APPLICATION NO:
F/2001/5458

LOCATION:
2 Northbury Farm Cottages Castle End Road, *Ruscombe Reading.*

APPLICANT:
Mr/Mrs R Alfred C/O R G Butler & Associates

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **14/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
04/02/2002

CASE OFFICER: **Helen Pollock**

5782
02

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs R Alfred
C/O R G Butler & Associates
11 Strathmore Drive
Charvil
Reading
Berks
RG10 9QT

Application Number: F/2001/5458

Parish: **RUSCOMBE**

Location: **2 Northbury Farm Cottages, Castle End Road, Ruscombe, Reading.**

Proposal: **Proposed single storey side 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.

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.

Informative
1. This permission relates to the application as amended with revised drawing number 548/2B submitted to the Local Planning Authority on 11th February 2002 showing the proposed extension reduced in length to 5.2 metres and does not approve the proposals as originally submitted.

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, in order to prevent pollution of ground water.

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

Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WGB1 and WGB3.

Anna Cronin
Head of Planning & Transportation
Date: 05/04/2002

Notice checked by: _____

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

(RING ONE)

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

App No. F/2002/5458(Planaps) / (Ludhouse) Date Rec. 06/03/02

Location: 2 Northbury farm Cottages, Castle End Rd

Parish Ruscombe

Applicant: Mr Alfred

Description of attached plans Newt Survey

Drawing No's: [illegible]

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: Ecology

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 10 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 Helen P

Consultations Sent by Admin. on 08.03.02

Yellow - Part One Copy
Green - Officer's Copy

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

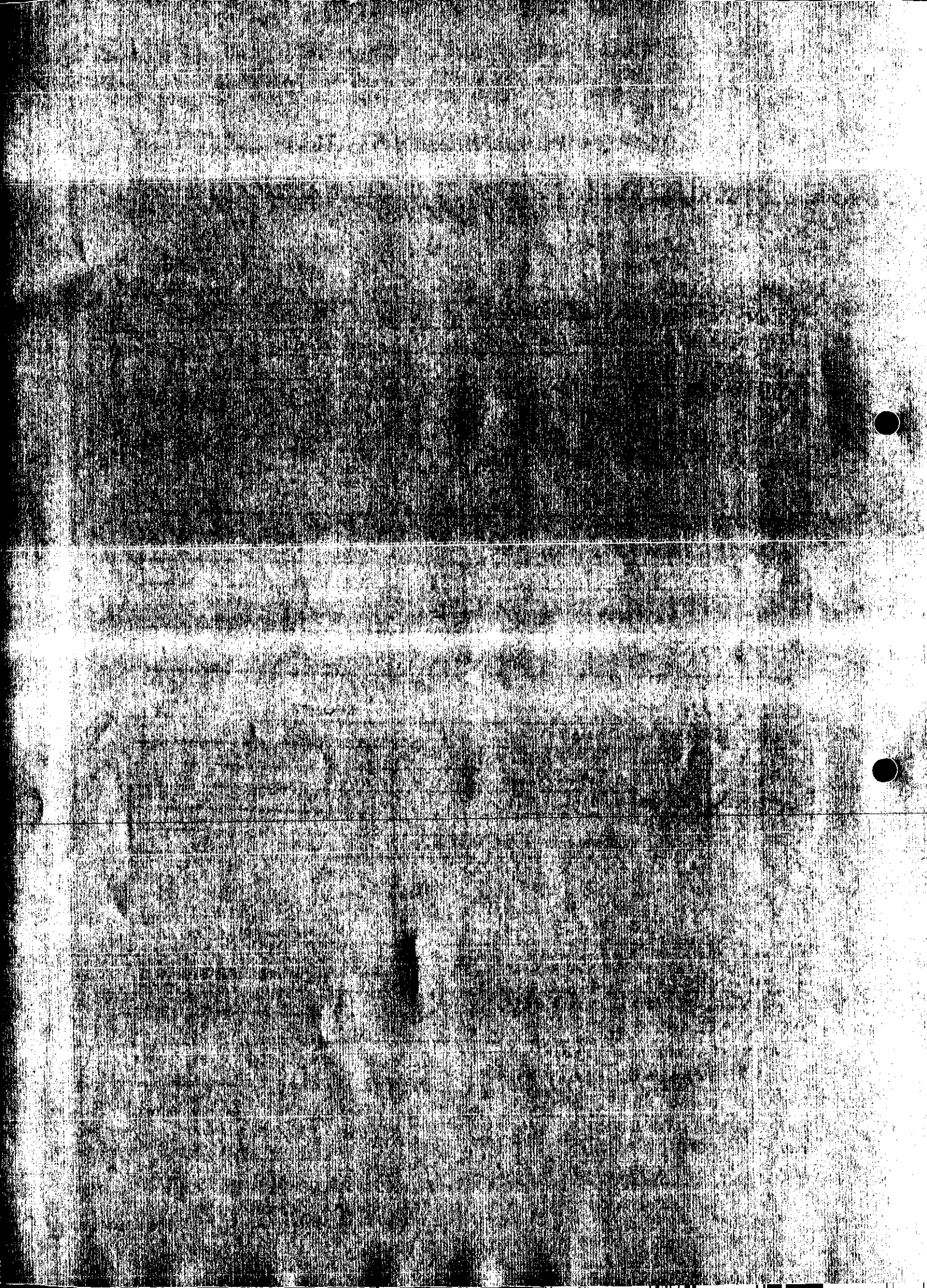
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5458	HP
BUILDING CONTROL NUMBER	BA 2002/2973	North
~~APPLICANT~~/AGENT	R G Butler	
ADDRESS OF SITE	2 Northburn Cottages Castle End Road Ruscombe	
DESCRIPTION OF PROPOSED WORK	S/S side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	5481	
ELEVATIONS	5482C	5482B
FLOOR PLANS	—	—

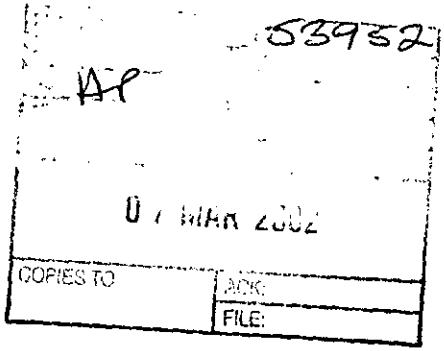
CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	8/5/02	

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	



Paula R. Cox BSc(Hons) PhD CBiol MIBiol MIEEM
Consultant Ecologist



102 Westwood Road
Tilehurst,
Reading,
Berkshire RG31 5PP

Telephone: 0118 9412058
Mobile: 07980 881634

E-mail address:
Paula.Cox@ukgateway.net

6/3/2002

To: Helen Pollack, Planning Dept.

ADDITIONAL PLAN

With Compliments

On behalf of Mr R. Alfred - PA F/2001/5458

5458

Commissioned by:

Mr Dick Butler

On behalf of:

Mr Richard Alfred
2 Northbury Farm Cottages
Castle End Road
Ruscombe
Berkshire RG10 9XJ

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
OS	

07 MAR 2002

COPIES TO	ACK
	FILE

5458

ADDITIONAL PLAN

REPORT OF A SURVEY OF 2 NORTHBURY FARM COTTAGES, CASTLE END ROAD, RUSCOMBE FOR GREAT CRESTED NEWTS

March 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 2 NORTHBURY FARM COTTAGES, CASTLE END ROAD, 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
5.2.1 The front garden
5.2.2 The rear garden
5.3 Summary of results

6.0 Impact of Proposed Development on Great Crested Newts

7.0 Precautionary Mitigation

REPORT OF A SURVEY OF 2 NORTHBURY FARM COTTAGES, CASTLE END ROAD, RUSCOMBE FOR GREAT CRESTED NEWTS

1.0 Background

The owner of the property, Mr Alfred, has submitted a Planning Application (F/2001/5458) for the construction of a single story extension to the rear of the cottage. As the development area is within 500m of a known great crested newt breeding site, Wokingham District Council has requested that the land affected by development should be surveyed to establish if this species is present before the application can be considered. The architect, Mr Butler, 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*. The *Countryside and Rights of Way Act 2000 'CROW Act'* that applies only to England and Wales, makes further minor amendments to the species protection measures provided by the *Wildlife and Countryside Act*. Under the provision of the 1981 Act it is an offence to intentionally 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 (added by the *CROW Act*) 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. The 1994 Regulations are similar, but use the word 'deliberate' rather than 'intentional'.

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 2 Northbury Farm Cottages will cover an existing area of concrete and a small section of earth in the back garden.

The front and back gardens of the property were checked for the presence of great crested newts on the afternoon of 4 March 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. The survey was carried out on a mild early spring day, air temperature 10.5 centigrade, so any newts present could have emerged from hibernation. 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

Number 2 Northbury Farm Cottages, Church End Road is a one of a pair of brick-built, semi-detached cottages situated to the northeast of Ruscombe, about 120 meters from the junction with the B3024. It is located about 500m from the confirmed great crested newt breeding pond at the junction of Ruscombe Lane and Stanlake Lane. There is another pond about 100m away from the cottage at the road junction, but it is not known if great crested newts use this site for breeding. Between the Ruscombe Lane breeding pond and the site of the proposed extension are houses and associated gardens, open grass areas, two small residential roads and two busy roads, Ruscombe Lane and the B3024.

The two cottages face west and are set in well-tended gardens, with a steeply sloping area of damp scrub/woodland at the back beyond the boundary fences. A grass verge separates the houses from the road.

5.2 Great crested newt survey

5.2.1 The front garden

The front garden included a small lawn with flower-beds adjacent to the house, but most of the area was gravelled to form a drive and vehicle hard standing. The boundary to the road was a low paling fence and a hedge.

a) A log pile in frequent use stood on the gravel drive next to the detached garage. The logs were carefully removed but there were no amphibians underneath.

b) Loose paving stones at the side and behind the garage were negative for newts.

c) Ornamental pots, bricks and stones were checked but nothing was found beneath.

d) Black polythene bags of leaves were moved but no newts were found underneath.

e) The dead leaves under the front hedge were disturbed, but no amphibians were found and the ground was very dry making it unsuitable for long-term shelter.

5.2.2 The rear garden

The back garden was wide and laid mainly to lawn with a few beds and tall conifers at one end. Beyond a paling fence and a length of beech hedge, scrub and woodland sloped steeply down to low-lying land that remains damp for most of the year.

f) The site of the proposed extension was predominantly covered in concrete on a solid base with no spaces beneath suitable for newts to shelter. A path of stepping-stones was well sealed in also leaving no suitable gaps. The small section of earth that would also form the base of the extension had no sheltering or foraging opportunities.

g) The undersides of a number of pots, logs used as seating, mossed bricks, a bird-bath etc were checked and proved negative for newts.

h) A slabbed patio at the boundary with the adjacent cottage could not be lifted but no crevices were evident, and building works will not affect this part of the garden.

i) The dead leaves under the beech hedge were disturbed, but no amphibians were found and the ground was very dry making it unsuitable for long-term shelter.

j) The bricks of newly constructed steps to the garage were lifted but nothing was found.

5.3 Summary of findings

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 considerable distance including roads.

The land beyond the rear boundary of the property would appear to offer ideal opportunities for great crested newt foraging and shelter, although it is situated more that 500m from the known breeding pond. If newts are found to breed in the pond at the corner of Castle End Road, the garden might be used by newts as one of several possible routes to reach the woodland beyond.

6.0 Impacts of proposed development on great crested newts

If Planning Permission is granted for this extension, there should be no adverse impact on individual great crested newts or on the local population. The gardens of 2 Northbury Farm Cottages have little habitat suitable for hibernating newts, and none were found during the visit. A survey this early in the year cannot definitively establish if newts ever use the garden in spring or summer. However, loss of a small portion of the rear garden, currently concreted over, should not prove detrimental, as there is a great deal of superior newt habitat close by.

7.0 Precautionary mitigation

As it is possible that great crested newts could breed in the pond at the end of Church End Road, they might pass through the garden to reach the damp woodland beyond. Therefore, to avoid any potential damage occurring to individual newts as a result of building works, the following procedures are recommended:

7.1 All materials to be stored on hard surfaces such as the gravel drive at the front

7.2 All open trenches to be covered at night to prevent newts from falling in

7.3 Foundation works should start as soon as possible in order that excavations can be completed before adult newts leave the breeding pond in June

7.4 Contractors should be instructed that if a great crested newt is encountered during construction, work should stop in the vicinity whilst advice is sought from English Nature.

Date: 08 March 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5458

Location: 2 Northbury Farm Cottages, Castle End Road, Ruscombe, Reading.

Proposal: Proposed single storey side extension to dwelling.

Applicant: Mr/Mrs R Alfred C/O R G Butler & Associates.

Case Officer: Helen Pollock

The new plans show the following: Newt Survey.

Comments are required by 18/03/2002.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5458

Applicant : Mr/Mrs R Alfred C/O R G Butler & Associates.

Location : 2 Northbury Farm Cottages, Castle End Road, Ruscombe, Reading.

Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		18/07/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 10/12/2001

Earliest Date for Decision : 14/01/2002

Latest Consultation Date/Site Notice Expiry Date : 14/01/2002

This application will have expired on: 04/02/2002. 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 :

English Nature : Satisfied with survey - no comments.

Ecology : No objection

EA : No objection - C/A.

Parish Council : observe Green Belt location + the fact the property has been previously extended.

Planning Issues :

Green Belt

Application Number: F/2001/5458

Appraisal :

The proposed extension is for a single storey side extension to form a new kitchen + porch. The extension was proposed to be 6.4m in lenght, however, this was felt to be excessive for the Green Belt location. Revised plans were therefore submitted reducing the lenght of the proposal to 5.7m (as existing @ nº 1 Northbury Cottages 96/64485/F)

The proposed extension is designed to be inkeeping with the existing cottages + matches that at the adjoining property. It is therefore considered that the proposal would have no significant impact upon the character of the area or the property.

The property opposite the cottages is in excess of 30m away + the proposals would ∴ have no impact upon it.

The proposals (together with previous extensions) represent a 72.4% ↑ in floor area on the signal property. Which although is substantial for a Green Belt located property, the adjoining property has already been extended in the same way + it is ∴ felt that the cumalitive increase could not warrent refusal.

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

Application Number F/2001/5458
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C051	R051	
2	C014	R014	
~~3.~~	~~[illegible]~~		No soakaways ~~shall~~ should be constructed such
	Informative 2.		that they penetrate the water table, + they
			~~shall~~ should not in any event exceed 3m in
			depth below existing ground level, in order
			to prevent pollution of ground-water
	Informative 1.		NO2 '548/2B' '11/02/02' 'the proposed
			extension reduced in lenght to 5.2m'

Informative for approvals

3. N16

LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1, WGB1, WGB3.

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B T E Watson
(Development Control Manager)

Date: 5/4/02

Proposed ext: 23.5m²

Previous ext: 14.7m² [redacted] Con
33843: 27.6m²

TOtal proposed + previous exts: [redacted] 65.8.

Original: [redacted]
86.8m²

Total % ↑ = 75.8% . N° 1 has had ↑ of 58.8 %

Revised plans =

5.2 x 3.7 = 19.24
1.9 x 0.72 1.33

TOTAL: 20.57m²

= 72.4% ↑.

RECORD OF SITE VISIT

SITE ADDRESS: 2 Northbury Farm Cottages Castle End Road Ruscombe Reading.

APPLICATION NUMBER: F/2001/5458

OFFICER: Helen Pollock

DATE OF SITE VISIT: 10/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on gate to front

2. DESCRIPTION OF SURROUNDINGS

Green belt - Secluded & location

3. DESCRIPTION OF SITE/BUILDING

Semi attached Cottage - old. with detached garage. 2 storey

4. RELATIONSHIP TO ADJOINING PROPERTIES

Other Semi is mirror of n° 2.

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING garage + 2/3. driveway.

LEVELS N/A.

BOUNDARY TREATMENT 2m hedge to front,

OTHERS Mature veg to side/rear.

Check history for n° 1

1 - We pre app given although n° seems to have a existing similar ext.

ENGLISH NATURE

Thames & Chilterns Team
Foxhold House Crookham Common Thatcham Berkshire RG19 8EU
Tel 01635 268881 Fax 01635 268940
email thames.chilterns@english-nature.org.uk
www.english-nature.org.uk

PLANNING SERVICES | HPT 54757
POL | TS
DC HP | EP
APP |
CS |
28 MAR 2002
COPIES TO

Helen Pollock
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Your ref: F/2001/5458
Our ref: C13.01.03/1
Date: 27 March 2002

Dear Ms Pollock

GREAT CRESTED NEWTS AT 2 NORTHBURY FARM COTTAGES, CASTLE END ROAD, RUSCOMBE, READING

I am in receipt of a survey for great crested newts at the above location.

I am satisfied with the survey and the recommendations made in the report and have no further comments to make.

Thank you for consulting English Nature.

Yours sincerely

R. Llewellyn

REBECCA LLEWELLYN
Species Officer

rebecca.llewellyn@english-nature.org.uk

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INVESTOR IN PEOPLE
Awarded for excellence
working today for nature tomorrow

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Date: 28 January 2002

To: Ruscombe Parish Council

We have received Additional Plans for the following planning application:

Application Number: F/2001/5458

Location: 2 Northbury Farm Cottages, Castle End Road, Ruscombe, Reading.

Proposal: Proposed single storey side extension to dwelling.

Applicant: Mr/Mrs R Alfred C/O R G Butler & Associates.

Case Officer: Helen Pollock

The new plans show the following: Additional side elevation. Drawing no: 548/2.

For information only.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

The only observations offered are those as before...

(a) The building is in the Green Belt.

(b) There has already been extensive extensions in recent years.

DJ Cazer Clerk to R.P.C. 06/02/02

Helen Pollock

From: Andy Glencross
Sent: 04 January 2002 17:15
To: Helen Pollock
Subject: Planning Application F/2001/5458 2 Northbury Farm Cottages Castle End Rd Ruscombe

Hi Helen

The site lies within 500 metres 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.

This proposal is unlikely to have an adverse affect onthe adjacent Wildlife Heritage Site.

I have not visited the site.

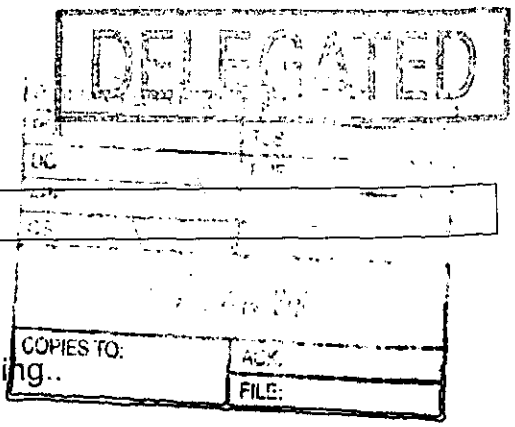
Cheers

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

Requested 29/01/02.

FROM: Helen Pollock

DATE: 24 December 2001



RUSCOMBE PARISH CONSULTATION SHEET

Application Number: F/2001/5458

Proposal: Proposed single storey side extension to dwelling..

Site Address: 2 Northbury Farm Cottages, Castle End Road, Ruscombe, Reading.

Applicant: Mr/Mrs R Alfred C/O R G Butler & Associates.

Your observations are required in respect of this application **by 14/01/2002** .

The Council offers the following observations..

(a) The property is in the Green Belt.

(b) The property has been extended considerably in recent years.

SIGNED: E J Cowen DATE: 09.01.02

Clerk To Ruscombe Parish/Town Council.

PLANNING SERVICES
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23 JAN 2002
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ENVIRONMENT AGENCY

Our Ref : SP/2002/005086-1/
Your Ref : F/2001/5458

Date : 18 January 2002

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

Dear Ms Pollock

SINGLE STOREY SIDE EXTENSION TO DWELLING AT 2 NORTHBURY FARM COTTAGES, CASTLE END RD, RUSCOMBE, READING

Thank you for your letter dated 24th December 2001, received on 31st December 2001. Please quote the following reference in any correspondence: **SU77NE/10/18**. 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 three 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 454365 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.

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

Presence of a Watercourse

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

Pollution Prevention

Clean Roof and Surface Water
The site is situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing 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.

Foul Water
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

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, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352

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

Email: matthew.rose@environment-agency.gov.uk
CC: R G Butler and Associates

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

Date: 28 January 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5458

Location: 2 Northbury Farm Cottages, Castle End Road, Ruscombe, Reading.

Proposal: Proposed single storey side extension to dwelling.

Applicant: Mr/Mrs R Alfred C/O R G Butler & Associates.

Case Officer: Helen Pollock

The new plans show the following: Additional side elevation. Drawing no: 548/2.

For information only.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

(RING ONE)

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

App No. fl2001/5488 (Planaps) / (Ludhouse) Date Rec. 28/12/01

Location: 2 Northbury Cottages, Castle End Rd.

Parish Luscombe

Applicant: C/O R.C. Butler

Description of attached plans Additional side elevation

Drawing No's: 548/2

CONSULTEES

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

Please tick which of the following you wish consulted. for Information Only

OTHERS: _____ 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

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER Helen P.

Consultations Sent by Admin. on 28.01.B5

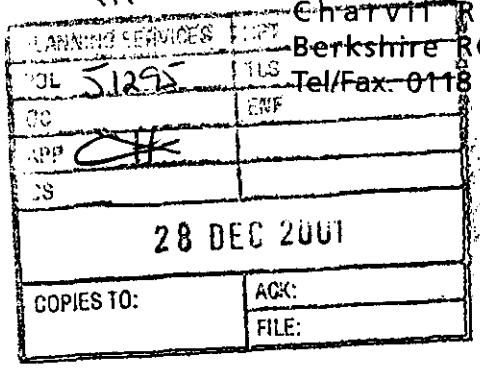
Yellow - Part One Copy
Green - Officer's Copy

R. G. Butler & Associates
architectural designers

11 Strathmore Drive
Charvil Reading
Berkshire RG10 9QT
Tel/Fax: 0118 934 3040

HP.

2001/5458



ADDITIONAL PLAN

548871

27 December 2001

F.A.O. Mrs Hurst.

Wokingham District Council
Planning Department
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Madam

Re: 2 Northbury Cottages Castle End Road Ruscombe

Please find enclosed 6 copies of a rider to drawing no 548/2. It is on A4 paper because I cannot obtain A1 prints until 2 January 2002.

Yours faithfully

R G Butler

Received by Wokingham District Council

Application No: F/2001/5458

Proposal:
Proposed single storey side extension to dwelling.

Location:
2 Northbury Farm Cottages, Castle End 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/2001/5458 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/01/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

24 December 2001

Date: 04 March 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5458

Location: 2 Northbury Farm Cottages, Castle End Road, Ruscombe, Reading.

Proposal: Proposed single storey side extension to dwelling.

Applicant: Mr/Mrs R Alfred C/O R G Butler & Associates.

Case Officer: Helen Pollock

The new plans show the following: Amended plan showing extension reduced to 5.2m. Drawing no: 548/26.

For information only.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

(RING ONE)

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

App No. fh20/5458 (Planaps) / (Ludhouse) Date Rec. 11/02/02

Location: 2 Northbury Cottages

Parish Ruscombe

Applicant: MR Alfred / C/O MR Butler

Description of attached plans Amended plan showing extension reduced to 5.2m

Drawing No's: 548/26

CONSULTEES

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

Please tick which of the following you wish consulted.

for Information Only

OTHERS: _____

_____

_____

_____

		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

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

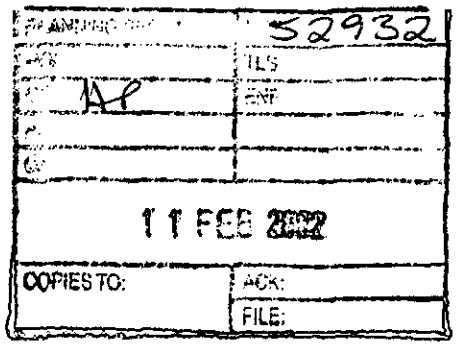
CASE OFFICER Helen P.

Consultations Sent by Admin. on 04.03.02

Yellow - Part One Copy
Green - Officer's Copy

R. G. Butler & Associates
architectural designers

11 Strathmore Drive
Charvil Reading
Berkshire RG10 9QT
Tel/Fax. 0118 934 3040



8 February 2002

Wokingham District Council
Planning Department
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

REVISED PLAN
5458.1

For the attention of Helen Pollock

Dear Madam

Re: 2 Northbury Cottages Ruscombe

Please find enclosed six copies of revised drawing 548/2b showing a reduced width extension.

Yours faithfully

R G Butler

* PRE-APP ATTACHED *

F

Application Number : ~~NEW~~/2001/5458

Case Officer : HP

Valid Date : 10/12/01

Map No : 29

Site Area : 0.05

Received Date: 10/12/2001

Level : Delegated Application

Description : Proposed single storey side extension to dwelling.

Location : 2 Northbury Farm Cottages, Castle End Road, Ruscombe, Reading.

Parish : RU Ward : RUS

Applicant : Mr/Mrs R Alfred C/O R G Butler & Associates.

Fee Required: £95 Fee Received: £95 (7)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	SIDE ELEVATION - KITCHEN SIDE WINDOW NOT SHOWN.	phoned agent	21/12 to follow
FLOOR PLANS	IS conservatory already there? YES.		
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency – LANDFILL SITE 250m CONSULTATION. – GROUNDWATER PROTECTION ZONE.

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

S/W + see map

OTHERS

DINTON PASTURES – GREAT CRESTED NEWTS CONSULTATION. – WILDLIFE HERITAGE SITE

(GREEN BELT)

Pre-app attached

1305A

Environmental Services

For office use only. Application number: 10.DEC.2001 * 5458

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 R. ALFRED
	Address and postcode	2 NORTHBURY COTTAGES CASTLE END ROAD RUSCOMBE TWYFORD.
	Phone number	
	Agent's Name	R.G. BUTLER & ASSOCIATES
	Address and postcode	11 STRATHMORE DRIVE CHARVIL READING RG10 9QT
	Phone number	0118 934 3040.
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.	2 NORTHBURY COTTAGES CASTLE END ROAD RUSCOMBE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE 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.	FACING BRICKS + TILES 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
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: R G Butler

on behalf of MR & MRS R. ALFRED.

Date 7-12-01

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

✓ ADDRESS 1 & 2 CASTLE END ROAD PARISH RUSCOMBE

PLOT No. X NORTHBURY LARM COTTS. ORD. SHEET No.

BUILDER

Plan No.	Applicant		Description of Development	Date of Decision	Decision
33843	PLK. COOK	1 & 2	S/ST. LT. / PORCH WITH 1ST FLOOR	9.8.89	CA
BRA 7905	"	2	"	30.8.89	APP
BRA 7906	"	1	"	6.9.89	APP
35266	"	1 & 2	2 GARAGES	14.3.90	CA
BRA 8856	"	2	GARAGE	11.4.90	APP
96/64485/Z	MR. N. BARNES	1	S/ST. EXTENSION	12.11.96	CA
FP 96/5986	"	1	" / INT. ALTS.		

DATE OF COMPLETION

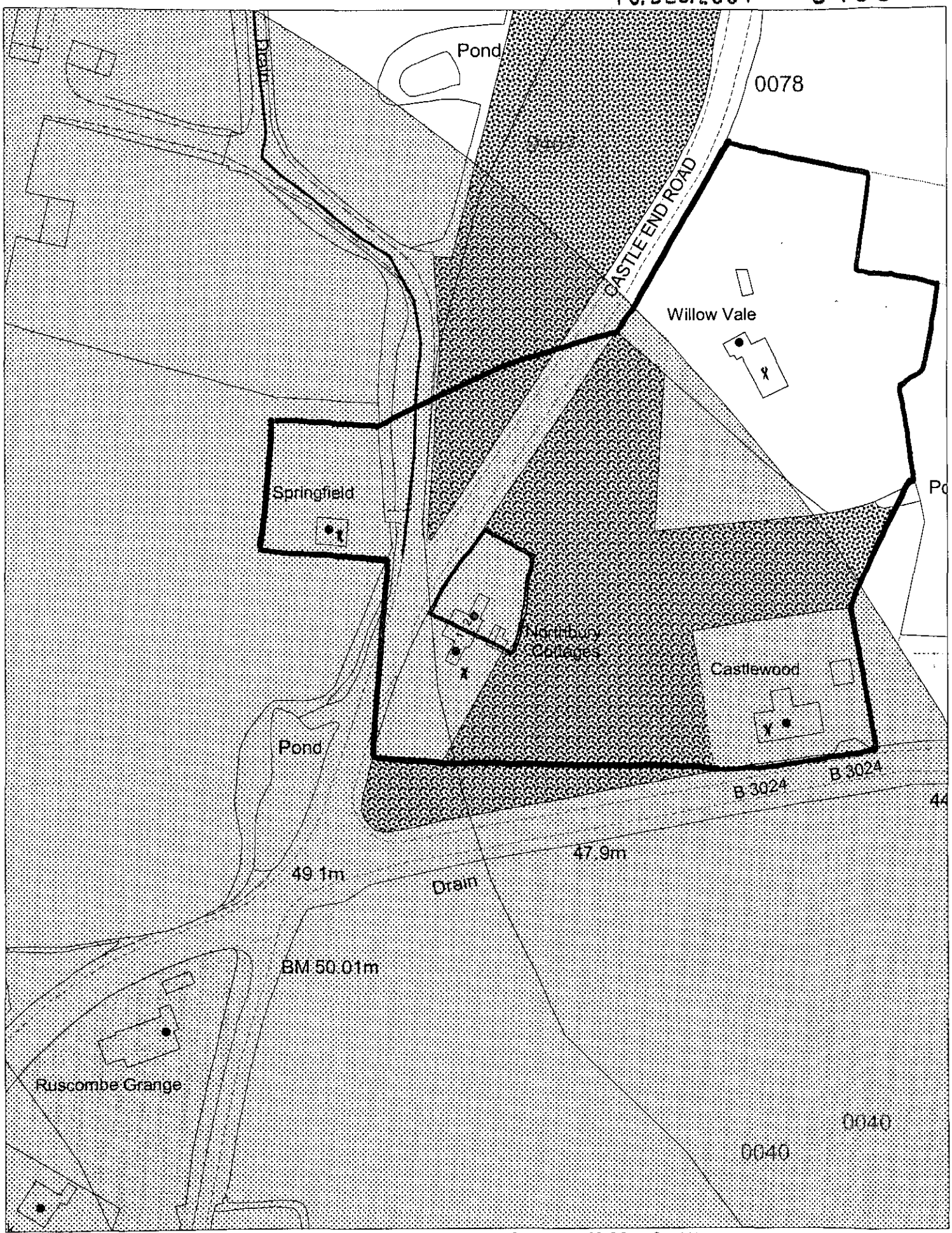
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

10.DEC.2001 5458



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Development Control Section, Environmental Services, Wokingham District Council.
13 December 2001 Scale: 1 : 1250

N W E S

- MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD -
ESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME
GE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAG
D - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAI

To: Helen

Mr / ~~Mrs~~ / ~~Miss~~ Steven Conway

Of: Cllr Tel No: 9342029

☑ Telephoned ☐ Visited ☐ Wants to see you

☐ Please Phone ☐ Will call again ☐ URGENT

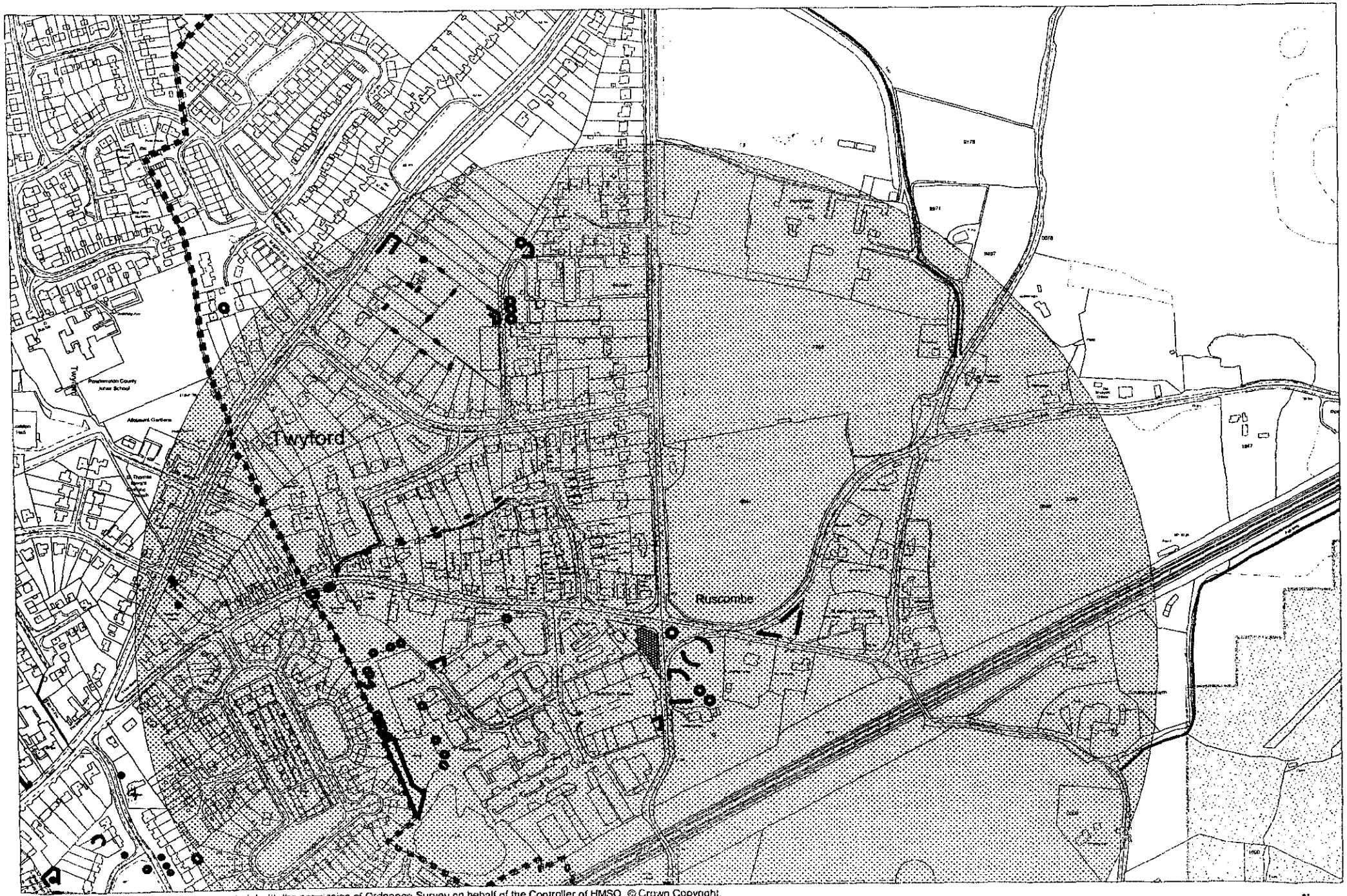
Message:

Mr Conway had a call from Mr Alfred (2001/5458) re newt survey. Didn't think he was within 500m of pond. I checked & phoned Mr Alfred back, also sent him copy of map (attached). He is having survey done today (4/3) I told Mr Conway what I had done.

9.30.

Message taken by: Carol H Time: 4/3/02

THE REPROGRAPHICS UNIT, Unit 13 Weller Drive, Hogwood Lane Ind. Est. Finchampstead, Berkshire RG40 4QZ Tel: (0118) 9735844 Fax (0118) 9735966 Email: reprographics@wokingham.gov.uk



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Development Control Section, Environmental Services, Wokingham District Council.

4 March 2002

Scale: 1 : 5000

N
W E
S

10.DEC.2001 • 5458

2, NORTHBURY COTTAGES.

N

S

EAST LANE

CASTLE END ROAD.

CHURCH LANE

WALTHAM ROAD

LOCATION PLAN. 1:2500

extension

2

1

Garage.

Garage.

SITE PLAN 1:200

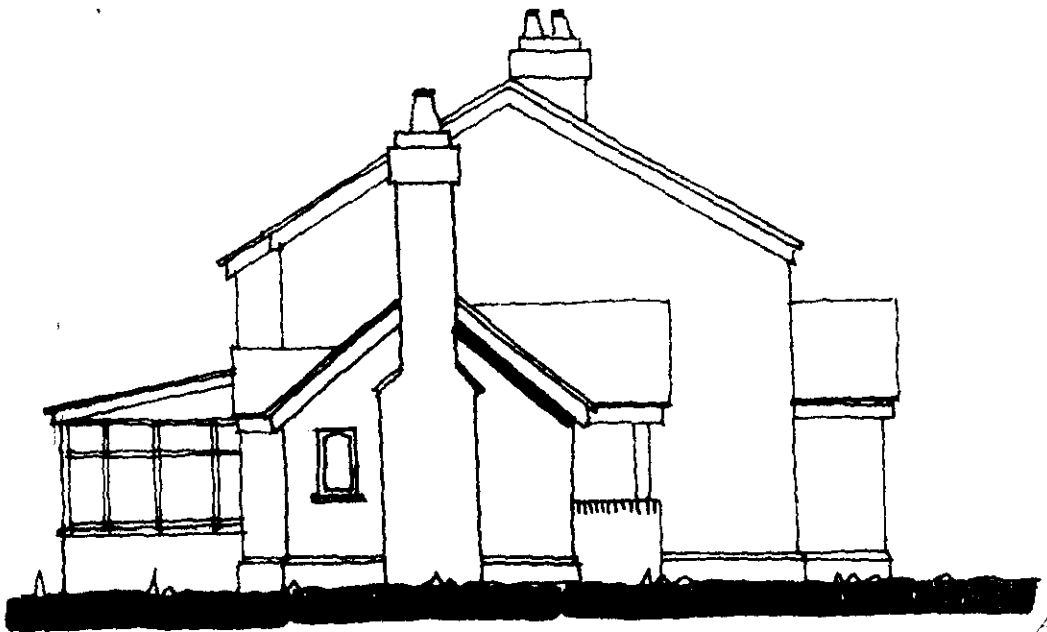
CASTLE END ROAD.

R.G. BUTLER & ASSOCIATES
11 STRATHMORE DRIVE. CHARVIL.
READING RG10 9QT.
Tel/fax 0118 934 3040.

PROPOSED EXTENSION TO
2 NORTHBURY COTTAGES
CASTLE END RD. RUSCOMBE
Dec. 2001. drg no 548/1

ADDITIONAL PLAN

5488



SIDE ELEVATION. 1:100.

2 NORTHBURY COTTAGES CASTLE END ROAD RUSCOMBE.

RIDER TO DRAWING Nº 548/2.

Date 27.12.01.