6/1

APPLICATION NO:
F/2002/8110

LOCATION:
21 Ruskin Way, Wokingham.

APPLICANT:
Mr/Mrs Coutts C/O A D S

PROPOSAL:
Proposed 2 storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **30/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
27/01/2003

CASE OFFICER: **Louise Smith**

APPROVED

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Coutts
C/O A D S
51 Kestrel Way
Wokingham
Berks
RG41 3HA

Application Number: F/2002/8110

Parish: **WOKINGHAM**

Location: **21, Ruskin Way, Wokingham.**

Proposal: **Proposed 2 storey side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

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

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

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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

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

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

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

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

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

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 Policy EN1.
South East Area Local Plan Policies SBE1, SBE2, STV1, ST3 and ST5.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3. WOS2, WT7 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 24/01/2003

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.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/8110

Applicant : Mr/Mrs Coutts C/O A D S.

Location : 21, Ruskin Way, , Wokingham.
Proposal : Proposed 2 storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 11/12/02

Date Registered : 02/12/2002

Earliest Date for Decision : 30/12/2002

Latest Consultation Date/Site Notice Expiry Date : 30/12/2002

This application will have expired on: 27/01/2003. 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 :
No 1 Wellwood Rd - in support

Planning Issues :
Ld Sel H.
Neighs.
Shr. Sc
Highways.

Application Number: F/2002/8110 – 21 Ruskin Way

Appraisal:

Development

The site is a detached dwelling with integral side garage, situated within the identified settlement boundary of Wokingham. The application proposes a two storey side extension over and behind the footprint of the existing garage.

1. Impact upon neighbouring properties
   The proposed extension would not project beyond the rear building line of No.19 (to the north of the site) as the rear building lines of both dwellings lie parallel. This neighbour has only secondary windows in the side elevation or windows to non-habitable rooms, therefore no significant loss of light effect is considered. This neighbour has a single storey rear conservatory which is set in from the side boundary. The proposed window in the rear elevation would only allow oblique angles into this neighbour's conservatory and therefore no significant overlooking would result.

2. Impact upon the character of the area
   The proposed extension would be in keeping with other developments in the street scene. No's 19 and 23 have prominent, pitched roof, dormer windows. The catslide roof design of the extension at No. 21 would reduce massing along the side boundary and ensure the subservience of the development to the host dwelling.

3. Impact upon highway safety (parking provision)
   There would be sufficient on site parking, no objections raised.

Approval: **Refusal:**

✓

Extended consultation period to 22/01/03 for neighbour in Switzerland.

Application Number F/2002/8110
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	side elevation of the extension at first floor level.
4	C049	R049	
5	C122	R122	

RECORD OF SITE VISIT

SITE ADDRESS: 21 Ruskin Way Wokingham. APPLICATION NUMBER: F/2002/8110	OFFICER: Louise Smith DATE OF SITE VISIT: 11/12/02

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS
Res cul-de-sac - lg detached dwellings, closely packed, staggerd building line, open plan estate
Dormer windows in street scene front of 19+23 → v. bulky + dominant

3. DESCRIPTION OF SITE/BUILDING
detached dwelling 2/s integral side gge
s/s rear conservatory

4. RELATIONSHIP TO ADJOINING PROPERTIES
set back in street sc from No 19 → yet rear line is level
forward of No 23

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING 3. (2 in driveway 1x gge).

LEVELS slope down from road to houses c. 0.2m difference

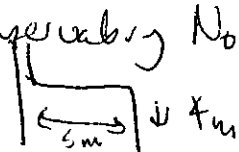
BOUNDARY TREATMENT 2m cb fencing

OTHERS
No 19 has gf side elevation - windows - utility 2nd ry. window.
+ ff. obs. glaz.

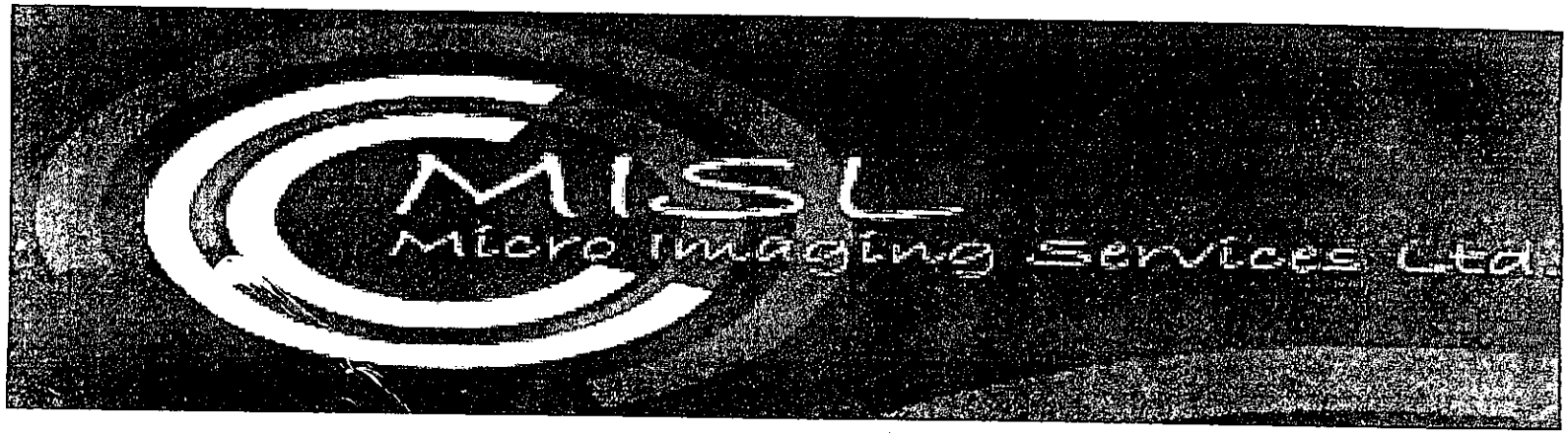
sheds along side boundaries

rear conservatory No 19

No 20



THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

TO: Duncan [illegible]

FROM: Louise Smith Planning Services.

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 0041 22 354 5017

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: F/2002/8150 – Two storey side extension proposed at 21 Ruskin Way, Wokingham.

NOTES: Further to my telephone conversation with Duncan Herbert yesterday, please find enclosed copy of proposed plans at No. 21 Ruskin Way.

Please can I have your comments no later than the 22/01/03 (sooner if possible)

Kind Regards

Louise Smith
Planning officer.

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

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158 MEMORY TX | 00412235450l7 | OK | P. 2/2

FILE MODE | OPTION | ADDRESS (GROUP) | RESULT | PAGE

FAX HEADER: WDC POST ROOM

* * * COMMUNICATION RESULT REPORT (19.DEC.2002 14:44) * * * *

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WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 19/12/02

TO: Susan Herbert

FROM: Louise Smith **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 0041 22 354 5017

OUR FAX NUMBER: (0118) 974 6484

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NOTES: Further to my telephone conversation with Duncan Herbert yesterday, please find enclosed copy of proposed plans at No. 21 Ruskin Way.

Please can I have your comments no later than the 22/01/03 (sooner if possible)

Kind Regards

Louise Smith
Planning officer.

PRE-APP ATTACHED

Application Number : F/2002/8110	Map No : 75A
Case Officer : LS?	Site Area : 0 04
Valid Date : 2.12.02	Received Date: 02/12/2002

Level : Delegated Application

Description : Proposed 2 storey side extension to dwelling.

Location : 21, Ruskin Way, , Wokingham.

Parish : WK Ward : EVE 9.12.02 JL

Applicant : Mr/Mrs Coutts C/O A D S.

Fee Required: £110 Fee Received: £110 (1)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

SN + see map

Pls.inst. 29 Ruskin Way — (no address point)

Pre-app attached

Organisation_Name	Building_Name	address1	Postcode
		15RUSKIN WAYWOKINGHAM	RG41 3BP
		17RUSKIN WAYWOKINGHAM	RG41 3BP
		19RUSKIN WAYWOKINGHAM	RG41 3BP
		21RUSKIN WAYWOKINGHAM	RG41 3BP
		23RUSKIN WAYWOKINGHAM	RG41 3BP
		31RUSKIN WAYWOKINGHAM	RG41 3BP
		33RUSKIN WAYWOKINGHAM	RG41 3BP

29 Ruskin Way

Enclosed.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8110	LS
BUILDING CONTROL NUMBER	FP2002/3729	Paul
~~APPLICANT~~/AGENT	ADS	
ADDRESS OF SITE	21 Ruskin Way WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	21014/02	21014/02
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	24/1/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	3/2/03	

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	

Received by Wokingham District Council

Application No: F/2002/8110

Proposal:
Proposed 2 storey side extension to dwelling.

Location:
21, Ruskin Way, , Wokingham.

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/2002/8110 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/12/2002. 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.

Trevor Watson
Development Control Manager

09 December 2002

Environmental Services

For office use only.
Application number: [illegible] 8110

Householder planning application form

02 DEC 2002

WOKINGHAM UNITARY
Aiming for Excellence

8110

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS COUTTS
	Address and postcode	21 RUSKIN WAY WOKINGHAM
	Phone number	—
2	Agent's Name	A D S
	Address and postcode	51 KESTREL WAY WOKINGHAM RG41 3HA
	Phone number	979 0331
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.	21 RUSKIN WAY
4	Give brief details of the proposal for example, two storey side extension. About the application	2 STOREY SIDE EXTENSION ABOVE EXISTING GARAGE.

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK & TILE TO MATCH EX.
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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	◦ 1:500 scale site layout plan.		
	◦ 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

~~**Certificate B**~~

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs Coutts.

Date 24/11/02

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

1764

ADDRESS 21 Ruskin Way

PARISH Wokingham

PLOT No. 10

ORD. SHEET No. SU. 7868 TT

BUILDER Woodhill Area 14

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22083	TAYLOR WOODROW	DET. HOUSE & GARAGE	23 8 84	CA
BR 23361	"	"	13 10 84	APP
F/2002/8110	Mr + Mrs Coutts	2/st side ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS DD Enq - Conservatory - 5/4/00 - Coutts a 25/4/00 & 16/10/00

DRAINAGE