APPLICATION NO:
F/2001/5429

LOCATION:
The School Cottage Ruscombe Lane, Ruscombe Reading.

APPLICANT:
Simon Robinson C/O Mr B Gibbons

PROPOSAL:
Proposed installation of velux windows in garage roof to form sudy/hobbies room in roof space plus external staircase .

21/01/01

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

APPLICATION WILL HAVE EXPIRED ON:
01/02/2002

CASE OFFICER: **Phillip Taylor**

REFUSED

542

00

RAILEX
Marbleboard

EASIFILE EP7

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Simon Robinson
C/O Mr B Gibbons
20 Newfield Road
Sonning Common
Reading
Berks
RG4 9TB

Application Number: F/2001/5429

Parish:	**RUSCOMBE**
Location:	**The School Cottage, Ruscombe Lane, Ruscombe, Reading.**
Proposal:	**Proposed installation of velux windows in garage roof to form study/hobbies room in roof space plus external staircase .**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed loft conversion by reason of its location and design would form an obtrusive feature to the detriment of the character of the area and the setting of the listed building. As such it is therefore contrary to policies WHE11, WHE13, WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft), policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies EN4 and LD3 of the Berkshire Structure Plan.

Informative

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

Berkshire Structure Plan Policies EN4 and LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WHE11, WHE13, WBE1 and WOS3.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 30/01/2002

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.

file on

Phone: (0118) 974 6428
E-mail: Ian.Jordan@wokingham.gov.uk
Date: 27 March, 2002

Your Ref:

My Ref: Ian Jordan – F/2001/5429

Mr S Robinson
Old School Cottage
Ruscombe Lane
Ruscombe
Reading
Berks
RG10 9JN

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 Mr Robinson

Re: Planning Application F/2001/5429 - Bat survey

I refer to your letter dated 19th March regarding the above and apologise for the delay in reply.

Having looked at your case I agree that due to the actions of the Council you have been put to an unnecessary expense regarding the requested bat survey. Please accept my apologies for this.

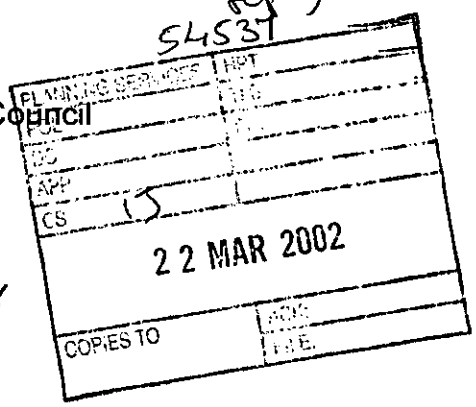
I have arranged for a refund of the £140 survey fee you have incurred and this should be issued within the next 7 working days.

Yours Sincerely

Mr I Jordan
Principal Planning Services Officer

Old School Cottage
Ruscombe Lane
Ruscombe
Reading
Berkshire, RG10 9JN

54537 reply



Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire, RG40 1GY

19th March, 2002

Dear Sir/Madam,

I recently received a 'Planning Survey' form with regards to a planning permission application that we made late last year (Application # F/2001/5429). Rather than complete the form I would like to comment on one particular aspect of the planning application process.

Part of the planning application required that we have a bat survey conducted using a consultant ecologist recommended by the council but at our own expense. The council made this request in the week prior to permission being granted or denied. As such we took on the services of Dr Paula Cox who surveyed the site on 22nd January, found no evidence of bats, and invoiced us £140 for the service. Later that week we heard from the council that planning permission had been denied.

Why did we have to go to the trouble and expense of conducting this survey when in all likelihood a decision had already been made? Why not grant planning permission subject to the results of a bat survey? We are out of pocket for the costs of the planning application which we expected; but are further needlessly out of pocket for the bat survey which cost far more than the original application.

I look forward to hearing from you in the near future and attach a copy of the consultants invoice for which I would appreciate reimbursement from the council.

Yours faithfully,

Simon Robinson.

27/3/2002

Trevor,

I think he has a rather good point, it does seem completely pointless us asking for this to be done if we then refuse the application!

They agreed - Refund stopped cont £140 27/3/02.

S/V carried out 12/1/02 App for installation of Velux windows + not demolition

Dr Paula Cox
Consultant Ecologist

102 Westwood Road
Tilehurst
Reading
Berkshire RG31 5PP

Telephone:0118 9412058
Mobile 07980 881634

Date: 26 January 2002

INVOICE

To: Mr S Robinson, Old School Cottage, Ruscombe Lane, Ruscombe, Berkshire RG10 9JN

Job description:

Survey of garage at Old School Cottage, Ruscombe for bats and production of report to accompany planning application

Agreed fee (to include travel costs and expenses)	£140
Total due	**£140**

Payment to be made within 30 days

Ian Jordan

From: Phillip Taylor
Sent: 27 March 2002 16:17
To: Ian Jordan
Subject: FW: Planning Application F/2002/5678 53 Watmore Lane Winnersh

-----Original Message-----
From: Andy Glencross
Sent: 01 March 2002 17:07
To: Phillip Taylor
Subject: Planning Application F/2002/5678 53 Watmore Lane Winnersh

Hi Phillip

If the garage at this site has a flat roof then no bat survey will be required. We should merely attach the following informative instead.

If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.

If however it has a pitched roof then the following should process will be required.

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the building/s by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

Why can't we attach this as a Condition?!

Applicationo	Name & Address
F/2001/5429	M.W.D. Evans Ruscombe Cottage Ruscombe Lane RUSCOMBE Reading RG10 9JT
F/2001/5429	B L Barrington The Hollies Ruscombe Lane RUSCOMBE RG10 9JN

App refused letter sent 05/02/02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5429

Applicant : Simon Robinson C/O Mr B Gibbons.

Location : The School Cottage, Ruscombe Lane, Ruscombe, Reading.

Proposal : Proposed installation of velux windows in garage roof to form sudy/hobbies room in roof space plus external staircase . .

Site Notice Displayed ? :	YES	NO	DATE
	✓		21/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : 21/01/02

Date Registered : 07/12/2001

Earliest Date for Decision : 14/01/2002

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

This application will have expired on: 01/02/2002. 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 :

Twyford Parish Council – Condition imposed that the garage remains residential and part of the main house and not be be made a seperate premises at a later date.

Ruscombe Parish Council – Doorway overlooking neighbours - should be obscure glazed.
– Is it safe?
– The room created for the sole use of the residents of School cottage.

Harold Sanders – Concerns about its impact on the listed building recomend refusal.

Planning Issues :

Impact on Neighbouring properties

Impact on Listed building / Character of the area.

...ication Number: F/2001/ 5429 – The School House, Ruscombe Lane, Ruscombe

Appraisal

The proposal is for a conversion of roof space above a garage to a hobbies room/ office. The applicant s propose to erect a outside staircase with a solid door as access. Two velux roof windows would provide light for the room.

The garage is shared with the residents of the adjoining property. Presently the garage has a ceiling and is partitioned by a brick wall. There is no current access to the loft space.

The exterior staircase extends across the side of the garage and to a maximum height of 2.7m (3.9m to rails).

Impact on Neighbouring Properties

The roof lights would be positioned 1.5m above the floor at their lowest point. This could allow some overlooking of the attached neighbour property. The development is not considered to impact on neighbours in any other way.

Impact on the listed building & character of the area

The school cottage is a listed building. The garage is a modern structure completed at the same time as the new dwelling 'Applecote'. Despite this the impact of the rooflights is considered to have a negative impact on the listed school cottage.

The garage is situated 13.0m from the dwelling. The primary areas of concern are the impacts of more development in the curtilage of the listed building. A garden shed is located to the side of the garage. It is considered the loft conversion would add extra structures in an already dense development.

There is also concern over the prominence of the exterior staircase on the surrounding area. The boundary fences are 1.7m but the development would be visible from the driveway that runs past the garden and from the buildings located at the end of the drive.

It is considered the proposal would have a detrimental impact upon the character of the area and listed building. It therefore warrants refusal.

Highways

No comment on the scheme

√ Refusal

Application Number F/2001/5429
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions~~ / Reasons for Refusal
			REFUSAL
			The proposed loft conversion by reason of its location and design would form an obtrusive feature to the detriment of the character of the area and the setting of the listed building. As such it is therefore contrary to policy WHE11 & 13, WBE1, & WOS3 of the WDLP, policies WBE1, 2 of the LALP and policy EN4 and LD3 of the BSP.

RECORD OF SITE VISIT

SITE ADDRESS: The School Cottage Ruscombe Lane Ruscombe Reading.

APPLICATION NUMBER: F/2001/5429

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 24/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ Yes

2. DESCRIPTION OF SURROUNDINGS Curtilage of a listed building
d/gage with driveway at rear of house

3. DESCRIPTION OF SITE/BUILDING d/gage with parking wall
+ floor - lift space
new build red brick with d/grey [illegible]
dark orange tiles very nice look.

4. RELATIONSHIP TO ADJOINING PROPERTIES Lane 1.7m [illegible] wooden
large Ash trees
Gage. bounds onto neighbour [illegible]
Applicate

Parking is being built at the [illegible] to the gage!!

5. SITE CONSTRAINTS neighbour [illegible]

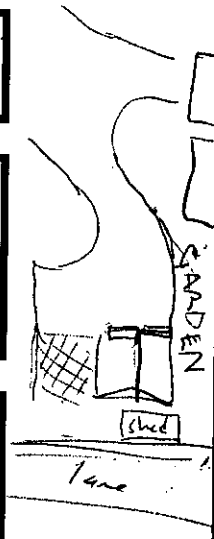
TREES 3 Ash [illegible]

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



F

Application Number : ~~NEW~~/2001/5429

Case Officer : PT

Valid Date : 7/12/01

Map No : 29

Site Area : 0.05

Received Date: 07/12/2001

Level : Delegated Application

Description : Proposed installation of velux windows in garage roof to form sudy/hobbies room in roof space plus external staircase .

Location : The School Cottage, Ruscombe Lane, Ruscombe, Reading.

Parish : RU Ward : RUS

Applicant : Simon Robinson C/O Mr B Gibbons.

Fee Required: £95 Fee Received: £95 (4)

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	Parking? (see below)		
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Front side elevation showing projecting staircase		
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	How do they get into garage? Should ridge line be extended?		

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 within curtilage of a L/B.

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 ✓

Dinton Pastures Newts Copy.

NEIGHBOURS

..... ✓

S/N + See map.

.....

.....

.....

.....

.....

No pre-apps

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : Twyford ✓

SEB

British Gas

Oil pipeline

Transco

Environment Agency

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

OTHERS

Note to Officer: Site falls within a Groundwater Protection Zone. See guidance notes from Policy/Plans for planning informatives, if appropriate.

.....

.....

.....

.....

.....

.....

Environmental Services

For office use only
Application number 07. DEC. 2001 * 5429

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	SIMON ROBINSON
Address and postcode	SCHOOL COTTAGE RUSCOMBE LANE RUSCOMBE, READING. BERKS. RG10 9JN
Phone number	0118/9344854
Agent's Name	MR B. GIBBONS
Address and postcode	20, NEWFIELD ROAD, SONNING COMMON, READING, RG4 9TB.
Phone number	0118/9724268
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.	DRG SC/1 – A3 SHOWING SITE PLAN & DETAILS OF EXISTING GARAGE. A4 – 1/1250 SITE PLAN.
4 Give brief details of the proposal for example, two storey side extension. About the application	INSTALLATION OF 2 NO ROOF WINDOWS + EXTERNAL STAIRCASE TO EXISTING GARAGE ROOF SPACE TO PROVIDE OFFICE / HOBBIES ROOM.
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 ☐ NO TREES TO BE REMOVED.
6 Please list the external materials you will use, for example, red brick to match any existing bricks and dark stained timber.	DARK STAINED TIMBER STAIRCASE.
7 Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8 Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR. S. ROBINSON

Date 6th Dec 01

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

1933 ① THE SCHOOL COTTAGE

ADDRESS RUSCOMBE LANE PARISH RUSCOMBE

PLOT No. X RUSCOMBE CHURCH HALL FORMERLY ORD. SHEET No.

BUILDER LISTED BUILDING SCHOOL

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
35714/5	DIOCESAN TRUSTEES	(i) DEM SCHOOL BLDG. ERECT 7 DWELLINGS	30.5.90	RE
		(ii) CHURCH HALL TO RES ERECT 4 DWELLINGS		
36793	" /CHURCH WARDENS	OL. CHURCH HALL TO RES.	5.12.90	RE
38786	" O/L	DEMOLISH	26.8.92	RE
38847	" O/L	"	26.8.92	RE
41058	"	HALL TO RES +	8.7.93	C/
41059 LBC	"	1ST FLOOR EXT. & GARAGE	8.7.93	C/
44178	HOLT PROPERTIES	SCHOOL TO RES +	19.5.95	C/
44179 LBC	"	GARAGE & CARPORT	19.5.95	C/
EP95/3412	"	EXT./ALTS/GARAGE	11.5.95	C/APP

MINISTRY DECISION 35714/5 - APPEALS DISMISSED - 7.5.91

SPECIAL ORDERS PD Enq - Garden Shed & Fence - Robinson - 12/5/00 & 13/6/00

1933 ② THE SCHOOL COTTAGE

ADDRESS RUSCOMBE LANE PARISH RUSCOMBE

PLOT No X RUSCOMBE CHURCH HALL FORMERLY ORD. SHEET No.

BUILDER LISTED BUILDING SCHOOL

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/2069	Mr S Robinson	Erect wooden shed & 1.8M Fence	19.09.00	C/
F/2001/3672	" "	Mr & Mrs Robinson	14.5.01	RE
LB/2001/3673	" "	S/SG/S - Consent.	14.5.01	RE

MINISTRY DECISION

SPECIAL ORDERS

PLANNING SERVICES	HPT
POL	TLS
DC PT	ENF
APP	
CS	
28 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:

24. 01. 2002

Your Ref r2001/5429.

OBS
B.A. BARRINGTON,
"THE HOLLIES",
RUSCOMBE LANE,
RUSCOMBE,
READING
RG10 9JN

Dear Mr Phillipson, With reference to the above application and your visit to myself on Thurs 24th 2002.

My comments were that the construction of an outside staircase to the rear of the garage is not in keeping with original planning consent, that no further development should take place, also would be inappropriate within the boundries of a listed building

Yours faithfully

B.A. Barrington

52478

PLANNING SERVICES	HPT
POI	TLS
DC	ENF
APP	
CS	
30 JAN 2002	
COPIES TO:	ACK:
	FILE:

The Old School Cottage
Ruscombe Lane
Ruscombe
Reading
Berkshire, RG10 9JN

Wokingham District Council
Planning Department (Phillip Taylor)
Shute End
Wokingham
Berkshire, RG40 1BN

29th January, 2002

Planning Application # F/2001/5429

Dear Mr Taylor.

With regards to the above planning application submitted by Barry Gibbons on our behalf for the proposed installation of velux windows and an external staircase in our garage roof please find enclosed the required bat survey as conducted by the consultant ecologist Paula R Cox.

You will see from her report that no bats nor evidence of bats were found either inside nor outside of the building.

If any of the above needs clarifying please do not hesitate to contact me on 01784 416919/0777 563 7710 otherwise I look forward to hearing from you in the near future.

Yours sincerely.

Simon Robinson

Commissioned by:

Mr and Mrs S Robinson
Old School Cottage
Ruscombe Lane
Ruscombe
Nr Reading
Berkshire RG10 9JN

REPORT OF A SURVEY OF THE GARAGE AT OLD SCHOOL COTTAGE, RUSCOMBE LANE FOR BATS

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

REPORT OF A SURVEY OF THE GARAGE AT OLD SCHOOL COTTAGE, RUSCOMBE LANE FOR BATS

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1.0 Background

2.0 Legislation

3.0 Biology

4.0 Bats in Buildings

5.0 Methodology

6.0 Results of Survey

6.1 General description
6.2 Exterior
6.3 Interior
6.4 Summary of results

7.0 Impact of Proposed Development on Bats

8.0 Summary and Conclusions

Precautionary Note

REPORT OF A SURVEY OF THE GARAGE AT OLD SCHOOL COTTAGE, RUSCOMBE LANE, BERKSHIRE FOR BATS

1.0 Background

The owners of the house, Mr and Mrs Robinson, have submitted an application to the planning authority for the insertion of velux windows into the roof of the garage to create a hobbies room (PA no F/2001/5429). Wokingham District Council requested that, as works would involve removing part of the roof, the building be inspected to establish if bats were present before the application could be considered. The owners therefore instructed Dr Paula Cox, a licensed and experienced bat ecologist, to carry out the necessary work to comply with the requirement.

2.0 Legislation

Bats and their roosts are protected by the *Wildlife and Countryside Act 1981* and subsequent Amendments and the *Habitat & Species Directive (92/43/EC)* enacted in the UK by the *Conservation (Natural Habitats,&c.) Regulations 1994*. Under the provision of the 1981 Act it is an offence to intentionally kill, take or injure any wild bat. It is an offence to intentionally or recklessly destroy, damage or obstruct access to any shelter (roost) used by a bat, or to disturb a bat using such a place.

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

3.0 Biology

All British bats are insectivorous and rely for feeding mainly on habitats that can provide a large biomass of insects, such as woodland, wetland and unimproved pasture. Most bats are colonial and roost in trees, buildings, caves, mines and other structures. Bats regularly roost in urban areas and will travel some distance to reach suitable foraging areas, favouring linear features such as hedgerows, wooded embankments, rivers and canals. Bats are nocturnal, using echolocation to navigate and find prey and may travel several kilometres in one night. In June female bats congregate at a nursery roost to give birth, and often remain faithful to a particular building or tree for many years. Bats are unable to excavate holes in trees, and opportunistically use old woodpecker holes or splits left by storm damage. In buildings, a small gap between bricks, tiles or in woodwork may allow access to a cavity within. Once the young are weaned, the adult females and juveniles leave the nursery roost. In autumn, mating roosts are set up by male bats for females to visit.

Bats hibernate to conserve energy during the winter months when insects are in short supply. A wide range of hibernacula are used including caves, mines, tunnels, ice-houses and hollow trees where a constant low temperature and high relative humidity

can be guaranteed. In spring, bats emerge and may move from roost to roost and gather in small groups.

4.0 Bats in buildings

Most British bats are found in buildings and man-made structures for part of the year, with different species having individual preferences for habitat type. Daubenton's bats are frequently found roosting in bridges, with long-eared and lesser horseshoe bats showing a marked preference for older buildings. Pipistrelles, the commonest British bat, are usually found in modern buildings.

In houses gable ends and chimneys are often roosting points for pipistrelles and serotines, with nursery roosts of pipistrelles frequently located between the tiles and underfelting of roofs, or behind fascia boards or hanging tiles. Long-eared bats can be found anywhere along the roof ridge, often visible from the inside of the loft or barn. It is estimated that bats could occupy a fifth of churches and chapels in England, and single males and breeding females often use barns on farms with good feeding areas.

Therefore if any buildings are to be demolished, or are to be subjected to renovation works, they should be surveyed by an experienced ecologist for the presence of bats prior to works being carried out.

5.0 Methodology

A survey of the garage was carried out on 22 January 2002. The exterior walls were checked and also ledges, gutters etc where droppings could lie undisturbed. The building was scanned for potential access points such as gaps in the brickwork and along the roof ridge, or loose tiles. The inside of the loft area was examined for the actual presence of bats, and also for signs such as droppings in cobwebs, on surfaces and the gable ends, and any staining caused by urine, faeces or fur rubbing.

As the survey was carried out in January, bats would have been in hibernation so there was no purpose in carrying out an evening survey with a bat detector.

6.0 Results of survey

6.1 General description

Old School Cottage is a brick built house, with the semi-detached garage situated to the rear on an east/west axis adjoining a hard surfaced parking area.

6.2 Exterior

The roof was of clay tiles, with the ridge intact, and no visible gaps between the tiles. There were no soffits or bargeboards, and the tiles had been cemented in at both ends leaving no space for bat access. The pointing of the brickwork was good and there were no droppings in the short length of guttering. Underfelting was laid directly

under the tiles and protruded into the guttering leaving no obvious gaps for bat access or roosting.

6.3 Interior

The loft void was reached via a ladder and the floor was boarded over. A light had been installed as the area was used quite frequently. The ends and one sidewall were constructed of brick and the party wall to the adjoining garage was of breezeblocks. The roof had wooden supporting beams holding up the underfelting, which was in excellent condition with no tears or splits. There were no gaps in the fabric of the walls to allow bats or birds to reach the interior and consequently no evidence of bats was found.

6.4 Summary of results

No bats were found in the garage roof and there were no visible gaps in the fabric of the building that would allow access to the interior. No evidence of the current or recent presence of bats was found inside or outside of the building.

7.0 Impact of proposed development on bats

If planning permission is granted to insert velux windows into the roof of this garage, there should be no adverse impact on individual bats or local bat populations, as no bats or evidence of their presence was found.

8.0 Summary and conclusions

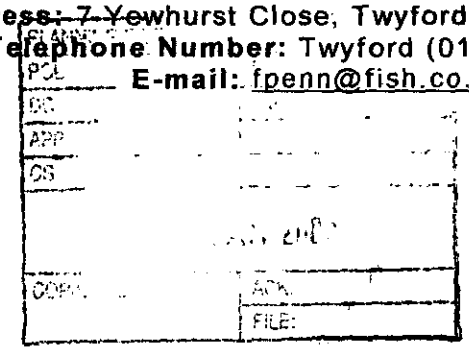
The garage of Old School Cottage, Ruscombe Lane was examined for signs of bats. No bats or evidence of their presence were found, and therefore proposals to convert the roof space to a hobbies room should not have any adverse effects on bat populations in the area.

Precautionary note

If during proposed works part of the roof is left open for a length of time, it is feasible that a bat or bats could gain access to the interior. Bat populations are mobile, responding to changes in their environment, and it is possible that a bat or bats may enter the property in the future. Therefore, if planning permission is granted for this development, the contractors should be advised that if a bat is found during construction, work in the vicinity should stop immediately until advice has been obtained from English Nature.

TWYFORD PARISH COUNCIL

Clerk to the Council: Miss F J Penn
Address: 7 Yewhurst Close, Twyford, Berkshire, RG10 9PW
Telephone Number: Twyford (0118) 9345444
E-mail: fpenn@fish.co.uk



Mr P Taylor
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

9th January 2002

Dear Mr Taylor

Application number F/2001/5429

My Council has the following observations on the above planning application.

It should be a condition of approval that the garage remains residential and part of the house ie not split off to make a separate premises at a future date.

Yours sincerely

Fiona J Penn
Parish Clerk

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

0682

PLANNING SERVICES	HP1
POL	TLS
DC PT	ENF
APP	
CS	

15 JAN 2002

COPIES TO:	ACK: ✓
	FILE:

Ruscombe Cottage
Ruscombe Lane
Ruscombe
Reading
Berkshire
RG10 9JT

12th December 2002

Dear Sirs,

Re. Application Number F/2001/5429

Thank you for your letter of 24th December regarding the above Application. I am very concerned about the visual effect of the proposed windows as seen from this property. A great deal of effort has gone into restoring and converting the old church hall to create The School Cottage and the adjacent property in a sympathetic style, including the added garage with its traditional tiled roof and ridge decoration. Although I appreciate that the garage is not part of the listed buildings on the site, it seems inappropriate to alter it in a way that is out of keeping with the adjoining building.

Yours faithfully,

M.W.D. Evans

To:
Harold Sanders
Urban Design And Conservation Officer

From: Phillip Taylor

Date: 24 December 2001 31 DEC 2001

Application Number: F/2001/5429

Proposal: Proposed installation of velux windows in garage roof to form study/hobbies room in roof space plus external staircase ..

Site Address:
The School Cottage, Ruscombe Lane, Ruscombe, Reading.

Applicant:
Simon Robinson C/O Mr B Gibbons.

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

---

1. THE INTRODUCTION OF ROOFLIGHTS AND THE EXTERNAL STAIRCASE IS REJECTED.

2. TO REDUCE THE VISUAL IMPACT ON THE ADJOINING LISTED BUILDING, THE EXTERNAL STAIRCASE SHOULD BE REMOVED (AND DOOR AT FIRST FLOOR LEVEL) ROOFLIGHTS SHOULD ALSO BE SMALLER.

3. IN ISOLATION THIS PROPOSAL COULD APPEAR ACCEPTABLE. THIS SCHEME PLUS NEW SHED ADDS EXTRA STRUCTURES IN AN ALREADY DENSE DEVELOPMENT OF THE FORMER SCHOOL PLAY GROUND. IT SHOULD BE RESISTED.

Harold Sanders

21. JANUARY. 02.

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 24 December 2001

Application Number: F/2001/5429

Proposal: Proposed installation of velux windows in garage roof to form sudy/hobbies room in roof space plus external staircase .

Parish: RUSCOMBE PARISH

Site Address:
The School Cottage, Ruscombe Lane, Ruscombe, Reading.

Applicant:
Simon Robinson C/O Mr B Gibbons.

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).

Signed: _____ **Print name:** AC 27/12/01

FROM: Phillip Taylor

DATE: 24 December 2001

DELEGATED

COPIES TO: ACK. FILE:

RUSCOMBE PARISH CONSULTATION SHEET

Application Number: F/2001/5429

Proposal: Proposed installation of velux windows in garage roof to form sudy/hobbies room in roof space plus external staircase ..

Site Address: The School Cottage, Ruscombe Lane, Ruscombe, Reading.

Applicant: Simon Robinson C/O Mr B Gibbons.

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

The Council offers the following observations...

(a) The doorway will overlook neighbours and should be opaque if glazed.

(b) As the development is over an original designed carport is it totally safe?

(c) The room created should be for the use of the residents of School Cottage only.

SIGNED: [signature] DATE: 09.01.02

Clerk To Ruscombe Parish/Town Council.

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

Tel: (0118) 974 6444

Date: **24 December 2001**

My ref: F/2001/5429

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Conway
20 Arnside Close
Twyford
RG10 9BS

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

Dear Councillor

Application Number: F/2001/5429
The School Cottage, Ruscombe Lane, Ruscombe, Reading.
Proposed installation of velux windows in garage roof to form sudy/hobbies room in roof space plus external staircase .

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

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

If you have any questions please do not hesitate to contact **Phillip Taylor** on **(0118) 974 6444.**

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5429**
The School Cottage, Ruscombe Lane, Ruscombe, Reading.
Proposed installation of velux windows in garage roof to form sudy/hobbies room in roof space plus external staircase .
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

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

Tel: (0118) 974 6444

Date: **24 December 2001**

My ref: F/2001/5429

WOKINGHAM UNITARY
Aiming for Excellence

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

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Yours faithfully,

Phillip Taylor

Development Control Officer

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Case officer: **Phillip Taylor** Application Number: **F/2001/5429**
The School Cottage, Ruscombe Lane, Ruscombe, Reading.
Proposed installation of velux windows in garage roof to form sudy/hobbies room in roof space plus external staircase .
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor C A Ferris

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

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

Tel: (0118) 974 6444

Date: **24 December 2001**

My ref: F/2001/5429

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Tomlin
Wits End
Ruscombe Road
Twyford
Berks
RG10 9JL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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Application Number: F/2001/5429
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Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5429**
The School Cottage, Ruscombe Lane, Ruscombe, Reading.
Proposed installation of velux windows in garage roof to form sudy/hobbies room in roof space plus external staircase .
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

Received by Wokingham District Council

Application No: F/2001/5429

Proposal:
Proposed installation of velux windows in garage roof to form sudy/hobbies room in roof space plus external staircase .

Location:
The School 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 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/2001/5429 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor 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

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: 2001/5429

Proposal:
Proposed installation of velux windows in garage roof to form sudy/hobbies room in roof space plus external staircase .

Location:
The School Cottage Ruscombe Lane Ruscombe Reading

This application is being advertised in the Reading Chronicle newspaper on the 25/01/2002 for the following reason(s);

SITE IS WITHIN THE CURTILAGE OF A LISTED BUILDING

The application can be inspected 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **15/02/2002**. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 25/01/2002

Environmental Services

For office use only
Application number 07. DEC. 2001 * 5429

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 Address and postcode Phone number	SIMON ROBINSON SCHOOL COTTAGE RUSCOMBE LANE, RUSCOMBE, READING, BERKS. RG10 9JN. 0118/9344804.
2	Agent's Name Address and postcode Phone number	MR. B. GIBBONS 20, NEWFIELD ROAD, SONNING COMMON, READING. RG4 9TB 0118/9724268.
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.	DRG SC/1 – A3 SHOWING SITE PLAN & DETAILS OF EXISTING GARAGE. A4 – 1/1250 LOCATION PLAN.
4	Give brief details of the proposal for example, two storey side extension. About the application	INSTALLATION OF 2 No ROOF WINDOWS + EXTERNAL STAIRCASE TO EXISTING GARAGE ROOF SPACE, TO PROVIDE OFFICE / HOBBIES ROOM.
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 ☐ NO TREES TO BE REMOVED.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	DARK STAINED TIMBER STAIRCASE.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

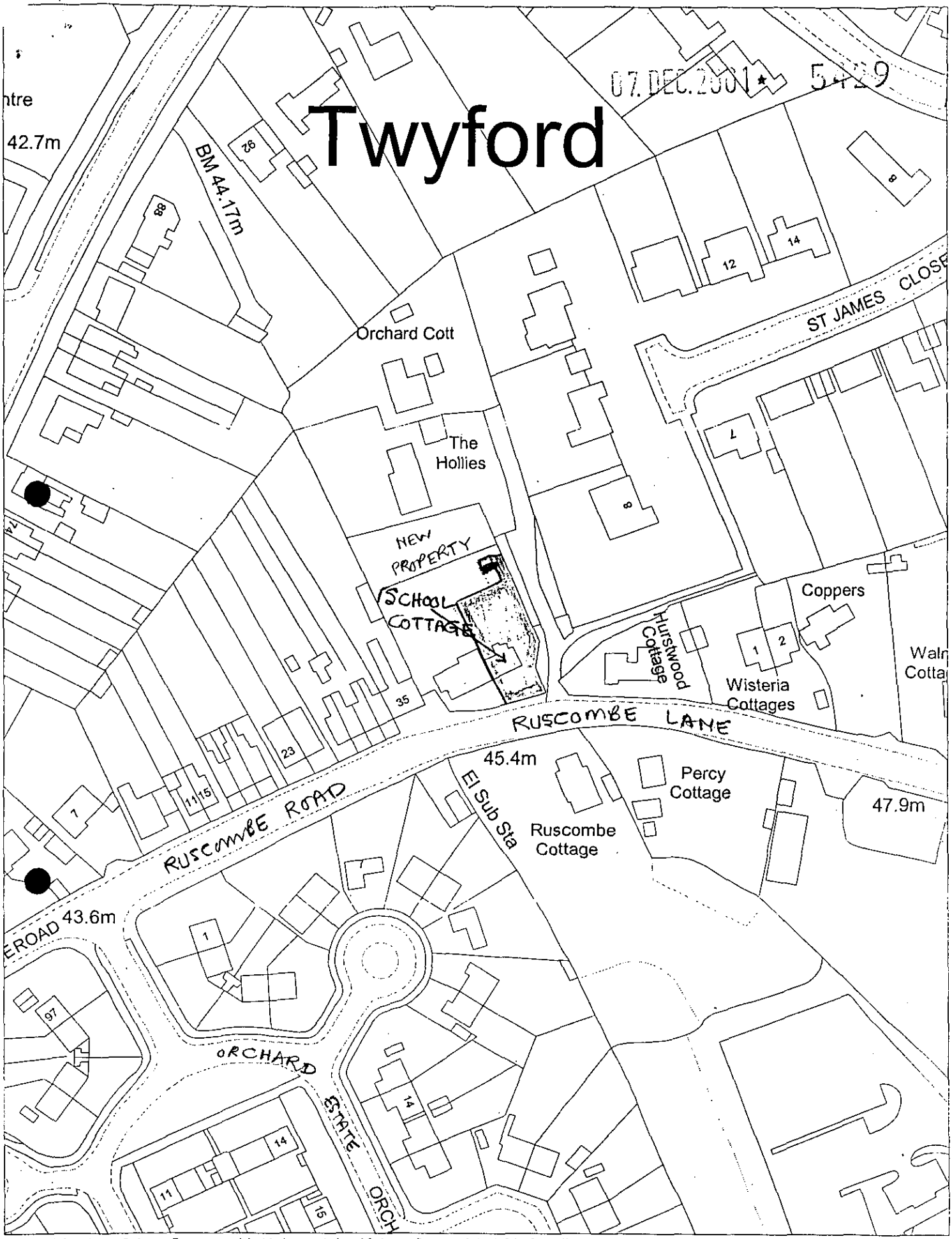
Your signature: [signature]

on behalf of MR S. ROBINSON.

Date 6th Dec 07

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

1:1250 LOCATION PLAN.



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Landscape Section, Environmental Services, Wokingham District Council.
23 May 2000 Scale: 1 : 1250

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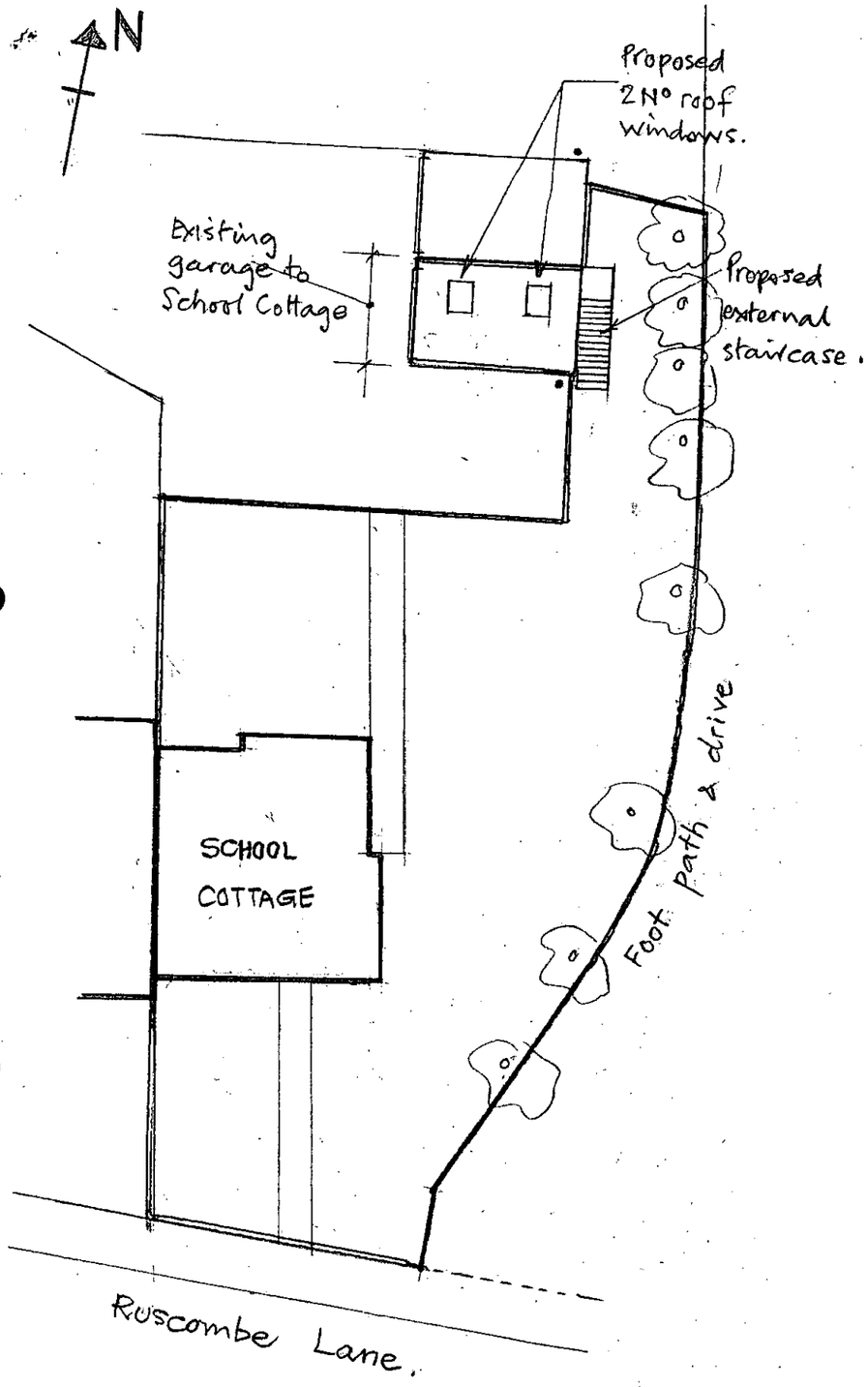
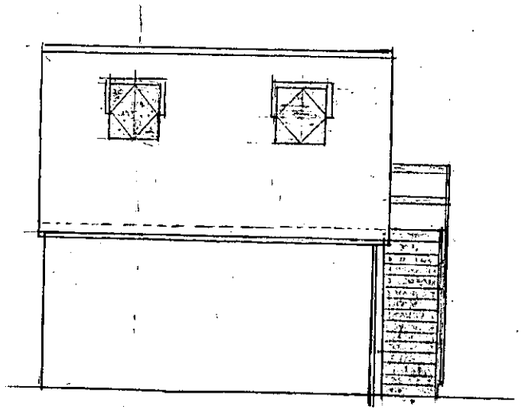
07.DEC.2001* 5429

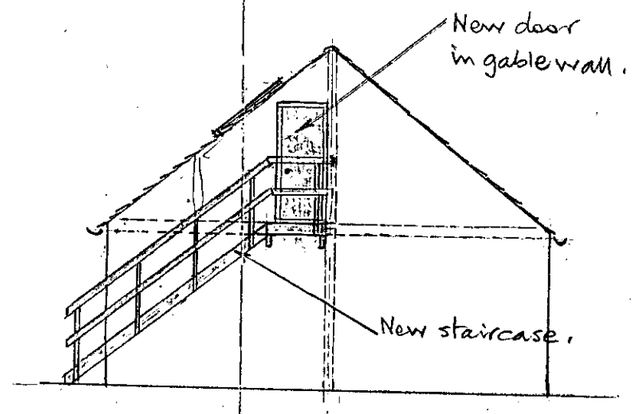


SITE PLAN. (1/200)

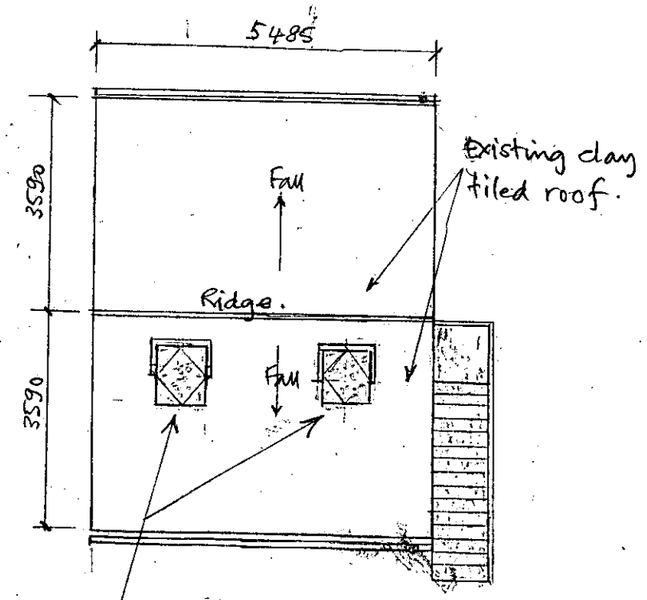




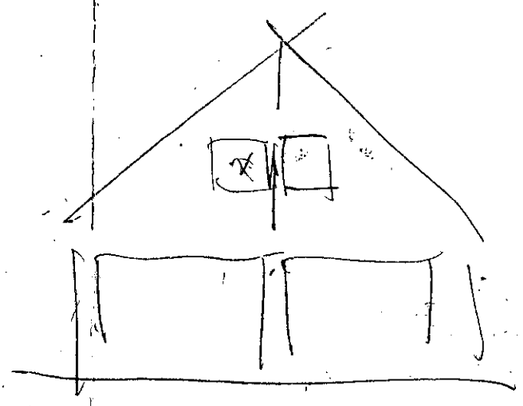
SOUTH ELEVATION.



EAST ELEVATION.

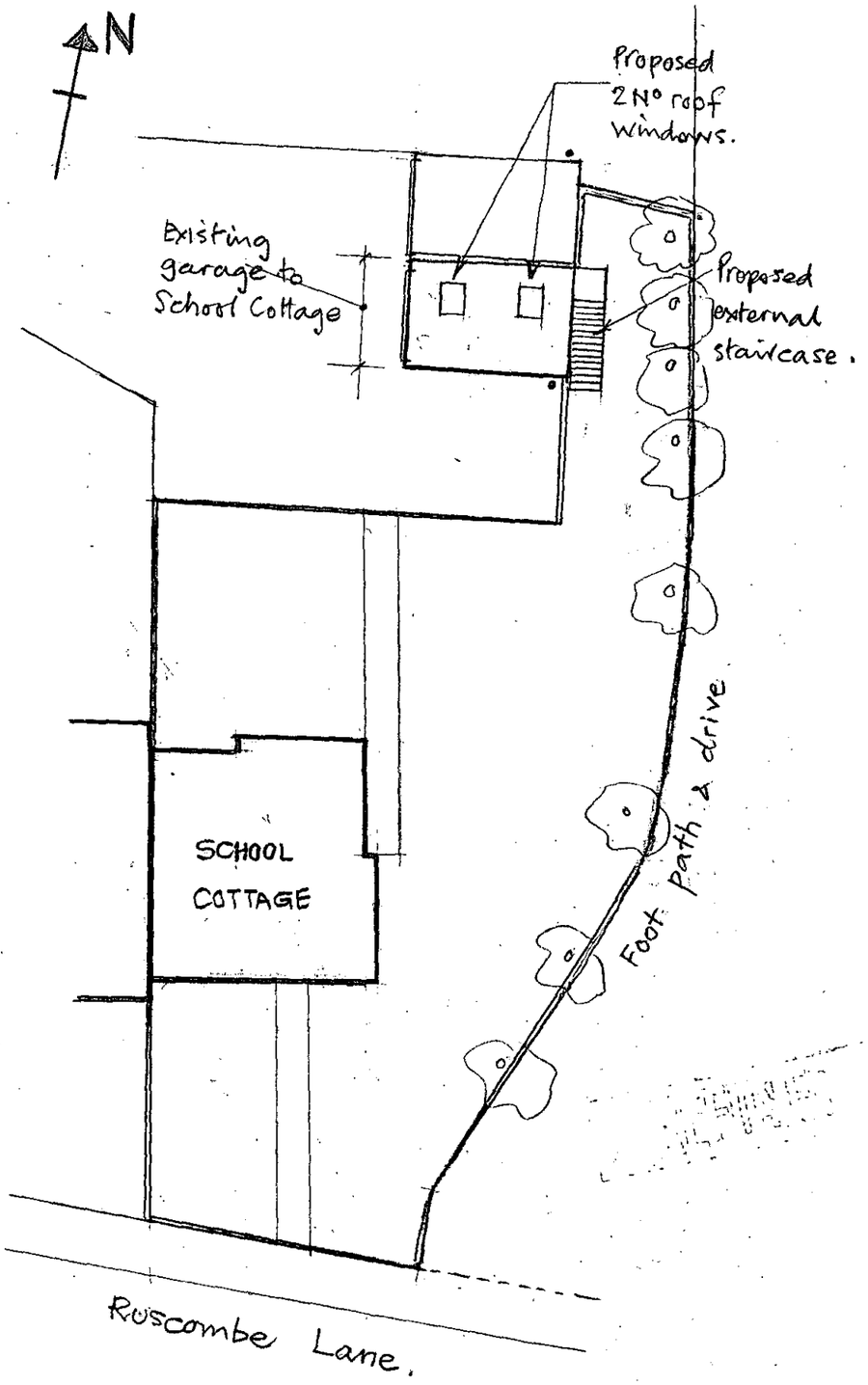


ROOF PLAN. (1/100)

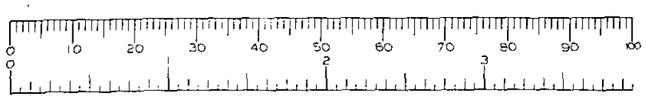


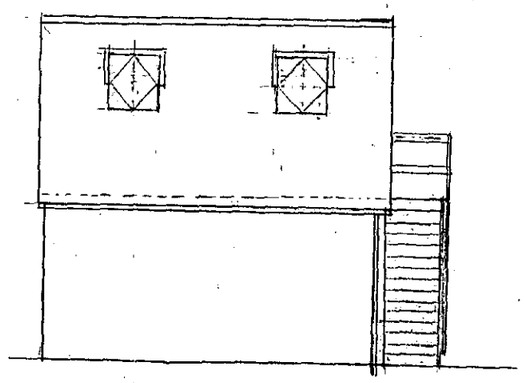
Mr & Mrs S. Robinson.	PROPOSED ROOF WINDOWS & STAIRCASE TO ROOF SPACE OF EXISTING GARAGE. AT SCHOOL COTTAGE, RUSCOMBE.
Scales: 1/100 & 1/200.	
Date: Nov '01.	Drawing No: SC/1.

07. DEC. 2001 * 5429

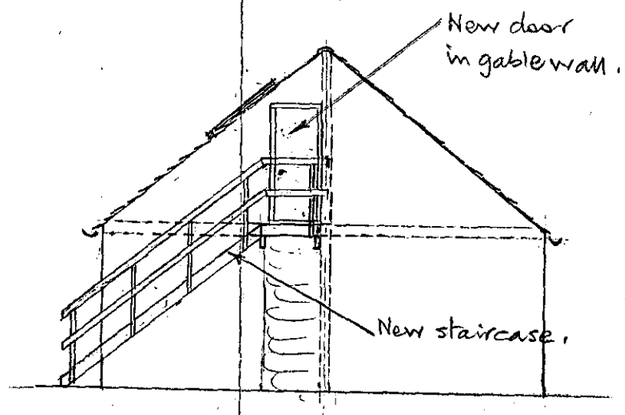


SITE PLAN. (1/200)

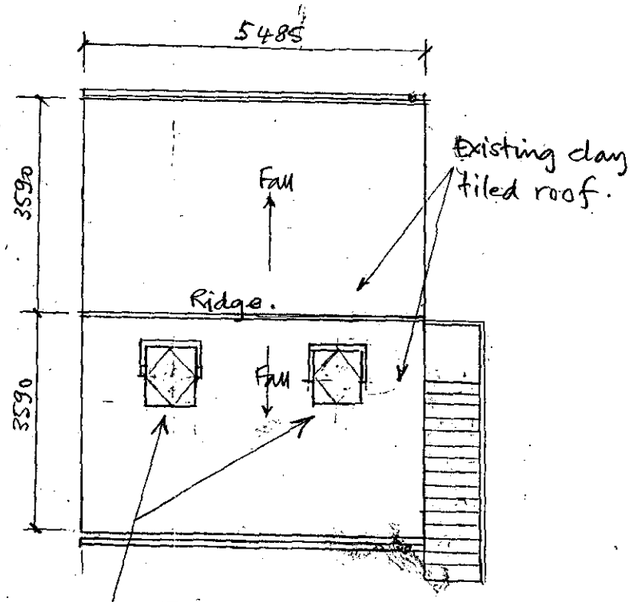




SOUTH ELEVATION.



EAST ELEVATION.

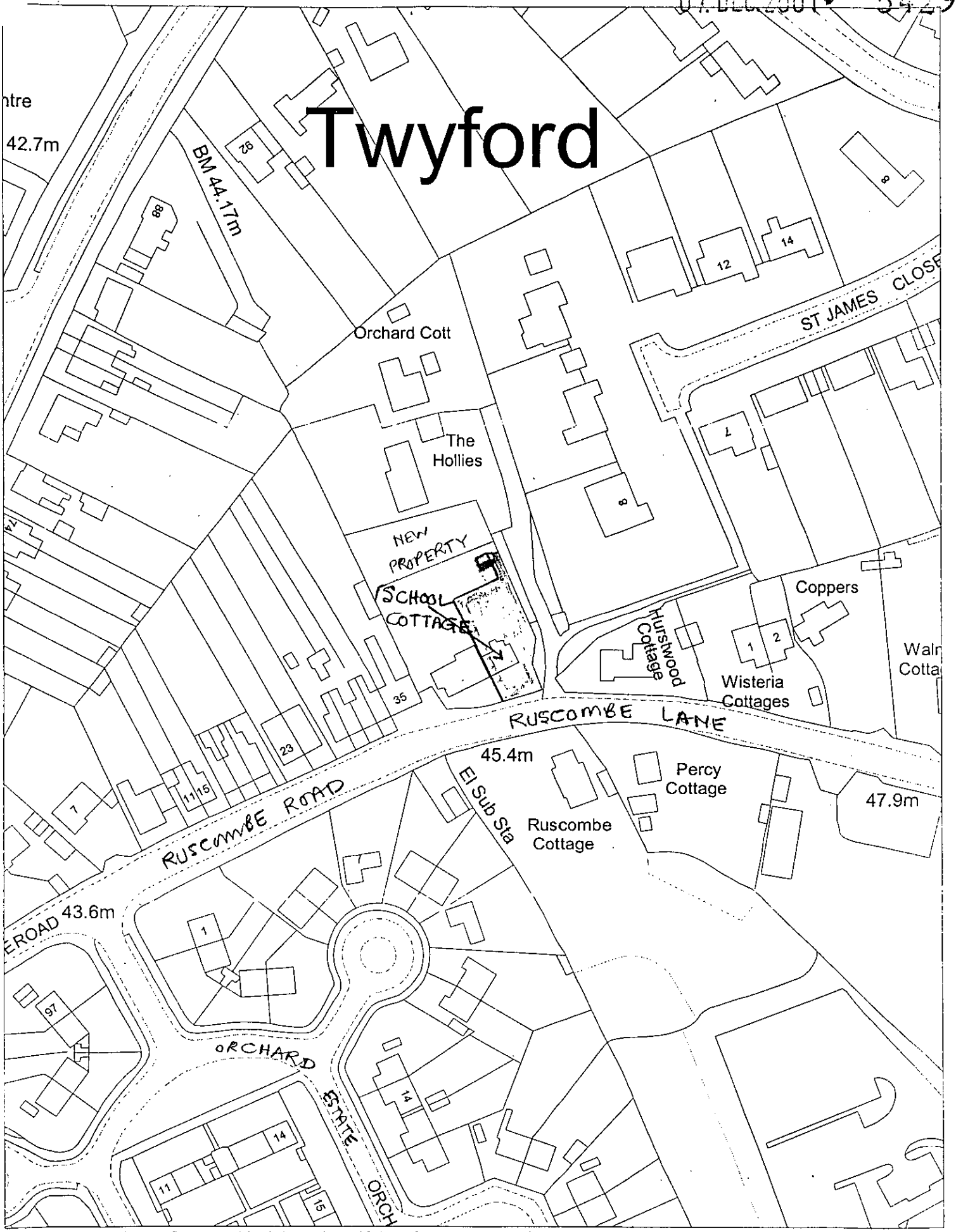


ROOF PLAN. (1/100)

REFUSED

Mr & Mrs S. Robinson.	PROPOSED ROOF WINDOWS & STAIRCASE TO ROOF SPACE OF EXISTING GARAGE. AT SCHOOL COTTAGE, RUSCOMBE.
Scales: 1/100 & 1/200.	
Date: Nov '01.	Drawing No: SC/1.

1:1250 LOCATION PLAN 07. DEC 2001 5429



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Landscape Section, Environmental Services, Wokingham District Council.
23 May 2000 Scale: 1 : 1250

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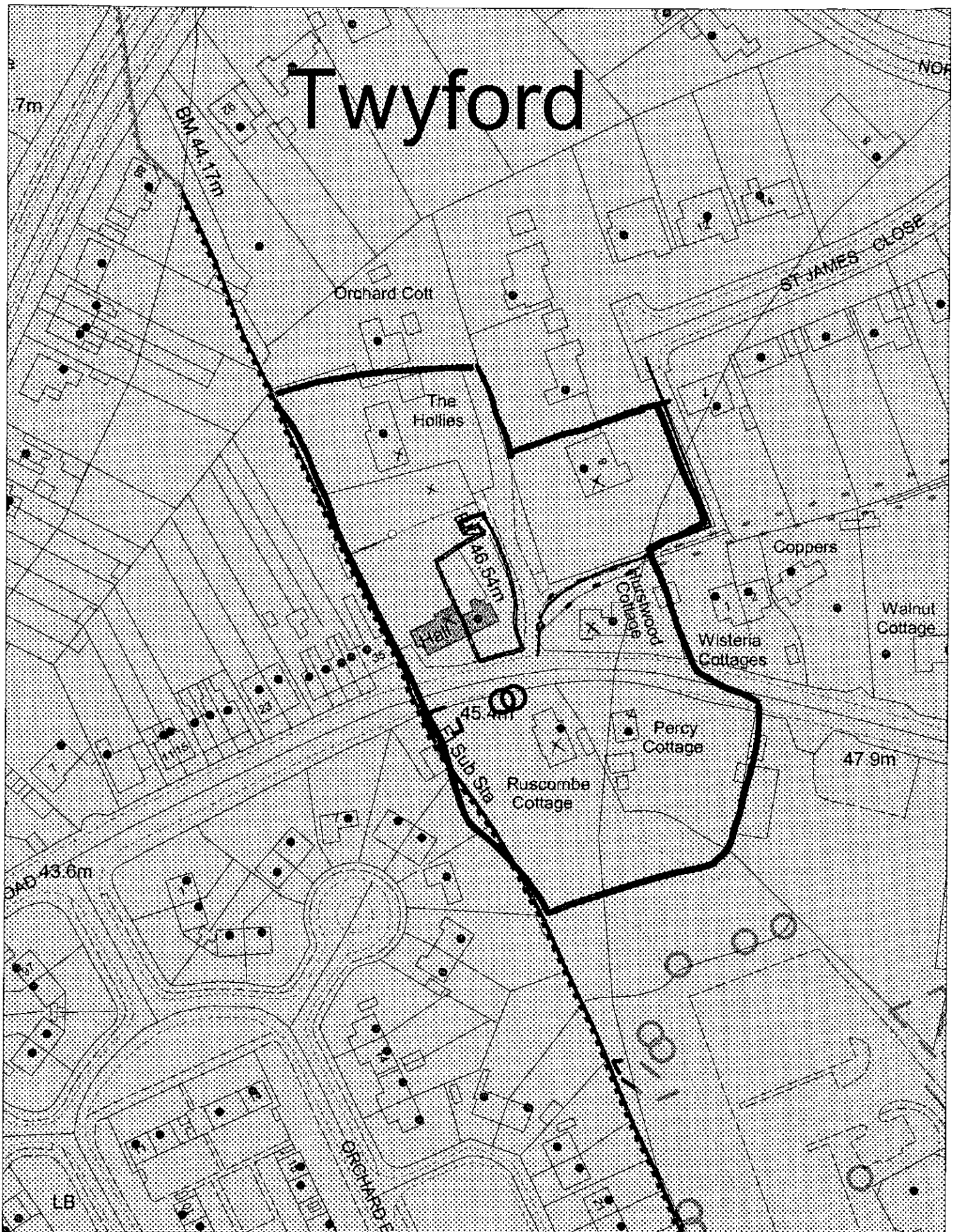
07.DEC.2001* 5429



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

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