APPLICATION NO:
F/2001/5294

LOCATION:
23 New Road, Ruscombe Reading.

APPLICANT:
Daniels & Associates

PROPOSAL:
Proposed erection of replacement dwelling with detached garage. (Amendment to consent F/2001/4272).

EARLIEST DATE FOR DECISION: **20/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
10/01/2002

CASE OFFICER: **Nicola Lake**

APPROVED

407

DO

RAILEX
Marbleboard

EASIFILE EP7

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Daniels & Associates
28 Broad Street
Wokingham
Berkshire
RG40 1AB

Application Number: F/2001/5294

Parish: **RUSCOMBE**

Location: **23, New Road, Ruscombe, Reading.**

Proposal: **Proposed erection of replacement dwelling with detached garage. (Amendment to consent F/2001/4272).**

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. 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
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level and above of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition
5. The first floor bathroom windows in the north and south elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
6. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
7. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
8. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

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

Condition
10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the 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 seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
12. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
13. No soakaways shall be constructed such that they penetrate the water table and they shall not in any event exceed 3 metres in depth below existing ground levels.

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

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

Reason
3. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

Reason
7. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
8. In the interests of highway safety and convenience.

Reason
9. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Reason
10. In the interests of visual amenity.

Reason
11. In the interests of visual amenity.

Reason
12. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
13. To prevent pollution of ground water.

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 OS1 and EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 01/02/2002

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.

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 18 April 2002
My ref: NL/F/2001/4272, F/2001/5294
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 W D Eccles
59 New Road
Ruscombe
Berkshire
RG10 9LN.

Dear Mr Eccles,

PROPOSED MATERIAL SAMPLES FOR THE ERECTION OF A REPLACEMENT DWELLING AT 23 NEW ROAD, RUSCOMBE. APPLICATION NUMBER F/2001/4272 AND F/2001/5294.

Thank you for your letter of the 14 November 2001, regarding the above stated development. I would like to take this opportunity to apologise for the delay in responding to your enquiry.

I write to confirm that the proposed materials:

Main Brick:	Hamills Medium Red Multi Stock
Feature Brick:	Berkshire Orange Stock.
Roof Tile:	Eternit Acme Farmhouse Brown.

Are approved as the materials that shall be used in the construction of the approved dwelling. These details satisfy the requirements of conditions 02 of F/2001/4272 and 02 of F/2001/5294.

I hope this information is of assistance to you.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

WD BUILDERS & SONS

NHBC

Building Contractors

59 New Road,
Ruscombe, Twyford,
Berkshire. RG 10 9LN.

Telephone/Fax: 0118 9345738

14th November 2001

Wokingham District Council,
Shute End,
Wokingham,
Berkshire.
RG40 1WH
F.A.O. Planning Department.

Dear Sirs,

Re: Planning Application no. F/2001/4272

We hereby submit samples of bricks and tiles which are to be used in the construction of the above. These are to be Hamills Medium Red Multi Stocks for the main construction and Berkshire Orange Stocks for the Plinth, soldier and dental courses. The roof tiles are Eternit Plain brown clay tiles.

We would be appreciative if you would confirm their acceptance as soon as possible.

Yours faithfully,
For W D BUILDERS

W D Eccles

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

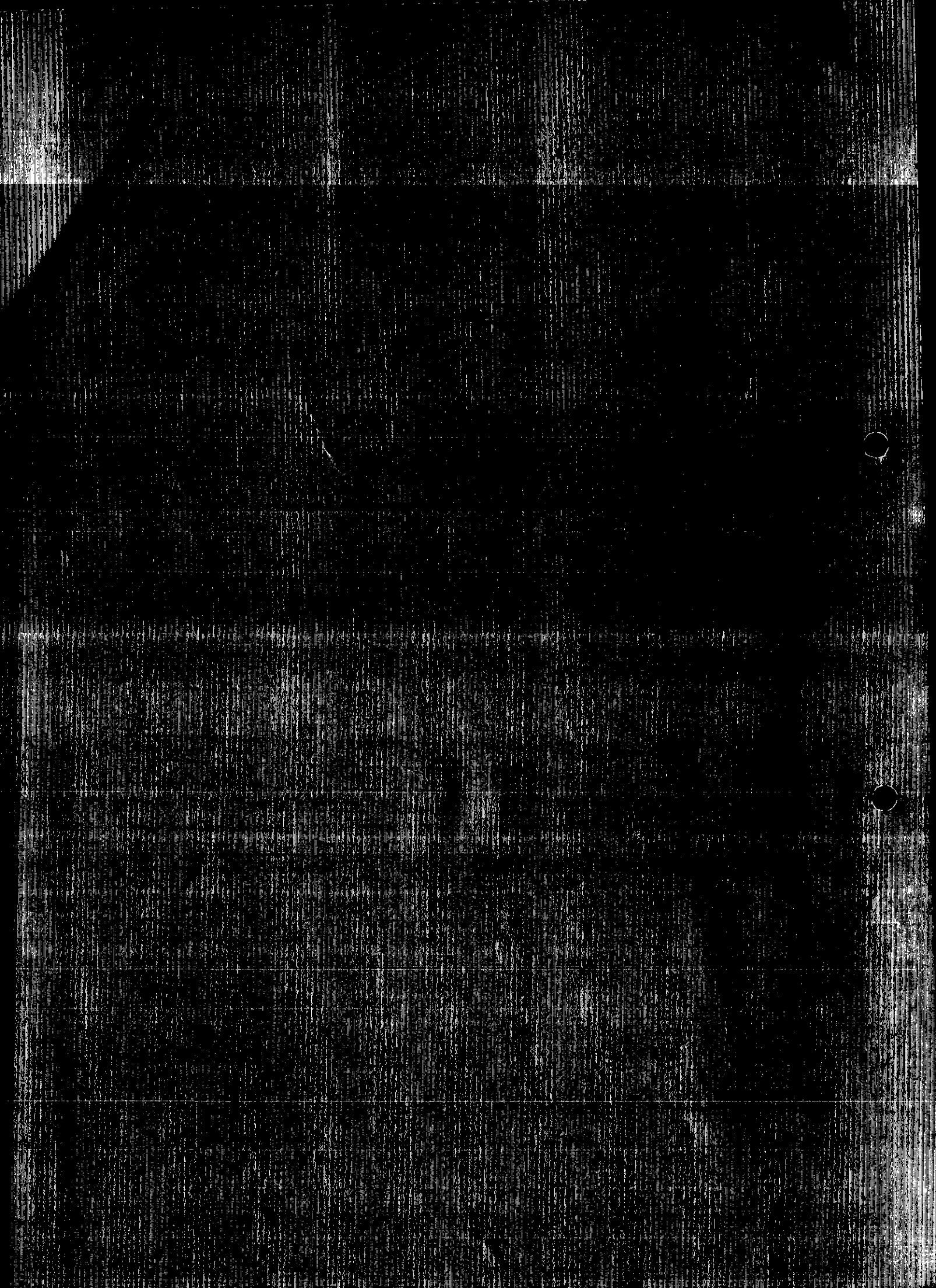
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5294	NL
BUILDING CONTROL NUMBER	FP 2001/2415	North
~~APPLICANT~~/AGENT	Daniels + Assoc	
ADDRESS OF SITE	23 New Road RUSCOMBE	
DESCRIPTION OF PROPOSED WORK	replacement dwelling (amendment to consent P/2001/4272)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	R 3226/1 1	R 3226/1 1
ELEVATIONS	R 3226/5 5 R 3226/6 6	R 3226/5 5 R 3226/6 6
FLOOR PLANS	R 3226/3 3 R 3226/4 4	R 3226/3 3 R 3226/4 4
garage	R 3226/7 7	R 3226/7 7

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

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



WORK SHEET FOR : Nicola Lake.

Application Number : F/2001/5294

Applicant : Danials & Associates

Location : 23 New Road, Ruscombe.

Proposal : Proposed erection of replacement dwelling with detached garage (Amendment to consent F/2001/4272)

Site Notice Displayed ? :	YES	NO	DATE
	✓		14.12.01.

Date of Neighbour Notifications :

Date of Site Visit : 14.12.01

Date Registered : 15.11.01

Earliest Date for Decision : 20.12.01

Latest Consultation Date/Site Notice Expiry Date : 20.12.01

Application Expiry Date: 10.01.02

Consultation Responses :
Ruscombe Parish Council: Concerned over the height of the building and first floor side facing windows.
Environment Agency: No objection subject to conditions.
Highways: No objection subject to conditions.
Environmental Health: No objection subject to conditions.
Ecology: No objection.
Landscaping: No objection subject to conditions.

Planning History :
Permission was grant for the replacement dwelling on the 10.10.01.

Planning Issues :
Site Designation: Within the identified settlement.

1. Impact of the proposed amendment to application F/2001/4272.

Application Number: F/2001/5294

Appraisal :

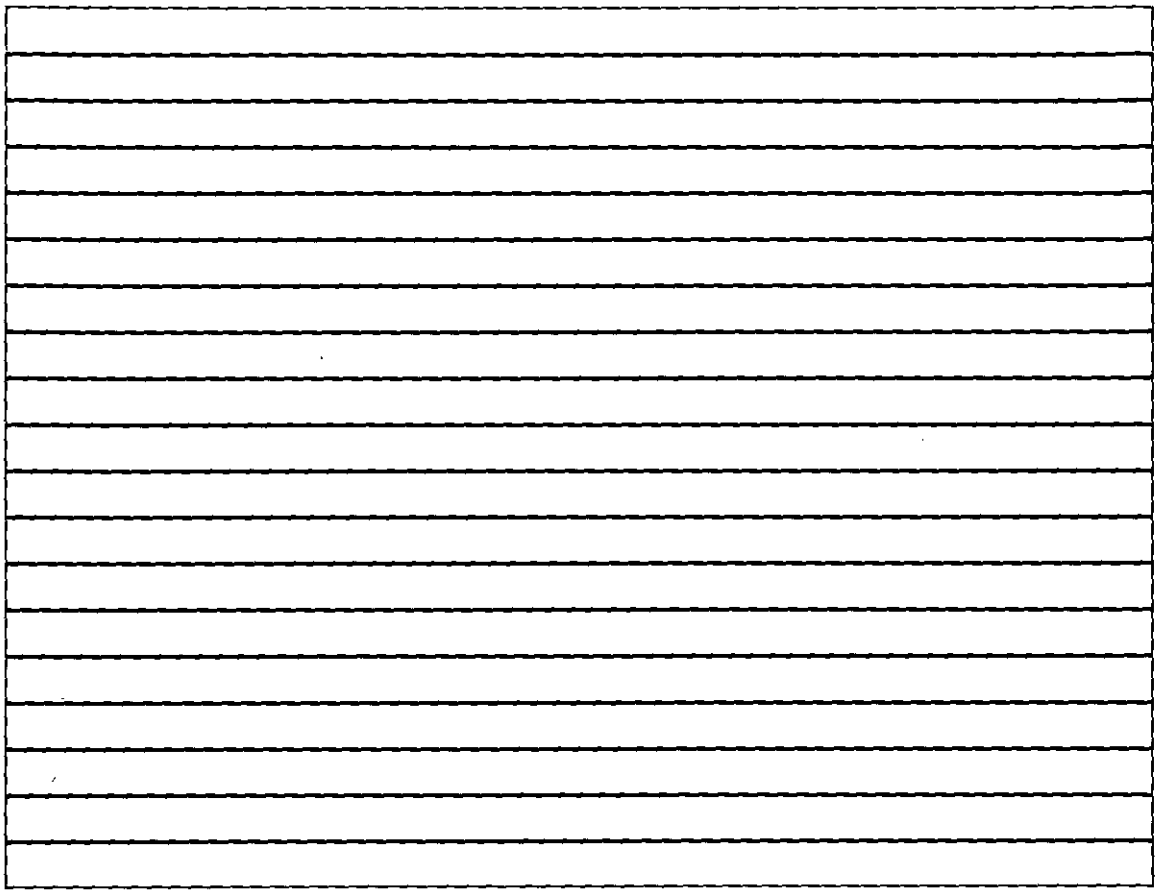
1. Impact of the proposed amendment to application F/2001/4272.
The proposed development is to amend application F/2001/4272, by erecting a single storey rear extension to form a breakfast room and a projecting bay double doorway to the family room. The proposed breakfast area would project out by 1.9m from the rear of the main dwelling, and would be located approximately 7.5m from the side boundary with number 25. The previously approved rear, projecting gable would screen the adjacent dwelling at number 21 from the proposed amendment. The rear bay doorway would project out by 50cm from the rear elevation of the gable and would be located at least 2.6m from the boundary with number 21. As such there would be no significant loss of residential amenity to the neighbouring dwellings.

   Both proposed amendments are located to the rear of the dwelling, as such neither would be visible from the road. The proposed alterations are in keeping with the approved replacement dwelling and as such there would be no detrimental impact upon the character or appearance of the surrounding area.

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

Application Number:F/2001/5294
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2.	C012	R012	
3.	C017	R017	
4.	C044	R044	First floor level and above.
5.	C045	R045	First floor, bathroom windows in the north and south elevations...
6.	C122	R122	
7.	C129	R129	
8.	C130	R130	
9.	C100	R100	
10.	C150	R150	
11.	C151	R151	
12.	C153	R153	
13			No soakaways shall be constructed such that they penetrate the water table and they shall not in any event exceed 3metres in depth below existing ground levels.
		Reason	To prevent pollution of ground water.
Informatives.			
1.	N16		BSP: OS1, EN1
			LALP: LBE1, LBE2
			WDLP: WOS3, WBE1.



CONDITION MONITORING RECORD SHEET

APPLICATION NO:

SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

RECORD OF SITE VISIT

SITE ADDRESS

APPLICATION NUMBER:

OFFICER:

DATE OF SITE VISIT: 14.12.01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES Front of site

2. DESCRIPTION OF SURROUNDINGS

Residential opposite Green Belt.

3. DESCRIPTION OF SITE/BUILDING

Development started on site on application F/2001/4272.

4. RELATIONSHIP TO ADJOINING PROPERTIES (See previous notes)

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 23 January 2002

My ref: F/2001/5294

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/2001/5294
23, New Road, Ruscombe, Reading.
Proposed erection of replacement dwelling with detached garage. (Amendment to consent F/2001/4272).

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 Committee for decision please fill in the form below.
This form must be received no later than 1st February 2002

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2001/5294**
23, New Road, Ruscombe, Reading.
Proposed erection of replacement dwelling with detached garage. (Amendment to consent F/2001/4272).

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.

Tel: (0118) 974 6481

Date: 23 January 2002

My ref: F/2001/5294

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2001/5294
23, New Road, Ruscombe, Reading.
Proposed erection of replacement dwelling with detached garage. (Amendment to consent F/2001/4272)..

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 Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

Tel: (0118) 974 6481

Date: 23 January 2002

My ref: F/2001/5294

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/2001/5294
23, New Road, Ruscombe, Reading.
Proposed erection of replacement dwelling with detached garage. (Amendment to consent F/2001/4272)..

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 Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 10 December 2001

Location:	23 New Road, Ruscombe
Proposal:	Proposed erection of replacement dwelling with detached garage. (Amendment to consent F/2001/4272).
Application Number:	F/2001/5294

In response to your consultation dated 26 November 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals. Many of the existing trees within the site are shown to be retained.

The proposed planting at the front of the site will not have significant impact on the street scene, as many of the shrubs will be lower than the proposed wall. I suggest that the landscape scheme includes planting on both sides of the drive and should consist of larger shrubs and several small trees.

Catherine Brimble

Catherine Brimble
Landscape Architect

Nicola Lake

From: Andy Glencross
Sent: 30 November 2001 12:12
To: Nicola Lake
Subject: Planning Application F/2001/5294 23 New Rd Ruscombe

Hi Nicola

I am satisfied that the information submitted for the previous application F/2001/4272 is sufficient for this application.

Cheers

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

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Nicola Lake Development Control	Your Ref:	F/2001/5294
From:	Tom Payne Environmental Heath	My Ref:	20015618
		Date.	29 November 2001

PROPOSED ERECTION OF REPLACEMENT DWELLING WITH DETACHED GARAGE (AMENDMENT TO CONSENT F/2001/4272).

23 NEW ROAD, RUSCOMBE.

These proposals have been evaluated and I have no environmental health objections to the application.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 26 November 2001

Application Number: F/2001/5294

Proposal: Proposed erection of replacement dwelling with detached garage. (Amendment to consent F/2001/4272).

Parish: RUSCOMBE PARISH

Site Address:
23, New Road, Ruscombe, Reading.

Applicant:
Daniels & Associates .

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049
C122, R122
C137 (INSERT: dwelling), R137.
C129, R129
C130, R130.

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

FROM: Nicola Lake

DATE: 26 November 2001

DELEGATED

RUSCOMBE PARISH CONSULTATION SHEET

Application Number: F/2001/5294

Proposal: Proposed erection of replacement dwelling with detached garage. (Amendment to consent F/2001/4272)..

Site Address: 23, New Road, Ruscombe, Reading.

Applicant: Daniels & Associates .

16 DEC 2001

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

05.12.01.

The Council offers the following observations..

(a) There is concern over the height of the proposed property in relation to neighbouring properties.

(b) Any first floor windows, overlooking neighbours, should be opaque glazed.

SIGNED: J Carver DATE: 05.12.01

Clerk To Ruscombe Parish/Town Council.

Incidentally building is already taking place and two plans have been submitted - which are is the one which apparently might be finished by Christmas!

ENVIRONMENT AGENCY

Our Ref : SP/2001/003993-2/1
Your Ref : F/2001/5294

Date : 27 December 2001

PLANNING SERVICES	HPT 51444
POL	TLS
DC NL	ENF
APP	
CS	
04 JAN 2002	
COPIES TO:	ACK:
	FILE:

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

Dear Ms Lake

REPLACEMENT DWELLING WITH DETACHED GARAGE AT 23 NEW ROAD, RUSCOMBE, READING

Thank you for your letter dated 26th November 2001, received on 28th November 2001. Please quote the following reference in any correspondence: **SU77NE/10/26**. 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.
(Note: The Environment Agency asks to be consulted on any details submitted pursuant to the above condition)

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Surface Water Drainage

In order to manage the disposal of surface water in a more sustainable manner, taking into

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

account flood risk and other environmental factors, the Environment Agency will 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.

Our general criteria is:
- The limiting discharge should be equivalent to the runoff from a 1 in 1 year storm of the existing undeveloped land. This would be between 2 and 7 l/sec per hectare, depending on site geology and slope;
- Storage should be provided to protect from a 1 in 100 year storm.

Presence of a Watercourse

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

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

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

ADVICE TO APPLICANT

Surface Water Drainage

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

Wildlife Conservation

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season

(generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will aso help to prevent the spread of invasive, alien species within the region.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

<u>Water Conservation</u>

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

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Pollution Prevention

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

Surface water from hard standing areas, walkways and access roads should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water

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

Pollution Prevention
Further guidance and advice on the prevention of pollution to water courses and groundwater can be found on our website, in particular the 'Pollution Prevention Guidelines' web pages. These can be found in the Business section of The Agency's web site. Alternatively, you can type the following location in your browser's address bar:
www.environment-agency.gov.uk/business/ppg/

Pollution Prevention Guideline No. 6; provides advice to assist those in the construction and demolition industry with responsibility for managing the environmental impact of their activities.
If you are unable to access this information, please contact us so that a paper copy can be forwarded to you.

Sustainable Construction

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce the consumption of both water and energy.

DECISION NOTICE

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

Yours sincerely

MATTHEW ROSE
Development Planning Officer

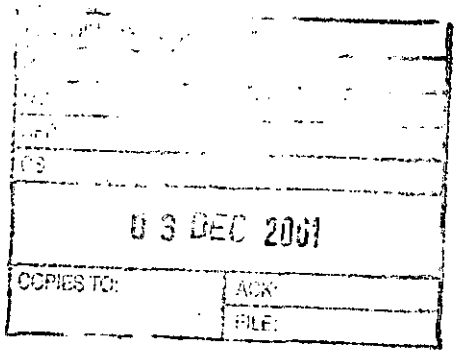
Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Daniels and Associates

Tel. (0118) 974 6481

Date: 26 November 2001

Your Ref:

My Ref: Nicola Lake
F/2001/5294



The Owner / Occupier
23
NEW ROAD
RUSCOMBE
READING
RG109LL

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

Dear Sir/Madam
Application Number: F/2001/5294
Site Address: 23, New Road, Ruscombe Reading.
Proposal: Proposed erection of replacement dwelling with detached garage. (Amendment to consent F/2001/4272)..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at the District Council Planning Services reception at the offices in Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/5294 to enable staff to locate the correct information.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2001/5294** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. **You can also make comments using the District Councils web site at *www.wokingham.gov.uk* , under Planning.**

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Nicola Lake**, on **(0118) 974 6481**.

Yours faithfully,

Nicola Lake

Development Control Officer

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	15 NOV 2001
Officer: NL	Application No. F/2001/5294

Map No. 29 Site ...O.I.I.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF REPLACEMENT DWELLING WITH DETACHED GARAGE (AMENDMENT TO CONSENT F/2001/4272)

Location: 23 NEW ROAD

Parish: RUSCOMBE Ward: Rwcombe. 26.1.1.0173.

Applicant: DANIELS & ASSOCIATES
Resubmission F/2001/4272

Fee Received 00-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 26.11.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ .....
Trees .....
Conservation Officer .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....
1. Pastures – A Geocrossbe: newts

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency ✓ Landfill Site .....
Groundwater Prot. Zone 3.

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

HERITAGE BODIES

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

OTHERS:

.....
.....
No new pre-apps.

NEIGHBOURS:

S/N + see map – pls include site inside red line.

Recd 3.10pm 14.11.01

Daniels and Associates
Estd. 1972

28 Broad Street, Wokingham, Berkshire RG40 1AB
Tel: Wokingham (0118) 9790313/9772430 Fax: (0118) 9786789

STRUCTURAL ENGINEERING CONSULTANTS, CHARTERED BUILDING SURVEYORS & VALUERS

15.NOV.2001* 5294

Our Ref: RJM/TJM/R3226
Your Ref: NL/F/2001/4272

Nicola Lake,
Senior Planning Officer,
Wokingham District Council,
Environmental Services Department,
Planning Services,
PO Box 157,
Shute End,
WOKINGHAM,
Berkshire. RG40 1WR.

14th November, 2001.

Dear Ms. Lake,

Re: Proposed Amendments to Approved Replacement Dwelling at: 23, New Road, Ruscombe.

Further to your letter of 9th November, I was disappointed to note that you feel the proposed amendments in connection with the above dwelling were not sufficiently minor to be treated as an amendment to the previously approved dwelling. As requested, therefore, I now submit a completely new Planning Application. I note, however, that you are unable to foresee any likely Officer objection to these revised proposals.

I look forward to hearing from you in due course.

Yours sincerely,

Robert Moxon

Robert J. Moxon, BSc., (Est.Man.), FRICS, FBEng., MaPS.

cc: W. D. Builders

1789/a

SECTION 66 CERTIFICATE

Application No.

15.NOV.2001* 5294

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

I certify that:

at the beginning of the ~~peried~~ period of 21 days ending with the date of the accompanying ~~application~~ application, nobody, except the applicant, was the owner of (a) of ~~any part~~ 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
W. D. BUILDERS.	59, NEW ROAD, RUSCOMBE.	14.11.01

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) . . . . . .

. . . . . .

(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).

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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.

Agricultural Holdings Certificate

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

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 . . . . . .

On behalf of . . . DANIELS & ASSOCIATES . . . . . .

Date . . . . . 14.11.01 . . . . . .

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

1933 ✓

ADDRESS 23 NEW ROAD **PARISH** RUSCOMBE

PLOT No. **ORD.SHEET No.**

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
361/53		Mr+Mrs. Clark	Bungalow	16 6.53		C/A
68/59				12.5.59		C/A
E/2001/4272.		Daniels & Ass.	Demolish existing dwelling & garage & erect new?	10.10.01		C/A

MINISTRY DECISION:

SPECIAL ORDERS:

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, RG11 1WR

FOR OFFICE USE ONLY

15.NOV.2001* 5294

1.	APPLICANT'S NAME	DANIELS & ASSOCIATES
	ADDRESS	28, BROAD STREET,
		WOKINGHAM, BERKSHIRE.
	POST CODE	RG40 1AB PHONE 0118 9790313
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	
	POST CODE	PHONE
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	23, NEW ROAD, RUSCOMBE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF EXISTING CHALET AND GARAGE/CARPORT AND ERECTION OF ONE NEW DWELLING WITH DETACHED GARAGE.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.107
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	R3226/1-7 INCLUSIVE

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
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

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

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

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.

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.

Pitched roofs to be covered in brown plain concrete tiles.
External walls to be finished in red multi-stock bricks.

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.

Existing hedges 1.8m-2m high to remain to north. Existing 1.5m close-boarded fence to remain to rear. Chain link fence to south to be replaced with close-boarded fence 1.8m high (1m high to front garden). Dwarf wall to front to be replaced with 1m brick wall.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

To 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

3.6m vehicular access to be retained.

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

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	1 / 10 *	/ *	1 / 6 *
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.

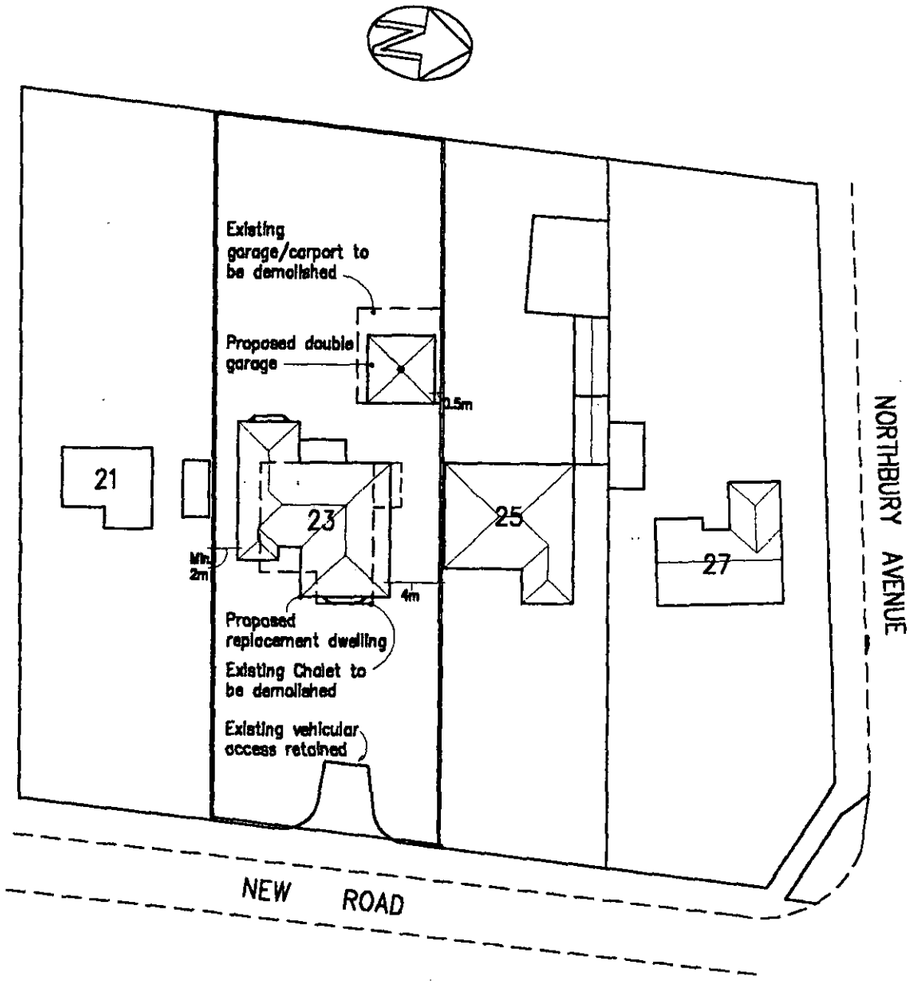
NIL - Resubmission of drawings previously approved under application No. F/2001/4272

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.

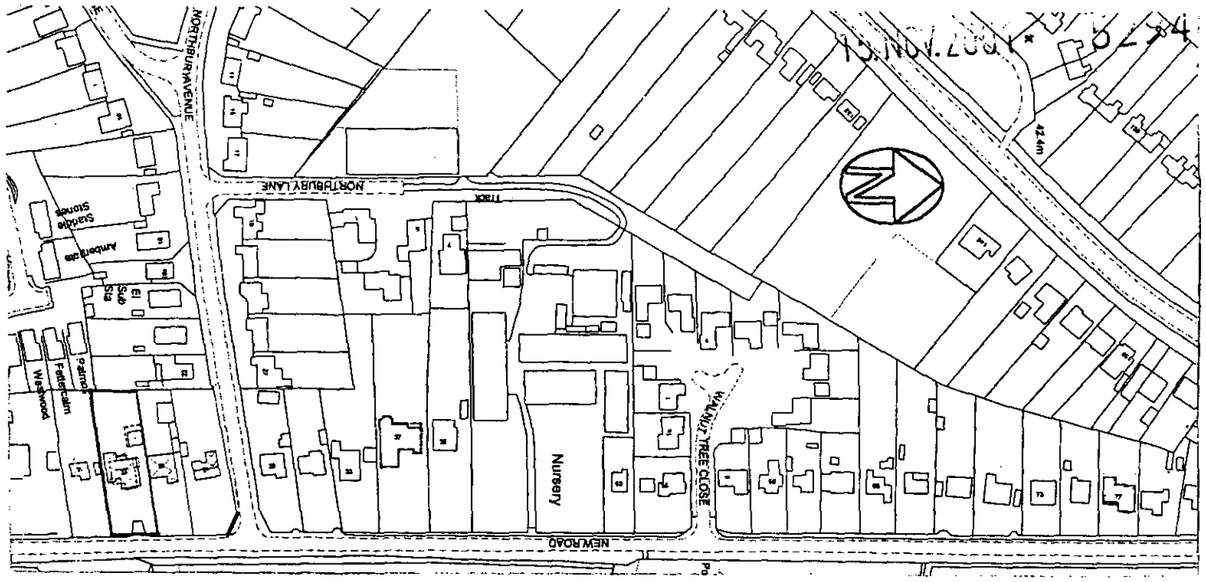
SIGNED [signature] ON BEHALF OF Daniels & Associa DATE 14.11.01

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".

NOTES
All dimensions must be checked on site and not Scaled from this drawing.



1:500 Block Plan



1:2500 Location Plan

AMENDMENT SCHEDULE		
Date	No.	Description
23. 10. 01.	1.	Rear family room bay added.
23. 10. 01.	2.	Lean-to roof over breakfast area added.

Client: Daniels & Associates

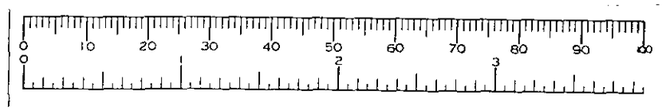
Job: Proposed Replacement Dwelling at: 23, New Road, Ruscombe, Berkshire.

Drwg: Block & Location Plan

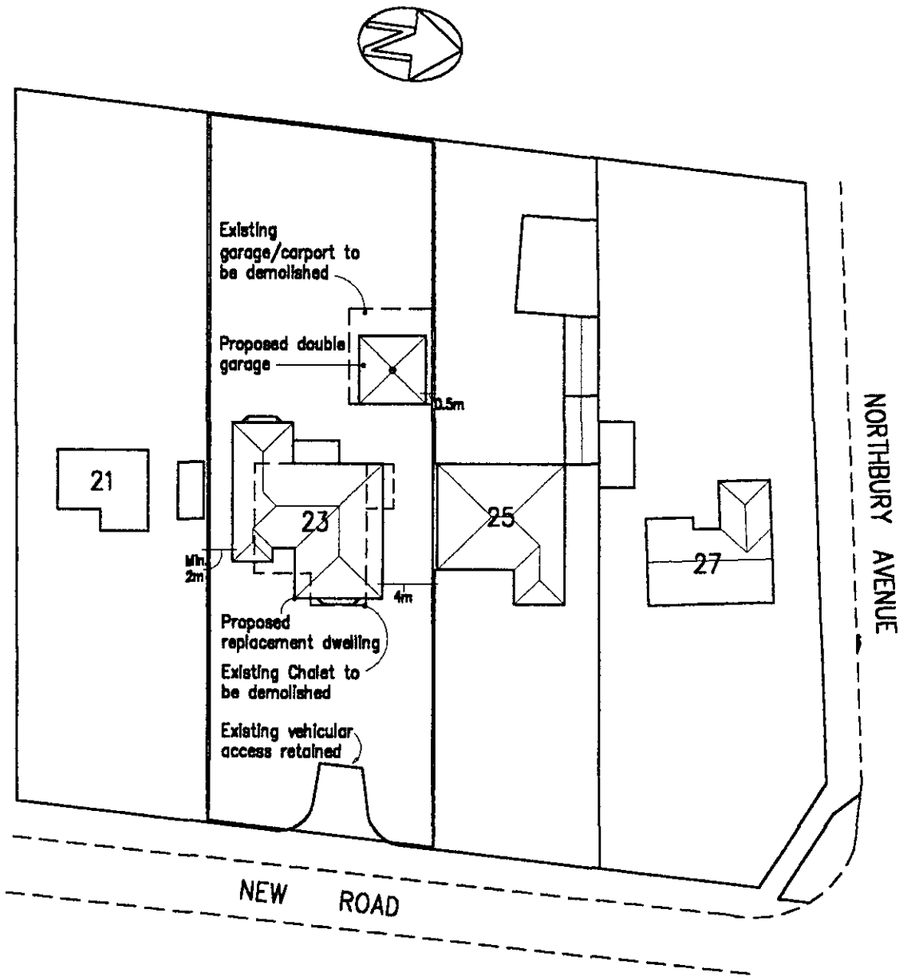
Date:	April 2001	Drg No.	R3226/1
Scale:	1:500/1:2500	Sheet No.	1
Drawn by:	R.J.M.		

APPROVED

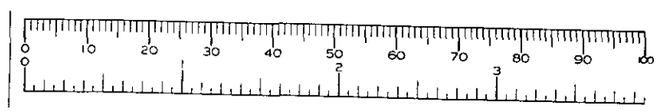
Daniels & Associates
Chartered Building Surveyors
28a BROAD STREET,
WOKINGHAM,
BERKSHIRE RG40 1AB
Telephone: Wokingham 01189 790313 / 772430 (3 lines)
Fax: Wokingham 01189 786789



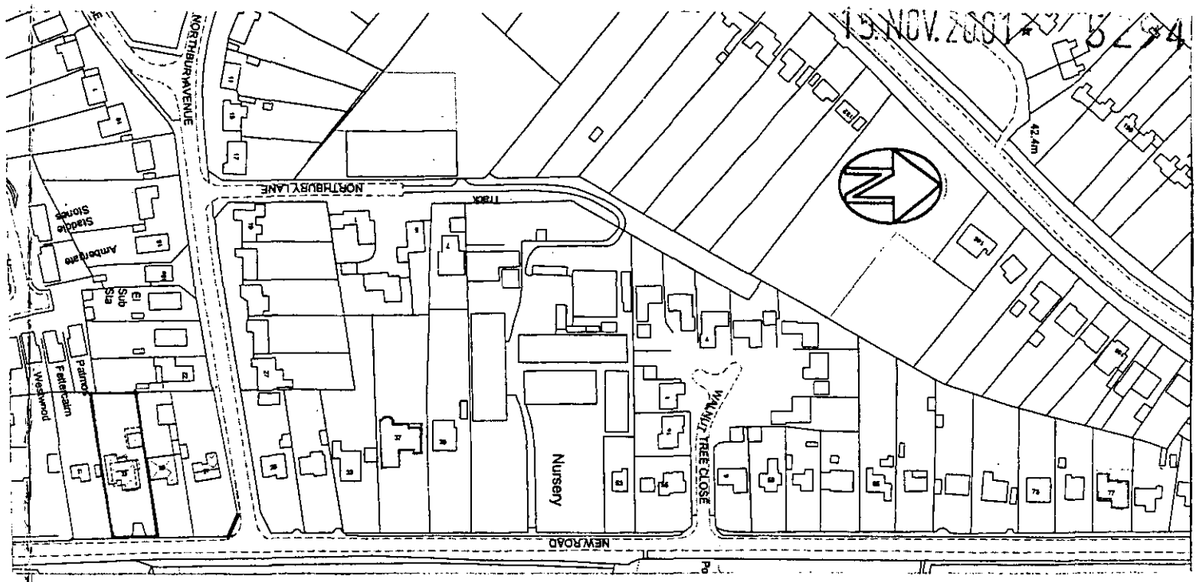
5294



1:500 Block Plan



NOTES
All dimensions must be checked on site and not Scaled from this drawing.



1:2500 Location Plan

AMENDMENT SCHEDULE		
Date	No.	Description
23. 10. 01.	1.	Rear family room bay added.
23. 10. 01.	2.	Lean-to roof over breakfast area added.

Client:
Daniels & Associates

Job:
Proposed Replacement Dwelling at:
23, New Road,
Ruscombe,
Berkshire.

Drwg:
Block & Location Plan

Date:	April 2001	Drg No.	R3226/1
Scale:	1:500/1:2500	Sheet No.	1
Drwn by:	R.J.M.		

PLANNING SERVICES	
POL	
DC	
APP	
GS	
05 NOV 2001	
COPIES TO:	ACE
	FILE

Daniels & Associates
Chartered Building Surveyors
28a BROAD STREET,
WOKINGHAM,
BERKSHIRE RG40 1AB
Telephone: Wokingham 01189 790313 / 772430 (3 lines)
Fax: Wokingham 01189 786789

NOTES
All dimensions must be checked on site and not Scaled from this drawing.

Driveway & Rear Patio:

Driveway and rear patio to be finished in concrete block paviors, bedded and vibrated on 50mm compacted sand bedding on 200mm Type 1 granular sub-base all in accordance with B.S.7533:Part3:1997. Pavior edgings to be 150mm x 50mm precast concrete bedded and haunched in 21N/mm² concrete, 200mm wide x 100mm thick. Joints between paviors to be filled with jointing sand, vibrated and finally refilled.

Landscaping to Shrub Bed 1:

3No. Euonymus emerald & gold, 20–30cm high, at 600 c/cs.
3No. Euonymus sunspot, 20–30cm high, at 600 c/cs.
3No. Hebe quicksilver, 20–30cm high, at 600 c/cs.
3No. Viburnum Davidii, 20–30cm high, at 600 c/cs.
2No. Skimmia Japonica, 30–40cm high, at 900 c/cs.
2No. Skimmia Japonica Rubella, 30–40cm high, at 900 c/cs.

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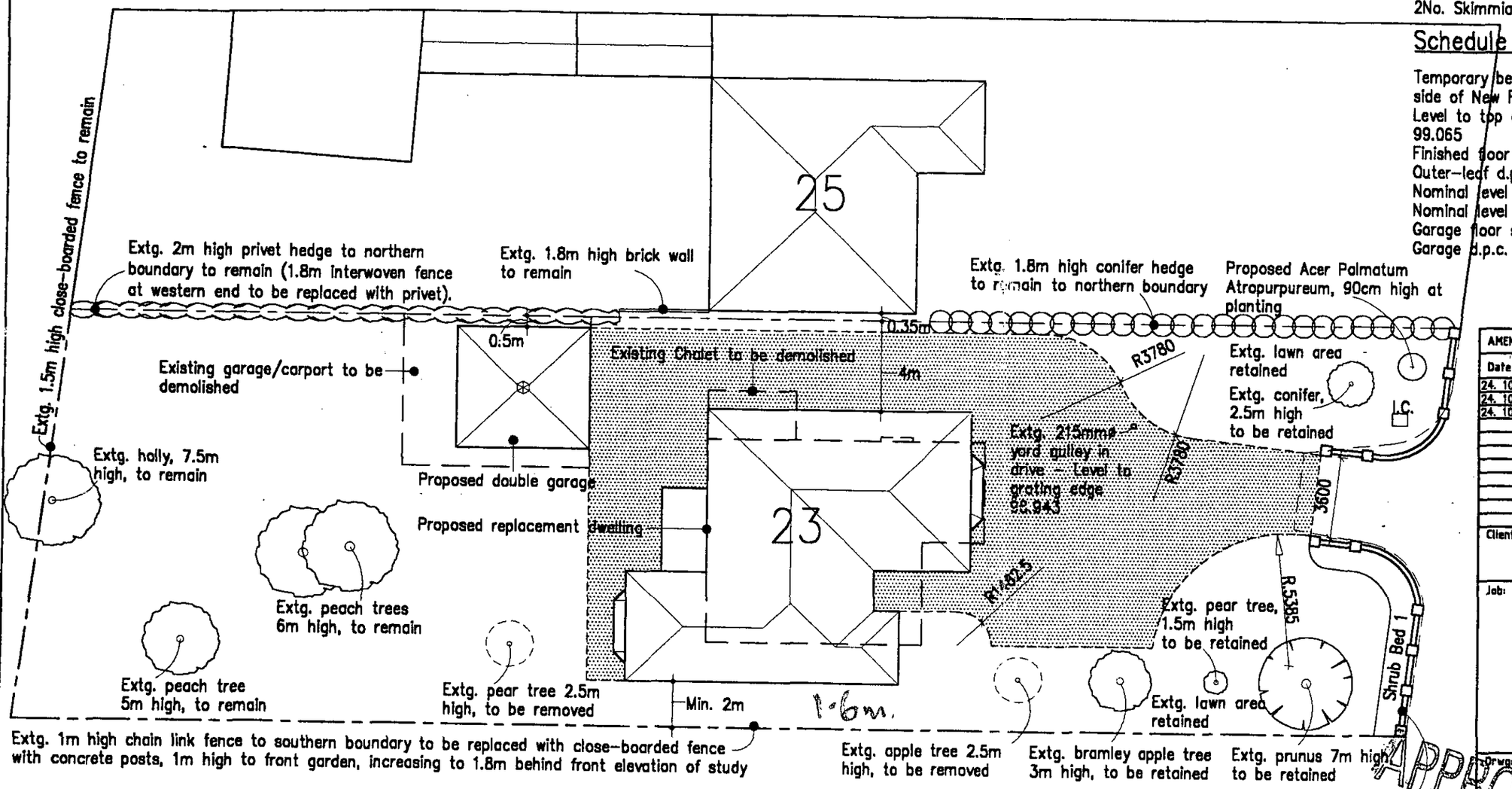
Schedule Of Proposed Levels:

Temporary bench mark – Top of hydrant marker on opposite side of New Road 100.000
Level to top of Bison floor beams & inner-leaf d.p.c. – 99.065
Finished floor level – 99.185
Outer-leaf d.p.c. level to house – 99.140
Nominal level to base of deep strip footings – 97.990
Nominal level to top of house footings – 98.465
Garage floor slab level – 98.940
Garage d.p.c. level – 99.040



APPROVED

N.B. All branch structures, trunks and root systems of trees to be retained in vicinity of the works are to be protected from any possible damage by the provision of suitably secured chestnut fencing at a radius distance from each tree which equates to its crown spread. The chestnut fencing shall remain in place until construction work has been completed.

AMENDMENT SCHEDULE		
Date	No.	Description
24. 10. 01.	1.	Breakfast area and rear family room bay added.
24. 10. 01.	2.	Tree protection note added.
24. 10. 01.	3.	Schedule of levels added.

Client: Daniels & Associates

Job: Proposed Replacement Dwelling at: 23, New Road, Ruscombe, Berkshire.

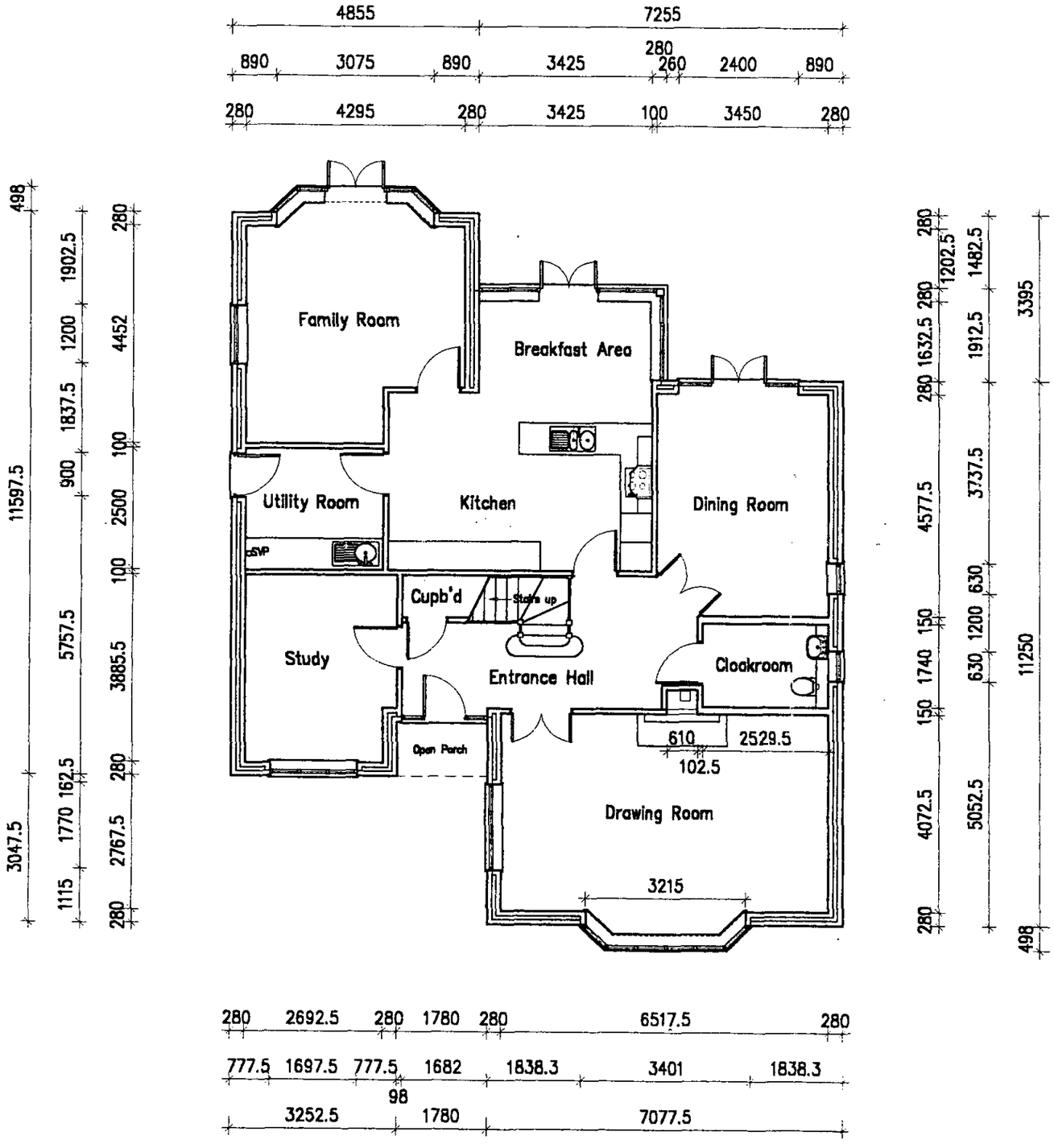
Drwg: External Works

Date: June 2001	Drg No. R3226/2
Scale: 1:200	Sheet No. 2
Drwn by: R.J.M.	

Daniels & Associates
Chartered Building Surveyors
28a BROAD STREET,
WOKINGHAM,
BERKSHIRE RG40 1AB
Telephone: Wokingham 01189 790313 / 772430 (3 lines)
Fax: Wokingham 01189 786789

NOTES
All dimensions must be checked on site and not Scaled from this drawing.

15.NOV.2001 - 5294



AMENDMENT SCHEDULE		
Date	No.	Description
19. 10. 01	1.	Breakfast area added to rear of kitchen.
19. 10. 01	2.	French casement frame to rear of family rm. replaced with bay.
19. 10. 01	3.	Northern family room window repositioned in southern elevation.

Client: Daniels & Associates

Job: Proposed Replacement Dwelling at:
23, New Road,
Ruscombe,
Berkshire.

Drwg: Ground Floor Plan

Date: May 2001	Drg No. R3226/3
Scale: 1:100	Sheet No. 3
Drwn by: R.J.M.	

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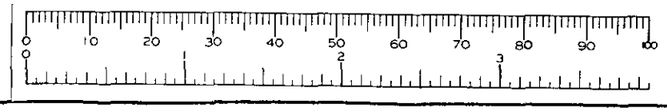
Daniels & Associates

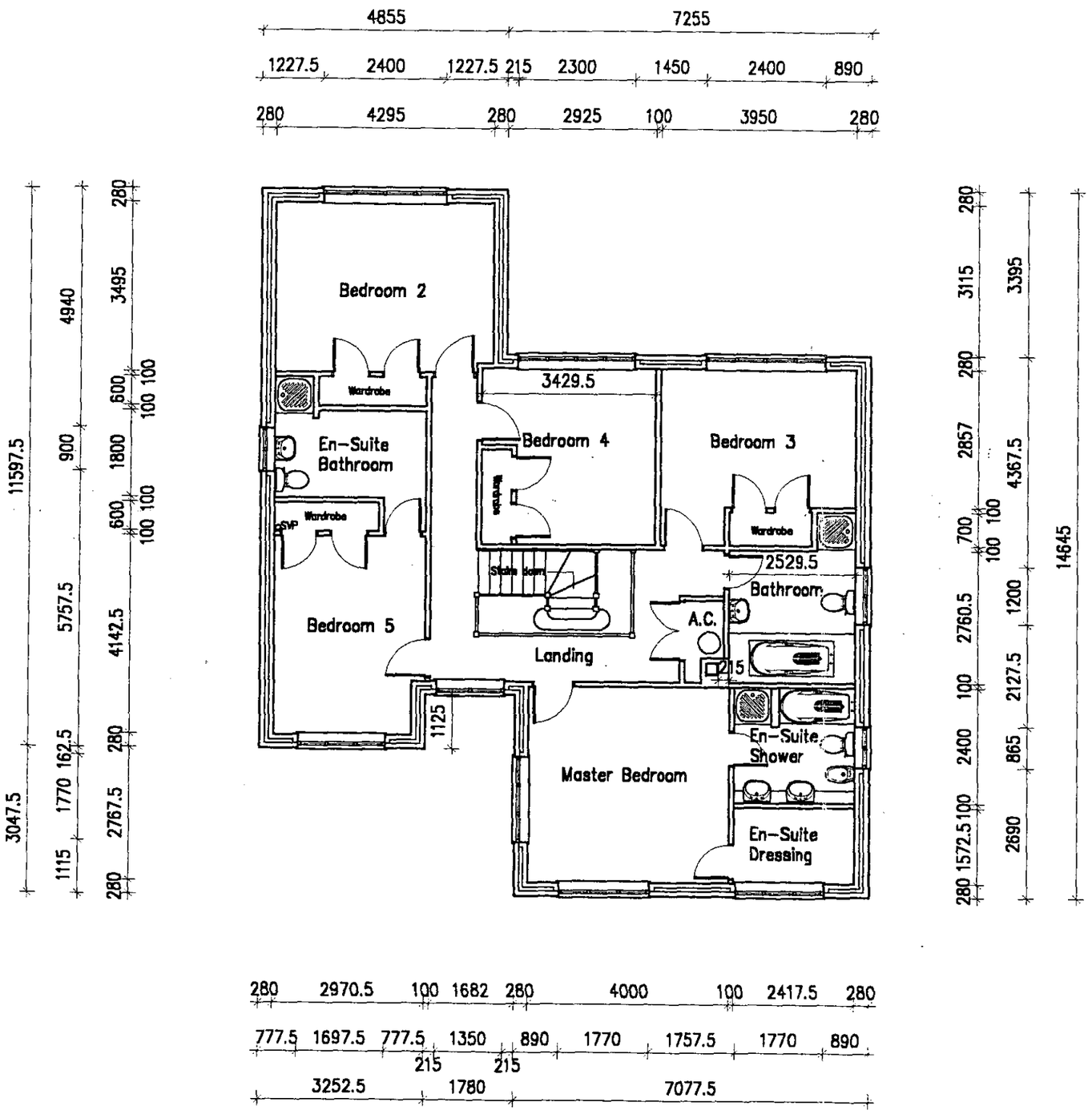
Chartered Building Surveyors
28a BROAD STREET,
WOKINGHAM,
BERKSHIRE RG40 1AB

Telephone: Wokingham 01189 790313 / 772430 (3 lines)
Fax: Wokingham 01189 786789



NOTES
All dimensions must be checked on site and not Scaled from this drawing.

15.NOV.2001 5234



AMENDMENT SCHEDULE		
Date	No.	Description
19. 10. 01	1.	Partition between bedroom 2 and en-suite repositioned.
19. 10. 01	2.	Bath in en-suite to bedroom 5 replaced with shower.
19. 10. 01	3.	Wardrobe and door opening to bedroom 4 repositioned.
19. 10. 01	4.	Stairwell opening size increased.

Client: Daniels & Associates

Job: Proposed Replacement Dwelling at:
23, New Road,
Ruscombe,
Berkshire.

Drwg: First Floor Plan

Date:	May 2001	Drg No.	R3226/4
Scale:	1:100	Sheet No.	4
Drwn by:	R.J.M.		

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Fax: Wokingham 01189 786789

NOTES
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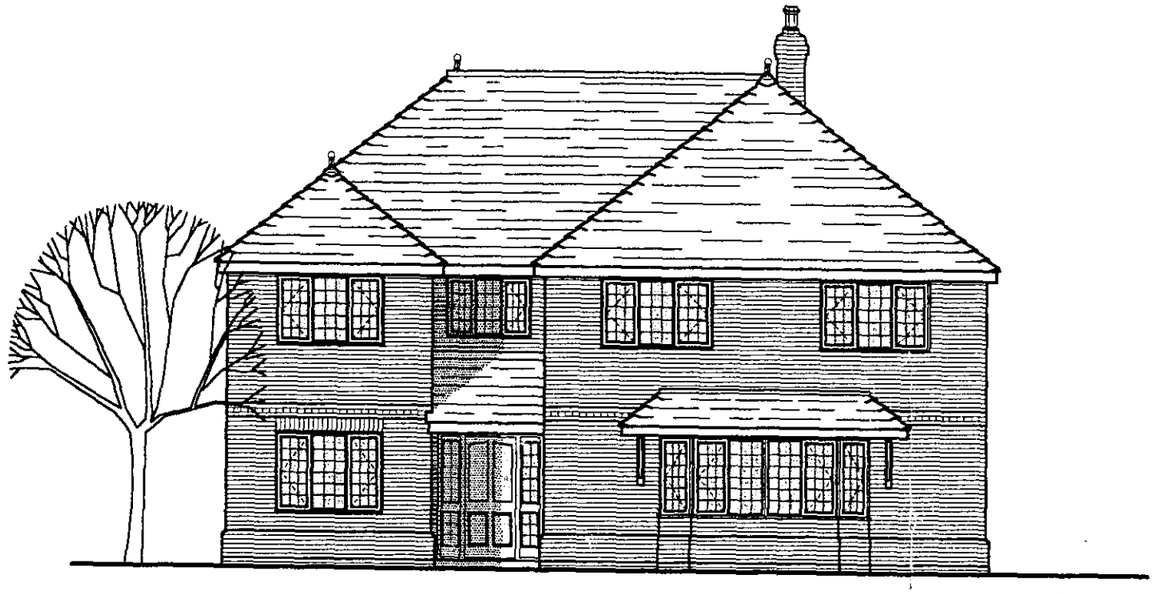
Materials:

1. Pitched roofs to be covered in Redland 5294 Downland hedgerow brown plain concrete tiles with bonnet tiles to hips, purpose-made valley tiles and half-round ridge tiles;

2. External walls to be finished in multi-red stock brick with contrasting bricks for the plinth stretchers at the base of the walls and to the band courses half-way up; and

3. All window frames to be white PVCu, incorporating double-glazed sealed units.



Front (Eastern) Elevation



Rear (Western) Elevation

AMENDMENT SCHEDULE		
Date	No.	Description
20. 10. 01	1.	Front bay and study windows increased to 1350mm deep.
20. 10. 01	2.	Front bay roof widened and gallows brackets added.
20. 10. 01	3.	Plinth added to base of external walls.
20. 10. 01	4.	Dentil course added to external walls above soldier courses.
20. 10. 01	5.	Ridge finials added.
20. 10. 01	6.	Breakfast area added to rear of kitchen with lean-to roof.
20. 10. 01	7.	Bed.4 window reduced to 800mm deep to accommodate lean-to roof.
23. 10. 01	8.	Splay bay added to rear of family room.

Client: Daniels & Associates

Job: Proposed Replacement Dwelling at: 23, New Road, Ruscombe, Berkshire.

Drwg: Front & Rear Elevations

Date:	June 2001	Drg No.	R3226/5
Scale:	1:100	Sheet No.	5
Drwn by:	R.J.M.		

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09/12/02

NOTES
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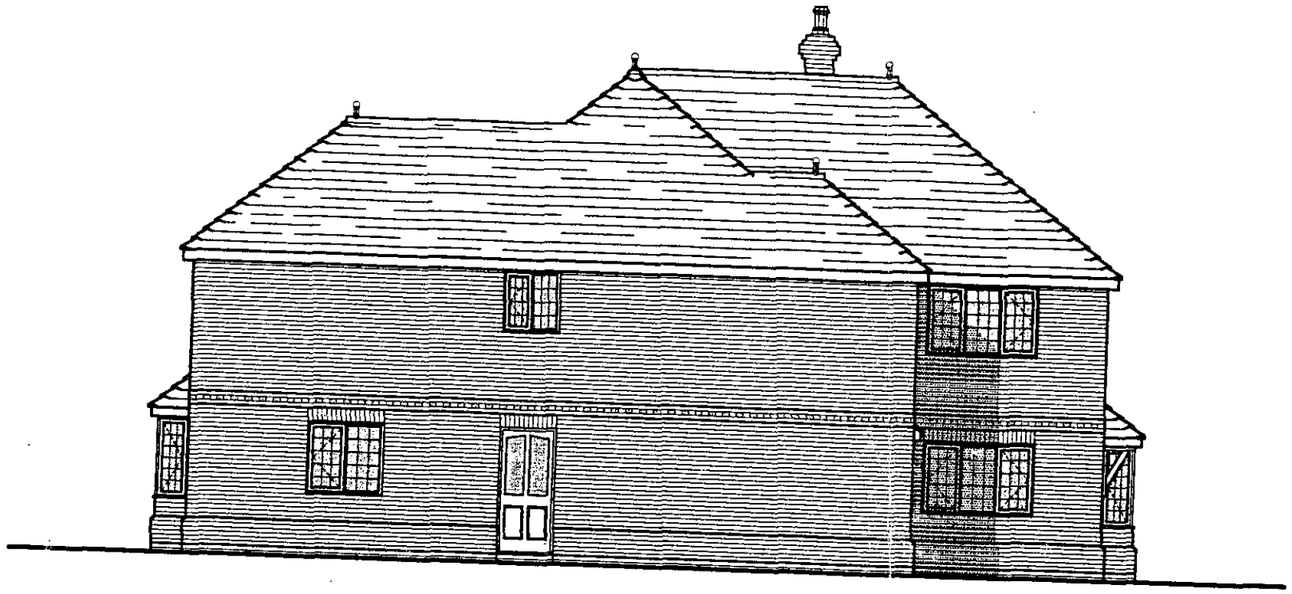
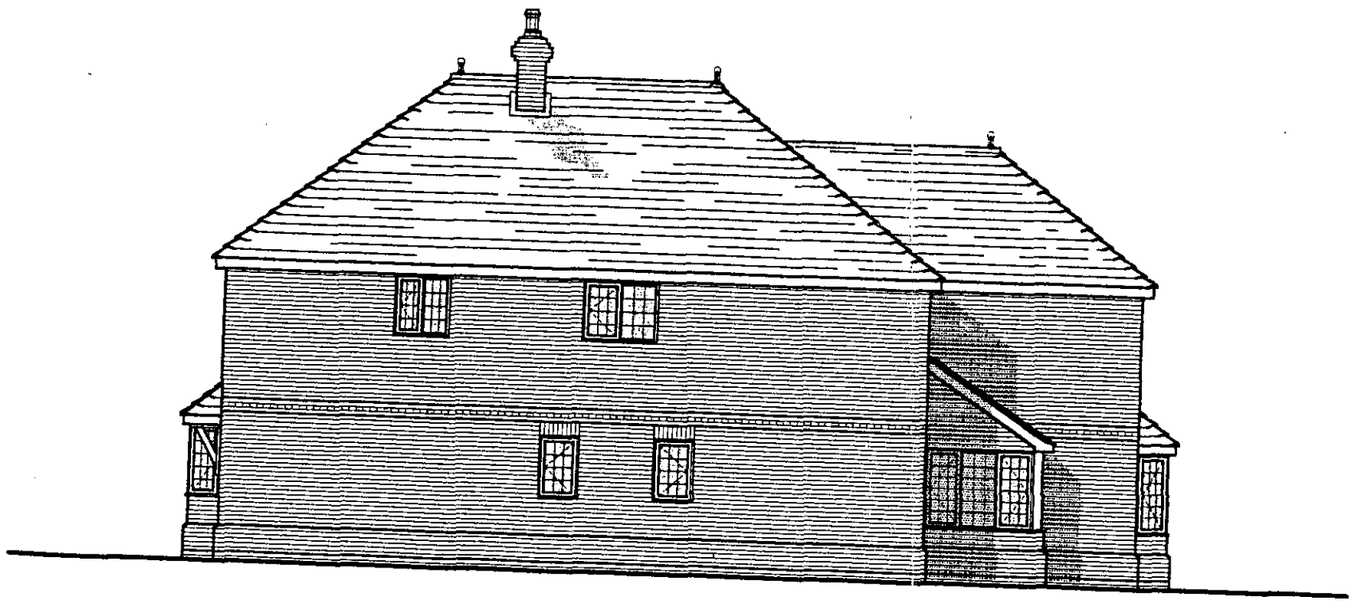
15.NOV.2001* 5294



Southern Elevation



Northern Elevation

AMENDMENT SCHEDULE		
Date	No.	Description
20. 10. 01	1.	Front bay and study windows increased to 1350mm deep.
20. 10. 01	2.	Front bay roof widened and gallows brackets added.
20. 10. 01	3.	Plinth added to base of external walls.
20. 10. 01	4.	Dentil course added to external walls above soldier courses.
20. 10. 01	5.	Ridge finials added.
23. 10. 01	6.	Soley bay added to rear of family room.
23. 10. 01	7.	Northern window to family room repositioned in southern elevation.

Client:
Daniels & Associates

Job:
Proposed Replacement Dwelling at:
23, New Road,
Ruscombe,
Berkshire.

Drwg:
Side Elevations

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Date: June 2001	Drg No. R3226/6
Scale: 1:100 @ A3	Sheet No. 6
Drwn by: R.J.M.	

Daniels & Associates
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D 14/12/01

NOTES
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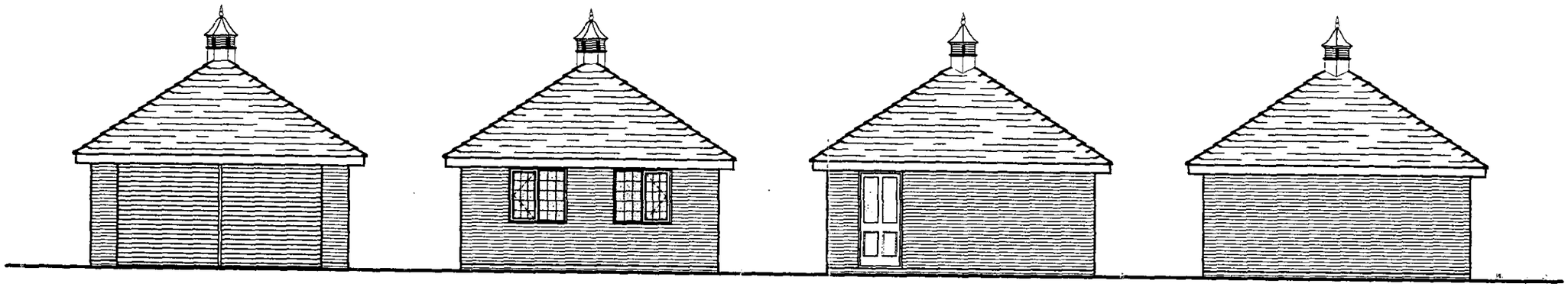
19.NOV.2001 * 5294

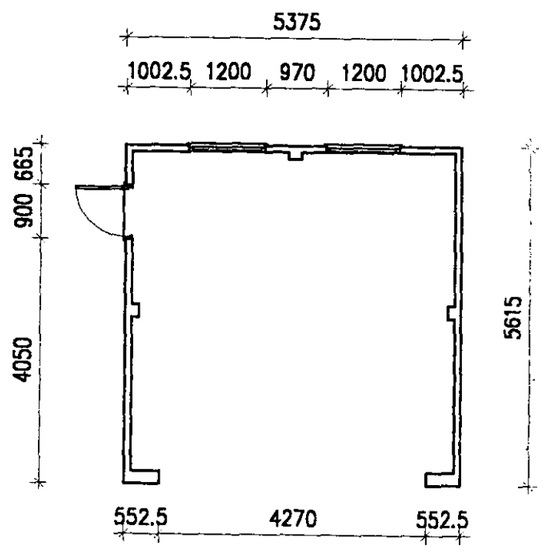


Front (Eastern) Elevation

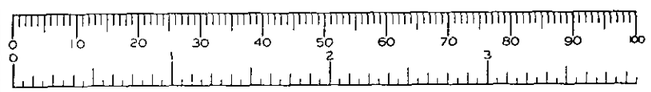
Rear (Western) Elevation

Southern Elevation

Northern Elevation



Plan



AMENDMENT SCHEDULE		
Date	No.	Description
23. 10. 01.	1.	Newmarket Cupola added to top of garage roof.

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Client: Daniels & Associates

Job: Proposed Replacement Dwelling at: 23, New Road, Ruscombe, Berkshire.

Drwg: Garage Details

Date:	June 2001	Drg No.	R3226/7
Scale:	1:100	Sheet No.	7
Drwn by:	R.J.M.		

Daniels & Associates

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