APPLICATION NO:
F/2001/5298

LOCATION:
Melrose Milton Way, Ruscombe Reading.

APPLICANT:
Mr B Spooner C/O Colin Dawson And Associates

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **20/12/2001**
End of consultation. 24/12/2001
APPLICATION WILL HAVE EXPIRED ON:
11/01/2002

CASE OFFICER: **Joanna Medler**

APPROVED

412

OJ

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr B Spooner
C/O Colin Dawson and Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Application Number: F/2001/5298

Parish: **RUSCOMBE**

Location: **Melrose, Milton Way, Ruscombe, Reading.**

Proposal: **Proposed single storey rear extension to 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.

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

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

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

Condition
4. 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.

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

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

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

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

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

Informative
2. No soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3 metres in depth below existing ground level.

Informative
3. If great crested newts are encountered at any point during development, then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

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 LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 12/03/2002

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.

Relisted

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

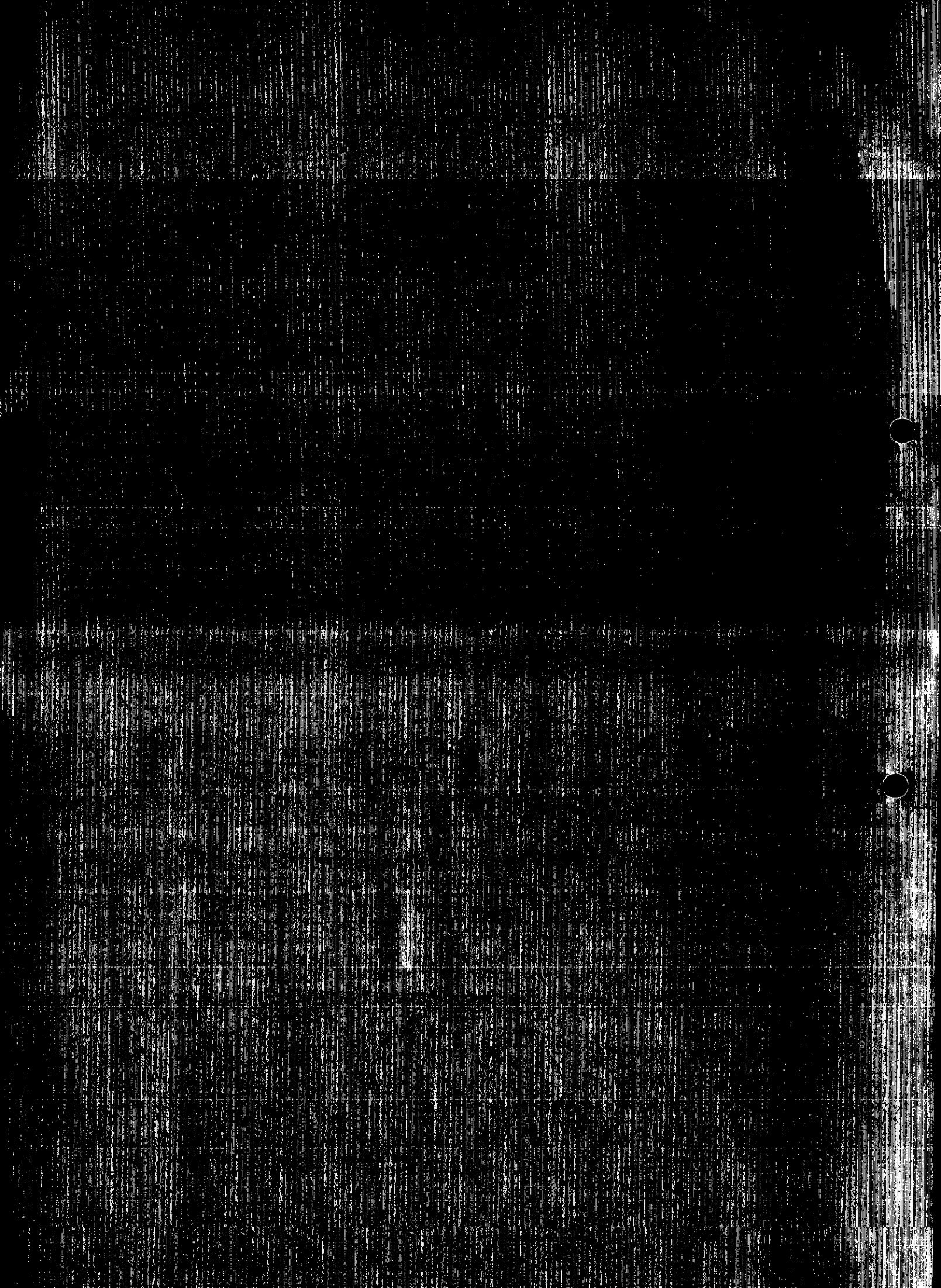
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5298	Joanna Medlock
BUILDING CONTROL NUMBER.	FX 2002/2923 North	
APPLICANT/AGENT	Colin Dawson + Assoc	
ADDRESS OF SITE	Melrose, Milton Way RUSCOMBE	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D 626-02B	D 626-02A
ELEVATIONS	— " —	— " —
FLOOR PLANS	"	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	2/4/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



WORK SHEET FOR : Joanna Medler

Application Number : F/2001/5298

Applicant : Mr B Spooner C/O Colin Dawson And Associates.

Location : Melrose, Milton Way, Ruscombe, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		2/1/02

Date of Neighbour Notifications : .....

Date of Site Visit : 2/1/02

Date Registered : 16/11/2001

Earliest Date for Decision : 20/12/2001

Latest Consultation Date/Site Notice Expiry Date : 20/12/2001

This application will have expired on: 11/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways recommend approval, with conditions
2 observations from Ruscombe Parish Council
Environment Agency - no objections, but conditions
No other responses

Ecologist - Next mitigation scheme rec'd. Informative recommended.

Planning Issues :

Neighbouring properties: BSP - LD3
WDLP - WBE1, WOS3
LALP - LBE1, LBE2

Streetscene: BSP - LD3
WDLP - WBE1, WOS3
LALP - LBE1, LBE2.

Highways

Application Number: F/2001/5298

Appraisal :

① Development: The proposed development is for a single storey rear extension to the dwelling, extending 5.5m from the rear of the property, in an L shape around the existing garage. Measuring just over 9.5m wide.

② Impact upon neighbouring properties: The boundary to the property consists of panel fencing between 1.75m to 2m on the boundary with neighbouring property 'Janid', and planting approximately 2m - 2.5m in height to 'Newstead'. The proposed extension is closest to the boundary to 'Janid', however the existing garage wall of 'Melrose' is approximately 2m in height, and the proposed extension will be a continuation of this by approximately 2.7m. This means that the proposed extension will be in line with the neighbouring property's (Janid) conservatory. 'Newstead' also has a conservatory to the rear of its property which is 4.5m away from the proposed extension at 'Melrose'. The amendment to a hipped roof extension, from a gable ended roof, will limit any adverse impact to neighbouring properties. Therefore the extension will not have a detrimental impact to the neighbours.

③ Impact upon streetscene: The only visible part of the proposed extension visible from the street is the hipped roof from the garage. However, this is minimal due to the hip end, and will not have any adverse impact on the streetscene.

④ Highways: The proposal meets highways parking standards.

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

Application Number F/2001/5298
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	Full permission - 5yrs
2	C014	R014	External finishes to match
3	C049	R049	Garage(s) to be retained for vehicle parking
4	C122	R122	Parking and turning area before occupation
5.		2.	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.

RECORD OF SITE VISIT

SITE ADDRESS: Melrose Milton Way Ruscombe Reading.

APPLICATION NUMBER: F/2001/5298

OFFICER: Joanna Medler

DATE OF SITE VISIT: 2/1/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Detached single storey Bungalows – residential

3. DESCRIPTION OF SITE/BUILDING Detached single storey Bungalow with an attached garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES Detached – garage runs right up to boundary with Jarid' therefore there is already a wall between these properties – flat roofed Front gardens – open no fences walls – only at front. minimal impact on front of property.

Main elevation at garage already existing – but will be longer fence is already there at 2m in height approx.

5. SITE CONSTRAINTS

TREES – some insignificant stubs – shall planting on the side

ACCESS/PARKING – ag plan

LEVELS

BOUNDARY TREATMENT Fence panels – 2m – Jarid
Planting – 2.5m – Newstead
Rear of garden – planting bushes approx 2m.

OTHERS
no overhead cables.

Basia Polnik

From: Andy Glencross
Sent: 08 March 2002 14:34
To: Basia Polnik
Subject: Planning Application F/2001/5298 Melrose Milton Way Ruscombe (newts)

Hi Basia

I have received confirmation that English Nature are satisfied that this development is unlikely to have an adverse affect on the local great crested newt population. No conditions are required but we should attach the following informative tio any permission granted

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

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

Date: 16 January 2002

To: Case Officer

We have received Additional Information for the following planning application:

Application Number: F/2001/5298

Location: Melrose, Milton Way, Ruscombe, Reading.

Proposal: Proposed single storey rear extension to dwelling.

Applicant: Mr B Spooner C/O Colin Dawson And Associates.

Case Officer: Joanna Medler

The new plans show the following: Newt Mitigation Scheme.

Comments are required by 30/01/2002.

Should you have any queries regarding this application please contact the case officer Joanna Medler on (0118) 974 6502.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001/5298 (Planaps) / (Ludhouse) Date Rec.

Location: Melrose, Milton Way, Ruscombe, Reading

Parish

Applicant: Mr. B. Spooner

Description of attached plans Newt Mitigation scheme.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Andy Glencross ✓
Conservation Officer

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 14 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER JO Medlie

Consultations Sent by Admin. on 16.01.05.

Yellow - Part One Copy
Green - Officer's Copy

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322**

PLANNING SERVICES	5/611
POL	TLS
DC JKM	ENF
APP	
CS	
09 JAN 2002	
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	FILE

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

ADDITIONAL INFORMATION.

5298

For the attention of Ms J Medler

Our Ref; CED/BK/626
8th January 2002

Dear Sir

RE; PLANNING APPLICATION F2001/5298
MELROSE, MILTON WAY, RUSCOMBE, BERKS

In response to your request for a Newt Mitigation Scheme in respect of the above application, please find attached a Report from Paula R Cox Consultant Ecologist, indicating that the proposed development would have no adverse affect on the Greater Crested Newt.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng
Enc;

PLANN... | ...
POL | TLS
DC | ENG
AEP
CS
09 JAN 2002
COPIES TO: | ACK:
FILE:

Commissioned by:

Mr C Dawson
1 Malvern Way
Twyford
Berkshire RG10 9PY

On behalf of:
Mr B Spooner

ADDITIONAL INFORMATION

5298

REPORT OF A SURVEY OF 'MELROSE', MILTON WAY, RUSCOMBE FOR GREAT CRESTED NEWTS

January 2002

Paula R Cox BSc (Hons)., PhD., CIBiol., MIBiol., MIEEM.
Consultant Ecologist
102 Westwood Road, Tilehurst, Reading, Berkshire RG31 5PP

REPORT OF A SURVEY OF 'MELROSE', MILTON WAY, RUSCOMBE FOR GREAT CRESTED NEWTS

CONTENTS

1.0 Background

2.0 Legislation

3.0 Biology

4.0 Methodology

5.0 Results of Survey

5.1 General description
5.2 Great crested newt survey
5.3 Summary of results

6.0 Impact of Proposed Development on Great Crested Newts

Precautionary Note

REPORT OF A SURVEY OF 'MELROSE', MILTON WAY, RUSCOMBE FOR GREAT CRESTED NEWTS

1.0 Background

The owner of the property, Mr Spooner, has submitted a Planning Application (PA/2001/5298) for the construction of an extension to the rear of the bungalow. As the development area is within 500m of a known great crested newt breeding site, Wokingham District Council has requested that before the application can be considered, the land affected by development should be surveyed to establish if this species is present. The architect, Mr Dawson, therefore instructed Dr Paula Cox, a licensed and experienced ecologist, to carry out the necessary work to comply with the requirements.

2.0 Legislation

Great crested newts and their places of shelter are protected by Schedule 5 of the *Wildlife and Countryside Act 1981* and subsequent Amendments, and the *Habitat & Species Directive (92/43/EC)* enacted in the UK by the *Conservation (Natural Habitats, &c.) Regulations 1994*. Under the provision of the 1981 Act it is an offence to intentionally or recklessly kill, injure or possess any animal on Schedule 5 or to sell it or offer it for sale. It is an offence to intentionally or recklessly destroy, damage or obstruct access to its place of shelter or protection, or to disturb the animal (in this case the great crested newt) using such a place.

If a development is likely to result in the killing or disturbance of a European protected species or the damage or destruction of its breeding site or resting place, then a licence from the Department for Environment, Food and Rural Affairs, DEFRA, will usually be required.

3.0 Biology

Great crested newts need a pond for breeding as the larvae are amphibious, but the adults are terrestrial for most of the year, requiring a variety of different habitat features to provide food, shelter and a place to spend the winter. The newts may return to the breeding pond as early as January, but usually mating and egg laying takes place between April and June with the adults leaving the water by the end of July to actively hunt for food before hibernating for the winter. By late autumn most of the larvae have developed legs and lungs and will leave the pond to over-winter on land, although a few may remain in the water. Immature animals may disperse as far as 500m from the pond and will remain on land for a couple of years before finding a pond, often the one they were born in, to breed.

An ideal location for great crested newts would include a breeding pond, between 100 and 300 m square with a variable depth, preferably being one of a number of ponds within a 250m. radius. A relatively undisturbed landscape is preferred, with a number

of damp, shady places for shelter. Piles of rubble or rock, compost heaps, log piles and ground fissures provide shelter and damp, frost-free hibernation sites.

To obtain the invertebrates taken as food, a range of vegetation is required. The ideal habitat would include scrub and woodland with a variety of plants, plus lightly grazed pasture. Mown grass should be fairly long and there should be little or no herbicide or pesticide use.

4.0 Methodology

The proposed rear extension to 'Melrose', Milton Way, Ruscombe is 5.5m deep and will extend for the entire width of the existing building. It will result in the loss of a paved patio and a small section of lawn. All of the front and back gardens of the property were checked for the presence of great crested newts on the morning of 2 January 2002. There was no pond in the grounds of the bungalow, so no breeding could take place, but if the gardens were suitable they could be used for shelter, feeding or over-wintering. As the survey was carried out on a bitterly cold January day, air temperature 2.0 centigrade, any newts present would have been hibernating. All loose stones and logs were lifted; walls, crevices and piles of leaves checked and earth removed where holes or gaps were evident.

5.0 Results of survey

5.1 General description

'Melrose' is a single storey, modern building facing west and set in a small close of similar dwellings. It is located approximately 200m from the great crested newt breeding pond at the junction of Ruscombe Lane and Stanlake Lane. Between the pond and the site of the proposed extension lie 3 bungalows and associated gardens in Milton Way and 4 bungalows and gardens on Ruscombe Lane. There is a grass verge adjacent to the pond and tarmac pavements in front of the houses. A busy road, Ruscombe Lane, separates the pond from the development site.

The front garden of 'Melrose' comprised an area of mown lawn about 8 metres square and narrow shrub borders, with a hard surface drive and path leading to the rear garden. The only visible pond in the vicinity was a tiny ornamental feature in the front garden of the bungalow to the south. This was too small to support breeding great crested newts.

The rear garden was mainly lawn with narrow borders along the boundaries, which included a low chain link fence to the north, a larch lap fence to the south and a hedge at the bottom.

5.2 Great crested newt survey

5.2.1 The front

The front garden was separated from the pavement by a low ornamental wall set on a brick base, and offered no opportunities for newt hibernation. The narrow borders held shrubs less than 1m tall and the ground was frozen solid with no obvious crevices or splits. The lawn was cut short with two ornamental shrubs and no hibernating amphibians of any species were found. The drive and paved areas were unsuitable for foraging or hibernating, and the front garden was surrounded by tarmac pavement and the hard surfaces of properties to the south and north.

5.2.2 The rear

At the back of the property an area of paving slabs 3.2m deep will be removed to allow the extension to be built. These were cemented in and thus could not be lifted, but the grass was pulled back along the entire length to check if any gaps were present. There were no suitable sheltering places for newts. The concrete base for the brick built garage extended out to form a base for a shed. The depth of concrete was about 15cm and there were no visible crevices beneath it.

Some loose paving stones, pieces of timber and rubble behind the shed were lifted to check the ground beneath, but no newts were present.

Building works will not affect the narrow shrub beds running the length of the garden, but as a precaution these were checked and no signs of amphibians were found in the frozen earth.

The bottom of the garden was less formal, with fruit trees and rabbit hutches. The only area in this section considered to be possibly suitable for sheltering newts was the deep layer of leaf litter under the holly and ornamental shrub hedge forming the rear boundary. This was carefully checked by lifting some of the leaf piles, but no great crested newts were found. This hedge is about 22m from the proposed extension.

5.3 Summary of results

No great crested newts or any other amphibians were found, and few suitable wintering sites were apparent. Newts need moisture to prevent desiccation during hibernation and frost-free crevices to retreat into. It is possible that the gardens could offer limited feeding or sheltering opportunities during the spring and summer, but to reach them, newts from the Ruscombe Lane pond would have to negotiate a major road plus large areas of tarmac and paving. No alternative potential breeding ponds were visible in neighbouring gardens.

6.0 Impacts of proposed development on great crested newts

If Planning Permission is granted for this development, there should be no adverse impact on individual great crested newts or on the local population. The gardens of

'Melrose' have little habitat suitable for hibernating newts, and none were found during the survey. Although in January it is impossible to establish if newts ever use the garden in spring or summer, loss of a small portion of the rear patio and lawn for construction of a house extension should not prove detrimental, and there are other gardens close by providing similar or superior newt habitat.

Precautionary Note

Although no hibernating great crested newts were found during the survey, this species has been known to travel up to 500m from the breeding pond. Thus there is a possibility that they may appear in the future. Therefore, if Planning Permission is granted for this development, contractors should be instructed that if great crested newts are encountered during construction, work should stop immediately whilst advice is sought from English Nature.

1327

WOKINGHAM DISTRICT COUNCIL

To Basia

Date _____ Time _____

WHILE YOU WERE OUT

Name [redacted] Andy Glencross 6/3.

Of Dinton Pastures

Phone No. * * 35 Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE F/2001/5290 - Melrose,

Milton Way - This application is still down as Joe. However, there has been no decision and no change of name. Andy. Has a newt mitigation scheme, but doesn't think it has gone to English nature he is going to send it to them himself. But could you please let him know who has the case now. I tried, but couldn't find out as only philip was in

Signed Nicky OK - AG. to reply direct to BP.

Await
approval of
Newt Mitigation
Scheme from
Andy Glencross
15/11/02 sm

Awaiting Newt
mitigation approval
from Andy Glencross
Passed to him 15/1/02
JM

1327

WOKINGHAM DISTRICT COUNCIL

To Basia

Date 25/2 Time 11.20

WHILE YOU WERE OUT

Name Mr Bob Spooner

Of Melrose, Milton Way, Ruscombe

Phone No. 07932 712466 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE F/2001/5298 - assigned to Jo Hedley on system. Applicant would like an update on progress.

- phoned Andy Glencross @ 11.55 25/2 - waiting for response from English Nature - will chase today and email response to you as soon as he can. At the moment he can see no problem with the proposal.

- phoned Mr Spooner @ 12.00 and updated.

Signed Dawn

ENVIRONMENT AGENCY

Our Ref : SP/2001/004943-1/1
Your Ref : F/2001/5298

Date : 31 December 2001

PLANNING SERVICES	HP 51441
POL	TLS
DC JXM	ENF
APP	
CS	
04 JAN 2002	
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District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Medler

SINGLE STOREY REAR EXTENSION TO DWELLING AT MELROSE, MILTON WAY, RUSCOMBE, READING

Thank you for your letter dated 26 November 2001, received on 28 November 2001. Please quote the following reference in any correspondence: SU77NE/10/32. 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 David Walters on 01276 454543 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

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

present a risk to this proposal.

Land Drainage

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

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

ADVICE TO APPLICANT

Environment Protection

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

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

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

Water Conservation

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

Domestic Appliances
If domestic appliances are to be provided in the 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.

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

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.

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.

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.

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

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

Yours sincerely

pp

MATTHEW ROSE
Development Planning Officer

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

1327

WOKINGHAM DISTRICT COUNCIL

974 6375
Building Regs
Duty officer

To Jo

Date 21/12 Time 13.35

WHILE YOU WERE OUT

Name JOHN LYNCH

Of NEIGHBOUR TO MELROSE, MILTON WAY, RISCOMBE

Phone No. 901605 Ext.

Phoned	✓	Please call back	
Called to see you		Will call back	✓
Wants to see you		Urgent	

MESSAGE F/2001/5298

NO OBJECTIONS TO APPLICATION BUT HAS A

QUERY OVER A PIPE OF HIS WHICH WILL RUN

UNDER THE EXTENSION.

Mr. Lynch called back - he thinks it is his waste/sewage pipe that will run under Melrose extension - he is concerned what will happen - advised will look into it + call back

Signed Dawn.

P.T.O

Called Mr. Lynch back - advised it is not a planning matter - its Building Regs. Advised if application gets approval - an application for Building Regs is required and that will be dealt with then. Gave a number for him to call, if approval given.

JO. 2/1/02 3.15pm.

Tel. 0118 974 6502 (Direct Line)

Date. 27 December, 2001

My ref. JKM/F/2001/5298

Your ref. CED/BK/626

Colin Dawson & Associates
Architectural Design and Building Surveying
Malvern House
1 Malvern Way
Twyford
Reading
Berkshire
RG10 9PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr Dawson,

RE: MINOR AMENDMENT TO MELROSE, MILTON WAY, RUSCOMBE, F/2001/5298.

Thank you for your recent correspondence, dated 11th December 2001.

I confirm that the amended proposal to planning application F/2001/5298, regarding the change from a gable end to a hip end roof as per revised drawing D626-02A constitutes a minor amendment, and hence would not require further planning permission.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Joanna Medler on the above direct line number (Mondays and Wednesdays only).

Yours sincerely

M L THORP

Principal Development Control Officer

File: Amendment, Melrose, Milton Way, Ruscombe

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322.**

PLANNING SERVICES	HPT 50996
POL	TLS
DC	ENF
APP	
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DEC 01	
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	FILE:

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

For the attention of Ms J Medler

Our Ref; CED/BK/626
11th December 2001

Dear Sir/Madam

RE; PLANNING APPLICATION F/2001/5298
MELROSE, MILTON WAY, RUSCOMBE

Please find attached 6 copies of my revised drawing D626-02A indicating amended proposals in respect of the roof construction to the rear of the proposed extension.

In the light of conversations my client has had with his neighbour who expressed concern at the impact of the gable end, my client has agreed to amend the proposal to a hip end to the roof.

I would be pleased if you could accept these drawings as an amendment to the above application.

I am currently arranging for a site survey in respect of the Greater Crested Newt Mitigation Scheme and will forward this to you as soon as available.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng
Encs;

1327

WOKINGHAM DISTRICT COUNCIL

To JO

Date 30/12 Time 13.55

WHILE YOU WERE OUT

Name MR SPOONER

Of

Phone No. 07932 712466 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE ~~F/~~ F/2001/5298 – MELROSE, MILTON WAY

YOU LEFT A CARD REQUESTING TO ARRANGE ACCESS

FOR A SITE VISIT – PLEASE CALL ON WEDNESDAY

Agreed visit 2/1/02.

Signed Dawn

FROM: Joanna Medler

DATE: 26 November 2001

DELEGATED

RUSCOMBE PARISH CONSULTATION SHEET

Application Number: F/2001/5298

Proposal: Proposed single storey rear extension to dwelling.

Site Address: Melrose, Milton Way, Ruscombe, Reading.

10 DEC 2001

COPIES TO: ACP FILE

Applicant: Mr B Spooner C/O Colin Dawson And Associates.

Your observations are required in respect of this application **by 20/12/2001** .

5-12-01

The Council offers the following observations...

(a) The proposal is very close to the boundary of the property.

(b) The new pitched roof (replacing a flat roof) may be intrusive to neighbours.

SIGNED: D J Cuzen DATE: 05-12-01

Clerk To Ruscombe Parish/Town Council.

1327

WOKINGHAM DISTRICT COUNCIL

To _____

Date 5/12/01 Time _____

~~WHILE YOU WERE OUT~~

Name Colin Dawson (Agent)

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Spoke to Colin advised requiring Newt mitigation scheme submitted - was happy to do it as has had to do it for some other properties nearby. He also advised that neighbours were not happy to left of applicant because of obstructing light + sun into garden - but they are going to submit drawings for a hipped roof, which neighbour was happier about.

Signed JO

HIGHWAYS CONSULTATION SHEET

From: Joanna Medler **Date:** 26 November 2001

Application Number: F/2001/5298

Proposal: Proposed single storey rear extension to dwelling.

Parish: RUSCOMBE PARISH

Site Address:
Melrose, Milton Way, Ruscombe, Reading.

Applicant:
Mr B Spooner C/O Colin Dawson And 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.

Signed: _____ **Print name:** AC 28/11/01

Joanna Medler

From: Andy Glencross
Sent: Friday, November 30, 2001 12:18 PM
To: Joanna Medler
Subject: Planning Application F/2001/5298 Melrose Milton Way Ruscombe

Hi Joanna

The site lies within 100metres of a great crested newt breeding pond and there could be newts using the site outside of the breeding season (June - February inclusive).

Consequently we must take the following approach :-

(1) The applicant needs to submit a newt mitigation scheme with their application.

(2) This mitigation scheme needs to be formulated in consultation with English Nature and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence may or may not be required to carry out works.

This approach means that the applicant is likely to get the DEFRA licence (if they require one) as they already have the agreement of English Nature who are the statutory consultee on these matters for the DEFRA. It also protects the authority from any liability from giving a planning permission that cannot be implemented.

Planning permission must not be given prior to the mitigation scheme being agreed with English Nature (EN). This cannot be attached as a condition of planning permission.

Ihave 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

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322.**

PLANNING SERVICES	RPT 504-79
POL	TLS
DC	ENF
CS	
30 NOV 2001	
COPIES TO:	ACK:
	FILE

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

For the attention of Ms J Medler

Our ref; CED/BK626/
29th November 2001

Dear Sir

RE; PLANNING APPLICATION F/2001/5298
MELROSE, MILTON WAY, RUSCOMBE, BERKS

In response to your letter of the 26th November, I would confirm that no part of the proposed extensions will not transgress the boundary of either adjacent properties nor will the foundations under sail.

I propose a parapet wall similar to the existing garage and to offset this wall upon mass concrete foundations below ground level so as not to transgress the boundary.

Under these circumstances, I understand, Certificate A is in order.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5298
CASE OFFICER: Joanna Medler

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

Received by Wokingham District Council

Application No: F/2001/5298

Proposal:
Proposed single storey rear extension to dwelling.

Location:
Melrose, Milton Way, 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/2001/5298 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joanna Medler P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/12/2001. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

26 November 2001

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

Tel: (0118) 974 6502

Date: **26 November 2001**

My ref: F/2001/5298

CONFIDENTIAL

Councillor 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/2001/5298
Melrose, Milton Way, Ruscombe, Reading.
Proposed single storey rear extension to dwelling.

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 **Joanna Medler** on **(0118) 974 6502**.

Yours faithfully,

Joanna Medler

Development Control Officer

LISTING FORM

Case officer: **Joanna Medler** Application Number: **F/2001/5298**
Melrose, Milton Way, Ruscombe, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ferris

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

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

Tel: (0118) 974 6502

Date: **26 November 2001**

My ref: F/2001/5298

CONFIDENTIAL

Councillor Tomlin
Wits End
Ruscombe Road
Twyford
Berks
RG10 9JL

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

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Yours faithfully,

Joanna Medler

Development Control Officer

LISTING FORM

Case officer: **Joanna Medler** Application Number: **F/2001/5298**
Melrose, Milton Way, Ruscombe, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

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

Tel: (0118) 974 6502

Date: **26 November 2001**

My ref: F/2001/5298

CONFIDENTIAL

Councillor Conway
20 Arnside Close
Twyford
RG10 9BS

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

Dear Councillor

Application Number: F/2001/5298
Melrose, Milton Way, Ruscombe, Reading.
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If you have any questions please do not hesitate to contact **Joanna Medler** on **(0118) 974 6502**.

Yours faithfully,

Joanna Medler

Development Control Officer

LISTING FORM

Case officer: **Joanna Medler** Application Number: **F/2001/5298**
Melrose, Milton Way, Ruscombe, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 16 NOV 2001	Map No. 21 Site 0.05
Officer: JXM | Application No. F/2001/5298	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: MELROSE, MILTON WAY

Parish: RUSCOMBE Ward: Ruscombe
26.11.01 B.

Applicant: MR B SPOONER

Fee (2) Received 95-00 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			
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	Possible encroachment at side boundary. letter required.	26.11.	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 26.11.01.23 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 ✓ .....
DINTON PASTURES — Newts

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas : .....
PSA Oil Pipeline : .....
Transco : .....
Environment Agency ✓ 250m Landfill Consultation : .....

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
(Note to Officer: Site is in a Groundwater Protection Zone. See guidance notes from Conrad Moore re planning informatives).

NEIGHBOURS:

S/N. + see map

16.NOV.01* 5298

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322.**

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks RG40 1WR

Our Ref; CED/BK
Tuesday, 13 November 2001

Dear Sir or Madam

RE; MELROSE, MILTON WAY, RUSCOMBE, BERKS

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application under your delegated powers or place it before the next meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £95.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

ADDRESS Osocosy Melrose- PARISH Ruscombe

PLOT No. Milton Way ORD. SHEET No.

BUILDER Renamed - 4.7.88

Plan No.	Applicant	Description of Development	Date of Decision	Decision
117/62		Bungalow		Appl App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only. Application number:
16.NOV..01* 5298

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 B Spooner
	Address and postcode	Melrose, Milton Way, Ruscombe, Twyford, Berks
	Phone number	0118 9340762
2	Agent's Name	Colin Dawson & Associates
	Address and postcode	1 Malvern Way, Twyford, Reading, Berks RG10 9PY
	Phone number	0118 9343322
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.	Melrose, Milton Way, Ruscombe, Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey rear extension
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.	REd facing briacks ot match existing walls. Brown interlocking concrete tiles to match existing roof. White windows to match existing.
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 ☑

3344 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees) If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

Owner's name	Address at which the notice was served	Date on which the notice was served

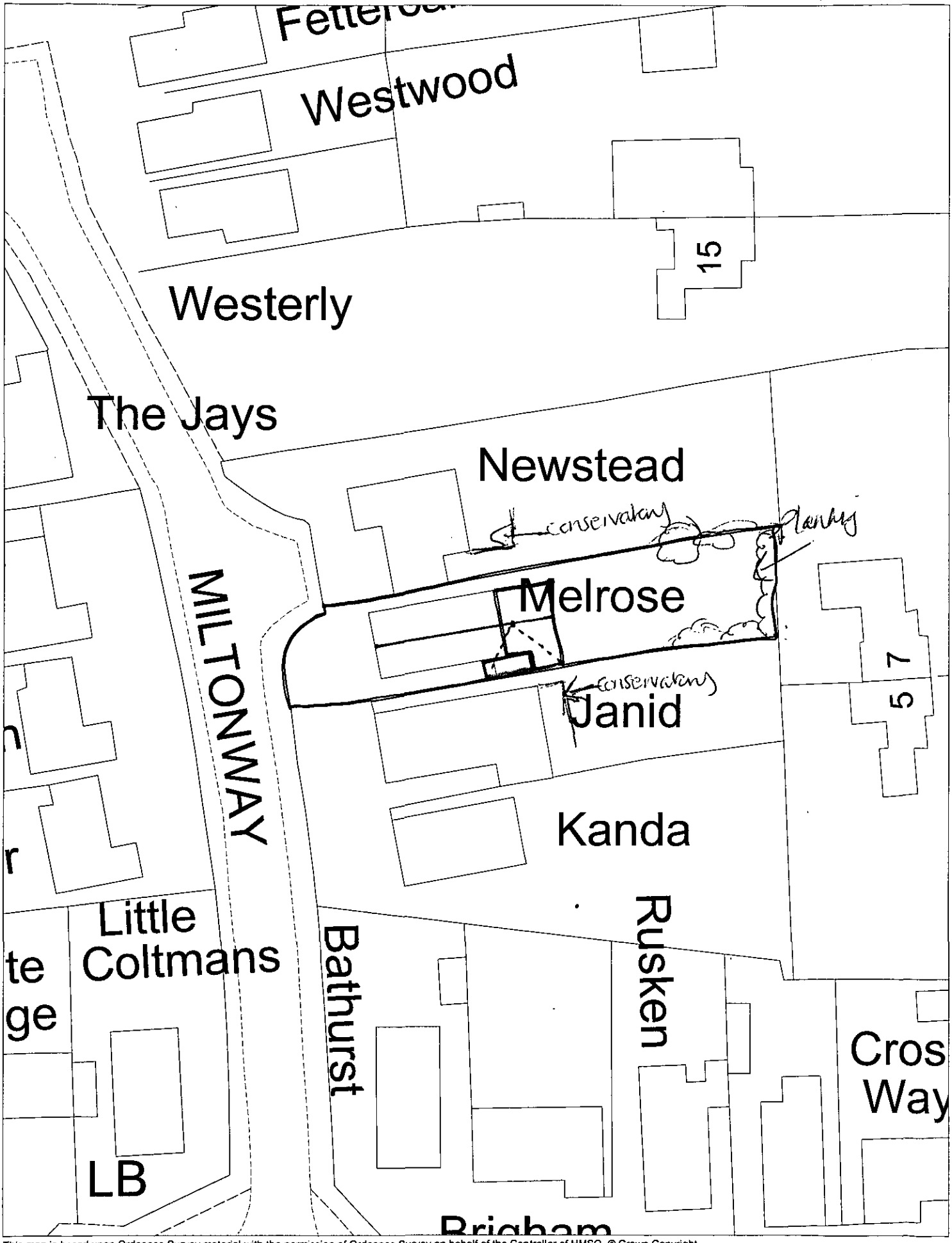
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr B Spooner

Date 13/11/01

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



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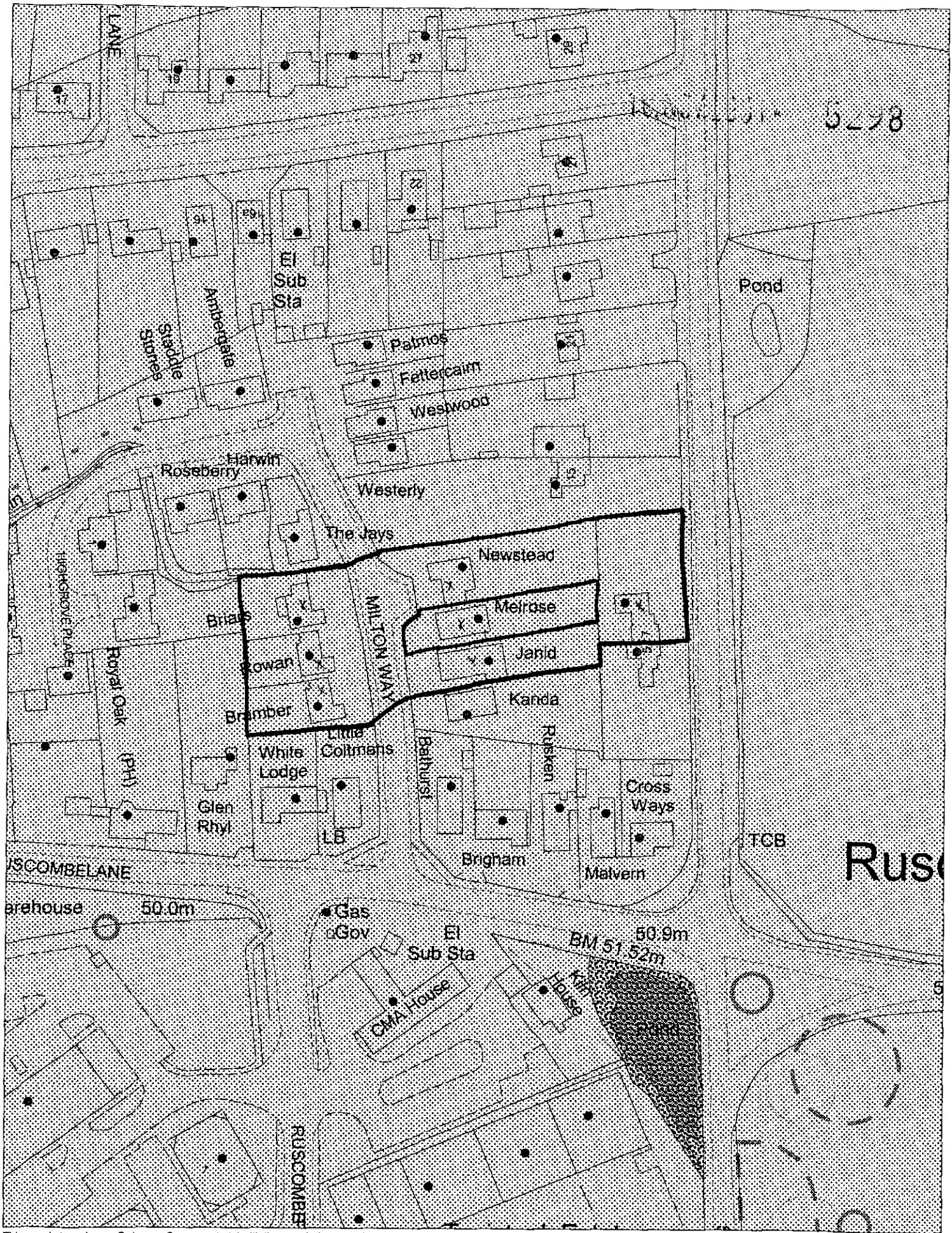
Development Control Section, Environmental Services, Wokingham District Council.

3 December 2001 Scale: 1 : 500

N W E S



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Development Control Section, Environmental Services, Wokingham District Council.
21 November 2001

Scale: 1 : 1250

N
W E
S