APPLICATION NO:
**F/2000/0969**

LOCATION:
**Land Adjoining Walnut Cottage Ruscombe Lane, Ruscombe Reading.**

APPLICANT:
**M Brooks Esq C/O Impulse Design**

PROPOSAL:
**Proposed erection of detached dwelling.**

EARLIEST DATE FOR DECISION: **21/04/2000**

APPLICATION EXPIRY DATE: **11/05/2000**

CASE OFFICER: **Nicola Lake**

17 July 2000

RAILEX
Marbleboard

FASIFILE EP7

# WOKINGHAM DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING ACTS**

**Notification of Approval of Permission**

**M Brooks Esq**
**C/O Impulse Design**
**36 Loxwood**
**Earley**
**Berkshire**
**RG6 5QZ**

**Application Number: F/2000/0969**

**Parish:** **RUSCOMBE**

**Location:** **Land Adjoining Walnut Cottage, Ruscombe Lane, Ruscombe, Reading.**

**Proposal:** **Proposed erection of detached 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. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing number 1166-00-1A submitted to the Local Planning Authority on 16/05/00 showing a revised parking layout and access to the front of the dwelling.

**Condition**
3. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

**Condition**
4. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no buildings, extensions or alteration permitted by Classes A, B, C, D and E of Schedule 2, Part 1 of the 1995 Order shall be carried out without prior written permissions of the Local Planning Authority.

**Condition**
5. No construction work of any sort shall take place other than between the hours of 7.30 am and 6.00 pm Mondays to Fridays and 9.30 am to 1.30 pm Saturdays and no work shall take place on Sundays or Bank Holidays.

**Condition**
6. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

**Condition**
7. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials.

**Condition**
8. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

**Condition**
9. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

**Condition**
10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

**Condition**
11. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

**Condition**
12. Before the development is commenced a detailed investigation shall be carried out to determine the present and likely future impact of landfill gas on the site. The method and extent of this investigation shall be agreed with the Planning Authority prior to the commencement of work. Details of appropriate measures to control ingress of landfill gas to inhabited spaces and outdoor areas, including provision for monitoring, shall be submitted to and approved in writing by the Planning Authority, before the development commences. The development shall then proceed in strict accordance with the measures approved.

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

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

**Reason**
2. For the avoidance of doubt.

**Reason**
3. To ensure a satisfactory external appearance.

**Reason**
4. To safeguard the amenities of neighbouring residents and the locality.

**Reason**
5. To safeguard the amenities of neighbouring residents and the locality.

**Reason**
6. To safeguard the amenities of neighbouring residents and the locality.

**Reason**
7. In the interests of the character and amenities of the locality.

**Reason**
8. In the interests of the character and amenities of the locality.

**Reason**
9. In the interests of the character and amenities of the locality.

**Reason**
10. In the interests of the future health and amenity value of the trees.

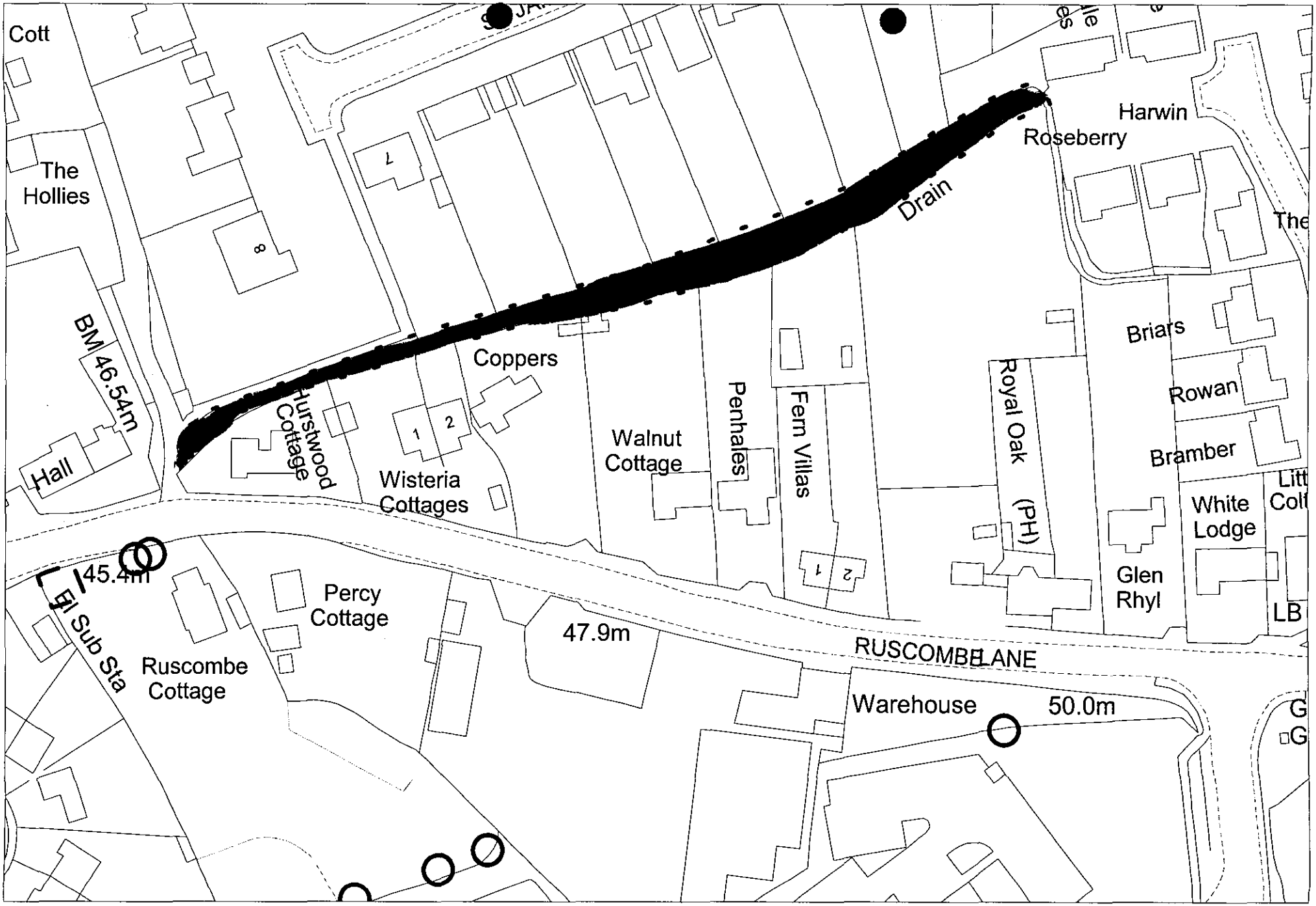
**Reason**
11. In the interests of the future health and amenity value of the trees.

**Reason**
12. In the interests of the amenities of the occupants of this property and other properties nearby.

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

John Mitchell
Development Control Manager
Date: 18/07/2000

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

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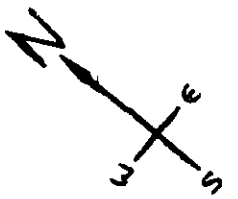
Landscape Section, Environmental Services, Wokingham District Council.

4 April 2000

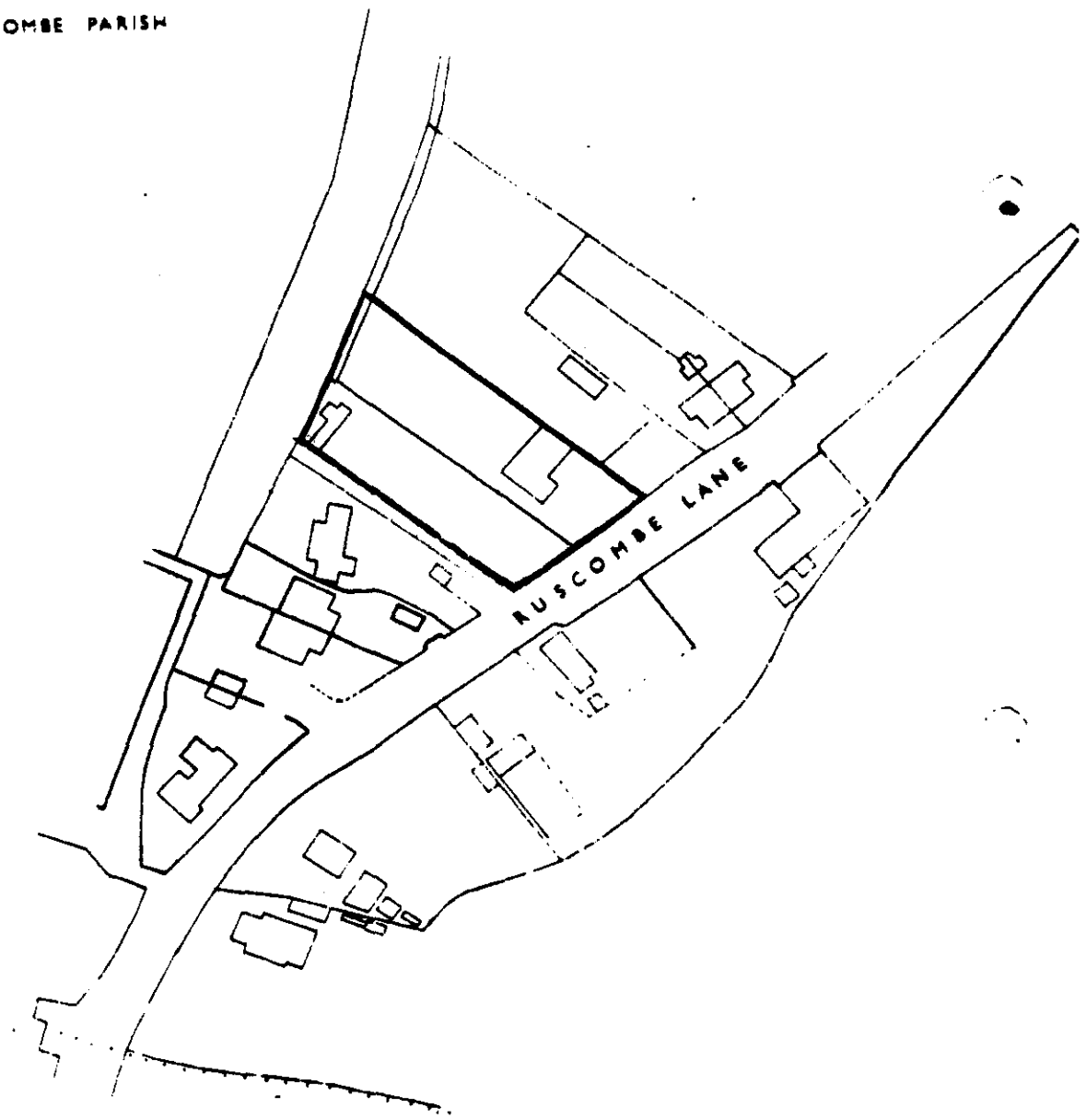
Scale: 1 : 1000

The boundaries shown by dotted lines have been plotted from the transfer plan. This title plan may be updated from later survey information.

16 MAR 2006 0969




RUSCOMBE PARISH




TWYFORD PARISH

LOCATION PLAN
(1:1250)

ADDRESS WALNUT COTTAGE Ruscombe Lane PARISH Ruscombe

PLOT No. ORD. SHEET No.

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| BR20383 | MR K. BAILEY | LOFT CONVERSION | 15-4-83 | APP N/H |
| | | | | |
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| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O.23

DRAINAGE

091074

802

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 16 Feb 2000
My ref: NL/Twyford/Pre-apps.
Your ref:

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

Mr P R O'Farrell
Impulse Design.
36 Loxwood
Earley
Reading
Berkshire
RG6 5QZ

Dear Mr O'Farrell,

**PROPOSED NEW DWELLING AT LAND ADJACENT TO WALNUT COTTAGE, RUSCOMBE LANE, TWYFORD.**

Thank you for your letter of the 24 Jan 2000, regarding the above stated development.

I have considered the proposed development as outlined in your letter and accompanying plans and have also carried out a site visit to the property.

I have a number of concerns about the proposed new dwelling. The proposed development is for a two storey, chalet style dwelling, with a half hipped roof. The properties to either side of the development are bungalows, with no first floor and relatively low ridge heights. Therefore, I am concerned at how well the proposed development would fit into the street scene. This is of particular concern as the proposed dwelling, would be the furthest forward structure in this row of dwellings and would therefore be in a prominent position.

There is also a large amount of greenery and landscaping along the frontage of both Walnut Cottage and Coppers, therefore any application submitted should include proposed boundary treatment and a landscaping plan for the front of the dwelling.

While on site, I noticed that the proposed access to the new dwelling is the current access to Walnut Cottage. However, on the proposed drawing there is no access shown for Walnut Cottage. Any application which may be submitted should include full parking and access details for both the proposed dwelling and the host property, Walnut Cottage.

I hope this information is of assistance to you. However, it is given without prejudice to the Council's position in the determination of any application which maybe submitted.

Yours sincerely,

NICOLA LAKE.
Planning Assistant.

1327

# WOKINGHAM DISTRICT COUNCIL

To Nicky

Date 16/2 Time 9-30

## WHILE YOU WERE OUT

Name Mr O'Farrell

Of

Phone No. 9212282 Ext.

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

MESSAGE Land adj to Walnut Cott Rusconbela Twyford.

Pre-app.

Signed

# IMPULSE DESIGN

## ARCHITECTURAL DESIGN CONSULTANTS

36 LOXWOOD
EARLEY
READING
BERKS
RG6 5QZ

TEL: 0118 9873097
FAX: 0118 9212282


25144

✓ NL

Date: 24th January 2000
Our ref: 1166/PROF

Environmental Services
Wokingham District Council
P.O Box 157
Shute End
Wokingham
Berks
RG40 1WR

F.A.O. Nicola Lake

Dear Ms Lake

RE: LAND ADJACENT TO WALNUT COTTAGE, RUSCOMBE LANE, TWYFORD.

Further to our telephone conversation today regarding the above site please find enclosed a copy of our proposal which takes into account comments made by your department at a meeting in your offices shortly before Christmas.

Perhaps you could consider the enclosed and let us have further comments and suggestions so that we can make a formal application.

Please note that the enclosed site plan indicates an area of land previously purchased by my client which may not show up on your records.

I look forward to hearing from you in the near future

Yours sincerely

Telephone to inform agent that a Site visit was required.

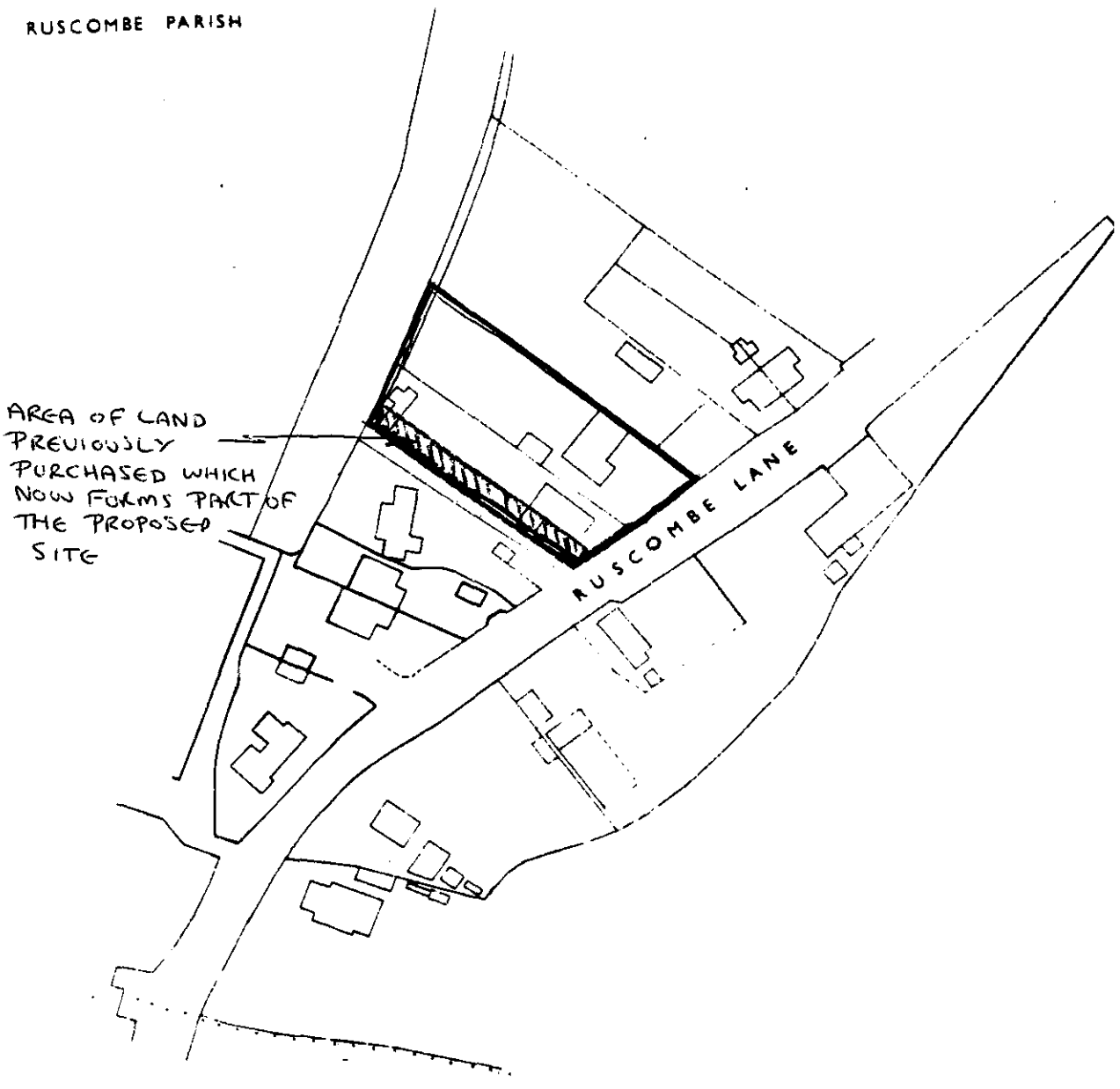
4/2/2000 spoke to Mr Farrell.

- Question about access to Walnut and its parking.
- There also has alot of landscaping on it at the moment.

Paul R. O'Farrell

Enc.

The boundaries shown by dotted lines have been plotted from the boundary plans. The title plan may be updated from later survey information.



Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 10 November 2000
My ref: NL/F/2000/1028.
Your ref:

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

Mr Mike Brooks
14 Heron Drive
Twyford
Berkshire
RG10 9DE

Dear Mr Brooks,

**PROPOSED MATERIAL SAMPLES FOR THE ERECTION OF AN ADDITIONAL DWELLING AT LAND ADJOINING WALNUT COTTAGE, RUSCOMBE LANE, RUSCOMBE. APPLICATION NUMBER F/2000/0969.**

Thank you for your letter and material samples of the 12 October 2000, regarding the above stated development.

I write to confirm that:

Facing Brick: Ambion Durham Red Multi TO044
Roof Tile: Eternit Clay Acme Antique KE032.

Are approved as the materials which will be used in the construction of the additional dwelling, on land adjacent to Walnut Cottage, Ruscombe. Therefore these details satisfy the requirements of condition 03 of application F/2000/0969.

I hope this information is of assistance to you.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

By hand 12.10.00 9.25am
(Copy given to Post Clerk).

14 Heron Drive
Twyford
Reading
RG10 9DE

Nicola Lake
Planning Dept.
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Re Proposed dwelling adjacent to Walnut Cottage
Ruscombe Lane, Ruscombe.

12 October 2000

Dear Ms Lake,

Please find enclosed samples of brick and tile for the property above. I hope these are acceptable and look forward to hearing from you in the near future.

Yours sincerely

Mike Brooks

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 27 October, 2000
My ref. BC/DC/2000/0969
Your ref.

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

Mr M Brooks
c/o Impulse Design
36 Loxwood
Earley
Reading, Berkshire

Dear Mr Brooks

**PLANNING PERMISSION 2000/0969**
**SITE: WALNUT COTTAGE, RUSCOMBE LANE, RUSCOMBE, READING RG10 9JN**

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0969 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

N Lake.

NICOLA LAKE
Senior Planning Officer

freehand

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | | CASE OFFICER |
|---|---|---|
| PLANNING APPLICATION NUMBER | 0969 | NL |
| BUILDING CONTROL NUMBER. | FP 2000/1155 | Andy |
| ~~APPLICANT~~/AGENT | Impulse Design | |
| ADDRESS OF SITE | Landadi Walnut Cottage Ruscombe Lane RUSCOMBE | |
| DESCRIPTION OF PROPOSED WORK | new dwelling. | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | 1166-00-1B | 1166-00-1A. |
| ELEVATIONS | 1166-00-2 | 1166-00-2 |
| FLOOR PLANS | 1166-00-3<br>1166-00-4. | 1166-00-3. |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 18/7/00. | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | / | |
| DATE | 12/10/00 | |

| 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 :** Nicola Lake

**Application Number :** F/2000/0969

**Applicant :** M Brooks Esq C/O Impulse Design.

**Location :** Land Adjoining Walnut Cottage, Ruscombe Lane, Ruscombe, Reading.

**Proposal :** Proposed erection of detached dwelling.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 13.4.2000 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 13.4.2000

**Date Registered : 16/03/2000**

**Earliest Date for Decision : 21/04/2000**

**Latest Consultation Date/Site Notice Expiry Date : 21/04/2000**

**Application Expiry Date: 11/05/2000**

**Consultation Responses :**

Ruscombe P.C - Concerned about 8 issues
Environmental Health - No objection subject to conditions
Highways -
Landscaping - No objection subject to condition
Environment Agency - No objection subject to condition

1 letter of concern about TPO's to the rear of the site

**Planning Issues :**

Site Description - within the Identified Settlement.

1.) Impact upon the neighbouring dwellings
2.) Impact upon the Street scene.

**Application Number: F/2000/0969**

**Appraisal :**

1.) Impact upon the neighbouring dwellings.

The proposed development is to erect an additional dwelling on land to the west side of Walnut cottage. The proposed dwelling would be two storey with Dormers to the front and rear and Velux windows to the rear the west side.

The proposed dwelling would be set 3.8m to the side of Walnut Cottage, with no first floor side facing windows. There will be one Dormer window facing the side of the cottage, but will be set 8.6m away. There will be no overlooking.

The property to the opposite side is a single storey, very low level bungalow. It is set right the way back on the site and at an angle towards the proposed dwelling. There will be a distance of 10.6m between the front of Rippers and the rear corner of the proposed dwelling. There are two windows in the elevation facing the proposed dwelling. Both of which are small. Rippers is also largely screened from the site however, by dense. The height of the proposed dwelling is similar to that of the existing Walnut Cottage. The frontage structures at Wisteria cottages are also full two storey dwellings.

As such there will be no ~~detrim~~ overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the amenity of the adjacent dwellings.

2.) Impact upon the Street Scene.

The whole of Ruscombe Lane is made up of a wide variety of structures including the industrial buildings opposite. There are a number of two storey dwellings within the area as well as more modern houses.

As such the proposed development is not out of keeping with the surrounding area and there will be no detrimental impact upon the visual amenity or character of the Street Scene.

**Recomendation : Approval:** ☑ ~~**Refusal:**~~ ☐

(tick appropriate box)

**Application Number F/2000/0969**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1 | SC01 | SR02 | |
| 2 | SC04 | SR04 | Permission. Revised Drawing Number 1166-00-1A submitted 16 May 2000. Showing a revised Parking layout and access to the front of the dwelling. |
| 3 | SC52 | SR12 | |
| 4 | → | SR05 | Notwithstanding the provision of the Town and Country Planning (General Permitted development) order 1995 (or any order revoking and re-enacting that order) no buildings, extensions or alteration permitted by classes A, B, C, D and E of Schedule 2, Part 1 of the 1995 order shall be carried out without prior written permission of the Local Planning Authority. |
| 5 | | SR05 | No construction work of any sort shall take place other than between the hours of 7.30 am and 6.00pm mondays to Fridays and 4.30 am to 1.30 pm Saturdays and no work shall take place on Sundays or Bank holidays |
| 6 | SC18 | SR05 | Delete "By more than 300mm" |
| 7 | SC40 | SR17 | "proposed finished levels or contours, means of enclosure, car parking, layout and circulation & hard surfacing" |
| 8 | SC41 | SR17 | |
| 9 | SC42 | SR17 | |
| 10 | SC48 | SR18 | |
| 11 | SC49 | SR18 | |
| 12 | → | SR24 | Before the development is commenced a detailed investigation shall be carried out to determine the present and likely future impact of landfill gas on the site. The method and extent of this investigation shall be agreed with the Planning Authority prior to the commencement of work. Details of appropriate measures to control ingress of landfill gas to inhabited spaces and outdoor areas, including provision for monitoring, shall be submitted to and approved in writing by the Planning Authority, before the development commences. The development shall then proceed in strict accordance with the measures approved. |

P.T.O.

# RECORD OF SITE VISIT

| | |
|---|---|
| SITE ADDRESS: Land Adjoining Walnut Cottage Ruscombe Lane Ruscombe Reading.<br><br>APPLICATION NUMBER: F/2000/0969 | OFFICER: Nicola Lake<br><br>DATE OF SITE VISIT: 13.4.2000 |

**1 SITE/STATUTORY NOTICE DISPLAYED ?** YES - On post front of the site

**2. DESCRIPTION OF SURROUNDINGS**

Residential - Some commercial opposite

**3. DESCRIPTION OF SITE/BUILDING**

2/S Detached Bungalow with velux windows giving the first floor

**4. RELATIONSHIP TO ADJOINING PROPERTIES** proposal to build a Detached Dwelling in the side garden area - There are some structures in the garden including a tin roof structure to the far near corner. Coppers have a narrow low rise pitched / hipped roof facing this property. The front elevation has 2 windows either side of the chimney breast. There is mature landscaping along the boundary. The next properties ridge line is similar to that of the building the opposite side which has 3 storeys with velux windows giving the 2nd floor. The roof is hipped

**5. SITE CONSTRAINTS**

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 5 July 2000

My ref: F/2000/0969

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

**CONFIDENTIAL**

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

**Application Number: F/2000/0969**
***Land Adjoining Walnut Cottage, Ruscombe Lane, Ruscombe, Reading.***
**Proposed erection of detached dwelling..**

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

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

pp

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 5 July 2000

My ref: F/2000/0969

**CONFIDENTIAL**

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


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


Dear Councillor

**Application Number: F/2000/0969**
**Land Adjoining Walnut Cottage, Ruscombe Lane, Ruscombe, Reading.**
**Proposed erection of detached dwelling..**

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Yours faithfully

John Mitchell

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 5 July 2000

My ref: F/2000/0969

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

**CONFIDENTIAL**

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

**Application Number: F/2000/0969**
**Land Adjoining Walnut Cottage, Ruscombe Lane, Ruscombe, Reading.**
**Proposed erection of detached dwelling.**

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

*If you have any questions please do not hesitate to contact* **Nicola Lake** *on* **(0118) 974 6481**. *If* you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 17 July 2000

Yours faithfully

John Mitchell

Head of Planning and Transportation

---

**LISTING FORM**
Case officer: **Nicola Lake** Application Number: **F/2000/0969**
**Land Adjoining Walnut Cottage, Ruscombe Lane, Ruscombe, Reading.**
**Proposed erection of detached dwelling.**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor S Conway

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

| Applicationo | Name & Address |
| --- | --- |
| F/2000/0969 | D W Cole<br>6 St James Close<br>Twyford<br>Rg10 9LJ |
| App approved,<br>Letter sent 21/07/00 | |

29399

# IMPULSE DESIGN

ARCHITECTURAL DESIGN CONSULTANTS

36 LOXWOOD
EARLEY
READING
BERKS
RG6 5QZ

TEL: 0118 921 2282
FAX: 0118 921 2282

Date: 11th May 2000
Our ref: 1166/PROF

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

F.A.O. Nicola Lake

Dear Ms Lake

RE: LAND ADJ WALNUT COTTAGE, RUSCOMBE LANE, TWYFORD. (app No: F/2000/0969)

Further to your letter dated 2nd May 2000 please find enclosed 6no copies of the ammended site layout plan showing revisions as requested.

You will see that I have shown a parking/turning area to the front of Walnut Cottage and also indicated the position to the rear of the property where a garage may be positioned in the future.

We have alse shown a shared area to the front of the properties with an increase of the present drop kerb.

There is now also a turning area within the curtilage of the proposed new dwelling as you suggested.

As regards the comments made by the landscaping devision please note that a fully detailed topological survey showing position, size and species of all trees was forwarded to you with the application. If by chance this has been misplaced I would be glad to furnish you with another copy.

I look forward to hearing from you in due course,

Yours sincerely,

Paul R. O'Farrell.

**HIGHWAYS CONSULTATION SHEET**

**From:** Nicola Lake

**Date:** 28 March 2000

**Application Number:** F/2000/0969

**Proposal:** Proposed erection of detached dwelling.

**Site Address:**
Land Adjoining Walnut Cottage, Ruscombe Lane, Ruscombe, Reading.

**Applicant:**
M Brooks Esq C/O Impulse Design.

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).

---

COMMENT:

COULD THE APPLICANT SUPPLY THE FOLLOWING INFORMATION:

1. THE PARKING LAYOUT FOR WALNUT COTTAGE, SPACES TO BE IN ACCORDANCE WITH OUR STANDARDS - 2.4 x 4.8m.
2. DETAILS OF THE ACCESS ARRANGEMENTS - IE: THE EXISTING DROPPED CROSSING NEED TO BE EXTENDED TO CATER FOR TWO DWELLINGS - SHOULD BE WIDENED TO AT LEAST 10 m WIDE AS SHOWN ON THE PLANS
3. IN ORDER TO ALLEVIATE OUR CONCERNS REGARDING SUB-STANDARD VISIBILITY AT THE ACCESS, WE WILL REQUIRE ON-SITE TURNING SO THAT ANY VEHICLE EXITING THE SITE CAN DO SO IN A FORWARD GEAR.

**Signed:** N.S. Trotter **Print name:** N TROTTER

19-4-00

**Our ref:** SP\2000\001532\001
**Your ref:** F/2000/0969

**Date:** 9th May 2000

ENVIRONMENT AGENCY

29285

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

For the attention of: Nicola Lake

Dear Madam

**ERECTION OF DETACHED HOUSE - LAND ADJOINING WALNUT COTTAGE, RUSCOMBE LANE, RUSCOMBE**

Thank you for your letter dated 28 March 2000 which was received on 31 March 2000. You are asked to quote the following reference in any correspondence: **SU77NE/10/10**. 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**: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
**REASON**: To prevent the increased risk of flooding and to improve water quality.

**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 required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact J C Hall on 01276 45 4393 for further details.*

Cont/d..

**Environment Agency**
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

## ADVICE TO PLANNING AUTHORITY

**Waste Regulation: Contact Miranda Wycherley on 01276 454384**

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

| Grid reference | Distance from site | Landfill name | Details |
|---|---|---|---|
| SU 795 763 | 180 m | Ruscombe Road | no information |

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

**Development Control: Contact Amanda Reed on 01276 45 4331**

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

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

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: Contact Nick Weddell on 01276 454405**

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.

Cont/d..

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

**DECISION NOTICE**

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

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

**Sarah Paxman**
**Development Planning Officer**

cc: Impulse Design, 36 Loxwood, Earley Reading RG6 5QZ

**TO: DEVELOPMENT CONTROL** FROM: Environmental Design
Nicola Lake

DATE:20th April 2000

| | |
|---|---|
| Location: | Land Adjoining Walnut Cottage, Ruscombe Lane, Ruscombe |
| Proposal: | PROPOSED ERECTION OF DETAACHED DWELLING |
| Application Number: | F/2000/0969 |

In response to your consultation dated 28th March 2000 for the above application, the tree and landscape comments are as follows:

I have on objections to the proposal in principle. However, the site contains a number of mature trees and conifers which although shown on drawing 1166-00-1 no assessment of these trees has been produced. A number of trees to the rear of the proposed development are currently protected by a Tree Preservation Order ( TPO 23/1971) but would appear to be unaffected by the proposals.. In order to process the application we require the applicant to submit a detailed Tree Survey to BS 5837 and protective fence details for those trees to be retained.

A detailed landscape scheme should also be submitted. All new planting should be identified separately on the plan giving full details of species name, location of each species, size of plants at time of planting and planting densities.

ROBERT PETROW
Consultant Landscape Architect

See part 1 plans'

1

**To:**
**Neil Etherington**
**Senior Arboricultural Officer**

**From:** Nicola Lake

31 MAR 2000

**Date:** 28 March 2000

**Application Number:** F/2000/0969

**Proposal:** Proposed erection of detached dwelling..

**Site Address:**
Land Adjoining Walnut Cottage, Ruscombe Lane, Ruscombe, Reading.

**Applicant:**
M Brooks Esq C/O Impulse Design.

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

---

TPO 23/1971

No objects - but no of mature trees, & conifers within site & along boundaries.
- need tree survey & planting plan.

Also good screening & hedge along Road Frontage - re[illegible] etc.

need above information before can comment further

[illegible]

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 2 May 2000
My ref: NL/F/2000/0969.
Your ref:

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

Mr P O'Farrell,
Impulse Design
36 Loxwood
Earley
Reading
Berkshire
RG6 5QZ

Dear Mr O'Farrell,

**PROPOSED ADDITIONAL DWELLING ON LAND ADJACENT WALNUT COTTAGE, RUSCOMBE LANE, TWYFORD. APLLICATION NUMBER F/2000/0969.**

I write to request additional information regarding the above planning application.

The Highways Authority, have considered the proposed development and require a plan showing the parking layout for the host property, walnut Cottage. The plan should show the number of parking spaces that will be retained for that property, the driveway and access onto Ruscombe Lane. A parking space must measure a minimum of 2.4m by 4.8m.

You are also required to show how the drive way for Walnut Cottage will join up to the extended access of the proposed dwelling. The width of the proposed access for the existing dwelling and the proposed development, if joined should be at least 10m wide.

The proposed development will also need a turning head within it's curtilage, as the visibility from the proposed access is sub-standard. The turning head would allow vehicles to leave and enter the site it a forward gear.

The landscaping section also requires a detailed tree survey, showing all the trees which are to be retained and those which are to be removed. The plan should accurately show the size, species and location of the existing, propose and trees which are to be removed.

This information should be submitted to this department within fourteen days from the date of this letter. Failure to comply with this request will result in the application being

determined on the information which has been submitted. Should you wish to discuss this matter further please do not hesitate to contact me on the above direct line number.

Yours sincerely,

NICOLA LAKE.
Planning Assistant.

**Received by Wokingham District Council**

# Application No: F/2000/0969

**Proposal:**
Proposed erection of detached dwelling.

**Location:**
Land Adjoining Walnut Cottage, Ruscombe Lane, Ruscombe, Reading.

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

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

**WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/04/2000. Written comments submitted will become available for public inspection.**

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

**Head Planning and Transportation**

**TO: DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE:20th April 2000

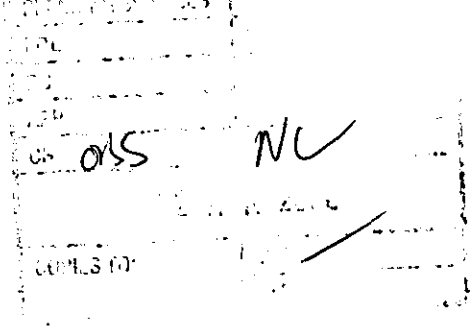
| | |
|---|---|
| Location: | Land Adjoining Walnut Cottage, Ruscombe Lane, Ruscombe |
| Proposal: | PROPOSED ERECTION OF DETAACHED DWELLING |
| Application Number: | F/2000/0969 |

In response to your consultation dated 28th March 2000 for the above application, the tree and landscape comments are as follows:

I have on objections to the proposal in principle. However, the site contains a number of mature trees and conifers which although shown on drawing 1166-00-1 no assessment of these trees has been produced. A number of trees to the rear of the proposed development are currently protected by a Tree Preservation Order ( TPO 23/1971) but would appear to be unaffected by the proposals.. In order to process the application we require the applicant to submit a detailed Tree Survey to BS 5837 and protective fence details for those trees to be retained.

A detailed landscape scheme should also be submitted. All new planting should be identified separately on the plan giving full details of species name, location of each species, size of plants at time of planting and planting densities.

ROBERT PETROW
Consultant Landscape Architect



6 St James Close
Twyford
Reading
Berkshire RG10 9LJ

10 April 2000

Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

land adjacent Coalhurst Cottage

Application No. F/2000/0969

Dear Sirs,

Further to your letter of 28th March 2000, I have the following observations.

I have no basic objections to the erection of the dwelling as set out in the plans.

I note from TPO No 23/71 that preservation orders apply to all trees along the boundary of Ruscombe Lane and St James Close properties which will provide some screening (I assume that this order will be enforced)

I note from the plans that existing trees which are to be at the rear of the proposed dwelling are shown as being retained, could this retention be formally made part of the approval? (this would ensure adequate screening of the development from my property)

Finally, please give my thanks to your staff in the planning enquiries office who were very helpful.

Yours faithfully,

D. W. Cole

# WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES
DC
APP
11 APR 2000
TO:
ACK:

## MEMORANDUM

From: Joanne Ellis, Environmental Health — My Ref: JPE/walnut

To: Nicola Lake, Planning — Your Ref: F/2000/0969

Date: 10 April 2000

---

**PROPOSED ERECTION OF DETACHED DWELLING**
**LAND ADJOINING WALNUT COTTAGE, RUSCOMBE LANE, RUSCOMBE**

These proposals have been evaluated and I have the following comments:

The site is within 250 metres of a landfill and hence the Environment Agency should also be consulted. A gas risk assessment needs to be carried out and any control measures implemented accordingly and a condition to this affect should be imposed on the planning consent.

I have no environmental health objections to this proposal with the imposition of the following conditions:-

1. Before the development is commenced a detailed investigation shall be carried out to determine the present and likely future impact of landfill gas on the site. The method and extent of this investigation shall be agreed with the Planning Authority prior to the commencement of work. Details of appropriate measures to control ingress of landfill gas to inhabited spaces and outdoor areas, including provision for monitoring, shall be submitted to and approved in writing by the Planning Authority, before the development commences. The development shall then proceed in strict accordance with the measures approved.

2. Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

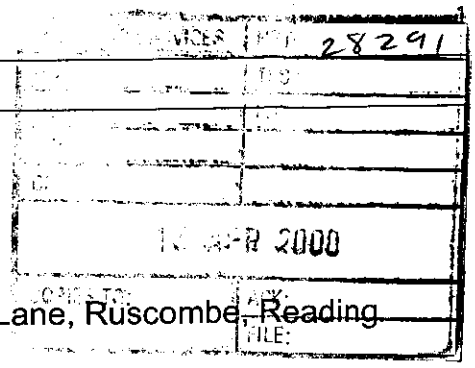
Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

If any clarification on these comments is needed, please do not hesitate to contact me on extension 6361.

Joanne Ellis

FROM: Nicola Lake

DATE: 28 March 2000




## RUSCOMBE PARISH CONSULTATION SHEET

**Application Number:** F/2000/0969

**Proposal:** Proposed erection of detached dwelling..

**Site Address:** Land Adjoining Walnut Cottage, Ruscombe Lane, Ruscombe, Reading.

**Applicant:** M Brooks Esq C/O Impulse Design.

Your observations are required in respect of this application **by 21/04/2000** .

---

9/4/00 Parish offer the following observations...

(i) The design is out of keeping with the area.

(ii) The proposed property is far nearer to the road than the neighbouring property, it need setting back at least 20 feet (6 metres)

(iii) The access should be wider from a busy, narrow road and pavement.

(iv) There is an unusual front line onto the pavement and road.

(v) There is not enough parking area for a 4 bedroomed house.

(vi) Parking and access from Walnut Cottage will be lost.

(vii) A more sympathetic design accounting for the trees would be beneficial.

(viii) The actual rooms and sizing are not shown on the plans.

SIGNED: E J Lewis DATE: 9/4/00

Clerk To Ruscombe Parish/Town Council.

*PRE-APP ATTACHED.

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: | 16 MAR 2000 |
| Officer: NL | Application No. F/2000/0969 |

Map No. 29 Site 0:05

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED ERECTION OF DETACHED DWELLING

Location: LAND ADJ WALNUT COTTAGE, RUSCOMBE LANE

Parish: TWYFORD Ruscombe. Ward: Ruscombe / Twyford.

28.3.2000

Applicant: MR M BROOKS

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

Enforcement Section to be notified ☐ tick if required

---

**Additional information required for validation**

| | | Reason | Requested | Received |
|---|---|---|---|---|
| 1 | 1:2500 OS location plan showing property edged in blue/red | | | |
| 2 | 1:500 block plan showing existing & proposed dev. + adj. Properties | | | |
| 3 | Forms unsigned | | | |
| 4 | Correct S 66 certificate | | | |
| 5 | Elevation plans | | | |
| 6 | Floor plans | | | |
| 7 | Metric scale disclaimer | | | |
| 8 | Encroachment letter | | | |
| 9 | Miscellaneous | | | |

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

16.MAR2000* 0969

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

---

Date Site Notice Sent : 28.3.2000 Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

| | |
|---|---|
| Building Control | NF: ..... |
| Landscape | NK: ..... |
| Trees | NK: ..... |
| Conservation Officer | NK: ..... |
| Environmental Health | NA: ..... |
| Housing | NA: ..... |
| Leisure & Cultural services | PA: ..... |
| Public Rights of Way | PA: ..... |
| Property | NG: ..... |
| District Secretary (only if called in by SOS) | MA: ..... |
| Policy & Plans | QA: ..... |
| Strategic Planning (JSPU) | HA: ..... |
| Minerals (BABTIE) | GA: ..... |
| Archaeological Site (BABTIE) | : ..... |
| Education | AP: ..... |
| Social Services | BT: ..... |
| Highways | XA: ..... |

### EXTERNAL CONSULTATIONS

| | |
|---|---|
| Adjacent D P A | : ..... |
| Adjacent Parish | : ..... |
| Southern Electricity Board | BN: ..... |
| British Gas | BM: ..... |
| PSA Oil Pipeline | BD: ..... |
| Transco | : ..... |
| Environment Agency | BP: ..... |
| Rail Track | BI: ..... |
| Police Arch. Liaison Officer | PC: ..... |

### HERITAGE BODIES

| | |
|---|---|
| The Georgian Group | KC: ..... |
| Ancient Monuments Society | KA: ..... |
| Council for British Arch. | KB: ..... |
| RCHME | KF: ..... |
| Telecommunications (NRPB) | : ..... |
| Sport England | : ..... |

### OTHERS:

PRE-APP ATTACHED

### NEIGHBOURS:

S/N + Walnut Cottage, Coppers + Woods WAREHOUSE - Ruscombe lane
5 + 6 ST. James close

By hand 15.3.00.


# IMPULSE DESIGN

ARCHITECTURAL DESIGN CONSULTANTS

36 LOXWOOD
EARLEY
READING
BERKS
RG6 5QZ

TEL: 0118 921 2282
FAX: 0118 921 2282


Date: 13th March 2000
Our ref: 1166/PROF

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

F.A.O. Nicola Lake

Dear Ms Lake

RE: LAND ADJ WALNUT COTTAGE, RUSCOMBE LANE, TWYFORD.

Further to our recent correspondance regarding the above please find enclosed our formal submission for consideration.

Enclosed also is a copy of the topographical survey which indicates more accurately the position of trees, boundaries and access etc.

I trust that the enclosed is acceptable and look forward to hearing from you in the near future.

Yours sincerely

Paul R. O'Farrell.

Enc.

ADDRESS Walnut Cottage Ruscombe Lane PARISH Ruscombe

PLOT No. ORD. SHEET No.

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| BR20383 | MR K BAILEY | LOFT CONVERSION | 15.4.83 | APP N/H |
| | | | | |
| | | | | |
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| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O.23

DRAINAGE

091074

1789/a

# SECTION 66 CERTIFICATE

Application No.

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

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

**OR**

+ See Note (a) to Certificate A

**OR**

(b) Insert description of steps taken.

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

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

## CERTIFICATE A

16.MAR2006 0959

I certify that:

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

## CERTIFICATE B

I certify that:

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

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

## CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

## CERTIFICATE D

I certify that

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

**OR**

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

(b) . . . . . .

. . . . . .

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

on (d) . . . . . .

(b) Insert description of steps taken

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

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

---

## ALL APPLICANTS MUST COMPLETE THIS SECTION

### Agricultural Holdings Certificate

*One or other section must be crossed through as not applicable.*

*If any of the site is part of an* area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second *alternative.*

● None of the land to which the application relates is, or is part of, an agricultural holding.

**OR**

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

| Tenant's name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| | | |

Signed . . . . . P.R.O. FARRELL . . . . .

On behalf of . . M. BROOKS ESQ . . . . . .

Date . . 13TH MARCH 2000 . . . . . .

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

1769a

# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

**PART 1**

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

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

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

FOR OFFICE USE ONLY

[illegible] 0.069

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | M. BROOKS ESQ. |
| | ADDRESS | 14, HERON DRIVE<br>TWYFORD, BERKS. |
| | POST CODE | PHONE |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | IMPULSE DESIGN |
| | ADDRESS | 36, LOXWOOD,<br>EARLEY, READING, BERKS. |
| | POST CODE | RG6 5QZ PHONE 0118 9212282. |
| 3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE. | SITE LOCATION | LAND ADJ WALNUT COTTAGE<br>RUSCOMBE LANE, TWYFORD. |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | ERECTION OF SINGLE DETATCHED<br>DWELLING WITH INTEGRAL GARAGE. |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 0.069 HECTARES. |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | OWNERSHIP | OWNER |
| 7. List all the plans and drawings submitted with the application | PLANS/DRAWINGS | PLANS, ELEVATIONS, SITE + LOCATION PLANS. |

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

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

GARDEN LAND

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

RED FACING BRICKWORK.
NEUTRAL SMOOTH FINISH RENDER.
FEATURE OAK COLOURED TIMBERING.
ANTIQUE PLAIN TILES + TILE HANGING.
STAINED TIMBER JOINERY

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

SEE SITE LAYOUT PLAN.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

AS EXISTING (ALTERED TO ENHANCE)
SEE SITE LAYOUT PLAN.

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

RAMPED ACCESS COULD BE PROVIDED IF DEEMED NESSESARY.

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

| | No. OF DWELLINGS/HABITABLE ROOMS PROPOSED | TO BE RETAINED | TO BE LOST |
|---|---|---|---|
| HOUSE | No / * 0 | / * 9 | / * |
| BUNGALOW | / * | / * | / * |
| FLAT/MAISONETTE | / * | / * | / * |
| OTHER | / * | / * | / * |

* STATE No. OF HABITABLE ROOMS

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

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

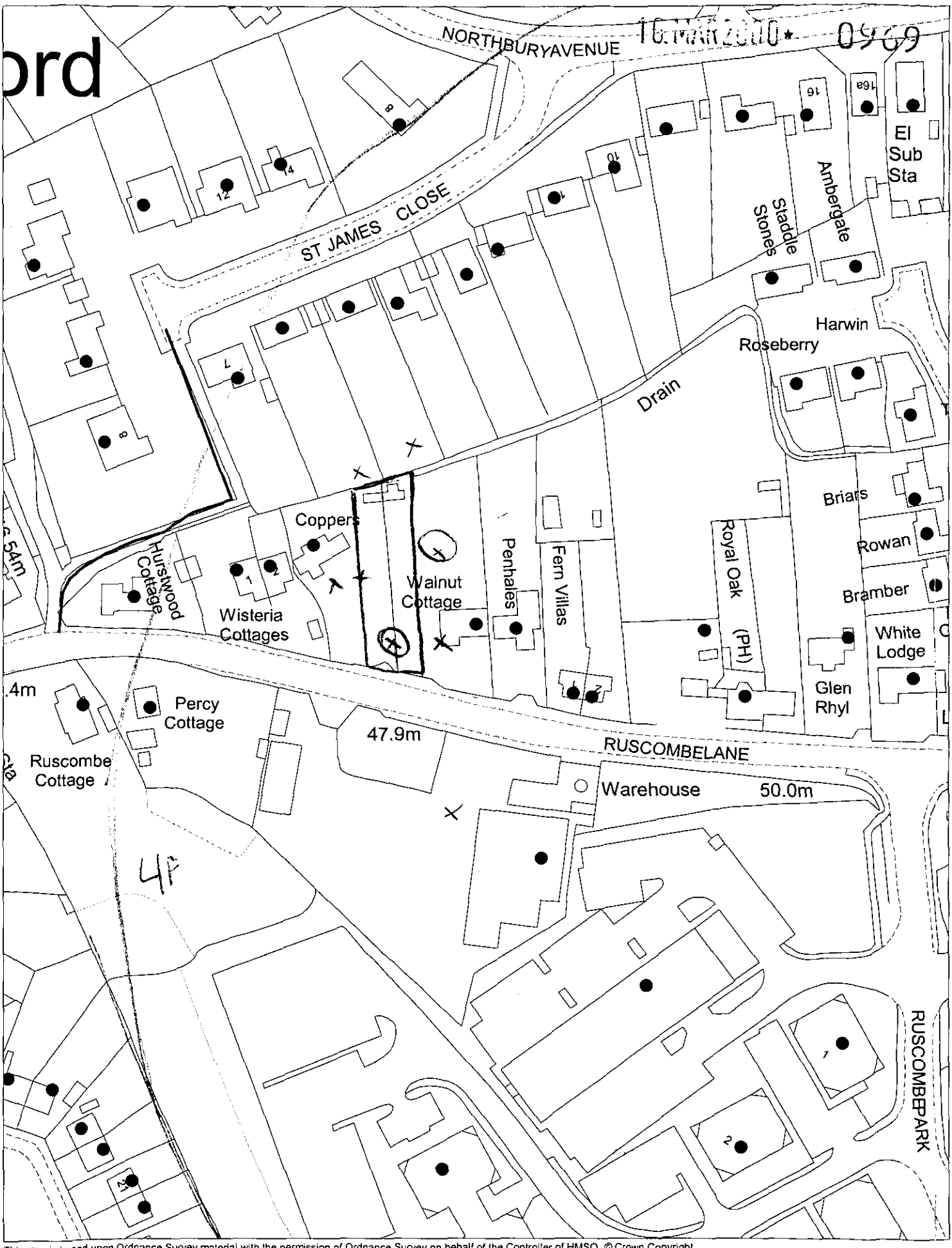
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£190-00.

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

SIGNED P.R.O'FARRELL ON BEHALF OF M.BROOKS ESQ DATE 13TH MARCH 2000.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

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Development Control Section, Environmental Services, Wokingham District Council.

23 March 2000

Scale: 1 : 1250