APPLICATION NO:
F/2000/1404

LOCATION:
106 London Road, Ruscombe Reading.

APPLICANT:
Mr & Mrs Hardman C/O S. J. Atkinson

PROPOSAL:
Proposed erection of detached dwelling with integral garage (amendment to approval 96/64336/F).

EARLIEST DATE FOR DECISION: **10/06/2000**

APPLICATION EXPIRY DATE: **29/06/2000**

CASE OFFICER: **Nicola Lake**

31 July 2000

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hardman
C/O S. J. Atkinson
44 Basingstoke Road
Reading
Berks
RG2 0EL

Application Number: F/2000/1404

Parish: **RUSCOMBE**

Location: **106, London Road, Ruscombe, Reading.**

Proposal: **Proposed erection of detached dwelling with integral garage (amendment to approval 96/64336/F).**

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 buildings, extensions, alterations or hard surfaces permitted by Classes A, B, C, D and E of Schedule 2, Part 1 of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
3. No construction works of any sort shall take place other than between the hours of 7.00 am and 7.00 pm Mondays to Fridays and 7.00 am and 1.30 pm Saturdays and no work shall take place on Sundays and Bank Holidays.

Condition
4. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
5. The first floor bathroom windows in the south west elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
6. Prior to the start of any other development works within the site the proposed access shall be constructed in accordance with the approved plan.

Condition
7. The area shown on the permitted drawings for vehicle parking, turning and garaging 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
8. Prior to the commencement of the development details of measures to be taken to protect the existing trees from damage during development shall be submitted to and approved in writing by the Local Planning Authority and shall then be carried out in accordance with the approved details.

Condition
9. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
10. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority and thereafter maintained as such.

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

Reason
2. To safeguard the amenities of neighbouring residents and the locality.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. To safeguard the amenities of neighbouring residents and the locality.

Reason
6. In the interests of highway safety.

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

Reason
8. In the interests of the character and amenities of the locality.

Reason
9. To ensure a satisfactory external appearance.

Reason
10. To ensure a satisfactory external appearance and to safeguard the amenities of neighbouring residents and the locality.

John Mitchell

John Mitchell
Development Control Manager
Date: 03/08/2000

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.

Yellow File Copy 3/788

Tel. (0118) 974 6487 (Direct Line)
E-Mail John.Mitchell@wokingham.gov.uk
Date. 8 August, 2000
My ref. JM/TAB / F/2000/0515, F/2000/1455, F/2000/1404
Your ref.

Steve Atkinson
Chartered Architect
44 Basingstoke Road
READING
Berkshire
RG2 0EL

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Atkinson

PLANNING MATTERS

Further to my letter of the 19th July 2000 I can confirm that the three applications have now all been approved.

I hope you find this information helpful.

Yours sincerely

JOHN MITCHELL
Development Control Manager

31780

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 19 July 2000
My ref. JM/SB/F/2000/0515, F/2000/1455, F/2000/1404
Your ref.

Steve Atkinson
Chartered Architect
44 Basingstoke Road
READING
Berkshire
RG2 0EL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Atkinson

PLANNING MATTERS

Thank you for your letter of 13 July 2000 chasing progress on three planning applications.

Planning application F/2000/1455, 311 Barkham Road has been approved.

The other two applications remain under consideration and I will endeavour to expedite matters as soon as possible.

Yours sincerely

JOHN MITCHELL
Development Control Manager

REPLY REQUIRED
28/7

STEVE ATKINSON *BSc (Hons) Dip Arch (Hons) RIBA*

CHARTERED ARCHITECT
44 Basingstoke Road
Reading
Berkshire
RG2 0EL
Tel. (0118) 921 2223

PLANNING SERVICES	HPT
POL	TLB
DC	ENF
APP	
CS	31780
14 JUL 2000	
COPIES TO:	ACK:
	FILE:

13th July 2000

Attn Mr J Mitchell
Development Control Manager
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WR

Re: Planning Matters.

Dear Mr Mitchell,

Thank you for your letter of 5th July and involvement in that application. There are several points, which I would like to discuss with you, but of immediate concern are the following applications.

recvd 1/2/00 (JM)

1 Byways, Pepper Lane, Earley app no. F2000/0515. I still have no consent for this.

(EC) Notice Cert 29/6/00

2 311 Barkham Road, Wokingham app no. F2000/1455 The next door neighbour has been informed by letter that this has been approved, which was confirmed to me by telephone, but I have no consent, said to be dated 3rd July. 29/6/00

(NL) recvd 4/5/00

3 106, London Road, Ruscombe. app no.F2000/1404 determination date 29th June. I have had no correspondence at all, other that the pre application enquiry where the proposal was not considered to be a problem.

Yours sincerely,

Steve Atkinson.

House plans
House extensions
Alterations & repairs
Conservatories
Energy surveys
Energy conservation
Acoustic advice
Garden designs
Listed Buildings
Building Regulation Application
Planning Applications
Local Authority Grants
Building Defects
Offices & Shops
Industrial Buildings
Change of Use

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1404	NL
BUILDING CONTROL NUMBER.	FP 2001/1519	Andy
~~APPLICANT~~/AGENT	S.J. Atkinson	
ADDRESS OF SITE	106 London Road RUSCOMBE	
DESCRIPTION OF PROPOSED WORK	detached dwelling with integral garage (amendment to consent 96/64336/F).	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	9277/02A	9277/02
ELEVATIONS	- " -	- " -
FLOOR PLANS	- " -	- " -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/8/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	31/1/01	

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	

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
Email: Simon.Roskilly@wokingham.gov.uk
Date: 21 November 2003
My ref: SR/BP/F/2000/1404
Your ref: 1404

Mr & Mrs J Hardman
108 London Road
Ruscombe
Reading
RG10 9HH

Dear Mr & Mrs J Hardman,

PROPOSED ALTERATION TO APPLICATION F/2000/1404 AT 106 LONDON ROAD, RUSCOMBE, READING

I refer to your letter and plans received by the Local Planning Authority on the 20th August 2003 with reference to the above and would like to take this opportunity to apologise for the delay in replying.
I confirm that the proposed alterations shown on plans dated 20/08/03 will not require a new application to be submitted; and therefore can be done as a minor amendment except for the proposed change to the entrance porch roof. However details of any changes to the materials already approved would have to be submitted pursuant to condition 09 of planning permission F/2000/1404.
The proposed changes to the entrance porch roof from a hipped design to a gable will require a new application to be submitted.
Please find enclosed the relevant forms should you wish to proceed.

Should you require any further information, please contact Simon Roskilly on the above direct dial number.

Yours faithfully,

B POLNIK (MRS)
Development Control

Mr & Mrs Jeremy Hardman
108 London Road, RUSCOMBE, Reading RG10 9HH
telephone: 0118 934 00 39 *fax:* 0118 934 00 39

78269

PC
DC DPG
APP
CS
20 AUG 2003
COPIES

Planning Services
Wokingham Unitary
PO Box 157
Shute End
Wokingham RG40 1WR

Wednesday 20th August 03

Dear Sirs,

Re: Minor Amendment to House Appearance (Approval F200/1404)

On the advice of the Duty Planning Officer and her superior, we are submitting a Minor Amendment to the external appearance of this house.

Attached you will find a copy marked A of approved Drawing (ref: 9277-02e). This indicates 2 main areas (one each to front and rear) where the property was intended to extend beyond the face of the external walls. This 'extension' was to be covered in waney board. However, this feature has been incorrectly built, prior to us determining the architect and builder ~ something we only discovered a couple of weeks ago. Since the waney board feature can no longer be incorporated as originally planned, we propose to replace the waney board with a continuation of the first floor rendering, but with some timbers inserted, as indicated on copies B & C. Related photos enclosed for easier reference. This feature would be echoed above the small front window.

In so doing, we are reducing the visual impact of the building. Furthermore, the feature to the rear of the building is full screened from neighbours (photo D taken from beneath the feature opening), whilst the front feature is well screened from the road (photo B).

In view of the initial comments by the Duty Planning Officer, we hope you will be able to give this minor amendment your earliest approval.

Thanking you.

Yours truly

J. Hardman

Mr & Mrs J Hardman

Vicky & Jeremy Hardman
108 London Road, RUSCOMBE, Reading, RG10 9HH
telephone: 0118 934 00 39 *fax:* 0118 934 00 39
< jhardman@mapdc.demon.co.uk >

MATERIALS FOR 106 LONDON RD.

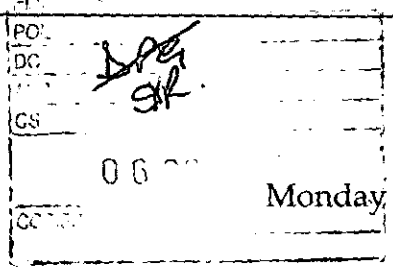
BRICKS: Hampshire Stock
Mult. Red Grey/Brown.

TILES. Machine Clay
Acme Burnt Flame

F/2002/7108

73493

Mr & Mrs Jeremy Hardman
108 London Road, RUSCOMBE, Reading RG10 9HH
telephone: 0118 934 00 39 *fax:* 0118 934 00 39



Attention **Mr Daniel GIGG**
Planning Services

Monday 6th October 03

Re: Minor Amendment

We would be grateful for an early decision on the attached Amendment.
Thanking you

Mr & Mrs J Hardman

Mr & Mrs Jeremy Hardman
108 London Road, RUSCOMBE, Reading RG10 9HH
telephone: 0118 934 00 39 *fax:* 0118 934 00 39

PLANNING
POL
DC
APP
CS
COPIES

Daniel Gaca
72269

Planning Services
Wokingham Unitary
PO Box 157
Shute End
Wokingham RG40 1WR

Wednesday 20th August 03

Dear Sirs,

Re: Minor Amendment to House Appearance (Approval F200/1404)

On the advice of the Duty Planning Officer and her superior, we are submitting a Minor Amendment to the external appearance of this house.

Attached you will find a copy marked A of approved Drawing (ref: 9277-02e). This indicates 2 main areas (one each to front and rear) where the property was intended to extend beyond the face of the external walls. This 'extension' was to be covered in waney board. However, this feature has been incorrectly built, prior to us determining the architect and builder ~ something we only discovered a couple of weeks ago. Since the waney board feature can no longer be incorporated as originally planned, we propose to replace the waney board with a continuation of the first floor rendering, but with some timbers inserted, as indicated on copies B & C. Related photos enclosed for easier reference. This feature would be echoed above the small front window.

In so doing, we are reducing the visual impact of the building. Furthermore, the feature to the rear of the building is full screened from neighbours (photo D taken from beneath the feature opening), whilst the front feature is well screened from the road (photo B).

In view of the initial comments by the Duty Planning Officer, we hope you will be able to give this minor amendment your earliest approval.

Thanking you.

Yours truly

Mr & Mrs J Hardman

01189340039

Mr & Mrs Jeremy Hardman
108 London Road, RUSCOMBE, Reading RG10 9HH
telephone: 0118 934 00 39 *fax:* 0118 934 00 39

PLANNING SERVICES	HPT 73994
POL SR	LS
DC	
APP	
CS	
24 OCT	
COPIES TO	

Fax to
Basia POLNIK
WDC Planning
0118 974 6484

Friday 24th October 03
(1 page + 1)

Re: Amended Application (related to Approval F200/1404)

We would be grateful if you could inform us who has now been assigned to deal with this requested amendment?

The detail is set out in the attached letter, dated 20th August 03.
We understood this had been assigned to Daniel Gigg but that he, in turn, has moved on.

Please advise who is now the Officer assigned to this amendment and by when we might expect a decision.

Thanking you

J Hardman

Mr & Mrs J Hardman

01189340039

Mr & Mrs Jeremy Hardman
108 London Road, RUSCOMBE, Reading RG10 9HH
telephone: 0118 934 00 39 *fax:* 0118 934 00 39

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
24 OCT 2003	
COPIES	

73994 Daniel Cross

72269

Planning Services
Wokingham Unitary
PO Box 157
Shute End
Wokingham RG40 1WR

Wednesday 20th August 03

Dear Sirs,

Re: Minor Amendment to House Appearance (Approval F200/1404)

On the advice of the Duty Planning Officer and her superior, we are submitting a Minor Amendment to the external appearance of this house.

Attached you will find a copy marked A of approved Drawing (ref: 9277-02e). This indicates 2 main areas (one each to front and rear) where the property was intended to extend beyond the face of the external walls. This 'extension' was to be covered in waney board. However, this feature has been incorrectly built, prior to us determining the architect and builder ~ something we only discovered a couple of weeks ago. Since the waney board feature can no longer be incorporated as originally planned, we propose to replace the waney board with a continuation of the first floor rendering, but with some timbers inserted, as indicated on copies B & C. Related photos enclosed for easier reference. This feature would be echoed above the small front window.

In so doing, we are reducing the visual impact of the building. Furthermore, the feature to the rear of the building is full screened from neighbours (photo D taken from beneath the feature opening), whilst the front feature is well screened from the road (photo B).

In view of the initial comments by the Duty Planning Officer, we hope you will be able to give this minor amendment your earliest approval.

Thanking you.

Yours truly

Mr & Mrs J Hardman

Tel: 0118 974 6482 (Direct Line)
Fax: 0118 974 6484
Email: Simon.Roskilly@wokingham.gov.uk
Date: 22nd October 2003
My ref: SR/ F/2000/1404

Mr & Mrs J Hardman
108 London Road
Ruscombe
Reading
RG10 9HH

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr & Mrs J Hardman,

RE: PROPOSED ALTERATION TO APPLICATION F/2000/1404 108 LONDON ROAD, RUSCOMBE, READING

Following receipt of your letter and proposed amended plans dated 6th October 2003 I'm afraid I can not give a response to whether the proposed alterations could be done under a minor amendment or not. The reason for this being is that I have no record of any samples of external materials being received and given written permission as requested under condition 09 of planning permission F/2000/1404.

Condition 09 states:
'Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved'

I have had discussions with the enforcement team and we came to the conclusion that you will need to submit these samples within the next 28 days. If we do not receive the samples within this period of time then the enforcement team may take some sort of action.

If you require any further assistance please contact me on 0118 9746482

Yours sincerely,

Simon Roskilly
Planning Officer

Received by Wokingham District Council

Application No: F/2000/1404

Proposal:
Proposed erection of detached dwelling with integral garage (amendment to approval 96/64336/F).

Location:
106, 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 10/06/2000. 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

17 May 2000

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
Email: Simon.Roskilly@wokingham.gov.uk
Date: 28 January 2004
My ref: SR/BP/F/2000/1404
Your ref: 1404

Mr & Mrs J Hardman
108 London Road
Ruscombe
Reading
RG10 9HH

Dear Mr & Mrs J Hardman,

PROPOSED ALTERATION TO APPLICATION F/2000/1404 AT 106 LONDON ROAD, RUSCOMBE, READING

I refer to your letter and plans received by the Local Planning Authority on the 6th January 2004 with reference to the above.
I confirm that the proposed alterations shown on plans dated 06/01/04 would not require a new application to be submitted; and therefore can be delt with as a minor amendment.

Should you require any further information, please contact Simon Roskilly on the above direct dial number.

Yours faithfully,

B POLNIK (MRS)
Development Control

Mr & Mrs Jeremy Hardman
108 London Road, RUSCOMBE, Reading RG10 9HH
telephone: 0118 934 00 39 *fax:* 0118 934 00 39

75808
PLANNING SERVICES RPT
POL TS
DC SL ENF
APP
CS
06 JAN 2004
COPIES TO
FILE

BY HAND

Simon Roskilly Esq
Planning Officer
WDC

Tuesday 6th January 04

Re: Minor Amendments to Approved Application F/2000/1404
Following your suggestion, we met with the Duty Planning Officer before Christmas to discuss two minor changes we wish to make to this Approved Application. We were advised neither represents an addition or significant change to the approved Plan. As a result, it was thought these could be dealt with by Planning as Minor Amendments. I am writing to you since it was you who had raised a comment about the first of the requested Amendments.

Porch: Attached is a copy of part of the original Architect's Drawing, showing the porch, which was Approved in 2000. Beneath, we have repeated the original drawing ~ but with our proposed minor amendment indicated.
As you will see, with your approval, we wish to reduce the bulk of the porch roof. Also, we think it will greatly improve the house design harmony if we can line up the slope of the porch roof with that of the main roof above.
This adopts the approach suggested in my letter to you of 28.11.03.

Kitchen/Utility: Again, we enclose a copy of part of the original Architect's Drawing, showing the approved kitchen and utility room layouts.
What we would like to do, again with your approval, is to place the external, half-glazed kitchen door where the utility window now sits ~ and vice versa. This will allow direct entry from outside (sometimes dirty!) into the utility room, rather than straight into the kitchen. In addition, the repositioned window in the kitchen will provide us with some extra light in that room. Both the door and window currently look onto a fence and thick 12ft hedge to the side of our neighbour's property, so the proposed change is unlikely to have any adverse impact on them.

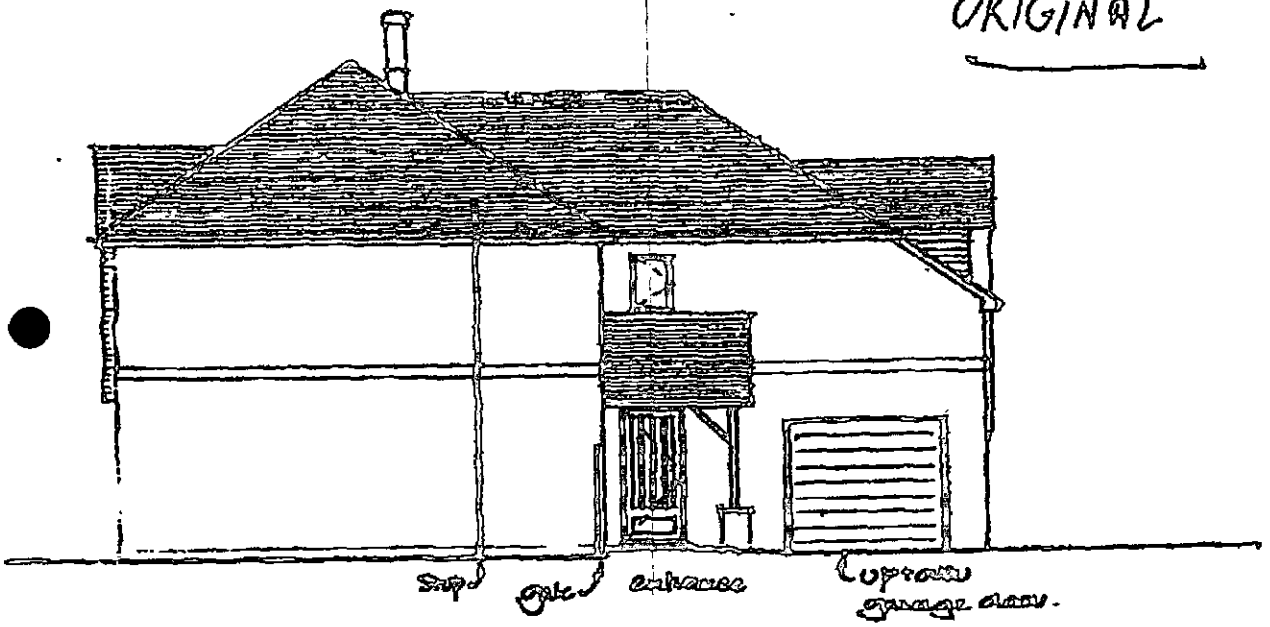
We trust both these suggestions can be approved as Minor Amendments.
Many thanks.

Jeremy Hardman

Mr & Mrs J Hardman

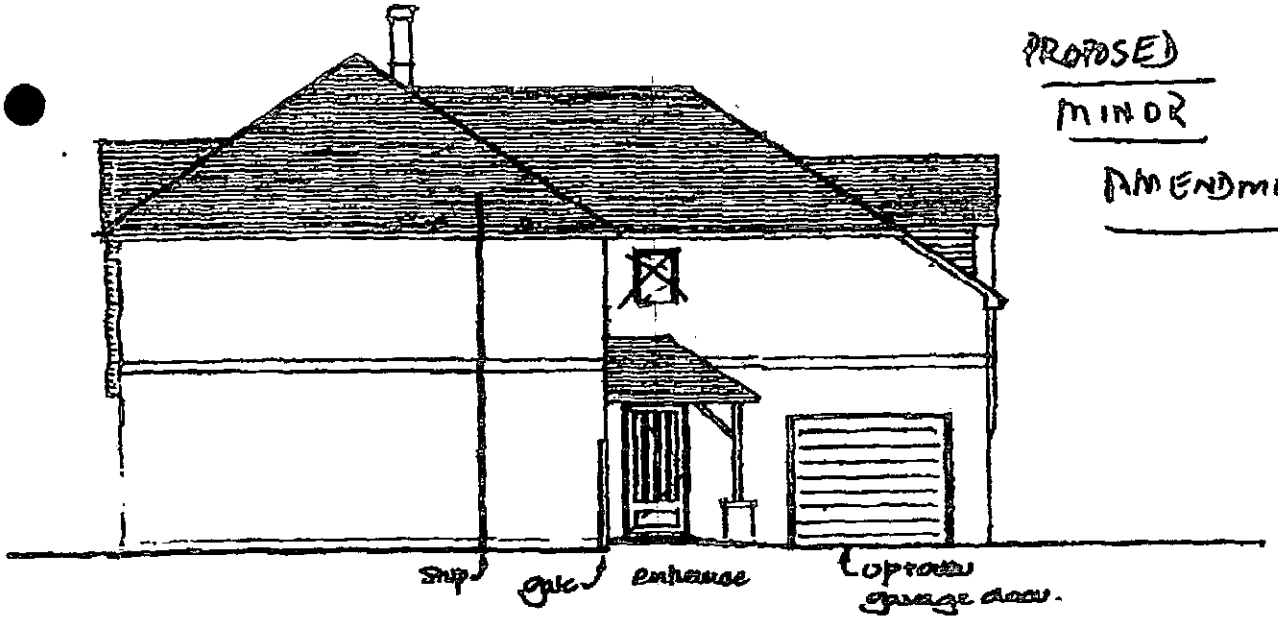
E 2000/1404

ORIGINAL



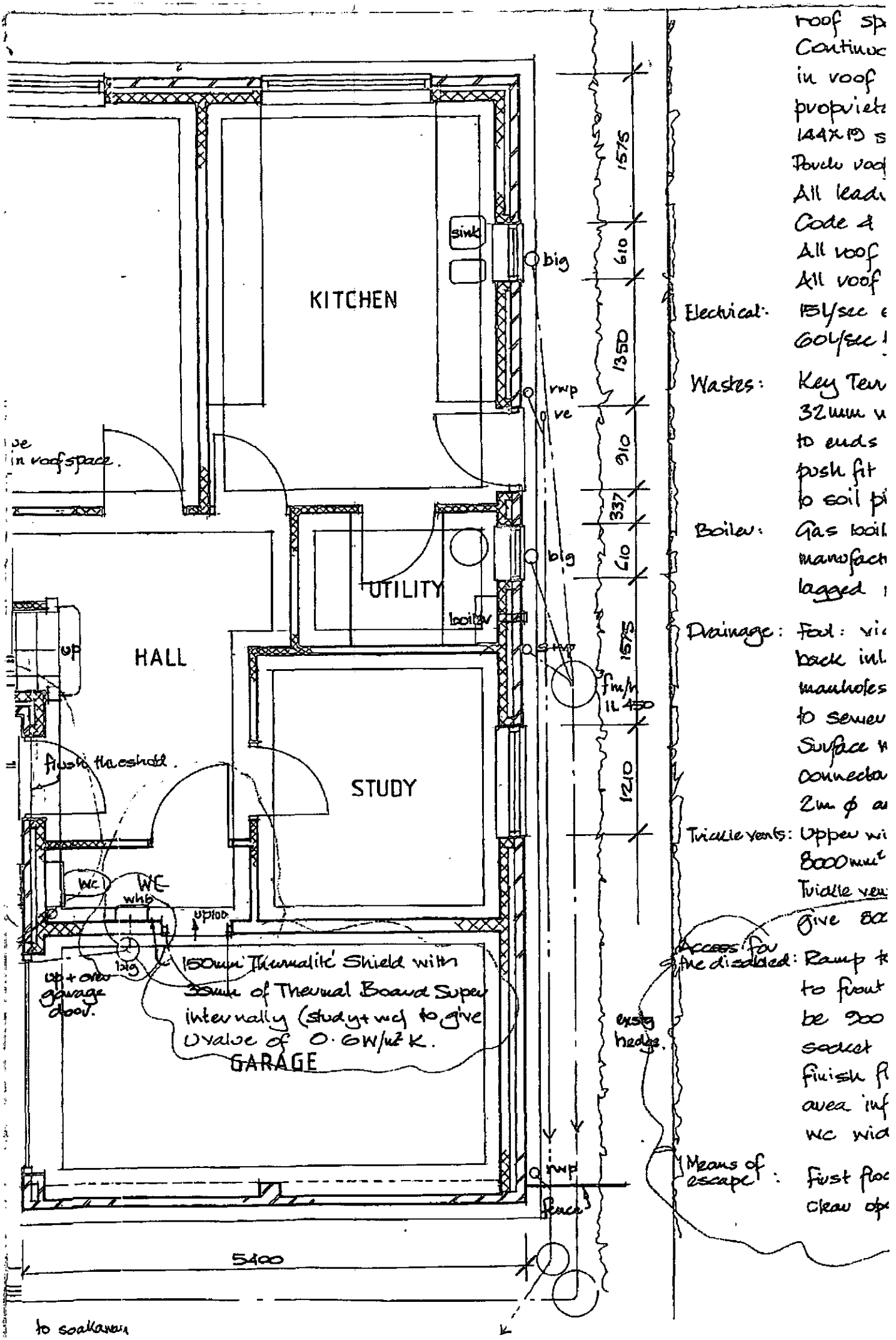
SIDE

PROPOSED
MINOR
AMENDMENT



SIDE

(A) at 150cc. [illegible]



roof sp
Continuc
in roof
propriet
144x19 s
Double roof
All lead
Code 4
All roof
All roof

Electrical: 15l/sec
60l/sec

Wastes: Key Ten
32mm u
to ends
push fit
to soil pi

Boiler: Gas boil
manufact
lagged

Drainage: Foul: via
back int
manholes
to sewer
Surface w
connecte
2m ϕ a

Trickle vents: Upper wi
8000mm²
Trickle ven
give 80

Access for the disabled: Ramp
to front
be 900
socket
finish fl
area inf
wc wid

Means of escape: first floo
clear op

Tel: 0118 974 6482 (Direct Line)
Fax: 0118 974 6484
Email: Simon.Roskilly@wokingham.gov.uk
Date: 31st October 2003
My ref: SR/ F/2000/1404

Mr & Mrs J Hardman
108 London Road
Ruscombe
Reading
RG10 9HH

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr & Mrs J Hardman,

RE: PROPOSED ALTERATION TO APPLICATION F/2000/1404 108 LONDON ROAD, RUSCOMBE, READING

Following the receipt of external material samples and a site visit I here by give approval in writing as requested under condition 09 (see below) of planning permission F2000/1404. The external materials submitted are as follows:

- Hampshire Stock malt, red, grey and brown bricks
- Machine clay ACME burnt flame tiles

Condition 09 states:
'Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved'

Yours sincerely,

Simon Roskilly
Planning Officer

File: 108 London Road, Ruscombe, Reading(20001404W

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1404

Applicant : Mr & Mrs Hardman C/O S. J. Atkinson.

Location : 106, London Road, Ruscombe, Reading.
Proposal : Proposed erection of detached dwelling with integral garage (amendment to approval 96/64336/F).

Site Notice Displayed ? :	YES	NO	DATE
	✓		25·5·2000

Date of Neighbour Notifications : .....

Date of Site Visit : 25.5.2000

Date Registered : 04/05/2000

Earliest Date for Decision : 10/06/2000

Latest Consultation Date/Site Notice Expiry Date : 10/06/2000

Application Expiry Date: 29/06/2000

Consultation Responses :

Highways : No objection subject to conditions
Ruscombe P.C. - 'No comment'
Landscape - No objection

Planning Issues :

Site Description - within the Developed Settlement

1.) Impact upon the neighbouring dwellings

2.) Impact upon the street scene.

Application Number: F/2000/1404

Appraisal :

1) Impact upon the neighbouring dwellings.

The proposed development is to amend a previous approval of application 96/64336/F. The previous application required a part demolition of the original dwelling to allow enough room to construct the additional dwelling. However, since the approval, they have resurveyed the site and found too the site to be wider than originally believed.

They have also added an additional en-suite bathroom side window and have increased the massing of of the first floor element above the garage.

However, since the approval of this application permission has been granted for 104 to extend. They have permission for one side facing velux window which will be in a similar position to the proposed additional side facing en-suite bathroom window. However, there would be atleast 4m between the existing dwelling and the proposed additional dwelling. The proposed bathroom window could be obscure glazed.

As such there would be no overbearing / overshadowing or overlooking. Hence, there will be no detrimental impact upon the residential amenity of the adjacent dwellings.

2.) Impact upon the character of the Street Scene.

The proposed development would have a higher first floor element than the previous extension. However there would be no increase in the height of the ridge of either the projecting section or the main dwelling.

As such the proposed development is in keeping with the character of the existing dwellings and the wider area. Hence there will be no detrimental impact upon the Street Scene.

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

(tick appropriate box)

Application Number F/2000/1404
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	~~SC05~~	SR05	~~Notwithstanding the provisions of the town and country planning (general Permitted Development order) 1995 (or any order revoking and re-enacting that order) no buildings, extensions, alterations or hard surfaces permitted by classes A, B, C, D, E and E of Schedule 2, Part 1 of the 1995 Order shall be carried out without prior written permission of the Local Planning Authority.~~
3	→	SR05	No construction works of any sort shall take place other than between the hours of 7:00am and 7:00pm mondays to Fridays and 7:00am and 1:30pm Saturdays and no work shall take place on Sundays and Bank holidays.
4	SC18	SR05	Delete "any more than 300 mm".
5	SC20	SR05	First floor Bathroom windows in the South west elevation.
6	→	SR13	Prior to the start of any other Development works within the site the proposed access shall be ~~constructed etc~~ constructed in accordance with the approved plan.
7	SC23	SR06	Parking, Turning & Garaging
8	→	SR17	Prior to the Commencement of the development details of measures to be taken to protect the existing trees from damage during development shall be submitted to and approved in writing by the Local Planning Authority and shall then be used in the ~~construction of the development~~ carried out in accordance with the approved details.
9	SC52	SR12	
10	→	~~SR05~~	~~Before the hereby approved dwelling is occupied, the proposed fencing shall be erected and hedging planted~~
10	SC50	SR12 + SR05	.

RECORD OF SITE VISIT

SITE ADDRESS: 106 London Road Ruscombe Reading.

APPLICATION NUMBER: F/2000/1404

OFFICER: Nicola Lake

DATE OF SITE VISIT: 25.5.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on front trees

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

Site to the side of the host property.

4. RELATIONSHIP TO ADJOINING PROPERTIES check this application against previous - no siting is main reason for new app.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 21 July 2000

My ref: F/2000/1404

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

Application Number: F/2000/1404
106, London Road, Ruscombe, Reading.
Proposed erection of detached dwelling with integral garage (amendment to approval 96/64336/F).

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 Sub-Committee for decision please fill in the form below.
This form must be received no later than 31 July 2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1404**
106, London Road, Ruscombe, Reading.
Proposed erection of detached dwelling with integral garage (amendment to approval 96/64336/F).

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.

Tel: (0118) 974 6481

Date: 21 July 2000

My ref: F/2000/1404

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/2000/1404
106, London Road, Ruscombe, Reading.
Proposed erection of detached dwelling with integral garage (amendment to approval 96/64336/F)..

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 Sub-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: 21 July 2000

My ref: F/2000/1404

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: F/2000/1404
106, London Road, Ruscombe, Reading.
Proposed erection of detached dwelling with integral garage (amendment to approval 96/64336/F)..

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 Sub-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

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Nicola Lake DATE: 12th June 2000

Location: 106 London Road, Ruscombe.

Proposal: Proposed erection of detached dwelling with integral garage (amendment to approval 96/64336/F)

Application Number: F/2000/1404.

In response to your consultation dated 17th May 2000 for the above application, the landscape comment is as follows:

The proposal is acceptable. The proposal will fit into the site without disturbing the landscape amenity of the area and the proposals preserve existing mature trees on the site frontage.

Patricia Green

Patricia Green
Landscape Consultant

FROM: Nicola Lake

DATE: 16 June 2000

RUSCOMBE PARISH CONSULTATION SHEET

Application Number: F/2000/1404

Proposal: Proposed erection of detached dwelling with integral garage (amendment to approval 96/64336/F)..

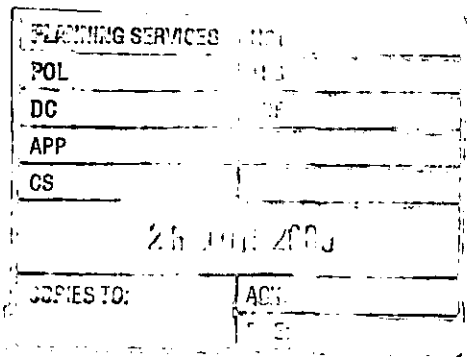
Site Address: 106, London Road, Ruscombe, Reading.

Applicant: Mr & Mrs Hardman C/O S. J. Atkinson.

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

21.6.00

The Council have no comment but would like to have had the plans sent to them rather than having to chase them from the Wokingham District Council.



SIGNED: E J Conzen DATE: 21-6-00

Clerk To Ruscombe Parish/Town Council.

HIGHWAYS CONSULTATION SHEE[redacted]

From: Nicola Lake

Date: 17 May 2000

Application Number: F/2000/1404

Proposal: Proposed erection of detached dwelling with integral garage (amendment to approval 96/64336/F).

Parish: RUSCOMBE PARISH

Site Address:
106, London Road, Ruscombe, Reading.

Applicant:
Mr & Mrs Hardman C/O S. J. Atkinson.

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

SC/23 Insert - Garaging, Parking, Turning.

SR:13

SR:06.

Signed: [signature] **Print name:** Stephanie Knowles.

30/05/00.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: F/2000/1404	Map No. ..... Site .005.....
Officer: NL | Application No. 04 MAR 2000	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) Proposed creation of detached dwelling with integral garage (Amendment to approval 96/64336/F).

Location: 106 London Road.

Parish: Ruscombe. Ward: Ruscombe / 1715

Applicant:

Mr & Mrs Hardman

Fee Received 190:00 Required ..... Additional ..... Refund .....

(1)

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	Agric holdings declaration deleted		
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 : 17/5 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:

.....

.....

..... No pre-apps

NEIGHBOURS:

..... S/N + 104, 108, 110, 147, 149 London Road

..... 1, Northbury Avenue

STEVE ATKINSON *BSc (Hons) Dip Arch (Hons) RIBA*

CHARTERED
ARCHITECT

44 Basingstoke Road
Reading
Berkshire
RG2 0EL
Tel. (0118) 921 2223

3rd May 2000

04.MAY2000* 1404

The Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks

Re: 106, London Road, Ruscombe.

Dear Sir,

Please find enclosed six copies of drawing 9272-02, forms and a cheque for £190 in support of revision to application number 96/64336/F, which could be rescinded upon consent of this application.

Yours sincerely

Steve Atkinson.

1933

ADDRESS (106) London Road PARISH Ruscombe

PLOT No. VACANT PLOT ORD. SHEET No.

BUILDER 31054 BUNGALOW 9.9.88 K

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
96/64093/F	V.J. HARMAN	DET. DWELLING & GARAGE	7.8.96	Re
96/64336/F	" (AMEND)	"	15.11.96	C

MINISTRY DECISION 31054 - APPEAL DISMISSED - 9.6.89

SPECIAL ORDERS

Environmental Services

For office use only.
Application number:

14 MAY 2030* 1404

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 + MRS HARDMAN.
	Address and postcode	1086 LONDON ROAD RUSCOMBE TWYFORD
	Phone number	
	Agent's Name	S. J. ATKINSON.
	Address and postcode	44 BASINGSTOKE ROAD, READING BERKS RG2 0EL
	Phone number	0118 921 2223
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 9277-02
4	Give brief details of the proposal for example, two storey side extension. About the application	REVISIONS TO PREVIOUS APPLICATION NO 96/64336/F
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.	PLAIN CONCRETE ROOF TILES BRICK + RENDERED WALLS PVCU WINDOWS + DOORS
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.

√ • ~~None of the land forms part of an agricultural holding.~~ STET

Certificate B

I certify that

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

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

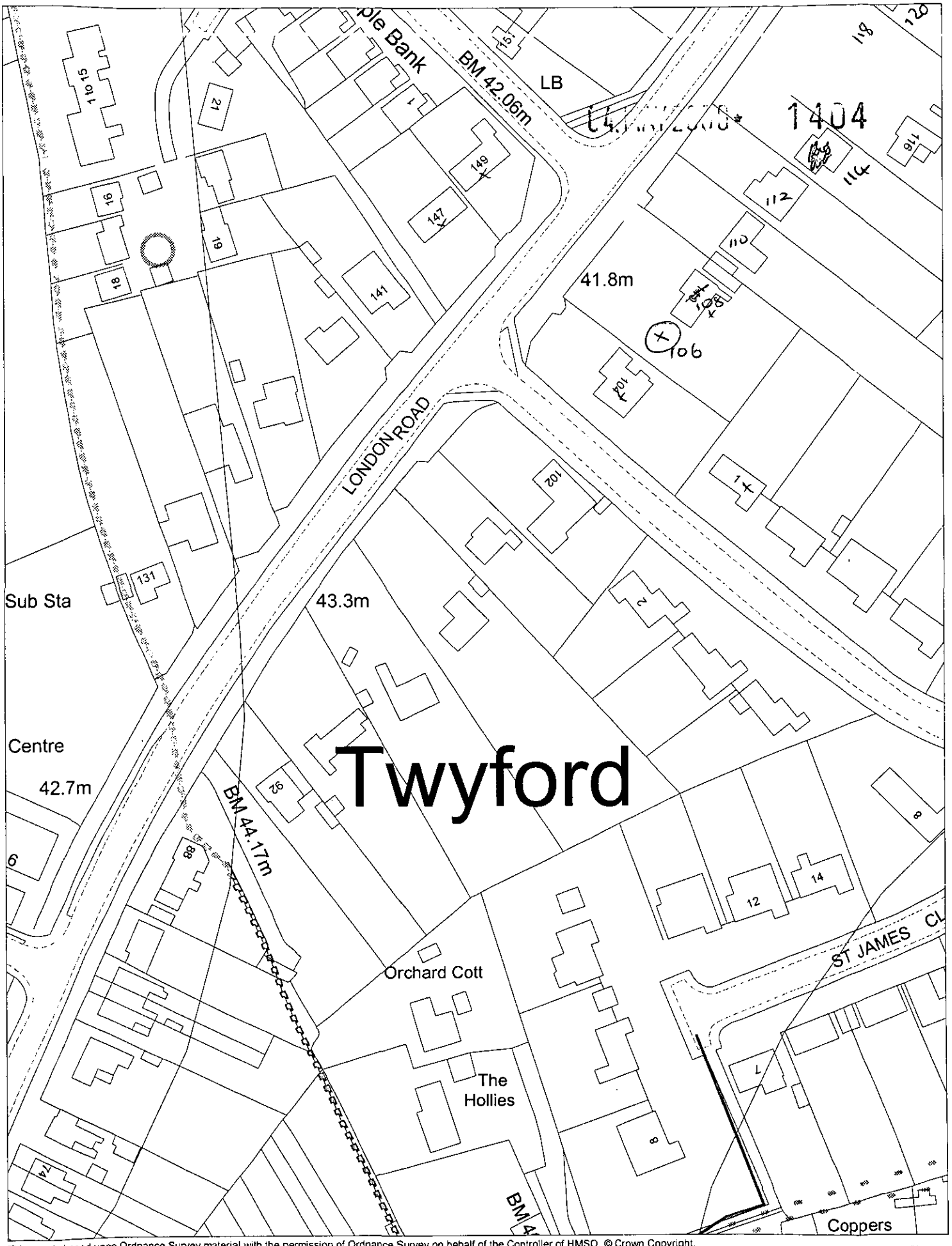
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR + MRS HARDMAN.

Date 20th April 00

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



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

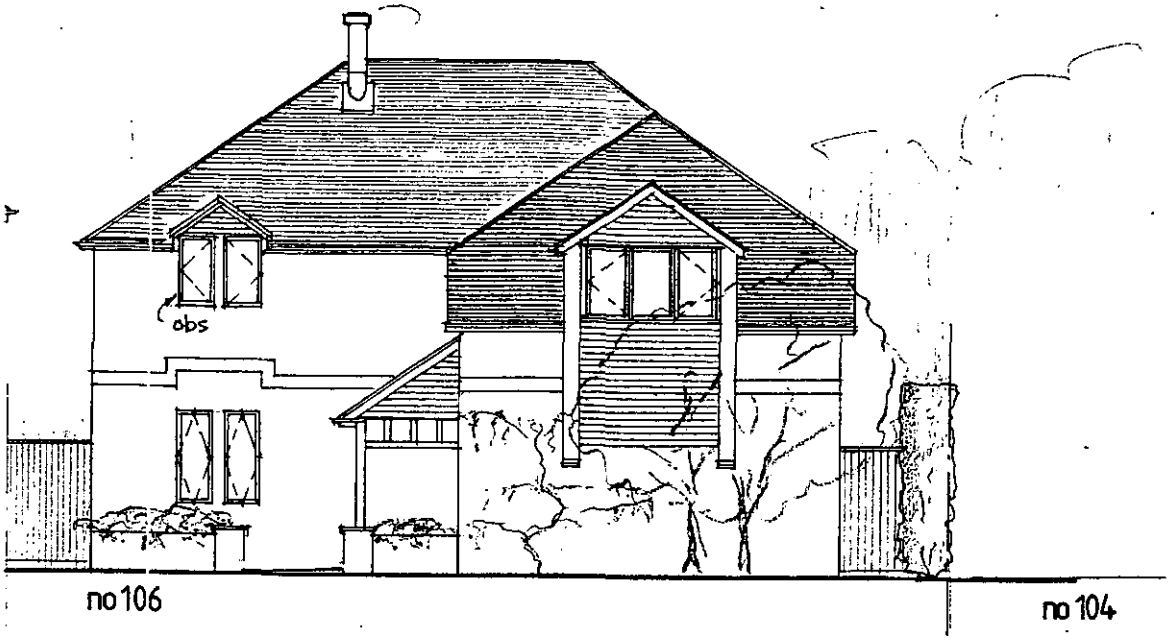
Development Control Section, Environmental Services, Wokingham District Council.

12 May 2000

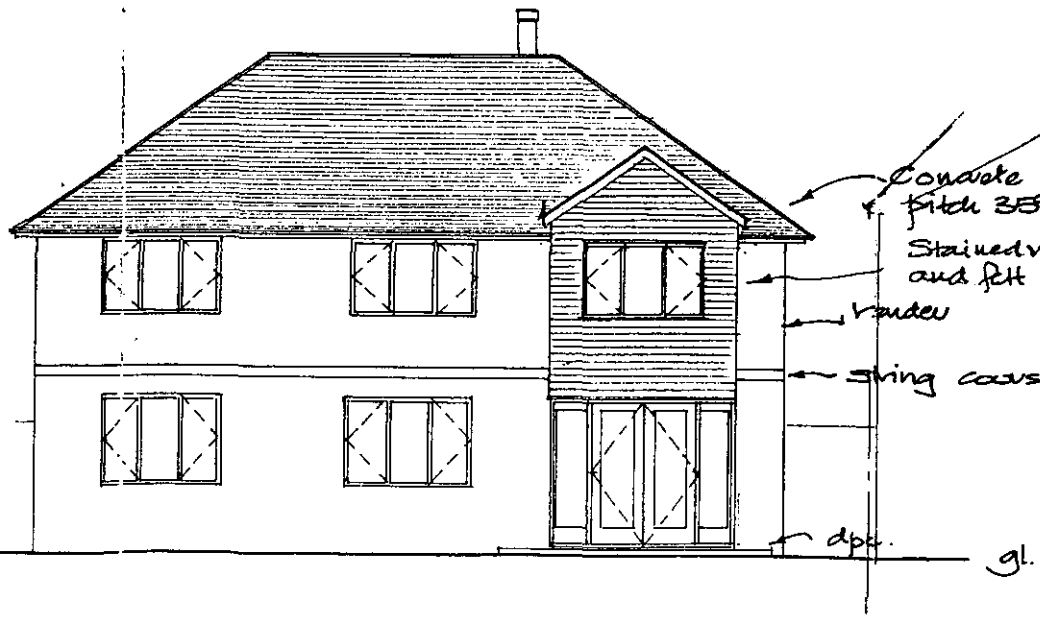
Scale: 1 : 1250

= 2000/1404

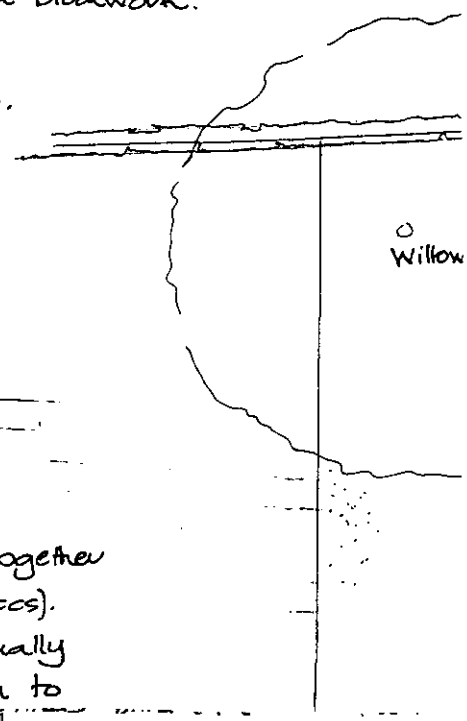
A



FRONT

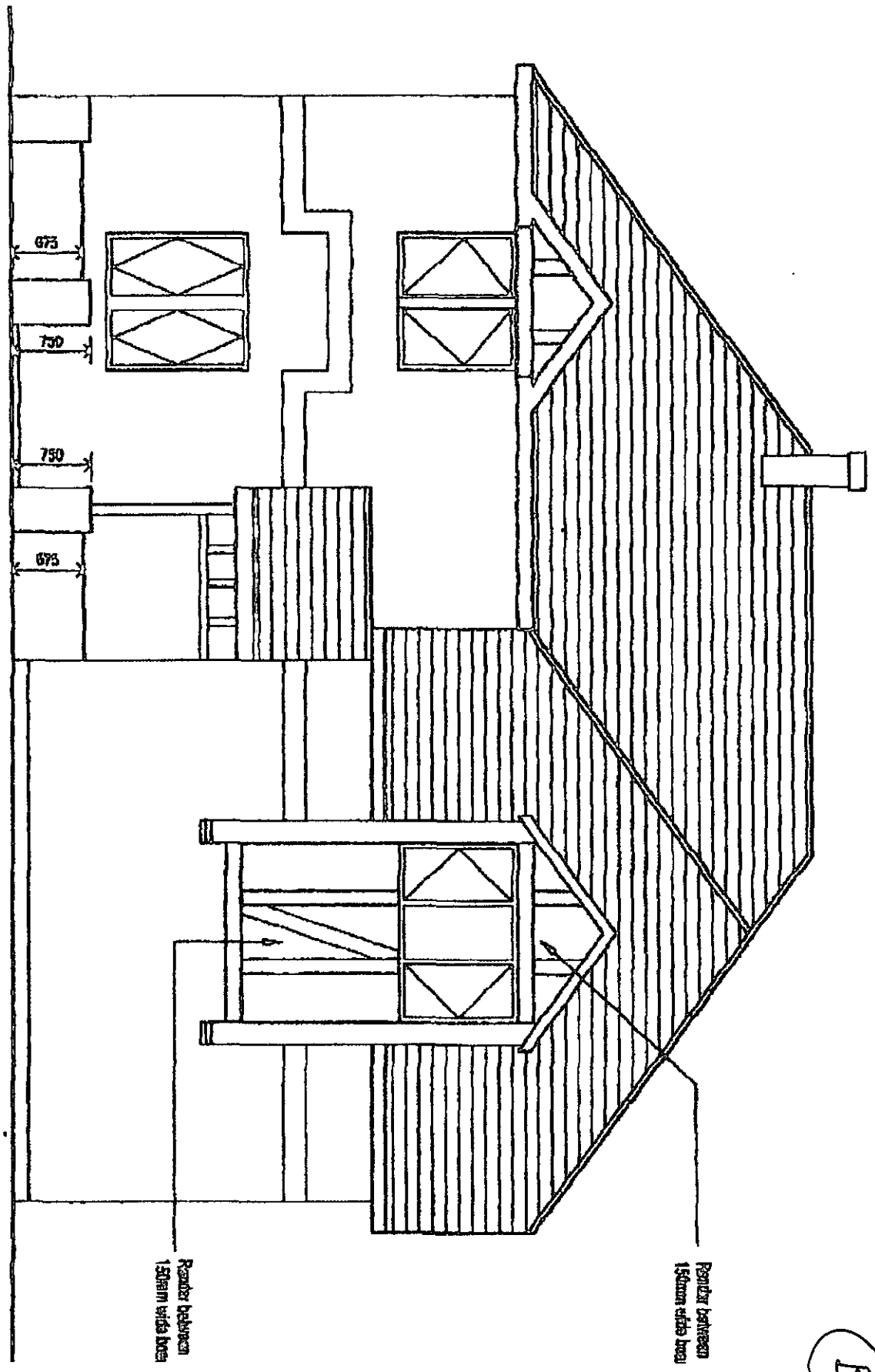


REAR



plan on dwg 0277-03 for further details. Double rafters spiked together 100x30x6ms galv tie down straps as indicated (max. 2m ccs). and bracing members spiked to underside of rafters diagonally Trim ceiling joists to accommodate 600sq access hatch to

FRONT ELEVATION



B

REAR ELEVATION

From:THE ANTHONY SMITH PARTNERSHIP 0118 950 4170 18/08/2008 17:39 Page 002/004

Site Visit 30/10/03



NO. 106



NO. 108 & 106

Brickwork does fit in with the surrounding area.

NO. 104 London Road has be constructed using very similar bricks.



