APPLICATION NO:

O/2000/2866

LOCATION:

124 & Land Rear Of 126 London Road, Ruscombe Reading.

APPLICANT:

Infill Land Consultants Ltd C/O The Ely Planning Consultancy

PROPOSAL:

Outline application for the proposed erection o 2 dwellings and new access (Duplicate application)

EARLIEST DATE FOR DECISION: **24/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 23/01/2001

CASE OFFICER: **Nicola Lake**

Appeal Decision

Site visit made on 15 May 2001

by Jane V Stiles BSc(Hons)Arch DipArch RIBA DipLA MLI PhD MRTPI

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date

1st JUN 2001

Appeal Ref: APP X0360/A/01/1059799
At 124 and land to rear of 126 London Road, Ruscombe

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Infill Land Consultants Ltd against the decision of Wokingham District Council.
- The application (Ref.0/2000/2865), *dated 16 November 2000*, was refused by notice dated 17 January 2001.
- The development proposed is the erection of 2 No. detached 5 bedroom dwellings and creation of new access.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. The application the subject of this appeal was made in outline with all matters except siting and access reserved for subsequent approval.

2. The appeal proposal is for the demolition of No. 124 London Road and the construction of a new road which would provide an access to one dwelling at the bottom end of the rear garden No. 124 and a second dwelling to the bottom end of the rear garden to 126. I shall therefore consider this appeal on the basis of this proposal.

3. I note that the proposed access road would be constructed to a higher standard than would normally be required for 2 dwellings to enable a more comprehensive development of existing rear gardens to be carried out at a future date. And, the appellant has submitted an illustrative plan (1217/Scheme A) that incorporates the appeal proposal as part of a development of 38 dwellings on a larger site.

4. However, the Council has received a pre-application letter from a different developer with an illustrative drawing for a different proposal of 9 dwellings accessed from an additional driveway located further along London Road.

Main Issues

5. There are 2 main issues in this appeal. First, the effect of the proposal on its host environment. Secondly, whether or not the proposal would make the best use of previously developed land.

Planning Policy

6. Relevant to this appeal are Berkshire Structure Plan (BSP) Policy EN1 and Loddon Area Local Plan Policies LBE1, LBE2 and LH1. I have also attached considerable weight to

Policies WOS3 and WH1 of the emerging Wokingham District Local Plan (Deposit Draft October 1997) due to its advanced stage of preparation.

7. BSP Policy EN1 aims to protect and enhance the environment of built up areas. The design of new development is controlled by Policy LBE1 while Policy LBE2 will not normally permit inappropriate development. Emerging Policy WOS3 sets out the requirements for all development proposals. Policy WH1 reflects the national guidance in PPG 3. In order to make the best use of land in built up areas, it will give favourable consideration to infilling or redevelopment of sites that are not identified in the Plan for residential use subject to 8 criteria.

Reasons

The effect of the proposal on its host environment

8. The section of London Road in which the appeal site is located is characterised by large detached dwellings, which together with their ancillary structures tend to fill the width of their plots. The dwellings are set well back from the front boundaries of their respective sites and there is a wide grass verge to the edge of London Road. No. 124 and its front garden are set about 750mm below the level of the road, but its long rear garden slopes steeply up towards the rear of the site. In general, the rear gardens in the locality have mature and semi-mature landscaping, mainly along their boundaries. At present, there is no backland development within the vicinity of the appeal site.

9. Due to the topography of the site, the proposed 2 dwellings would be sited at a much higher level than that of the existing frontage development along London Road. The proposed dwelling on Plot 1A would be directly opposite the main access driveway to the site. As a result, the proposed development would be visible from both the London Road and from the rear of the existing frontage dwellings. To my mind, 2 isolated dwellings located in this elevated backland position would look at odds with the existing pattern of development and they would appear as an incongruous feature within the remaining garden areas. Consequently, they would cause harm to the character and appearance of their host environment and they would be in breach of BSP Policy EN1 and LALP Policies LBE1, LBE2 and LH1.

Whether or not the proposal would make the best use of previously developed land.

10. I accept that Drawing 1217/Scheme A shows that the rear garden areas to Nos. 112-132 London Road could be amalgamated to make a significant development site. However, the proposal before me relates only to a small central portion of that site. I therefore have no jurisdiction over the larger illustrative proposal. Moreover, there is evidence to suggest that there are other developers interested in bringing forward another section of this backland site but with a different pattern of development to that shown on Drawing 1217/Scheme A. Thus, in the absence of a comprehensive proposal for the redevelopment of this backland area, the present proposal could lead to a fragmented and inefficient redevelopment of the area.

11. In my conclusion, such a situation would not result in an improvement to the quality and attractiveness of the residential area. Consequently, the present proposal would not represent an efficient or effective best use of previously developed land. Therefore, it would be contrary to adopted and emerging local plan policies and to national guidance in PPG 3.

Conclusions

12. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

13. In exercise of the powers transferred to me, I dismiss the appeal.

Information

14. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

Jane Shiles

INSPECTOR

(NLA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Infill Land Consultants Ltd
C/O The Ely Planning Consultancy
17a Southfields Road
Eastbourne
East Sussex
BN21 1BU

Application Number: O/2000/2865

Parish: **RUSCOMBE**

Location: **124 & Land Rear Of 126, London Road, Ruscombe, Reading.**

Proposal: **Outline application for the proposed erection of 2 *dwellings and new access (Duplicate Application)***

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 reasons for which are specified hereunder.

Reason
1. The proposed development by reason of its location, setting and form would result in inappropriate development, which would have an incongruous relationship with the existing pattern of built development and the rear garden scenery, to the detriment of the character and appearance of the surrounding area. Therefore the proposed development is considered to be contrary to policy EN1 of the Berkshire Structure Plan, to policies LH1, LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3, WBE1 and WH1 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. The proposed development fails to make the best use of the urban land in relationship to its surroundings. Therefore the proposed development is contrary to the provisions of policy WHE1 of the Wokingham District Local Plan and to Planning Policy Guidance Note 3.

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.

Loddon Area Local Plan Policies LBE1, LBE3 and LH1.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WH1.

John Mitchell

John Mitchell
Development Control Manager
Date: 17/01/2001

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.

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Infill Land Consultants Ltd
C/O The Ely Planning Consultancy
17a Southfields Road
Eastbourne
East Sussex
NB21 1BU

Application Number: O/2000/2866

Parish: **RUSCOMBE**

Location: **124 & Land Rear of 126, London Road, Ruscombe, Reading.**

Proposal: **Outline application for the proposed erection of 2 dwellings and new access (Duplicate application)**

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Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LBE1, LBE3 and LH1.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WH1.

John Mitchell
Development Control Manager
Date: 17/01/2001

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.

To:
Neil Etherington
Senior Arboricultural Officer

From: Nicola Lake

Date: 30 November 2000 01 DEC 2000

Application Number: O/2000/2865

Proposal: Outline application for the proposed erection of 2 dwellings and new access (Duplicate Application).

Site Address:
124 & Land Rear Of 126, London Road, Ruscombe, Reading.

Applicant:
Infill Land Consultants Ltd C/O The Ely Planning Consultancy.

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

R 15/12

TPO at rear of
128 London Road

WORK SHEET FOR : Nicola Lake.

Application Number : F/2000/2866

Applicant : Infill Land Consultants Ltd C/O The Ely

Location : 124 & land to the rear of 126 London Road, Ruscombe.

Proposal : Outline application for the proposed erection of 2 dwellings and new access (Duplicate applications).

Site Notice Displayed ? :	YES	NO	DATE
	✓		11.01.01

Date of Neighbour Notifications :

Date of Site Visit : 11.01.01

Date Registered : 28.11.00

Earliest Date for Decision : 24.12.00

Latest Consultation Date/Site Notice Expiry Date : 24.12.00

Application Expiry Date: 23.01.01

Consultation Responses :
Highway Authority: Concerned over the size of the access.
Landscaping: No objection subject to conditions.
Environmental health: No objection subject to conditions.
Biodiverity: No objection subject to conditions.
Environment Agency: No objection subject to conditions.
Letters: 1 letter of objection, grounds are Drainage, Highway safety, tree removal and accuracy.

Planning History :
There is no relevant planning history.

Planning Issues :
Site designation: Within the identified settlement.

1. Impact upon the residential amenity of the adjacent dwellings.

2. Impact upon the character and appearance of the streetscene.

3. Impact upon highway safety.

Application Number: F/2000/2866

Appraisal :

1. Impact upon the residential amenity of the adjacent dwellings. The proposed development is for outline permission with the means of access and siting of the dwellings for determination now. The proposed development would result in the demolition of number 124, and the formation of a 6m wide accessway through to the land at the rear. The accessway then extends straight back for approximately 75m, before serving the driveways of the two proposed detached dwellings. The plan clearly shows that it is intended that the accessway would also serve further development.

   The roadway would be set 5.5m from the side elevation of number 122 and 6.5m from the side of number 126. Number 126's existing shared accessway with number 124 would be close and the dwelling would be accessed via the new accessway. It is currently proposed that only two houses would use this accessway and as such the noise and disturbance of these vehicles moving along the side of the existing dwelling would not have a significant enough to have a detrimental impact upon the residential amenity of number 122 and 124.

   The houses that would be located to the rear of the application site would face a north-westerly direction. The rear of the dwellings would face the end of the track off Northbury lane. The closest buildings would belong to the nursery of New Road. The distance from the rear of the dwellings to the boundary of the nursery site would be a minimum of 21m. The distance from the front of the dwellings to the rear of number 126 would be approximately 57m. This would be great enough to protect the privacy of the frontage dwellings along London Road.

   Therefore the proposed development would have no significant detrimental impact upon the residential amenity of the adjacent dwelling.

2. Impact upon the character and appearance of the surrounding area. The proposed development would be largely located to the rear of the site, with only the new accessway clearly visible from the road. The area is characterized by large detached dwelling and bungalows, set back off the road and well within their sites. The dwellings also have large, long rear gardens with semi and mature landscaping. These rear gardens are on a gradual slope, which increases to approximately 3.5-4m from the rear of the garden area of 126. The proposed development would result in the redevelopment of only two of these gardens. This would result in the proposal being surrounded by undeveloped garden area. Due to the slope of the land this development would be both obtrusive and dominant within the surrounding area. The proposed development would also result in the

removal of a number of the existing trees. This would further differentiate the development from its surroundings.

Therefore due to the proposed location of the dwellings; the slope of the land and the undeveloped nature of the surrounding garden areas, the proposal would form an obtrusive inappropriate form of development, which would have an incongruous relationship with the existing pattern of development and rear garden scenery, to the detriment of the character and appearance of the surrounding area.

Recomendation : Approval: □ **Refusal:** □
(tick appropriate box)

Application Number:F/2000/2866.
Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			The proposed development by reason of its location, setting and form would result in inappropriate development, which would have an incongruous relationship with the existing pattern of built development and the rear garden scenery, to the detriment of the character and appearance of the surrounding area. Therefore the proposed development is considered to be contrary to policy EN1 of the Berkshire Structure Plan, policies LH1, LBE1 and LBE2 of the Loddon Area Local Plan and policies WOS3, WBE1 and WH1 of the Wokingham District Local Plan (Deposit Draft).
2.			The proposed development fails to make the best use of the urban land in relationship to its surroundings. Therefore the proposed development is contrary to the provisions of Policies WHE1 of the Wokingham District Local Plan and Planning Policy Guidance note 3.
	Informative.		
	N16		BSP – EN1
			LALP – LBE1. LBE3, LH1
			WDLP – WOS3, WBE1, WH1.

John Mutlow
17/1/07

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: 124 & Land Rear Of 126 London Road Ruscombe Reading.

APPLICATION NUMBER: O/2000/2866

OFFICER: Nicola Lake

DATE OF SITE VISIT: 11.01.01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES Front of Site on board.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING Large Detached Frontage Dwelling - with high 3m Hedge (laurel).

4. RELATIONSHIP TO ADJOINING PROPERTIES Proposal would remove 124 and create an access. There is a Grass verge then a pavement then the road to the front of the site. No 126 would also access off the New Drive site slopes up to the rear gradual at start but getting steeper about 1.5-2m difference in height. slope gets steeper further to the west. No 126 is a 2/s house, but No 122 appears to be a bungalow and is about 1m lower than No 124. There is only hedge boundaries to most of the properties towards the rear of their gardens - No 124 already has part of garden blocked off land continue to slope by another 3/4 to 1m. No 128 has had a large 2/s near cct.

5. SITE CONSTRAINTS

TREES - There is also about a 1m drop between the road and the slab level of the houses at 126 + 124

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

* check levels + run off water drainage
* check trees.
* check with highways that 126's New Drive is far enough off the junction

Tel: (0118) 974 6481

Date: 6 Jan 2000

My ref: O/2000/2866

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: O/2000/2866
124 & Land Rear Of 126, London Road, Ruscombe, Reading.
Outline application for the proposed erection of 2 dwellings and new access (Duplicate application).

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

John Mitchell
Development Control Manager

Tel: (0118) 974 6481

Date: 16 Jan 2001

My ref: O/2000/2866

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: O/2000/2866
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Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6481

Date: 16 Jan 2001

My ref: O/2000/2866

CONFIDENTIAL

Councillor S 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
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DX: 33506 – Wokingham

Dear Councillor

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124 & Land Rear Of 126, London Road, Ruscombe, Reading.
Outline application for the proposed erection of 2 dwellings and new access (Duplicate application)

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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 26 Jan 2001.

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **O/2000/2866**
124 & Land Rear Of 126, London Road, Ruscombe, Reading.
Outline application for the proposed erection of 2 dwellings and new access (Duplicate application)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor S Conway

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

Applicationo	Name & Address
O/2000/2866	R A Bromley 130 London road Ruscombe RG10 9HJ

App refused
Letter sent 19/01/01

Tel: (0118) 974 6481

Date: 16 Jan 2001

My ref: O/2000/2866

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

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124 & Land Rear Of 126, London Road, Ruscombe, Reading.
Outline application for the proposed erection of 2 dwellings and new access (Duplicate application)

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John Mitchell
Development Control Manager

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Case officer: **Nicola Lake** Application Number: **O/2000/2866**
124 & Land Rear Of 126, London Road, Ruscombe, Reading.
Outline application for the proposed erection of 2 dwellings and new access (Duplicate application)

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 17/1/00

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.

Received by Wokingham District Council

Application No: O/2000/2866

Proposal:
Outline application for the proposed erection of 2 dwellings and new access (Duplicate application)

Location:
124 & Land Rear Of 126, London Road, Ruscombe, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/12/2000. Written comments submitted will become available for public inspection.

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

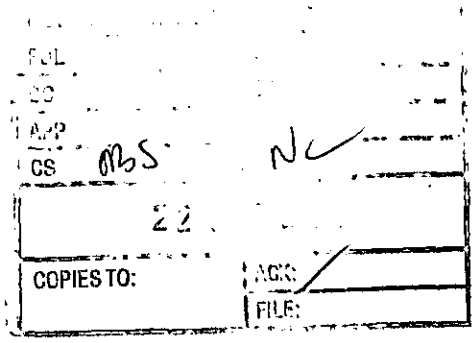
Head Planning and Transportation

30 November 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: O/2000/2866
CASE OFFICER: Nicola Lake

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)



130, London Rd.,
Ruscombe,
Reading,
Berks., RG10 9HJ

18th December 2000

The District Planning Officer,
Wokingham District Council,
Planning Department,
PO Box 157
Council Offices, Shute End,
Wokingham, Berks., RG40 1WR

Dear Sir,

Planning Applications O2000/2865 & 2866

Planning Applications 2865 and 2866 propose the construction of two houses on land which is currently part of 124 and 126 London Road. It is proposed to demolish the house at 124 to make room for an access road onto London Road. I wish to object to the proposal on the following grounds:-

1. The new houses would add to the load on the foul drainage system. During the recent heavy rain the foul drainage system has been unable to cope. The contents were discharged onto my neighbour's ground at 128. There is very little difference between the levels of the manhole covers at 128 and at 130, and there was a small seepage here as well. We were unable to use the drains for several hours. It is evident that storm water is getting in, either by deliberate or accidental introduction somewhere else in the foul drainage system. To approve the proposal would be equivalent to inviting the occupants of the new houses to relieve themselves in our front gardens during similar rain events. There should be no new houses built until the problems with the foul drainage system have been removed.

2. The access road would emerge onto London Road directly opposite another access road which is used by several houses on the other side of the road. The junction would become a new cross roads. London Road is already subject to regular traffic accidents at T-junctions into Pennfields and Northbury Avenue. The position of the proposed access road is likely to increase the danger of accidents.

3. On a lesser point the proposal is clearly not correct. The site has many trees. It would be impossible to build as proposed without cutting some of them down. If this entry is wrong, I would doubt whether the rest of the proposal is correct.

Yours sincerely

R.A.Bromley.

R.A.Bromley

Nicola Lake

From: Andy Glencross
Sent: 15 December 2000 12:07
To: Nicola Lake
Subject: Planning application No O/2000/2866

Hi Nicola

My comments on the above are as follows.

There appear to be no ecological grounds to object to this planning application.

However there are great crested newts recorded in nearby ponds and we should attach the following rider to the application "If Newts are encountered at any point during development then all works must stop immediately and local *English Nature office must be informed.*"

I hope this is of help to you.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

126 London Rd.

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 19th December 2000

Location: 124 and rear of 126 London Road, Ruscombe.

Proposal: Outline application for the erection of 2 dwellings and new access (*Duplicate application*).

Application Number: O/2000/2866

In response to your consultation dated 30th November 2000 for the above application, the arboricultural comments are as follows:

The site slopes steeply to the rear. There are a number of trees that will need to be removed although none of them are so significant as to warrant including in a TPO and refusing planning permission. Should the principle of this development and future development be acceptable I would recommend that a condition be attached requiring that a tree survey be submitted showing trees to be removed and those, which can be retained. By carefully designing the access road in relation to trees it should be possible to retain some of them to enhance the development. Further planting can be carried out if required.

Neil Etherington
Senior Arboriculturist

Our ref: SP\2000\002804\001
Your ref: O/2000/2866

Date: 11th December 2000

ENVIRONMENT AGENCY
37764
DC NL
APP
CS
14 DEC 2000
COPIES TO:
ACK:
FILE:

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

Attention: Nicola Lake

Dear Madam,

PROPOSED ERECTION OF 2 DWELLINGS & NEW ACCESS AT 124 & LAND REAR OF 126 LONDON RD, RUSCOMBE, READING

Thank you for your letter dated 28th November 2000 which was received on 4th December 2000. You are asked to quote the following reference in any correspondence: SU77NE/10/25.The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: 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 level.
REASON: To prevent pollution of groundwater.

CONDITION: No soakaways shall be constructed in contaminated ground.
REASON: To prevent pollution of groundwater.

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

ADVICE TO PLANNING AUTHORITY

LAND DRAINAGE : CONTACT AMANDA REED ON 01276 454 331

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.

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

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

ADVICE TO APPLICANT

ENVIRONMENT PROTECTION : CONTACT NICK WEDDELL ON 01276 454 405

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.

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.

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

The applicant should ensure that any increase in the volume of sewage effluent discharge is within the conditions of an existing discharge consent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on 01276 454 323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Cont/d..

Sarah Paxman
Development Planning Officer

Cc. The Ely Planning Consultancy, 17A Southfields Road, Eastbourne, BN21 1BU

NL

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number 0.|2000.|2866 relates.

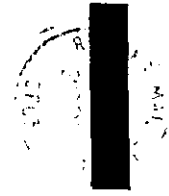
Address of site LAND TO REAR OF 124-126 LONDON ROAD, RUSCOMBE.

Signed 6TH DEC 2000

Date

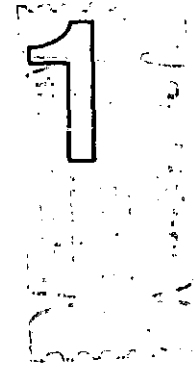
Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man



Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR



WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: 28 NOV 2000	Map No. 29 Site 023
Officer: NL	Application No. 0/2000/2866

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☑ Invalid ☐ PD

Description:

(D) ~~PR~~ OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 2 DWELLINGS AND NEW ACCESS (DUPLICATE APPLICATION)

Location: 124 & LAND R/O 126 LONDON ROAD

Parish: RUSCOMBE Ward: Ruscombe.

Applicant: INFILL LAND CONSULTANTS LTD

Fee Received 380-00 Required ..... Additional ..... Refund .....

(7)

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	should block plan clearly define what this application is for? Outline same as location plan → letter sent on 23 Nov 00 requesting new plan.		✓
3	Forms unsigned			
4	Correct S 66 certificate			28/11
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 : 30.11.2000 → 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 ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency re new access road .....

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

HERITAGE BODIES

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

OTHERS:

.....

.....

- Dixton Pastures (A. Glencross) — Newts Consultation

NEIGHBOURS:

S/N + 122, 124, 126, 128, 167, 169, 171, 173 London Rd, Ruscombe
2 Walnut Tree Close
+ Nursery (marked * on map) between 39 & 53 New Road Ruscombe

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 23 November 2000
My ref: NL/Ruscombe/1A
Your ref:

28.NOV.2000* 2866

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

Ms Sally Walker
The Ely Planning & Architectural Consultancy.
17a Southfields Road
Eastbourne
East Sussex
BN21 1BU

Dear Ms Walker,

PROPOSED OUTLINE APPLICATION FOR THE ERECTION OF TWO NEW DWELLINGS AT LAND TO THE REAR OF 124 & 126 LONDON ROAD, RUSCOMBE.

I write to confirm the information, which was conveyed to you during our recent telephone conversation.

The proposed outline application is for the erection of two new dwelling on the land to the rear of 124 and 126 London Road, in Ruscombe. However, drawing number 1217, shows the two proposed dwellings plus and additional 36 new dwellings, which do not have existing permission. Therefore, either the proposed plan will need to be amended to show just the two proposed dwellings, or the description on the application and an additional fee for the other house will have to be submitted.

Until this situation has been clarified the application will be treated as invalid.

I hope this information is of assistance to you.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

Carol.
These two applications are linked. I have sent a letter asking for the revised plan.
Thanks Nicky

THE ELY

PLANNING & ARCHITECTURAL
CONSULTANCY
Town Planning, Development & Architectural Consultants

28.NOV.2000* 2866

16th November 2000

District Planning Officer
Wokingham District Council
Planning Department
P O Box No. 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir,

Proposed erection of 2 no. detached 5 bedroom dwellings and creation of new access at 124 and land to the rear of 126 London Road, Ruscombe.

Please find enclosed duplicate outline planning applications for the erection of 2 no. detached 5 bedroom dwellings at the above site. Accordingly please find enclosed 12 copies of the completed Part 1 planning application form, 2 copies of the completed Certificate of ownership and 12 copies of the location plan at scale 1:1250 and drawing no: 1217/1. Two cheques for the sum each of £380.00 are enclosed, being the appropriate planning application fee in each case.

This development as can be seen from the application drawing forms part of a larger comprehensive development and thus the proposed access has dimensions of sufficient size to cater for the larger development. It is clear that the development the subject of this application would not prejudice in anyway the subsequent development of adjoining land.

Within the approved Loddon Area Local Plan and the deposit Wokingham District Local Plan this site is situated within an identified settlement boundary where the principle of the redevelopment of land such as this planning application site is accepted. In addition it falls within the definition of "previously developed" land as defined within Planning Policy Guidance Note No. 3, Housing. Furthermore it is located within an urban area which is served by public transport links to a range of services and facilities. Each dwelling has a minimum rear garden depth of 11 metres and has been sited such that they would not cause any loss to local residential or visual amenities. I therefore consider that there is no reason why these applications should not receive outline planning permission.

17A Southfields Road, Eastbourne, East Sussex BN21 1BU
Tel / Fax: 01323 439904
also at 29 Denmark Road, Reading, Berkshire RG1 5PA
Tel / Fax: 0118 958 9511 Mobile: 0498 904540 E-mail: theely@anmt5.force9.co.uk
Principal: Sally Walker B.A. Hons., M.R.T.P.I

I look forward to receiving confirmation of the registration of these applications together with the name of the case officer.

In the meantime if you have any queries arising from the contents or enclosures of this letter, then please do not hesitate to contact me.

Yours faithfully,

Sally Walker

Sally Walker B A Hons M.R.T.P.I.
cc. Infill Land Consultants Ltd

Enc.

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

13 NOV 2001

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
MR & MRS DAVIS	124 LONDON RD, RUSCOMBE	16.11.00
MR & MRS POULTER	126 LONDON RD, RUSCOMBE	16.11.00

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 S. A. Walker

On behalf of INFILL CONSULTANTS LTD

Date 16:11:00

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

28.NOV.2000* 2866

1.	APPLICANT'S NAME	INFILL LAND CONSULTANTS LTD
	ADDRESS	C/O AGENT
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE ELM PLANNING CONSULTANCY
	ADDRESS	17 A SOUTHFIELDS ROAD, EASTBOURNE, EAST SUSSEX
	POST CODE	BN21 1BU PHONE 01323 439904
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	124 & LAND TO THE REAR OF 126 LONDON ROAD, RUSCOMBE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		THE ERECTION OF 2 NO. DETACHED 5 BEDROOM DWELLINGS & CREATION OF NEW ACCESS
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.2 HA
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	1217/1 & LOCATION PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

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.

RESIDENTIAL

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.

N/A AT THIS STAGE

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.

N/A AT THIS STAGE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAY

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

PROPOSED NEW ACCESS

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

N/A AT THIS STAGE

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	2	7	1	*	1	7 *
BUNGALOW	1	*	1	*	1	*
FLAT/MAISONETTE	1	*	1	*	1	
OTHER	1	*	1	*	1	*

* 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.

£380.00

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

SIGNED S.A. Walker ON BEHALF OF INFILL LAND CONSULTANTS LTD DATE 16.11.00

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".

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **O/2000/2866**
CASE OFFICER: **Nicola Lake**
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				