APPLICATION NO:
F/2000/1636

LOCATION:
Little Coltmans Ruscombe Lane, Ruscombe Reading.

APPLICANT:
Mr & Mrs Goddard C/O Alan Wilson

PROPOSAL:
Proposed single storey rear extension to dwelling to form replacement conservatory and replacement detached garage.

EARLIEST DATE FOR DECISION: **03/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
28/07/2000

CASE OFFICER: **Farah Humayun**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Goddard
C/O Alan Wilson
12 Kenilworth Road
Fleet
Hants
GU13 9AT

Application Number: F/2000/1636

Parish: **RUSCOMBE**

Location: **Little Coltmans, Ruscombe Lane, Ruscombe, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to form replacement conservatory and replacement detached garage.**

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 external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

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

Reason
2. To ensure a satisfactory external appearance.

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

John Mitchell
Development Control Manager
Date: 13/07/2000

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

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/1636

Applicant : Mr & Mrs Goddard C/O Alan Wilson.

Location : Little Coltmans, Ruscombe Lane, Ruscombe, Reading.

Proposal : Proposed single storey rear extension to dwelling to form replacement conservatory and replacement detached garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		3/7/00

Date of Neighbour Notifications : .....

Date of Site Visit : 15/6/00

Date Registered : 02/06/2000

Earliest Date for Decision : 03/07/2000

Latest Consultation Date/Site Notice Expiry Date : 03/07/2000

This application will have expired on: 28/07/2000. 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 :

RUSCOMBE PARISH COUNCIL - Would like to see a turning area on plans.

ENVIRONMENTAL HEALTH - NO OBJECTIONS

HIGHWAYS - Recommend approval with conditions.

ENVIRONMENT AGENCY - NO OBJECTION.

Planning Issues :

+ IMPACT UPON THE STREET SCENE

+ IMPACT UPON NEIGHBOURING PROPERTIES.

* IMPACT UPON HIGHWAY SAFETY.

Application Number: F/2000/1636

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is a single storey rear extension to dwelling to form a replacement conservatory and replacement detached garage to a detached bungalow with existing detached garage.

The prop. conservatory has a hipped roof which stands at approx 3 metres to its ridge and 2.2 metres to the eaves. The prop conservatory will project out from the rear of the dwelling by approx 4 metres. It is located approx 5 metres from the east-side boundary with the highway and approx 6 metres from the west-side boundary with White Lodge.

The prop. garage is a flat roof structure with a height of 2.6 metres and 8.4 metres in length. The garage is to be located to the rear, north-west corner of the property where an existing 1.8 metre high wooden shed is presently located.

The west-side neighbouring property of 'White Lodge' shares the boundary with Little Oakmans by an existing attached flat roof garage. The Bramber to the rear of White Lodge has a facing flank wall which has one obscurely glazed window facing onto the proposed development. Along the northern boundary there is a 1.8 m fence not in good repair. It is not considered, therefore, that the proposed extension will have an adverse negative impact upon the neighbouring properties and their living conditions.

IMPACT UPON THE STREET SCENE

The bungalow is located on the corner plot of Ruxombe Lane at the junction with Milton Way. The dwelling is set approx 20 cm lower than the highway therefore it is considered that the proposed development will not have an adverse negative impact upon the character of the existing dwelling or the wider area.

IMPACT ON HIGHWAY SAFETY

The Highway Authority is satisfied that the proposed development meets the District highway standards, therefore it is considered that there is no detrimental impact on highway safety.

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

(tick appropriate box)

Application Number F/2000/1636
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR42	WORKS.
3	SC23	SR06	GARAGING + PARKING

13/7/00

RECORD OF SITE VISIT

SITE ADDRESS: Little Coltmans Ruscombe Lane Ruscombe Reading.

APPLICATION NUMBER: F/2000/1636

OFFICER: Farah Humayun

DATE OF SITE VISIT: 15/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? NOT DISPLAYED.

2. DESCRIPTION OF SURROUNDINGS

RESIDENTIAL - IDENTIFIED SETTLEMENT

3. DESCRIPTION OF SITE/BUILDING

DETACHED BUNGALOW.
CORNER PLOT

4. RELATIONSHIP TO ADJOINING PROPERTIES

GARAGE ADJOINING WHITE LOOKED GARAGE. - GARAGE IS FLAT ROOF
EXISTING CONS WOOD STRUCTURE - FLAT ROOF.
BOUNDARY HAS WOODEN SHED - PLUS 6FT FENCE.
BRAMBER 1M FROM BACK BOUNDARY, 6FT SHED IN BACK CORNER 6FT FENCE
OBSCURED SLOPED SIDE WINDOW - EXTENTION FURTHER ON PROPERTY

5. SITE CONSTRAINTS 6FT FENCE TO BOUNDARY WITH ROAD
PROP. 20 CM LOWER THAN ROAD
6FT FENCE TO SIDE (HEDGING)

TREES —

ACCESS/PARKING 2 SPACES.

LEVELS Dwelling at lower level than highway

BOUNDARY TREATMENT AS ABOVE

OTHERS

Our ref: SP\2000\001900/001
Your ref: F/2000/1636

Date: 27th June 2000

ENVIRONMENT AGENCY

31233

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

Attention: Farah Humayun

Dear Sir/Madam

PROPOSED ERECTION OF SINGLE STOREY FRONT EXTENSION AND REPLACEMENT DOUBLE GARAGE AT LITTLE COLTMANS, RUSCOMBE LANE, RUSCOMBE

Thank you for your letter dated 9 June 2000 which was received on 13 June 2000. You are asked to quote the following reference in any correspondence: SU77NE/10/17. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

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

Grid reference	*Distance from site*	*Landfill name*
SU 795 763	48m	Ruscombe Pond

In view of the proximity of the proposed development to the above landfill site, it is considered possible that landfill gas may present a risk to this proposal. The applicant is therefore advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas that may migrate into the building.

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

Cont/d..

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

hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc. Alan Wilson,m 12 Kenilworth Road, Fleet, Hants GU13 9AT

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 09 June 2000

Application Number: F/2000/1636

Proposal: Proposed single storey rear extension to dwelling to form replacement conservatory and replacement detached garage.

Parish: RUSCOMBE PARISH

Site Address:
Little Coltmans, Ruscombe Lane, Ruscombe, Reading.

Applicant:
Mr & Mrs Goddard C/O Alan Wilson.

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).

SC: 23 (INSERT Garaging & Parking).
SR: 06.

Signed: _____ **Print name:** Stephanie Knowles.

22/06/00

FROM: Farah Humayun

DATE: 09 June 2000

RUSCOMBE PARISH CONSULTATION SHEET

Application Number: F/2000/1636

Proposal: Proposed single storey rear extension to dwelling to form replacement conservatory and replacement detached garage..

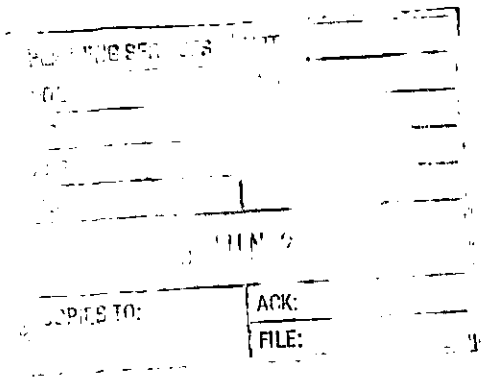
Site Address: Little Coltmans, Ruscombe Lane, Ruscombe, Reading.

Applicant: Mr & Mrs Goddard C/O Alan Wilson.

Your observations are required in respect of this application **by 03/07/2000** .

21.6.00

The Council would like to have seen a turning area shown on the plans.



SIGNED: J Cowers DATE: 21.6.00

Clerk To Ruscombe Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

My Ref: JPE/aky

To: Farah Humayun, Planning

Your Ref:

Date: 15 June, 2000

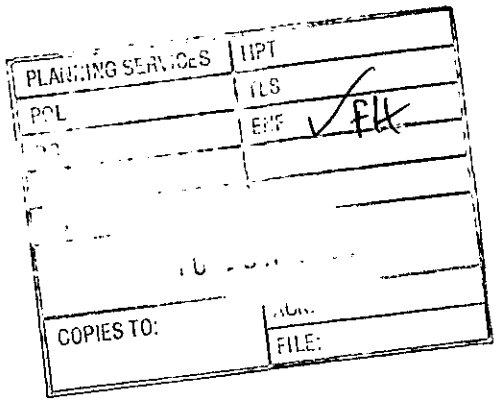
PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM REPLACEMENT CONSERVATORY AND REPLACEMENT DETACHED GARAGE LOCATION: LITTLE COLTMANS, RUSCOMBE LANE, RUSCOMBE APPLICATION NO. F/2000/1636

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

Joanne Ellis
Snr Environmental Health Officer
Environmental Protection & Housing

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
20 JUN 2000	
COPIES TO:	ACK:
	FILE:

30667



ALAN WILSON
12 Kenilworth Road
Fleet
Hants
GU13 9AT

Tel & Fax 01252 626229
Mobile 0374 259739
email alan@alanwilson.screaming.net

Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berks

Attn. Farah Humayun

14.6.2000.

Dear Farah

Ref. F/2000/1636
Little Coltmans
Ruscombe Lane
Ruscombe
Reading

Thank you for your letter regarding the above application.

I would confirm that none of the proposed development will encroach onto, over or under the neighbouring property.

I also enclose confirmation that the site notice has been displayed.

Please contact me should you have any further queries.

Yours faithfully

A J Wilson

c/c Mr & Mrs Goddard

F.H.

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/1636 relates.

Address of site Little Coltmans Ruscombe Lane Ruscombe Reading Berks

Signed A Wilson for MR & MRS Goddard

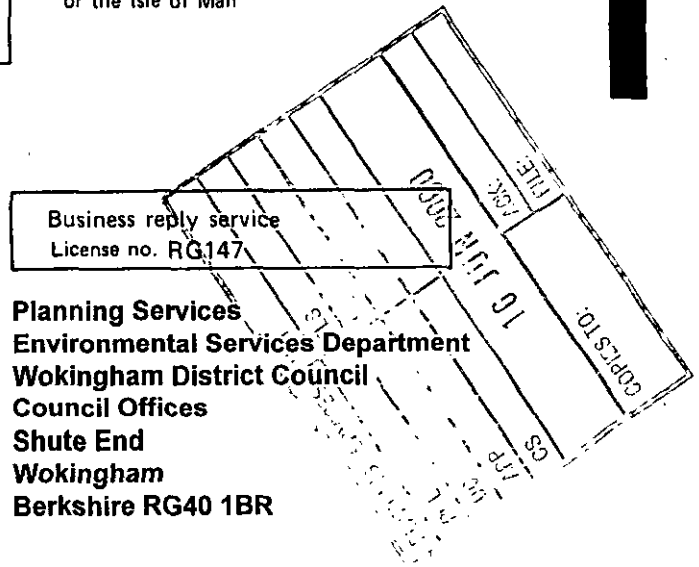
Date 14/6/2000

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



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

Tel:

Date: **09 June 2000**

My ref: F/2000/1636

CONFIDENTIAL

Councillor Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

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

Dear Councillor

Application Number: F/2000/1636
Little Coltmans, Ruscombe Lane, Ruscombe, Reading.
Proposed single storey rear extension to dwelling to form replacement conservatory and replacement detached garage.

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

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

If you have any questions please do not hesitate to contact **Farah Humayun** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1636**
Little Coltmans, Ruscombe Lane, Ruscombe, Reading.
Proposed single storey rear extension to dwelling to form replacement conservatory and replacement detached garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

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

Tel:

Date: **09 June 2000**

My ref: F/2000/1636

CONFIDENTIAL

Councillor Conway
20 Arnside Close
Twyford
RG10 9BS

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1636**
Little Coltmans, Ruscombe Lane, Ruscombe, Reading.
Proposed single storey rear extension to dwelling to form replacement conservatory and replacement detached garage.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

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

Tel:

Date: **09 June 2000**

My ref: F/2000/1636

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2000/1636
Little Coltmans, Ruscombe Lane, Ruscombe, Reading.
Proposed single storey rear extension to dwelling to form replacement conservatory and replacement detached garage.

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If you have any questions please do not hesitate to contact **Farah Humayun** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1636**
Little Coltmans, Ruscombe Lane, Ruscombe, Reading.
Proposed single storey rear extension to dwelling to form replacement conservatory and replacement detached garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor C A Ferris

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

Received by Wokingham District Council

Application No: F/2000/1636

Proposal:
Proposed single storey rear extension to dwelling to form replacement conservatory and replacement detached garage.

Location:
Little Coltmans, Ruscombe Lane, Ruscombe, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/07/2000. 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

09 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 JUN 2000	Map No 29 Site 02:05
Officer: FH. Application No. F/2000/1636	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM REPLACEMENT CONSERVATORY AND REPLACEMENT DETACHED GARAGE

Location: LITTLE COLTMANS RUSCOMBE LANE

Parish: RUSCOMBE Ward: Ruscombe 9.6.2000

Applicant: MR/MRS GODDARD

Fee Received 95-00 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	POSSIBLE ENCROACHMENT WITH WHITE LODGE + BRAMER.		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 9.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ... 450m landfill
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

Encroachment.

EXTERNAL CONSULTATIONS

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

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 pre-apps: .....

NEIGHBOURS:

S/N + WHITE LODGE } RUSCOMBE LANE
BATHURST
CMA HOUSE
BRAMBER } MILTON WAY.
KANDA

1933

ADDRESS LITTLE COLTHANS RUSCOMBE LANE, PARISH RUSCOMBE

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Goddard - Replacement Timber & Glass Conserv. - 3/12/99
Conservatory - 18/2/00

Environmental Services

For office use only.
Application number: 02. JUN. 2000* 1636

Householder planning application form

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

1	Your name Address and postcode Phone number	MR & MRS GODDARD LITTLE COLTMANS RUSCOMBE LANE RUSCOMBE READING. RG10 9JN
2	Agent's Name Address and postcode Phone number	ALAN WILSON 12 KENILWORTH ROAD FLEET HANTS GU13 9AT 01252 626229 0374 259739
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.	AS 1 ABOVE.
4	Give brief details of the proposal for example, two storey side extension. About the application	REPLACEMENT CONSERVATORY & 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.	BRICKWORK TO MATCH EXTG: BUFF MULTI UPVC WINDOWS & DOORS - WHITE ROOF - GARAGE - GREY MINERAL FELT ROOF CONSERVATORY - POLYCARBONATE OPAQUE.
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: 3	Proposed: 3
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

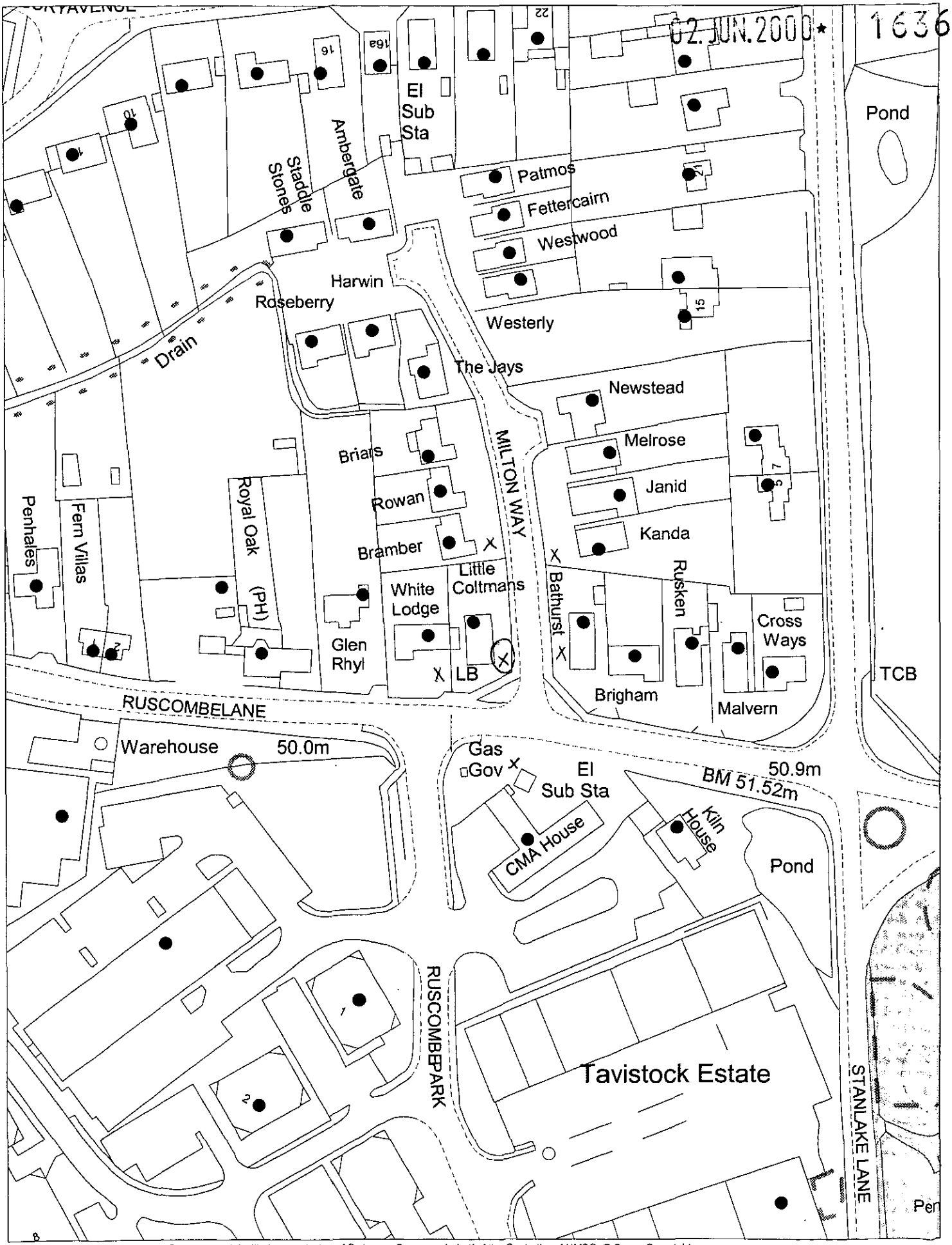
None of the land forms part of an agricultural holding.

Your signature: A Davidson

on behalf of MR & MRS GODDARD

Date 29/5/2000.

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



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Development Control Section, Environmental Services, Wokingham District Council.
7 June 2000

Scale: 1 : 1250