.s. straps at max. 2m c/cs. Connect trussed rafters to wall plate with patent galv. steel truss clips.

WALLS: 102mm red multi-stock brick to match house, increased to 215mm to piers on either side of front door, with Catnic CN81C solid wall lintel over front door opening with min. 150mm end bearing. Lintel to be turned round with brickwork built up on inner lip to balance loads. Provide 215mm piers to middle of side and rear walls as shown on the plan. Walls to extend down to foundations to comprise 600mm wide, 35N/mm²ready-mixed concrete deep strip footings, extended down to suitable loadbearing strata, min. 1m below grd. and to L.A. approval. Brickwork below dpc level to be of engineering quality. Backfill foundation trenches internally up to underside of hardcore beneath floor slab with lean-mix concrete. Ruberoid Hyload horizontal dpc provided in walls, min. 150mm above ground level.

FLOOR: 150mm thick, 21N/mm²concrete slab with smooth finish on 1000 gauge polythene dpm extended up to top of slab at perimeters on 150mm blinded and consolidated hardcore. Slab increased to 300mm in depth across front door opening. Garage slab level nominal 98.940.

AMENDMENT SCHEDULE

Date	No.	Description
23. 10. 01.	1.	Newmarket cupola added to top of garage roof.

Client:
Mr. & Mrs. W. Eccles

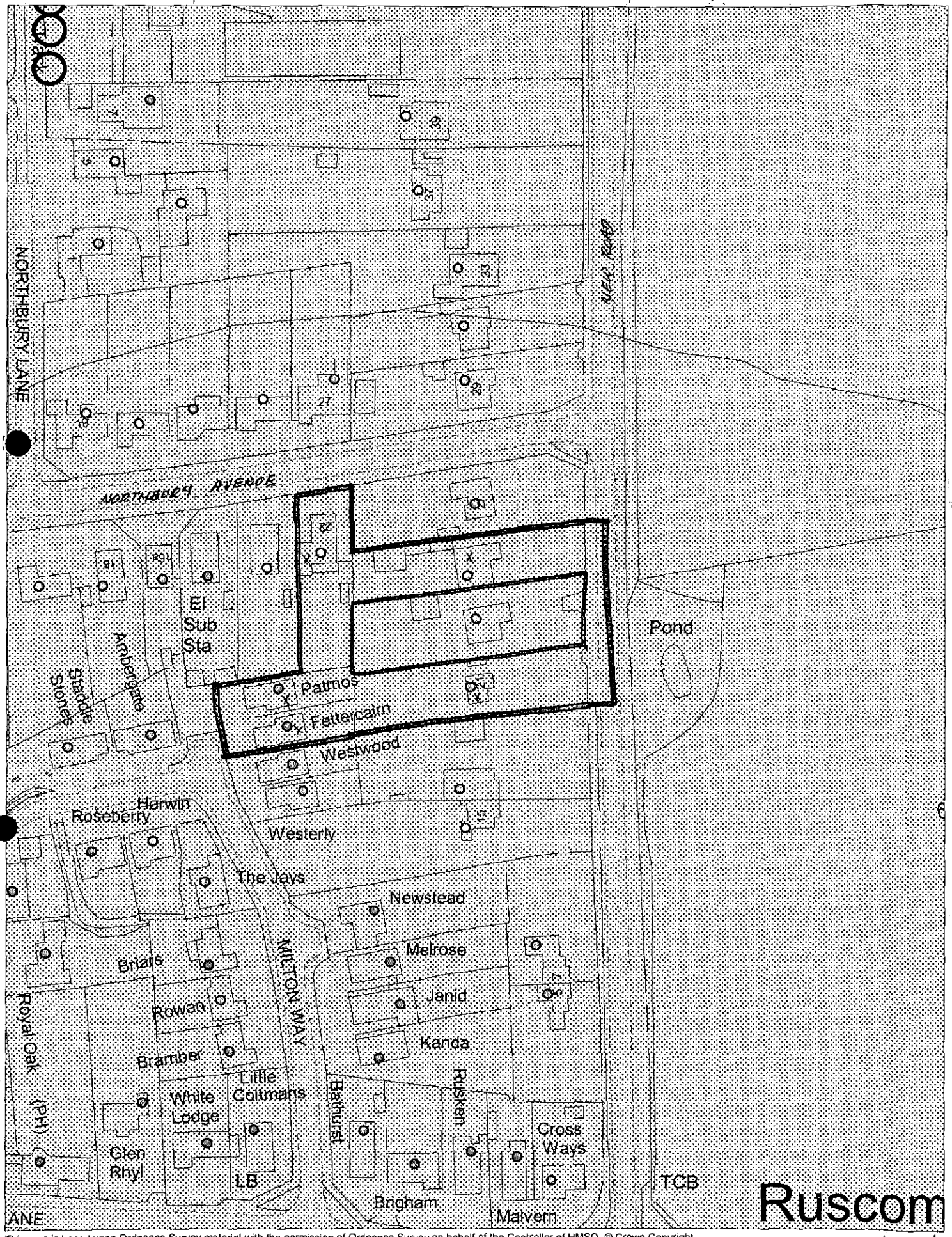
Job:
Proposed Replacement Dwelling at:
23, New Road,
Ruscombe,
Berkshire.

Drwg:
Garage Details

Date:	June 2001	Drg No.	R3226/7
Scale:	1:100 & 1:50	Sheet No.	7
Drwn by:	R.J.M.		

Daniels & Associates
Chartered Building Surveyors
28a BROAD STREET,
WOKINGHAM,
BERKSHIRE RG40 1AB
Telephone: Wokingham 01189 790313 / 772430 (3 lines)
Fax: Wokingham 01189 786789

22.MAR2002* 6013



Ruscom

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
5 March 2002 Scale: 1 : 1250

N W E S