APPLICATION NO:
F/2000/1239

LOCATION:
63 New Road, Ruscombe Reading.

APPLICANT:
Mr Mrs Burge C/O Charta Designs

PROPOSAL:
Proposed first floor side extensions to dwelling and single storey rear extension to form conservatory

EARLIEST DATE FOR DECISION: **22/05/2000**

APPLICATION EXPIRY DATE: **09/06/2000**

CASE OFFICER: **Nicola Lake**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Burge
C/O Charta Designs
21 York Road
Maidenhead
Berks
SL6 1SQ

Application Number: F/2000/1239

Parish: **RUSCOMBE**

Location: **63, New Road, Ruscombe, Reading.**

Proposal: ***Proposed first floor side extensions to dwelling and single storey rear extension to form conservatory***

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 parking 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
4. 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 first floor in the side elevations.

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.

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

John Mitchell

John Mitchell
Development Control Manager
Date: 08/06/2000

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.

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 6 November, 2000
My ref. BC/DC/2000/1239
Your ref.

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

Mr & Mrs C Burge
c/o Charta Designs
21 York Road
Maidenhead SL6 1SQ

Dear Mr & Mrs Burge

PLANNING PERMISSION 2000/1239
SITE: 63 NEW ROAD RUSCOMBE READING RG10 9LN

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1239 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

NICOLA LAKE
Senior Planning Officer

released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1239.	NR
BUILDING CONTROL NUMBER.	BP 2000/1106	Andy
~~APPLICANT~~/AGENT	Charla Designs	
ADDRESS OF SITE	63 New Road RUSCOMBE	
DESCRIPTION OF PROPOSED WORK	first floor side ext & S/S rear ext to form conservatory	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1335-2C	1335-2A
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/6/2000	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	8/9/00	

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	

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1239

Applicant : Mr Mrs Burge C/O Charta Designs.

Location : 63, New Road, Ruscombe, Reading.
Proposal : Proposed first floor side extensions to dwelling and single storey rear extension to form conservatory

Site Notice Displayed ? :	YES	NO	DATE
	✓		18·5·2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....18.5.2000.....

Date Registered : 14/04/2000

Earliest Date for Decision : 22/05/2000

Latest Consultation Date/Site Notice Expiry Date : 22/05/2000

Application Expiry Date: 09/06/2000

Consultation Responses :

Twyford PC - object to proposed development
Letter - 1 letter of concern from the Neighbour

Planning Issues :

Site Description - within the identified Settlement.

1.) Impact upon the neighbouring dwellings

2.) Impact upon the street scene.

Application Number: F/2000/1239

Appraisal :

1.) Impact upon the neighbouring dwellings.

The proposed development is for two first floor side extensions, over each of the dwelling and a flat pitched roof to the front of the garage, with a new conservatory.

The conservatory will replace an existing one building. The property at No 63 is a two storey dwelling. No 61 has no side facing windows. The two proposed side extensions also have no windows. No 65 has only one side facing window, with a high brick hedge along the Boundary. The proposed conservatory is set 2.1m off the boundary with No 65.

As such, there will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the adjacent dwellings.

2.) Impact upon the street scene.

The proposed development will give the dwelling the appearance of a full two storey dwelling. The proposed development is in keeping with the character of the existing dwelling and the wider area. As such, there will be no detrimental impact upon the street scene.

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

Application Number F/2000/1239
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SB53	SR12	works
3	SC23	SR06	Parking + Garaging
4	SC08	SR05	First floor, side elevations

[signature]
8/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 63 New Road Ruscombe Reading. APPLICATION NUMBER: F/2000/1239	OFFICER: Nicola Lake DATE OF SITE VISIT: 18.5.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on entrance to the site

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/S Detached dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES pitched roof to garage and the [illegible] side set. Proposal will square off the front of the side. No side facing windows apart from velux for Bathrooms. No 61 is considerable higher with no side facing windows and a high 2/m side fence. High existing hedge to No 65 side. only one side facing velux. No 65 have a rear conservatory which projects out as far as the back of No 63. No 63 has a large rear wooden and tile shed right at the back of the house. Good rear distance

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT hedge to No 65 about 3m same the other side

OTHERS

Telephone Number: (0118) 9746428

Date: 13 June, 2000

APPLICATION NUMBER: F/2000/1239

J Murray
65 New Road
Ruscombe
RG10 9LN

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
E-mail:

Dear Sir/Madam

Application No: F/2000/1239

Location: 63, New Road, Ruscombe, Reading

Proposal: PROPOSED FIRST FLOOR SIDE EXTENSIONS TO DWELLING AND SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY

You wrote giving your observations on this proposal, and these have been taken into account in coming to a decision.

The application has now been determined and permission has been APPROVED. The decision notice may be inspected and a copy purchased from this office if required.

Yours faithfully

Central Support

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

Tel: (0118) 974 6481

Date: **28 April 2000**

My ref: F/2000/1239

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/2000/1239
63, New Road, Ruscombe, Reading.
Proposed first floor side extensions to dwelling and single storey rear extension to form conservatory

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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1239**
63, New Road, Ruscombe, Reading.
Proposed first floor side extensions to dwelling and single storey rear extension to form conservatory

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 6481

Date: **28 April 2000**

My ref: F/2000/1239

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

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63, New Road, Ruscombe, Reading.
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If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481.**

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1239**
63, New Road, Ruscombe, Reading.
Proposed first floor side extensions to dwelling and single storey rear extension to form conservatory

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 6481

Date: **28 April 2000**

My ref: F/2000/1239

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/2000/1239
63, New Road, Ruscombe, Reading.
Proposed first floor side extensions to dwelling and single storey rear extension to form conservatory

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If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1239**
63, New Road, Ruscombe, Reading.
Proposed first floor side extensions to dwelling and single storey rear extension to form conservatory

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

Signed: _____ Date: _____
Councillor Conway

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

Received by Wokingham District Council

Application No: F/2000/1239

Proposal:
Proposed first floor side extensions to dwelling and single storey rear extension to form conservatory

Location:
63, New 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 letter 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 22/05/2000. 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

FROM: Nicola Lake

DATE: 28 April 2000

PLANNING SERVICES	HPT 29634
POL	TLS
DC	ENF
APP	
CS	
22 MAY 2000	
COPIES TO:	ACK: FILE:

RUSCOMBE PARISH CONSULTATION SHEET

Application Number: F/2000/1239

Proposal: Proposed first floor side extensions to dwelling and single storey ~~rear extension~~ to form conservatory.

Site Address: 63, New Road, Ruscombe, Reading.

Applicant: Mr Mrs Burge C/O Charta Designs.

Your observations are required in respect of this application **by 22/05/2000** .

- The following comments are offered..

(1) The plan is more massive than the building at its site.

(2) It will overshadow neighbours by sheer bulk.

(3) No windows upstairs without further Planning permission

(4) Pitched roof a garage and raising of flat roof beyond will make it visually intrusive to neighbours to the South.

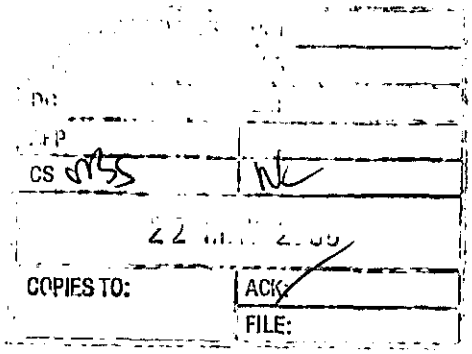
(5) Close proximity of garage to neighbouring boundary.

- (6) Estate type house in a road of individual properties.

SIGNED: J Carter

DATE: 22/05/00

Clerk To Ruscombe Parish/Town Council.



J. Murray.
65. New Road
Rescombe
Reading Berks.
RG10 9LN.

17-5-00

Y/R. Nicola Lake.
F/2000/1239

Site address. 63. New Rd. Rescombe.

Proposed extension.

My only concern is that I have a chimney on the side of the proposed extension, which is lower than their roof.

This should be taken into consideration.

Neither should any building work take place within 1 metre of my fence line.

J Murray.

WOKINGHAM D.C. DEVELOPMENT CONTROL

(P) PRE-APP ATTACHED (P)

Start date:	14 APR 2[illegible]
Officer: NL	Application No. F 2000/1239

Map No. 29 Site 0.05
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSIONS TO DWELLING AND SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY

Location: 63 NEW ROAD

Parish: RUSCOMBE Ward: Ruscombe ✓ 2814

Applicant: MR/MRS BURGE

Fee Received 95-00 (1) 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			
9	Miscellaneous			

14.APR.2000* 1239

ADDRESS 63 New Road PARISH Ruscombe

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22698	MR. G. LOFTING	2/St. Bg. (Garage ann.)	8.1.85	N/A R
23166	"	" "	4.4.85	N/A C/A
		+ Windows + Roof-lights		
		in front + Alter Elevations		
AR24734	"	2/St. Extension	10.6.85	App N/A
19924				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

CHARTA DESIGNS Planning and Design Consultants

21 YORK ROAD, MAIDENHEAD
BERKSHIRE SL6 1SQ
Telephone: (01628) 634665
Facsimile: (01628) 770748
V.A.T. Reg No: 491 8794 87

Our Ref:1335/MBW/IP

13 April 2000

Mr M L Thorp
Principal Development Control Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End, Wokingham
Berkshire RG11 1WR

Dear Mr Thorp

PROPOSED FIRST FLOOR EXTENSION & CONSERVATORY AT 63 NEW ROAD RUSCOMBE, BERKS

Further to your letter dated 12 December 1999 addressed to our Clients, Mr & Mrs C Burge, we now have pleasure in enclosing herewith plans and forms duly completed for detailed Planning Approval for the above proposal. Also enclosed, is a cheque in the sum of £95 being the prescribed fee payable for an application of this category.

To assist, we also enclose six copies of our drawing no.1335/1, showing plans and elevations of the premises as existing.

As you will see form the drawings, the proposals consist of a first floor extension to increase the usable floor space of the existing 2no front bedrooms, minor internal alterations and a new conservatory at the rear. YOu will also note that the existing large store building at the rear is to be demolished, which is similar in size to the area of the proposed conservatory. It is also proposed to form a new section of pitched roof over the front of the existing garage to improve the character and overall general appearance of this property.

We understand in your letter you did confirm that the above proposals may be acceptable under the Council's policies but should you have any queries or require any further information, please do not hesitate to contact us.

Yours sincerely
for CHARTA DESIGNS

Michael B White

M B White

Encls
Copy: Mr & Mrs C Burge

14.APR.2000* 1239

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG11 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 0734 778763.

14.APR.2006* 1259

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	Mr & Mrs C. Burge
	ADDRESS	63 New Road
		Ruscombe
		Berks
	POST CODE	RG10 9LN Tel. No. –
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	Charta Designs
	ADDRESS	21, York Road
		Maidenhead
		Berks
	POST CODE	SL6 1SQ Tel. No. 01628 634665
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	63, New Road
		Ruscombe
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	Proposed First Floor Extension and conservatory

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — Facing brickwork and tiled pitched roof, all to match existing

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

CONFIDENTIAL

14.APR.2000* 1239

APPLICATION NUMBER .....

- [✓] **PRE-APP**
- [ ] **POST-APP**
- [ ] **SAIF**
- [ ] **OTHER**

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 12 ~~December~~ November 1999
My ref: EXC/Ruscombe/pre-application

567

Chris and Sophia Burge
30 All Saints Close
WOKINGHAM
Berkshire
RG40 1WE.

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 Mr and Mrs Burge

63 NEW ROAD, RUSCOMBE, TWYFORD, BERKSHIRE

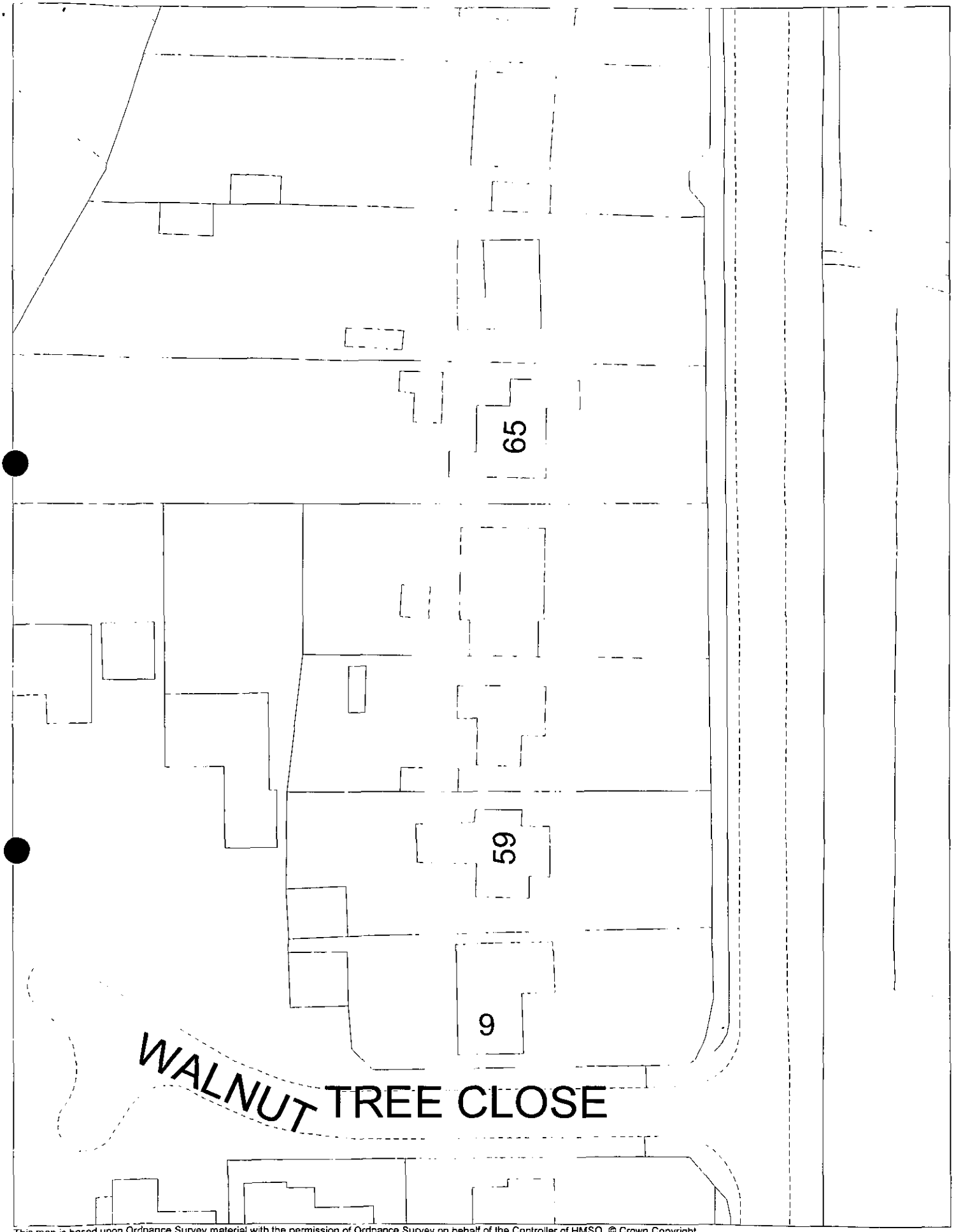
I apologise for the delay in responding to your letter of 12 October.

The property is in a sensitive location on the edge of the settlement, adjacent to the Green Belt and development that would result in hardening of the settlement edge would normally be resisted. However, from the information supplied it appears that the proposal may be acceptable.

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take.

Yours sincerely

M L Thorp,
Principal Development Control Officer



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Development Control Section, Environmental Services, Wokingham District Council.
12 November 1999 Scale: 1 : 500

N
W E
S

1327

WOKINGHAM DISTRICT COUNCIL

To Nicola

Date 2/11 Time 12.30.

WHILE YOU WERE OUT

Name Chris Burge

Of

Phone No. 01753 232604 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: 63 New Road

Ruscombe

(Photos in A4 red folder)

Note 2/12 Contents of Red folder photocopied (see attached) & original returned to Mrs Burge

Would appreciate your comments please

Signed Jan

The Planning Officer
Wokingham Disrict Council
Shute End
Wokingham
Berkshire

Chris & Sophia Burge
30 All Saints Close
Wokingham
Berkshire
RG40 1WE

Telephone : 01189 894993 (Home)
01753 232604 (Work)
12th October 1999

Dear Sir/Madam

Re 63 New Road, Ruscombe, Twyford, Berkshire

Further to our telephone conversation of 10th October 1999 I am pleased to attach a series of photographs taken of a property we currently purchasing, 63 New Road, Ruscombe.

As requested I have amended the photographs where appropriate to indicate the type of alterations/improvements we wish to undertake.

You will note the following key features of our plans:-

1. No additional windows are proposed looking on to adjacent properties.
2. Property footprint remains unaltered
3. Maximum height remains unchanged
4. We propose no additional rooms other than an en-suite to the bedroom
5. There is already 2.5 meter gap between the property and the house to the right (as you look at front of the property) and the hedge between the two properties will mean the new build could not be seen from next door.
6. Garage appearance would be significantly improved with sloping roof.
7. Current split occupancy (annex) would be removed.

I would be grateful if you could indicate if, in your opinion, planning permission would be given for the changes we wish to undertake. Your prompt response would be greatly appreciated as we wish to arrange our finances appropriately at the time of purchase.

Yours sincerely

Chris Burge

Roger Platt

ROYAL & SUNALLIANCE
PROPERTY SERVICES

Property details with the compliments of

Twyford Office: 5 High Street Twyford Berkshire RG10 9AB

63 NEW ROAD
RUSCOMBE BERKSHIRE RG10 9LN



PRICE: £310,000 FREEHOLD

*** A CHARACTER PROPERTY SITUATED IN A SOUGHT AFTER SEMI RURAL LOCATION WITH THE ADDED BENEFIT OF A TOTALLY SELF CONTAINED ANNEX. FURTHER FEATURES INCLUDE ***

LIVING ROOM * DINING ROOM * KITCHEN/BREAKFAST ROOM CIRCA 20' * DOWNSTAIRS SHOWER ROOM * THREE BEDROOMS * FAMILY BATHROOM * GARAGE * SECLUDED GARDENS *

DIRECTIONS: FROM THE ROGER PLATT TWYFORD OFFICE PROCEED RIGHT ALONG THE LONDON ROAD TAKING THE THIRD RIGHT TURNING INTO RUSCOMBE LANE. PROCEED PAST THE ROYAL OAK PUBLIC HOUSE TAKING THE SECOND LEFT INTO NEW ROAD. RUSCOMBE WHERE NO. 63 CAN BE FOUND HALF WAY DOWN ON THE LEFT HAND SIDE.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ROYAL & SUN ALLIANCE INSURANCE PLC NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.
Written quotations available on request. All loans secured on property. Life assurance is usually required.

Trading name of Royal & Sun Alliance Insurance plc. Representative only of the Royal & Sun Alliance Life & Pensions Marketing Group, members of which are regulated by the Personal Investment Authority, solely for life assurance, pensions and unit trust business, and by IMRO. A full range of financial services is available for our clients.

Roger Platt

ROYAL & SUNALLIANCE
PROPERTY SERVICES

Property details with the compliments of 9345205

9341246
Lofting
Derek

Twyford Office: 5 High Street Twyford Berkshire RG10 9AB

63 NEW ROAD
RUSCOMBE BERKSHIRE RG10 9LN



PRICE: £310,000 FREEHOLD

*** A CHARACTER PROPERTY SITUATED IN A SOUGHT AFTER SEMI RURAL LOCATION WITH THE ADDED BENEFIT OF A TOTALLY SELF CONTAINED ANNEX. FURTHER FEATURES INCLUDE ***

LIVING ROOM * DINING ROOM * KITCHEN/BREAKFAST ROOM CIRCA 20' * DOWNSTAIRS SHOWER ROOM * THREE BEDROOMS * FAMILY BATHROOM * GARAGE * SECLUDED GARDENS *

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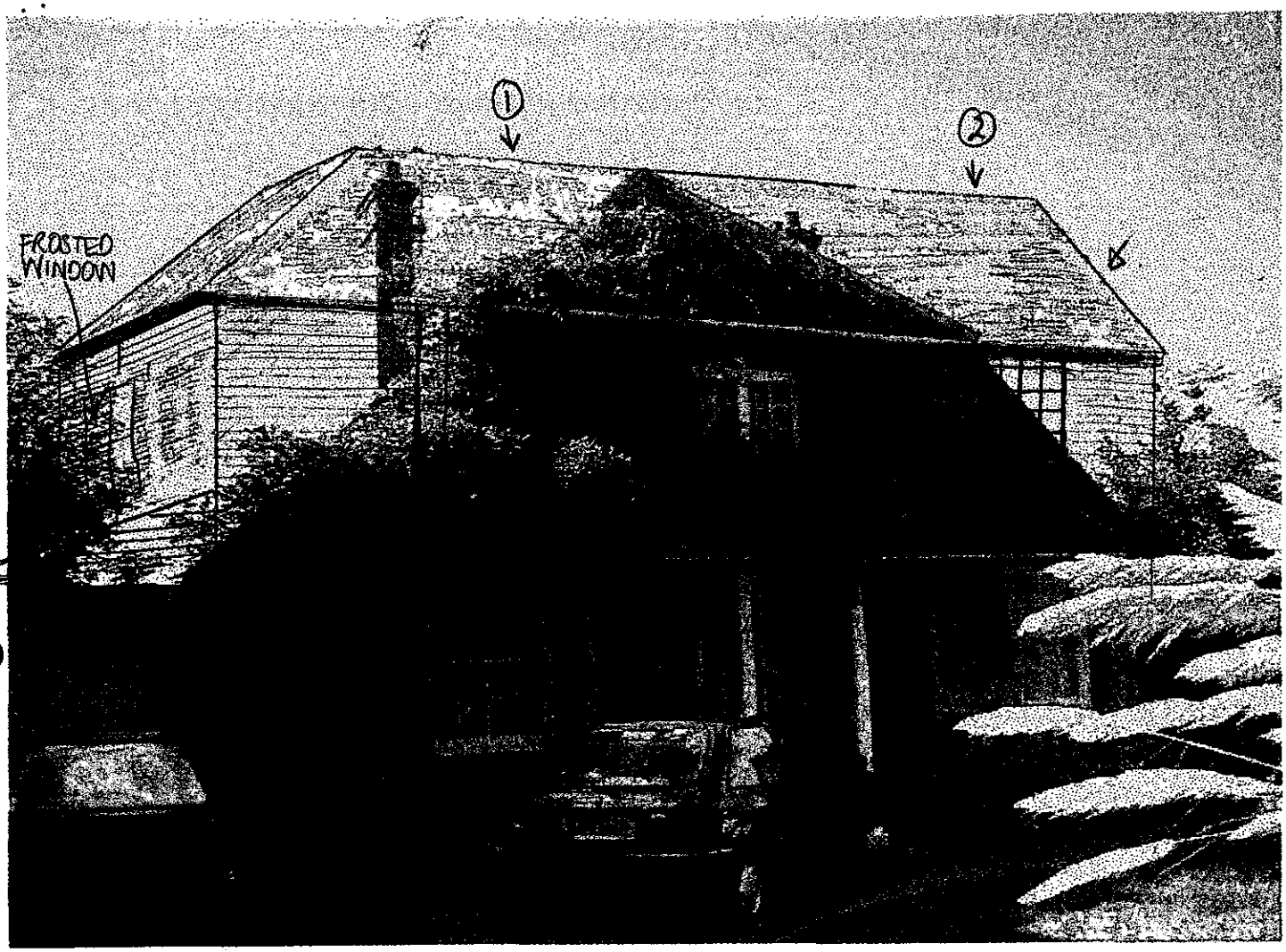
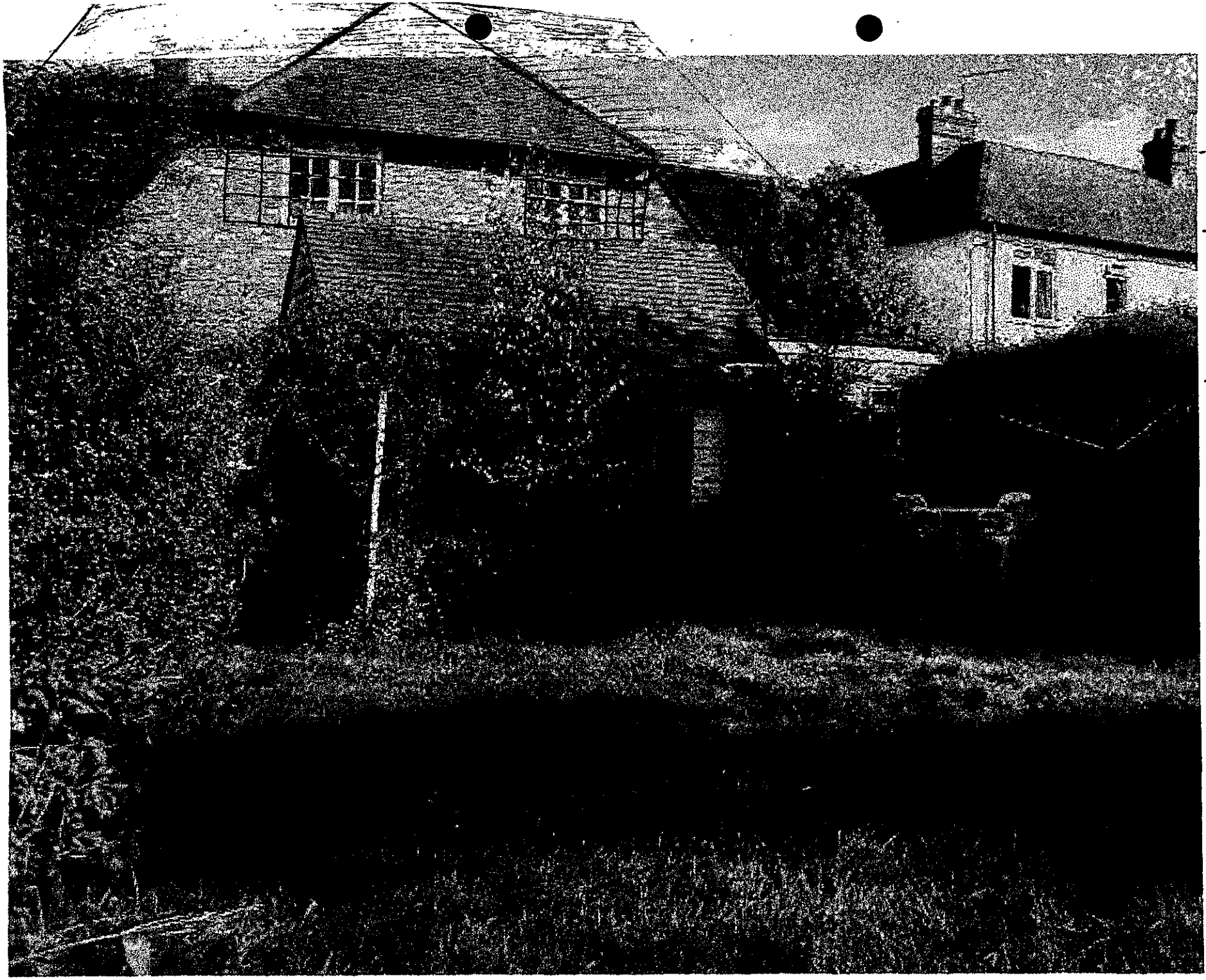


PROPOSALS.

- ENLARGE FRONT ROOMS.
- ADD 2 NEW WINDOWS TO FRONT OF HOUSE
  - WINDOW ① FOR MAIN BEDROOM
  - WINDOW ② FOR FRONT RIGHT BEDROOM (REMOVING VELUX)
- ENLARGE BATHROOM REMOVING VELUX AND REPLACING WITH FROSTED WINDOW TO SIDE
- RETAIN CHIMNEYS AT EXISTING HEIGHT & POSITION.
- REMOVE ANNEX/SPLIT PROPERTY RIGHTS
- PROPERTY FOOTPRINT REMAINS UNCHANGED.
- NO ADDITIONAL ROOMS PROPOSED.
- GARAGE ROOF IMPROVED TO SLOPING.





PROPOSALS...

- ENLARGE REAR ROOMS
- ENLARGE WINDOWS.
- DEMOLISH BUILDING TO REAR OF PROPERTY.
- UTILITY ROOF CHANGED TO SLOPING.



PROPOSALS.



- ENLARGE FRONT ROOMS
- INCORPORATE EN-SUITE INTO REAR RIGHT BEDROOM (FROSTED WINDOW
- ADD FRONT WINDOW TO FRONT RIGHT BEDROOM, REMOVE SYYLIGHT/VELUX
- RETAIN CHIMNEY TO SAME HEIGHT POSITION.

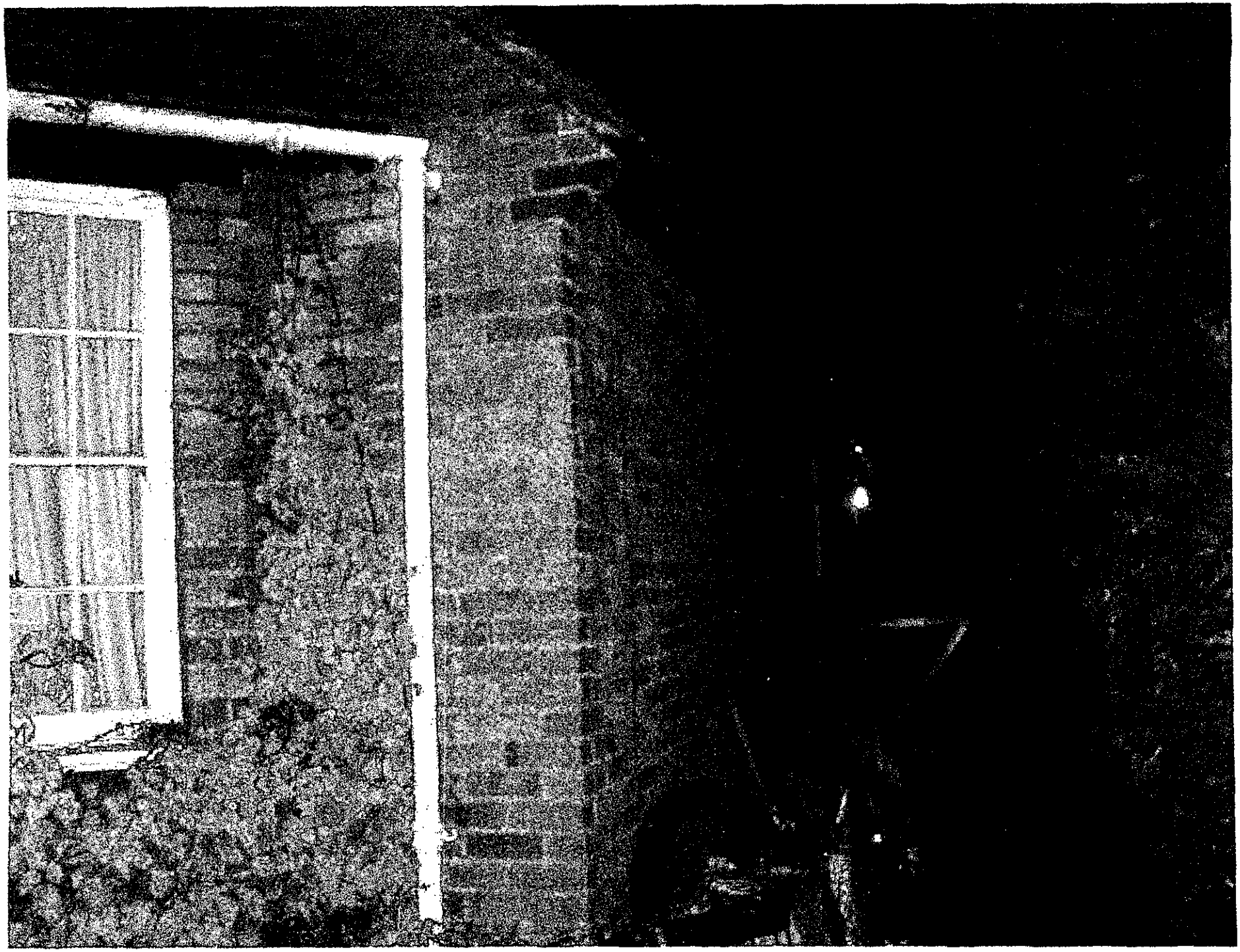
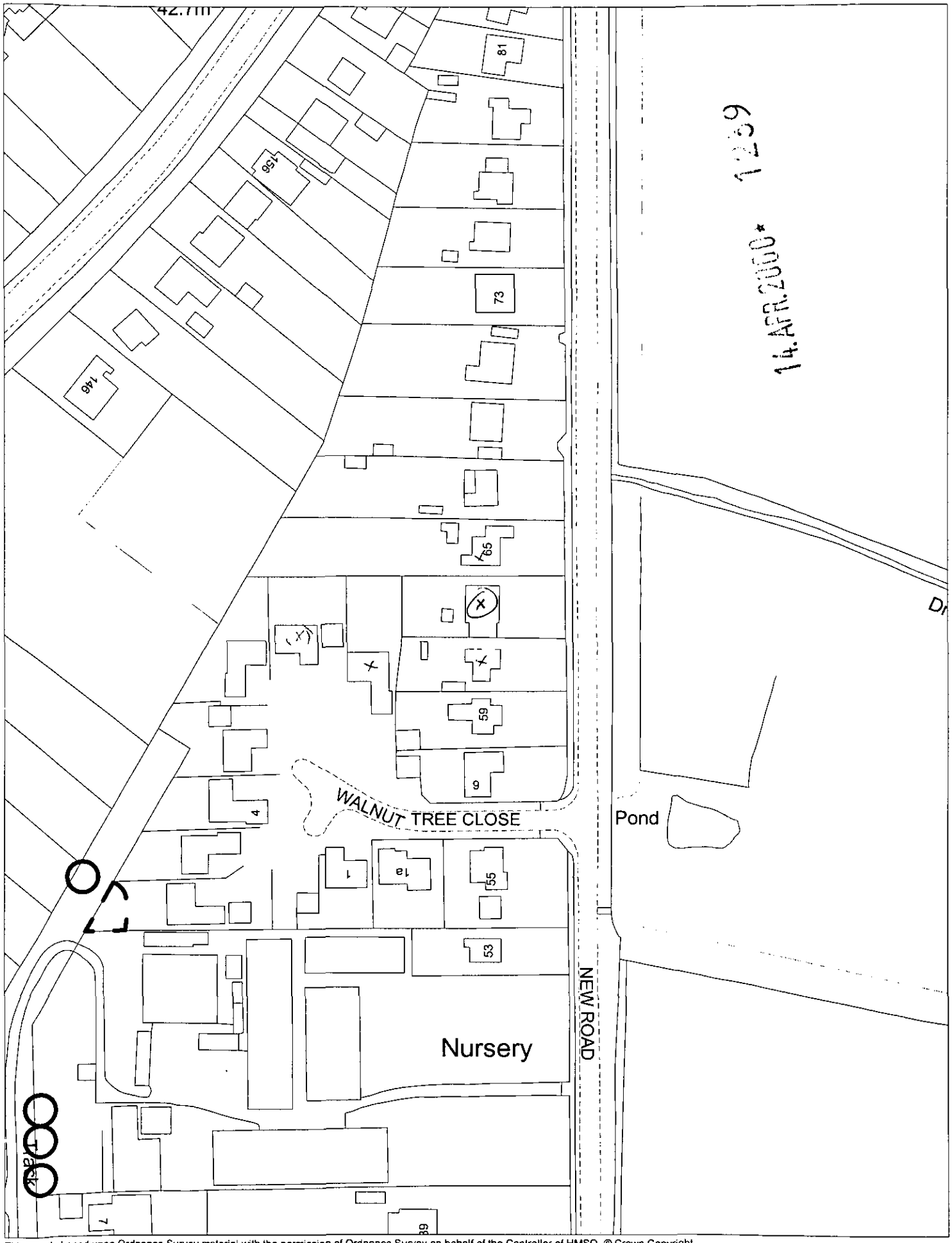


PHOTO SHOWING SIDE VIEW & LARGE GAP BETWEEN HOUSE & HEDGE TO RIGHT



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Development Control Section, Environmental Services, Wokingham District Council.

20 April 2000

Scale: 1 : 1250

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