APPLICATION NO:
F/2000/1539

LOCATION:
37 Middlefields, Ruscombe Reading.

APPLICANT:
Mr S Dawes & Miss M Plumley

PROPOSAL:
Proposed single storey rear extension to dwelling infill walkway and pitched roof to existing garage.

EARLIEST DATE FOR DECISION: **26/06/2000**

APPLICATION EXPIRY DATE: **14/07/2000**

CASE OFFICER: **Heather Morgan**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Dawes & Miss M Plumley
37 Middlefields
Ruscombe
Berks
RG10 9DG

Application Number: F/2000/1539

Parish: **RUSCOMBE**

Location: **37, Middlefields, Ruscombe, Reading.**

Proposal: **Proposed single storey rear extension to dwelling infill walkway and pitched roof to existing 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. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the side elevation facing Middlefields Court.

Condition
3. All new external brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. In the interests of residential amenity.

Reason

3. To ensure a satisfactory external appearance.

John Mitchell CH
Development Control Manager
Date: 04/07/2000

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1539	HM.
BUILDING CONTROL NUMBER	FP2000/0751	Howard
APPLICANT/~~AGENT~~	Mr Dawes & Miss Plumley.	
ADDRESS OF SITE	37. Middlefields RYSCOMBE	
DESCRIPTION OF PROPOSED WORK	S/S rear ext c/d walkway pitched roof to existing garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		—
ELEVATIONS	rec'd 14/6/00	rec'd 19/5/00
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	N/A	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	6/7/00.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Please file

FROM:
Property Dept

TO: [redacted] Heather Morgan

Date: 19 June 2000

Application Number: F/2000/1539

COPIES: ACK: FILE:

WOKINGHAM BOROUGH COUNCIL RECEIVED 20 JUN 2000 PROPERTY SECTION

Proposal: Proposed single storey rear extension to dwelling infill walkway and pitched roof to existing garage..

Site Address:
37, Middlefields, Ruscombe, Reading.

Applicant:
Mr S Dawes & Miss M Plumley .

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

The above property is a former Council house which was sold under tenants right to buy legislation in 1985.

The conveyance contains a restrictive covenant which prohibits any alteration or extension to the property without the Property sections prior consent.

The proposed development does not appear to adversely affect the Councils adjoining interests.

Sarah Hunter
Property.

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/1539

Applicant : Mr S Dawes & Miss M Plumley .

Location : 37, Middlefields, Ruscombe, Reading.
Proposal : Proposed single storey rear extension to dwelling infill walkway and pitched roof to existing garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		31/5/00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 19/05/2000

Earliest Date for Decision : 26/06/2000

Latest Consultation Date/Site Notice Expiry Date : 26/06/2000

Application Expiry Date: 14/07/2000

Consultation Responses :

① [redacted] Parish Council - No Objection Ruscombe

② Letters of Objection -

Planning [redacted] History

There is no relevant planning history on the site with the exception of a pd enquiry on extending the existing garage in April 2000. Consent was required due to the combined volume of the detached garage and the extensions proposed.

Application Number: F/2000/1539

Appraisal :

1/ Impact upon the streetscene
The existing garage is detached from the dwelling by the width of a pedestrian footway. It is prefab in nature with a flat roof.
The proposal will provide a mono pitch roof running up to the side of the existing dwelling, plus a new door. This is deemed to represent a material improvement in streetscene terms.

2/ Impact on residential amenity
The single storey rear extension would be 3.5m from the boundary with No 36, and is sufficiently distant to have no material impact.
The extension would be 15m from flats 1 to 8 Middlefields Court, which the site slopes down towards the flats thus to only appear 1m. Distances are adequate to prevent overdominance, and no side windows are proposed to result in overlooking

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

Application Number F/2000/1539
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions /~~Reasons for Refusal~~
①	SC01	SR02	
②	SC08	SR10	Side elevation facing Middlefield Court.
③	SC58	SR12	bndcwork.

John Nicholls
4/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 37 Middlefields Ruscombe Reading.

APPLICATION NUMBER: F/2000/1539

OFFICER: Heather Morgan

DATE OF SITE VISIT: 8/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes. Post in front garden

2. DESCRIPTION OF SURROUNDINGS Residential.

3. DESCRIPTION OF SITE/BUILDING Semi-detached property. Single garage with flat roof separated by walkway

4. RELATIONSHIP TO ADJOINING PROPERTIES
Some distance to flats on Pennsfields.
No impact on No 36

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS Sloping down to Bath Road.

BOUNDARY TREATMENT 1.8m ctbl.

OTHERS N/A

30/6

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

Tel: (0118) 974 6446

Date: **02 June 2000**

My ref: F/2000/1539

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

Dear Councillor

Application Number: F/2000/1539
37, Middlefields, Ruscombe, Reading.
Proposed single storey rear extension to dwelling infill walkway and pitched roof to existing 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 **Heather Morgan** on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1539**
37, Middlefields, Ruscombe, Reading.
Proposed single storey rear extension to dwelling infill walkway and pitched roof to existing 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: (0118) 974 6446

Date: **02 June 2000**

My ref: F/2000/1539

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
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Development Control Manager

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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

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

Tel: (0118) 974 6446

Date: **02 June 2000**

My ref: F/2000/1539

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

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37, Middlefields, Ruscombe, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1539**
37, Middlefields, Ruscombe, Reading.
Proposed single storey rear extension to dwelling infill walkway and pitched roof to existing 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/2000/1539

Proposal:
Proposed single storey rear extension to dwelling infill walkway and pitched roof to existing garage.

Location:
37, Middlefields, 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 Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/06/2000. 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

02 June 2000

FROM: Heather Morgan

DATE: 02 June 2000

RUSCOMBE PARISH CONSULTATION SHEET

Application Number: F/2000/1539

Proposal: Proposed single storey rear extension to dwelling infill walkway and pitched roof to existing garage..

Site Address: 37, Middlefields, Ruscombe, Reading.

Applicant: Mr S Dawes & Miss M Plumley .

Your observations are required in respect of this application **by 26/06/2000** .

No comments

SIGNED: _____ DATE: 8/6/00

Clerk To Ruscombe Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 19 MAY 2000	Map No. ..... Site 0.05
Officer: HM / Application No. F/2000/1539	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING INFILL WALKWAY AND PITCHED ROOF TO EXISTING GARAGE

Location: 37 MIDDLEFIELDS

Parish: RUSCOMBE Ward: Ruscombe ✓ 216

Applicant: MR DAWES & MS PLUMLEY

Fee Received 95-00 (7) 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	BOTH SIDE ELEVATIONS?	1/6	1/6
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 : 21.6..... Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

NOO pre-apps.....

.....

.....

NEIGHBOURS:

S/N + 39 middlefields

flats 1-8 (odd + even) middlefields Court

11 + 12 Pennfields

159 + 161 London Rd.

Recd PM 18/5/00

Environmental Services

For office use only.
Application number:
19.MAY2000* 1539

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	MR S DAVIES & MISS M PLUMLEY
	Address	37 MIDDLEFIELDS
	and postcode	RUSCOMBE
		BERKS
		RG10 9DG
●	Phone number	01189 343778
2	Agent's Name	
	Address	
	and postcode	N/A
	Phone number	
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.	A/A1. 37 Middlefields
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY, INFILL WALKWAY BY GARAGE & PROVIDE UTILITY ROOM AT REAR OF PROPERTY & pitched to garage
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK TO MATCH EXISTING BRICKS
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: [signature]

on behalf of

Date 18 5 00

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

1933 ✓

ADDRESS 37 MIDDLEFIELDS PARISH RUSCOMBE

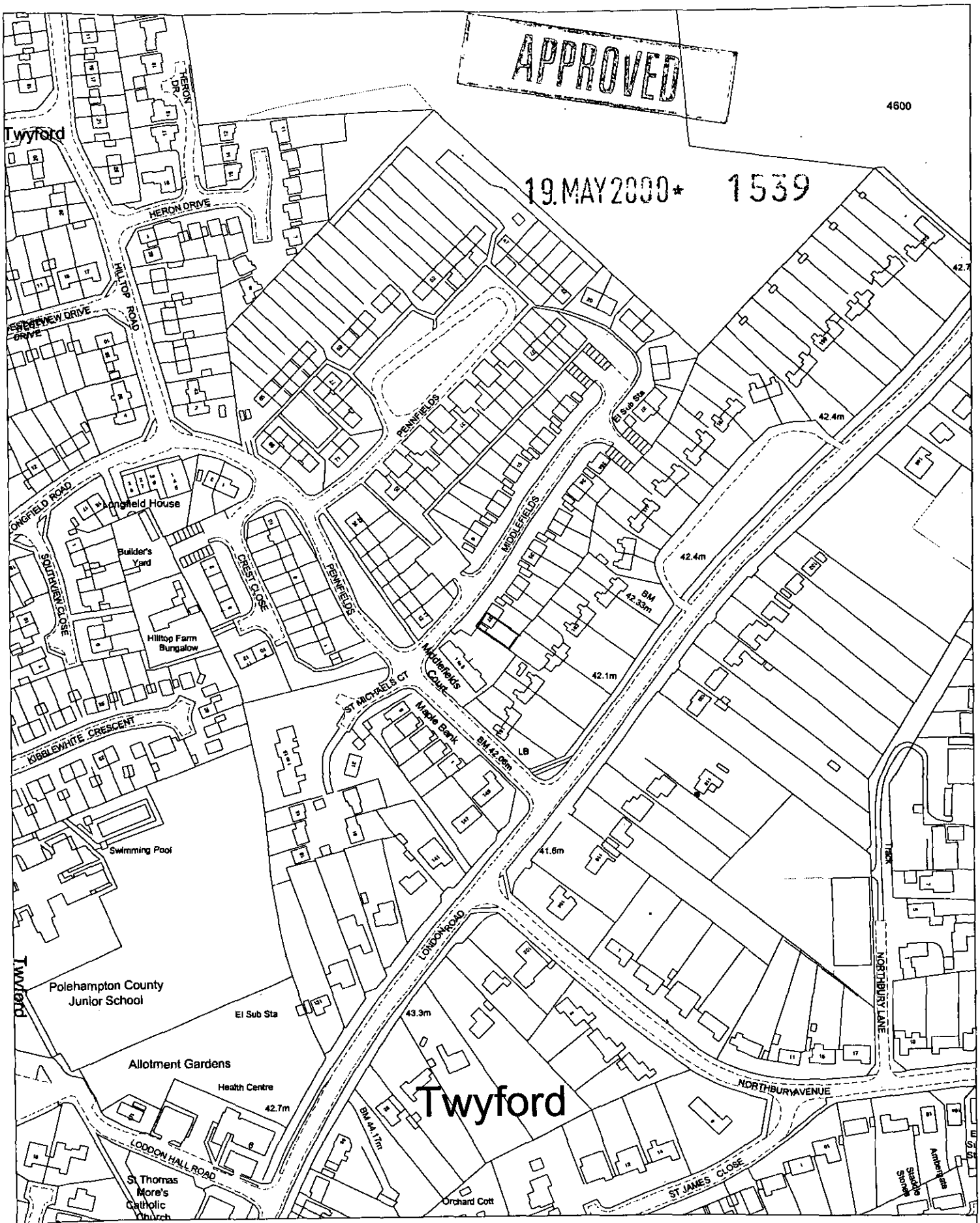
PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
686/71	W.R.D.C	S/D House + Garage	2.9.71	C/A

MINISTRY DECISION

SPECIAL ORDERS PD Reg - Extend Garage - Davies - 26/4/00



Site Plan, Scale: 1 to 2500

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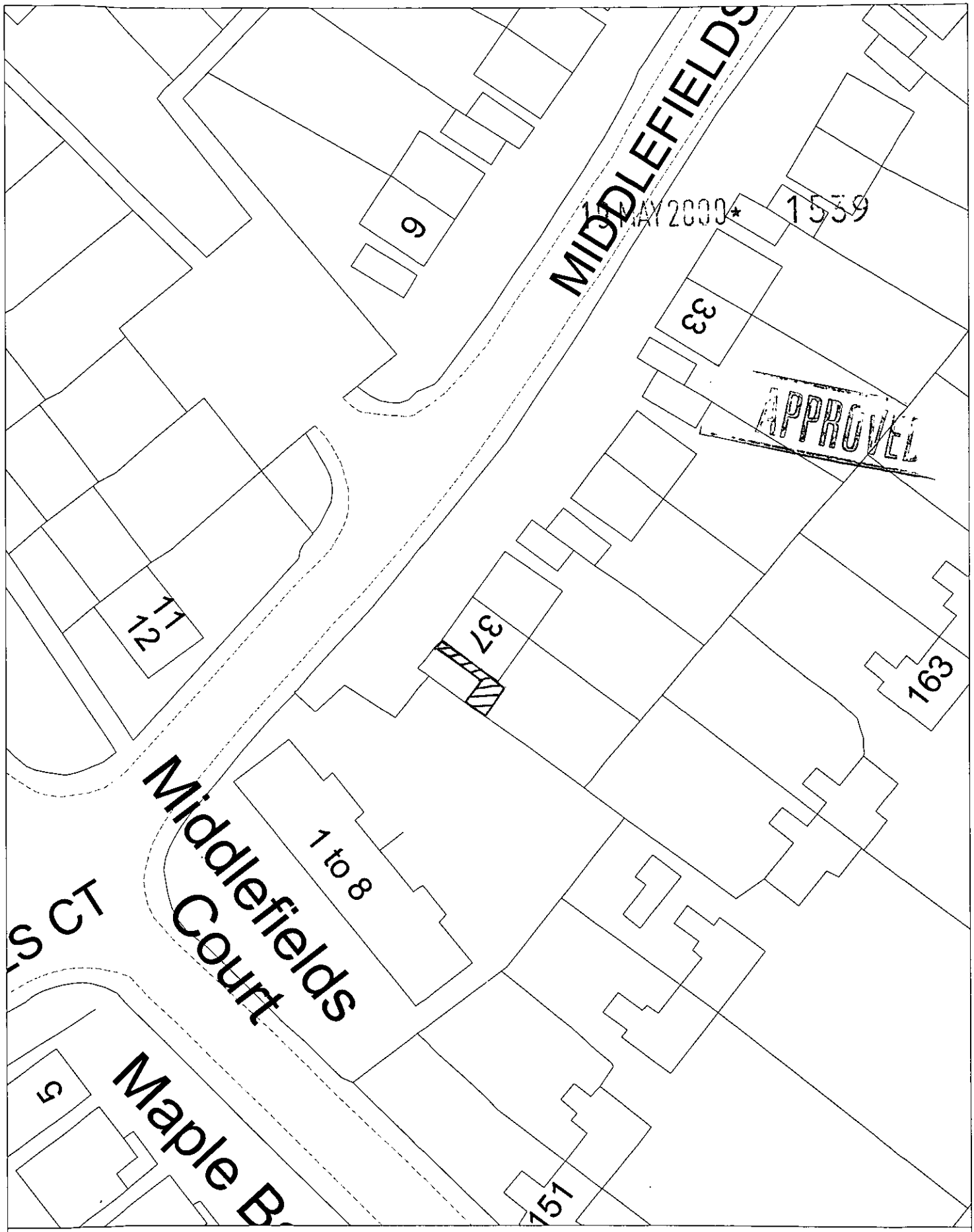
Date: 3 May 2000

N W E S



Site Plan, Scale: 1 to 500

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Date: 3 May 2000

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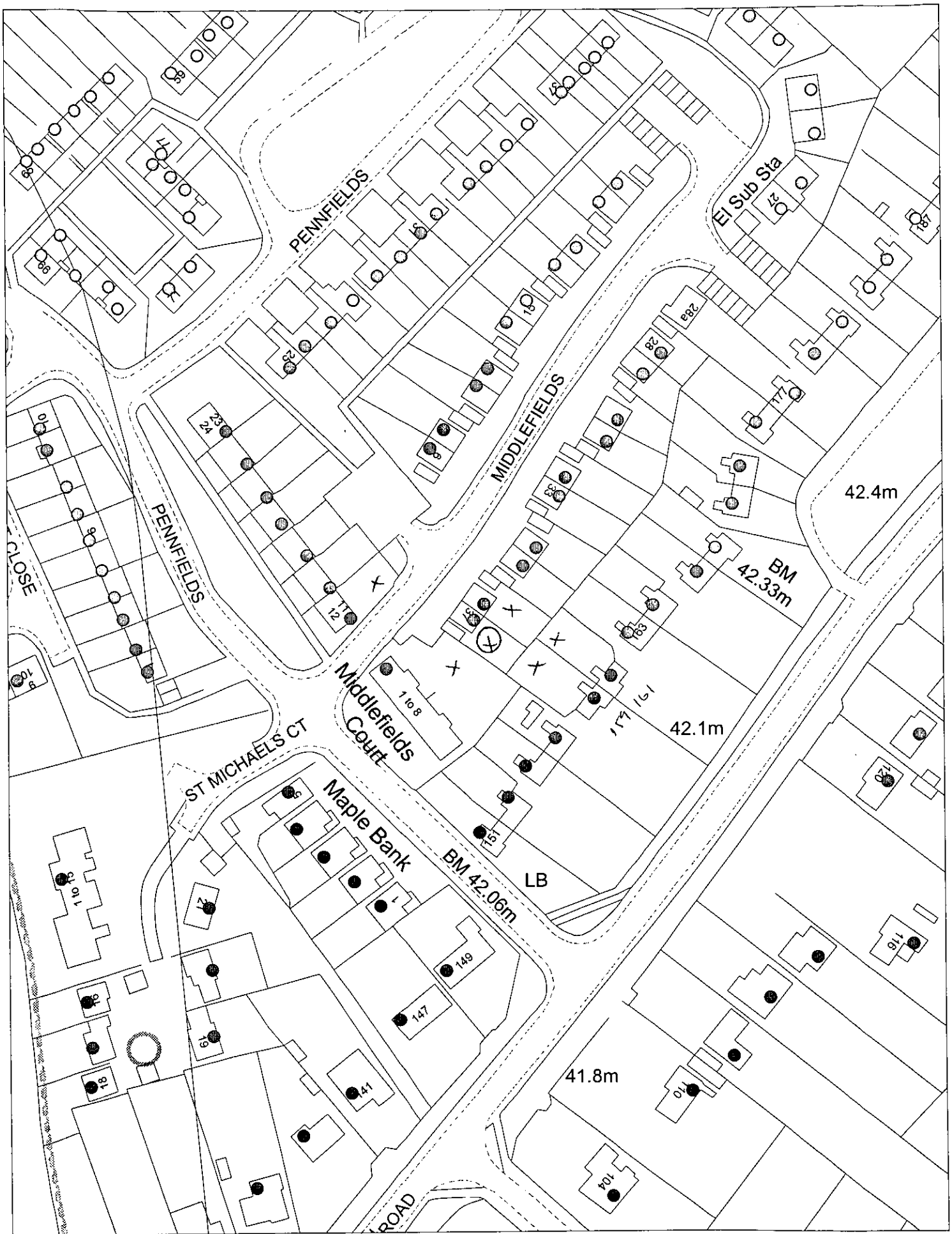

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Development Control Section, Environmental Services, Wokingham District Council.

26 May 2000

Scale: 1 : 1250