APPLICATION NO:
F/2000/2987

LOCATION:
2 Wisteria Cottage Ruscombe Lane, Ruscombe Reading.

APPLICANT:
Mrs Couling C/O Alan Miller ACIOB

PROPOSAL:
Proposed single storey rear extension to dwelling (Amendment to consent 2000/1450)

EARLIEST DATE FOR DECISION: **11/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
01/02/2001

CASE OFFICER: **Jackie Emmett**

RAILEX
Marbleboard

(JE)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Couling
C/O Alan Miller ACIOB
Wessex Design Consultants
9 Nightingale Gardens
Sandhurst
Berkshire
GU47 9DQ

Application Number: F/2000/2987

Parish:	**RUSCOMBE**
Location:	**2 Wisteria Cottage, Ruscombe Lane, Ruscombe, Reading.**
Proposal:	**Proposed single storey rear extension to dwelling (Amendment to consent 2000/1450)**

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 area shown on the permitted drawings for vehicle parking, garaging and turning 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.

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

Condition
3. 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.

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

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

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

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 Policy LTV1.

Deposit Draft Wokingham District Local Plan Policy WOS2.

John Mitchell

John Mitchell
Development Control Manager
Date: 14/02/2001

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.

WORK SHEET FOR : Jackie Emmett

Application Number : F/2000/2987

Applicant : Mrs Couling C/O Alan Miller ACIOB.

Location : 2 Wisteria Cottage, Ruscombe Lane, Ruscombe, Reading.

Proposal : Proposed single storey rear extension to dwelling (Amendment to consent 2000/1450)

Site Notice Displayed ? :	YES	NO	DATE
	✓		10.01.01

Date of Neighbour Notifications : .....

Date of Site Visit : 10.01.01

Date Registered : 07/12/2000

Earliest Date for Decision : 11/01/2001

Latest Consultation Date/Site Notice Expiry Date : 11/01/2001

This application will have expired on: 01/02/2001. 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 :

- Enviro Health. No objections.
- Highways: No objection - subject to conditions

Planning Issues :

Effect on street scene
Effect on amenity of neighbours

- There are no adverse planning issues for this amendment.

Application Number: F/2000/2987

Appraisal :

(Application is an amendment to consent 2000/1450)
There are no further issues that need attention.

The proposal involves a small extension of the kitchen at ground floor. There are no ~~any~~ adverse implications for the street scene or for the amenity of neighbours

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

Application Number F/2000/2987
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC23	SR06.	Parking, Garaging & Turning.
2.	C001	R001	Development expiration.
3.	C014	R014.	Works to resemble existing building

RECORD OF SITE VISIT

SITE ADDRESS: 2 Wisteria Cottage Ruscombe Lane Ruscombe Reading.

APPLICATION NUMBER: F/2000/2987

OFFICER: Jackie Emmett

DATE OF SITE VISIT: 10.01.00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Semi-Rural. Characters buildings facing onto a narrow, busy road. Blind spot on approaching this dwelling.

3. DESCRIPTION OF SITE/BUILDING

Cottage building in character with area. Site is set back aprox 50/60 mtrs from main road.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Semi-detached with 1 Wisteria. No neighbours in front of property as a brickhouse is situated opposite. neighbouring property is aprox 50 mtrs away.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING parking is ample / Access is a problem (busy road)

LEVELS

BOUNDARY TREATMENT Hedges (well established)

OTHERS

Our ref: SP\2001\002940\001
Your ref: F/2000/2987

Date: 15th January 2001

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
18 JAN 2001	
COPIES TO:	ACK:
	FILE:

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

For the attention of: Jackie Emmett

Dear Sir/Madam

SINGLE STOREY REAR EXTENSION
2 WISTERIA COTTAGE, RUSCOMBE LANE, RUSCOMBE, READING

Thank you for your letter dated 18 December 2000 which was received on 21 December 2000. You are asked to quote the following reference in any correspondence: SU77NE/10/14. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided the following condition is 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.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact Ian Doyle on 01276 45 4365 for further details.*

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

Cont/d..

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

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	210 m	Ruscombe Pond

In view of the distance involved, it is considered unlikely that landfill gas will present a risk to this proposal.

ADVICE TO APPLICANT

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

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

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.

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/applicant. If you have any further queries please do not 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: Wessex Design Consultants, 9 Nightingale Gardens, Sandhurst, Berks GU47 9DQ

HIGHWAYS CONSULTATION SHEET

From: Jackie Emmett **Date:** 18 December 2000

Application Number: F/2000/2987

Proposal: Proposed single storey rear extension to dwelling (Amendment to consent 2000/1450)

Parish: RUSCOMBE PARISH

Site Address:
2 Wisteria Cottage, Ruscombe Lane, Ruscombe, Reading.

Applicant:
Mrs Couling C/O Alan Miller ACIOB.

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).

Comments as per application no. 1450

Signed: _____ **Print name:** Adam Coggins.

02/01/01

Received by Wokingham District Council

Application No: F/2000/2987

Proposal:
Proposed single storey rear extension to dwelling (Amendment to consent 2000/1450)

Location:
2 Wisteria Cottage, Ruscombe Lane, Ruscombe, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 Jackie Emmett P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/01/2001. 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

18 December 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2987
CASE OFFICER: Jackie Emmett

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

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

Tel: 0118 974 6449

Date: **18 December 2000**

My ref: F/2000/2987

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/2000/2987
2 Wisteria Cottage, Ruscombe Lane, Ruscombe, Reading.
Proposed single storey rear extension to dwelling (Amendment to consent 2000/1450)

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 **Jackie Emmett** on **0118 974 6449**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Jackie Emmett** Application Number: **F/2000/2987**
2 Wisteria Cottage, Ruscombe Lane, Ruscombe, Reading.
Proposed single storey rear extension to dwelling (Amendment to consent 2000/1450)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor C A Ferris

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

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

Tel: 0118 974 6449

Date: **18 December 2000**

My ref: F/2000/2987

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
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John Mitchell

John Mitchell
Development Control Manager

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2 Wisteria Cottage, Ruscombe Lane, Ruscombe, Reading.
Proposed single storey rear extension to dwelling (Amendment to consent 2000/1450)
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: 0118 974 6449

Date: **18 December 2000**

My ref: F/2000/2987

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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Proposed single storey rear extension to dwelling (Amendment to consent 2000/1450)

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Yours faithfully,

John Mitchell

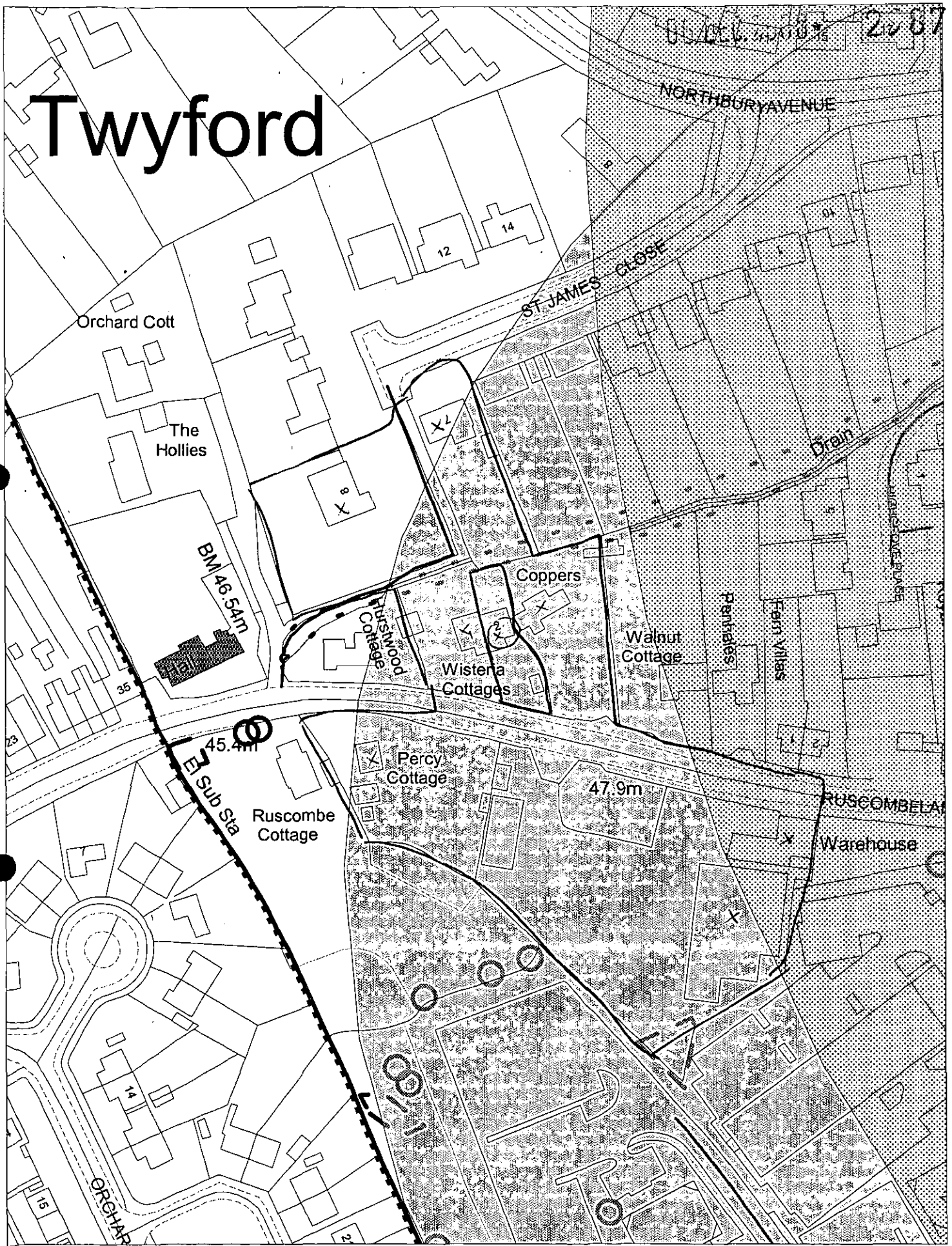
John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Jackie Emmett** Application Number: **F/2000/2987**
2 Wisteria Cottage, Ruscombe Lane, Ruscombe, Reading.
Proposed single storey rear extension to dwelling (Amendment to consent 2000/1450)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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



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Development Control Section, Environmental Services, Wokingham District Council.
13 December 2000

Scale: 1 : 1250

2000/2987
2 Wistena Cottage
Ruscombe Lane.

A fee is not required for this application as a fee was paid on 2000/1450 and this is an amendment within a year.

Mrs C Hurst
Planning Admin
20-12-00

WOKINGHAM DISTRICT COUNCIL
Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

With Compliments

5

NatWest 60-09-15

Great Portland Street Branch
PO Box 2027, 125 Great Portland Street, London W1A 1GA

Date 27-11-00

Pay Wokingham District Council

Ninety five pounds

£ 95-00

MRS G J COULING

BOWATER 9532

Account Payee

National Westminster Bank Plc

220999 | Cheque No. | Branch Sort Code | Account No. | Transaction Code

⑈006740⑈ 60⑆0915⑆ 04514491⑈02

For file
2000/2987

Jackie Emonelt

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 DEC 2000	Map No 29 Site 004
Officer: JE / Application No. F/2000/2987	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING (AMENDMENT TO CONSENT 2000/1450)

Location: 2 WISTERIA COTTAGE Ruscombe Lane

Parish: RUSCOMBE Ward: Ruscombe
18.12.2000 TJ

Applicant: MRS COULING

fee paid on 2000/1450

Fee Received 95-00 Required 00-00 Additional ..... Refund 95-00

(4)
Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 18.12.2000 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 Landfill cons. .....

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

..... S/N+ See map .....

06.DEC.2000* 2987

WESSEX DESIGN CONSULTANTS

architectural and interior design

Alan Miller Associate of the Chartered Institute of Building

9 Nightingale Gardens, Sandhurst, Berkshire, GU47 9DQ. Tel: (01252) 872555 Fax: (01252) 890127

Planning Services,
Wokingham District Council,
PO Box 157,
Civic Offices,
Shute End,
Wokingham,
Berks. RG40 1WR.

4 December 2000

Dear Sir/Madam,

Re: 2 Wisteria Cottage, Ruscombe Lane, Ruscombe, Berkshire. – Proposed rear kitchen extension for Mrs. G. Couling.

Please find the enclosed Planning Application, together with Mrs. Couling's fee cheque for £95.

As you can see, this small kitchen single storey extension is at the rear of the dwelling and is an addition to the consent recently granted under reference No. 2000/1450.

Please do not hesitate to contact me should you require any further advice or information.

Yours faithfully,

A. D. Miller ACIOB.

c.c. Mrs. G. Couling.

Environmental Services

For office use only.
Application number: 06.DEC.2000* 2987

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	MRS. G. COULING
	Address and postcode	2 WISTERIA COTTAGE RUSCOMBE LANE RUSCOMBE BERKS RG10 9JP
	Phone number	01189 321617
2	Agent's Name	ALAN MILLER ACIOB
	Address and postcode	WEBBER DESIGN CONSULTANTS 9 NIGHTINGALE GDNS SANDHURST BERKS GU47 9DQ
	Phone number	01252 872555
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.	2 WISTERIA COTTAGE RUSCOMBE LANE RUSCOMBE BERKS RG10 9JP
4	Give brief details of the proposal for example, two storey side extension. About the application	S/S REAR EXTENSION
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 + TILES TO MATCH EXISTING
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~~ will the property have?	Existing: THREE	Proposed: —
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 MRS. G. COLLINS.

Date 4/12/2000

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2987**
CASE OFFICER: **Jackie Emmett**
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				