APPLICATION NO:
F/2001/3176

LOCATION:
1 Wisteria Cottage Ruscombe Lane, Ruscombe Reading.

APPLICANT:
Mr & Mrs Rodgers C/O Wessex Design Consultants (Alan Miller)

PROPOSAL:
Proposed first floor side extension to dwelling, single storey front porch extension and rear conservatory. (Amendment to consent F/2000/2567)

EARLIEST DATE FOR DECISION: **11/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/03/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Rodgers
C/O Wessex Design Consultants (Alan Miller)
9 Nightingale Gardens
Sandhurst
Berkshire
GU47 9DQ

Application Number: F/2001/3176

Parish: **RUSCOMBE**

Location: **1 Wisteria Cottage, Ruscombe Lane, Ruscombe, Reading.**

Proposal: **Proposed first floor side extension to dwelling, single storey front porch extension and rear conservatory. (Amendment to consent F/2000/2567)**

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. 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
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

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

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

Reason
4. To prevent pollution of groundwater.

Informative
1. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
3. 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 ground water. 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 454 365 for further details.

Informative

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

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LTV1/LTV6 and LBE1/LBE2.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/WOS3.

John Mitchell
Development Control Manager
Date: 06/03/2001

Notice checked by: _____

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	3176.	CASE OFFICER
PLANNING APPLICATION NUMBER	~~2567~~	A.T.
BUILDING CONTROL NUMBER.	FP2001/1647	Andy
~~APPLICANT~~/AGENT	Alan Miles, Wessex Design	
ADDRESS OF SITE	1, Wisteria Cottage, Ruscombe Lane RUSCOMBE	
DESCRIPTION OF PROPOSED WORK	2 storey ext to an ext already approved FP/2000/1108 & F/2000/2567 (amendment to consent F(2000/2567)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1230/20	1230/21
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	19/3/01.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3176

Applicant : Mr & Mrs Rodgers C/O Wessex Design Consultants (Alan Miller).

Location : 1 Wisteria Cottage, Ruscombe Lane, Ruscombe, Reading.

Proposal : Proposed first floor side extension to dwelling, single storey front porch extension and rear conservatory. (Amendment to consent F/2000/2567)

Site Notice Displayed ? :

YES	NO	DATE
✓		06/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 06/02/01

Date Registered : 12/01/2001

Earliest Date for Decision : 11/02/2001

Latest Consultation Date/Site Notice Expiry Date : 11/02/2001

This application will have expired on: 09/03/2001. 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 :

Highways: see comments on 2567.
EAgency : No objection to include conditions + informatives
Ramblers Ass : No Objection

Neighbours: No comments received.
Parish Council: No comments received.

Planning Issues : (identified settlement)

Relevant Planning History on Site:
F/2000/1451 + F/2000/2567.

1) Neighbours.
2) Streetscene.
3) Highways.

Application Number: F/2001/3176
Appraisal:

1) Impact on neighbouring properties

The proposal is for a 2-storey side extension to dwelling, plus a single storey front porch extension and rear single storey conservatory (amendment to consents F/2000/2567 & F/2000/1451).

The main changes in this application include an increase in width of the rear conservatory by 0.7metres. An increase in width of the single storey bay at the front by 0.7 metres, an additional small porch roof above the side door, the realignment of the front entrance porch. Also it is proposed to widen the two-storey extension at the side by 1.2 metres. The eaves height of the roof at the side will be reduced by 0.6metres to 4.1 metres in height, which will compliment the eaves height of the adjoining roof at No.2, Wisteria Cottage. It is also proposed that the fenestration on the west side of the property will be changed.

No.2, to the east, 2 storey, semi detached neighbour. Main windows at ground floor and at first floor face front and rear gardens. This property is also proposing a number of alterations. Due to the orientation it is considered that the occupants of this property will not be affected.

Due to the existing boundary treatments and orientation, the neighbouring properties will not be affected by the proposals.

2) Impact on street scene/visual impact

The proposed development would improve the appearance of the dwelling. It would also be in keeping with the character of the area, therefore no adverse impact on street scene /visual amenity of the area – considered acceptable.

3) Highways

Approval with conditions.

Recommendation : Approval: [✓] **Refusal** [ ]
(tick appropriate box)

Application Number F/2001/3176
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~

1. COO1 ROO1 Full Permission – 5 Years
2. CO14 RO14 External Finishes to match

3.Condition: The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on land so shown or in such a position as to preclude vehicular access to this parking space.

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

4.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.

4.Reason: To prevent pollution of groundwater.

INFORMATIVES:

NO4 Planning Permission Only (Not BR Approval)

NO6 Within Curtilage

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 ground water. 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 45 4365 for further details.*

N16 Relevant Policies

BSP: EN1
WDLP: WBE1, WOS2/WOS3
LALP: LTV1/LTV6, LBE1/LBE2

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

Date: 6/3/07

RECORD OF SITE VISIT

SITE ADDRESS: 1 Wisteria Cottage
Ruscombe Lane Ruscombe Reading.

APPLICATION NUMBER: F/2001/3176

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 06/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front hedge

2. DESCRIPTION OF SURROUNDINGS 'Residential'
Hurstwood Cottage single storey detached with ground floor bedroom window facing proposal. No2. Wisteria Cottage 2 storey semi detached neighbour current application for similar proposal

3. DESCRIPTION OF SITE/BUILDING There is an existing single storey conservatory at rear. 2 storey extended semi detached house, with flat parapet roofs + ridge with grey slate, side ext' lean to has concrete brown tiles. ~~Red~~ orange bricks walls white painted wooden window frames with black painted cills.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to location plan / on plot with No 2.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING — As existing at side

LEVELS — slight rise towards house from road frontage.

BOUNDARY TREATMENT — Rear boundary 2m lawson cypress hedge + 1.6m fencing in places.

OTHERS — Front boundary 1.3m high post + rail fence + privet / lawson cypress hedging.
— Side boundary with ~~No~~ Hurstwood Cottage 1.8m high cb fence.

Nb No overlooking of surrounding neighbours due to distance away.

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

Tel: 0118 974 6441

Date: **19 January 2001**

My ref: F/2001/3176

CONFIDENTIAL

Councillor Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

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

Dear Councillor

Application Number: F/2001/3176
1 Wisteria Cottage, Ruscombe Lane, Ruscombe, Reading.
Proposed first floor side extension to dwelling, single storey front porch extension and rear conservatory. (Amendment to consent F/2000/2567)

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

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

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3176**
1 Wisteria Cottage, Ruscombe Lane, Ruscombe, Reading.
Proposed first floor side extension to dwelling, single storey front porch extension and rear conservatory. (Amendment to consent F/2000/2567)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

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

Tel: 0118 974 6441

Date: **19 January 2001**

My ref: F/2001/3176

CONFIDENTIAL

Councillor Conway
20 Arnside Close
Twyford
RG10 9BS

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3176**
1 Wisteria Cottage, Ruscombe Lane, Ruscombe, Reading.
Proposed first floor side extension to dwelling, single storey front porch extension and rear conservatory. (Amendment to consent F/2000/2567)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

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

Tel: 0118 974 6441

Date: **19 January 2001**

My ref: F/2001/3176

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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

Dear Councillor

Application Number: F/2001/3176
1 Wisteria Cottage, Ruscombe Lane, Ruscombe, Reading.
Proposed first floor side extension to dwelling, single storey front porch extension and rear conservatory. (Amendment to consent F/2000/2567)

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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3176**
1 Wisteria Cottage, Ruscombe Lane, Ruscombe, Reading.
Proposed first floor side extension to dwelling, single storey front porch extension and rear conservatory. (Amendment to consent F/2000/2567)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor C A Ferris

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

Received by Wokingham District Council

Application No: F/2001/3176

Proposal:
Proposed first floor side extension to dwelling, single storey front porch extension and rear conservatory. (Amendment to consent F/2000/2567)

Location:
1 Wisteria Cottage, Ruscombe Lane, Ruscombe, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/02/2001. 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.

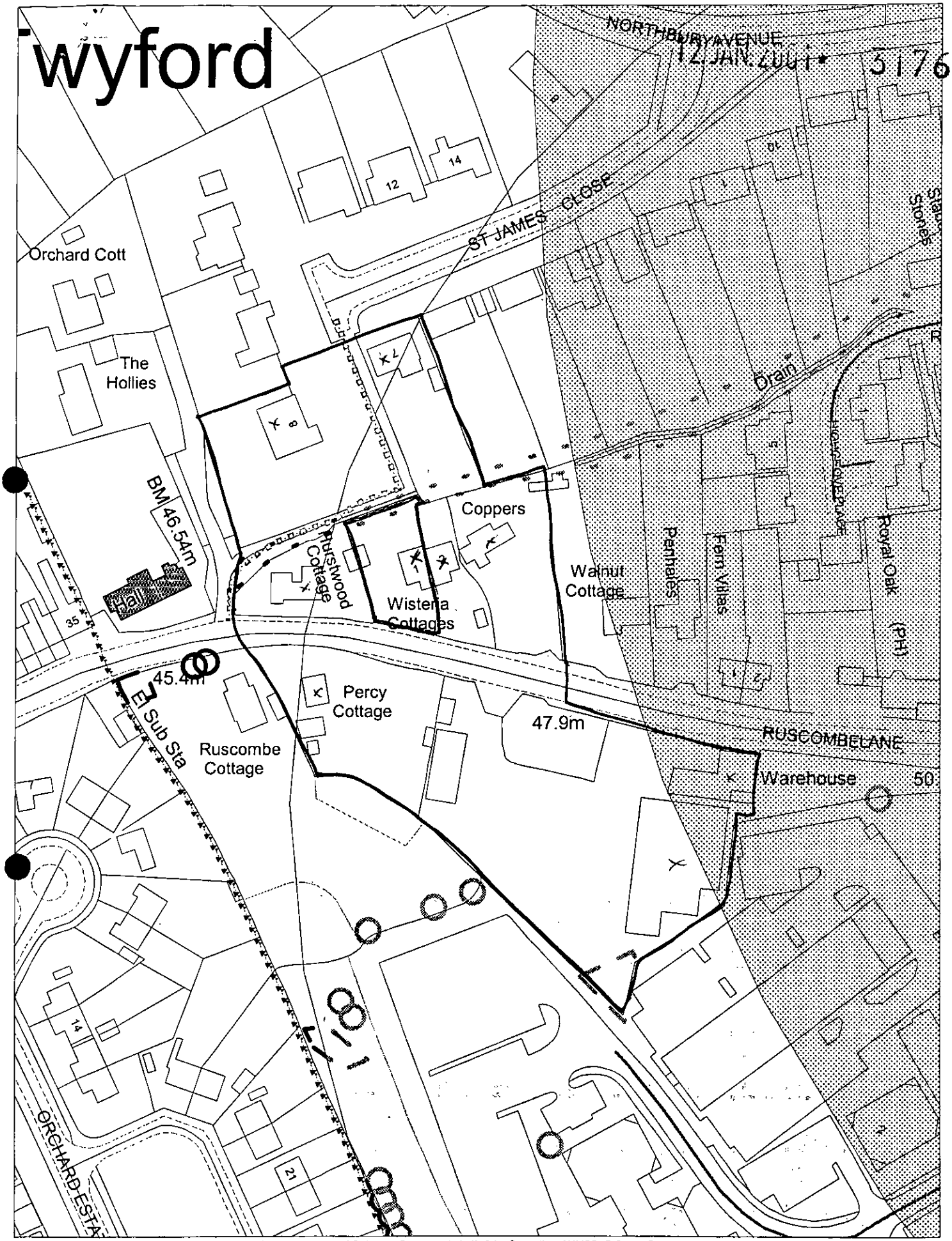
Head Planning and Transportation

19 January 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3176
CASE OFFICER: Andrew Thorley

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



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Development Control Section, Environmental Services, Wokingham District Council.
18 January 2001 Scale: 1 : 1250

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 JAN 2001
Officer: AT	Application No. F/2001/3176

Map No 29 ... Site 0.06 .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED 1ST FLOOR SIDE EXTENSION TO DWELLING, SINGLE STOREY FRONT PORCH EXTENSION AND REAR CONSERVATORY (AMENDMENT TO CONSENT 2000/2567)

Location: 1 WISTERIA COTTAGE, RUSCOMBE LANE

Parish: RUSCOMBE Ward: Ruscombe
19-01-01TB

Applicant: MR/MRS - RODGERS

Fee Received 95-00 (6) 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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
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 : 19.01.01

Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
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 ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A .....
Adjacent Parish .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency 250m landfill .....

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

HERITAGE BODIES

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

OTHERS:

.....
.....
.....

NEIGHBOURS:

S/N + see map.

Our ref: SP\2001\003070\001
Your ref: F/2001/3176

Date: 30th January 2001

ENVIRONMENT AGENCY

PLA... SERVICES	HPT 39485
POL	TLS
DC	ENF
APP	
CS	
02 FEB 2001	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices, Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Andrew Thorley

Dear Sir

SIDE EXTENSION PLUS FRONT EXTENSION & REAR CONSERVATORY
1 WISTERIA COTTAGE, RUSCOMBE LANE, RUSCOMBE, READING

Thank you for your letter dated 19 January 2001 which was received on 24 January 2001. You are asked to quote the following reference in any correspondence: SU77NE/10/13. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided 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 45 4365 for further details.*

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

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

Grid reference	*Distance from site*	*Landfill name*
SU 795 763	220 metres	Ruscombe Pond

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

ADVICE TO APPLICANT

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.

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 agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Alan Miller, Wessex Design Consultants, 9 Nightingale Gardens, Sandhurst, Berks GU47 9DQ

The Ramblers' Association
Working for walkers

PLANNING SERVICES	HPT
TOL	TLS
DC AT	ENF
APP	
CS	39439
02 FEB 2001	
COPIES TO:	ACK:
	FILE:

The Ramblers

Berkshire Area
Groups: East Berks
Great Park • Loddon Valley
Mid-Berks • Pang Valley
South East Berks • West Berks

30 January 2001

Your ref: ANDREW THORLEY/ F/20001/3176

Mr J Mitchell
Development Control Manager
WOKINGHAM DISTRICT COUNCIL

70 Broad Hinton
TWYFORD
Berks RG10 OLP

Tel/Fax: 0118 9320285

Dear Sir

Application No. F/2000/3176

Site: 1 Wisteria Cottage, Ruscombe Lane, Ruscombe

In response to your letter of 19 Januarey, we have no comments to make concerning this particular application, but we thank you for giving us the opportunity of doing so.

Yours faithfully
D W BOUNDS
Footpath Secretary
Ramblers' Association - Loddon Group

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 19 January 2001

Application Number: F/2001/3176

Proposal: Proposed first floor side extension to dwelling, single storey front porch extension and rear conservatory. (Amendment to consent F/2000/2567)

Parish: RUSCOMBE PARISH

Site Address:
1 Wisteria Cottage, Ruscombe Lane, Ruscombe, Reading.

Applicant:
Mr & Mrs Rodgers C/O Wessex Design Consultants (Alan Miller).

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 as per app no. 2567.

Signed: _____ **Print name:** Alan Goggins

26/01/01

12.JAN.2001* 3176

WESSEX DESIGN CONSULTANTS

architectural and interior design

Alan Miller Associate of the Chartered Institute of Building

9 Nightingale Gardens, Sandhurst, Berkshire, GU47 9DQ. Tel: (01252) 872555 Fax: (01252) 890127

Planning Services
Wokingham District Council
PO Box 157, Civic Offices,
Shute End, Wokingham,
Berks. RG40 1WL.

FAO Ms Moola Lake. 11.01.01.

Dear Madam

Re: 1 Wisteria Cottage, Ruscombe Lane, Ruscombe, Berkshire RG10 9JP - (F/2000/2567)

Please find the enclosed Planning Application together with £95 fee cheque for Mr+Mrs Rodgers proposals to amend/modify their existing consent F/2000/2567.

As you can see, it is proposed to enlarge the conservatory slightly, at the rear and widen the the bay slightly at the front, together with the provision of a small porch roof above the side door and the realignment of the front entrance porch.

Continued.....

Additionally it is proposed to now widen the two storey part, as the existing foundations have been found to require expensive underpinning works.

The roofscape has largely remained as shown on the approved plans, with the addition of a lower eaves level on the western side; this in conjunction with a similar eaves level on the eastern side of No 2, will create a sense of balance and symmetry to the dwelling as a whole.

I do trust the plans and documents can be considered at the earliest opportunity.

Please do not hesitate to contact me should you require any further advice or information concerning the proposals.

Yours faithfully

Alan Miller.

ADDRESS 1 & 2 Wisteria Cots. Ruscombe Lane PARISH Ruscombe

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
72/51	Mr. T. Mulhern No. 1	Additions	12.6.51	PD
F/2000/1450	Mrs. Couling No. 2	F/FL/S + S/St/F & R Exts	30.6.00	APP
F/2000/1451	Mr & Mrs. Rodgers No. 1	F/FL/S + S/St/F & R conserv.	30.6.00	APP
F/2000/2567	"	1st/FL/S Ext + S/St/F	27.11.00	APP
F/2000/2987		& rear conserv.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 23 PD Eng - Fences & Gates - Mr. Rodgers - 16/4/99

DRAINAGE PD Eng. Fencing. Mr C. Rogers. 17/5/99

091074

Environmental Services

For office use only.
Application number: 12. JAN. 2004 * 3176

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR + MRS. C. ROGERS
	Address	1 WISTERIA COTTAGE
	and postcode	RUSCOMBE LANE
		RUSCOMBE
		BERKSHIRE RG10 9JP
	Phone number	01189 321460
	Agent's Name	ALAN MILLER ACIOB
	Address	WESSEX DESIGN CONSULTANTS
	and postcode	9 NIGHTINGALE GARDENS
		SANDHURST
		BERKSHIRE GU47 9DQ
	Phone number	01252 872555
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	1 WISTERIA COTTAGE RUSCOMBE LANE RUSCOMBE BERKSHIRE RG10 9JP.
4	Give brief details of the proposal for example, two storey side extension. About the application	AMENDMENTS TO EXISTING CONSENT ENLARGED CONSERVATORY, BAY AND 2 STOREY EXTENSION, REALIGNED FRONT PORCH, PORCH ROOF OVER SIDE DOOR.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	SLATE ROOF TILES, WITH TERRACOTTA HIPS/RIDGES, FACE BRICKWORK TO MATCH EXISTING, PAINTED BRICK AT REAR
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: TWO	Proposed: FOUR
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served
MRS. G. COLLINS	2 WISTERIA COTTAGE RUSCOMBE LANE RUSCOMBE BERK	11.01.01

None of the land forms part of an agricultural holding.

Your signature: A O'Neill on behalf of MR & MRS C. ROBERTS

Date 11.01.01

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

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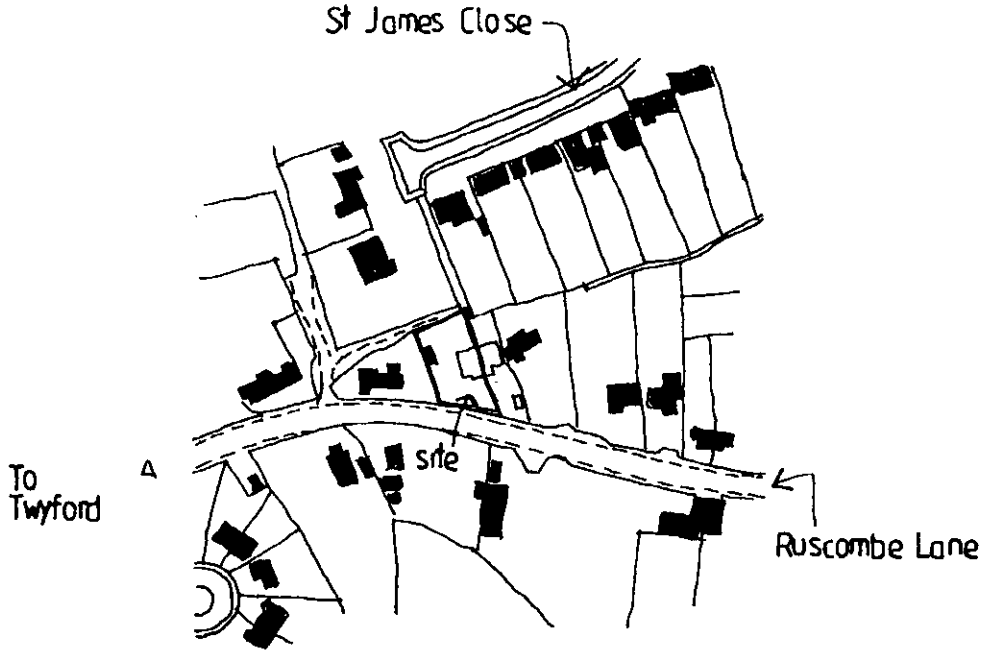

LOCATION PLAN

Scale 1:2500

N

APPROVED