APPLICATION NO:
F/2000/1347

LOCATION:
61 New Road, Ruscombe Reading.

APPLICANT:
Dr N O'Connell C/O Andesign

PROPOSAL:
Proposed first floor rear and side extension to dwelling

EARLIEST DATE FOR DECISION: **05/06/2000**

APPLICATION EXPIRY DATE: **21/06/2000**

CASE OFFICER: **Nicola Lake**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Dr N O'Connell
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2000/1347

Parish: **RUSCOMBE**

Location: **61, New Road, Ruscombe, Reading.**

Proposal: **Proposed first floor rear and side extension to dwelling**

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 and rear of the extension.

Condition
5. The first floor bathroom windows in the north and east elevations of the proposed development shall not at any time be glazed other than with obscure glass.

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.

Reason
5. In the interests of the amenities of the occupants of this property and other properties nearby.

John Mitchell

John Mitchell CH
Development Control Manager
Date: 20/06/2000

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.

released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1347	NL
BUILDING CONTROL NUMBER.	BR 2000/0584	Andy
~~APPLICANT~~/AGENT	Andersyn	
ADDRESS OF SITE	61 New Road RUSCOMBE	
DESCRIPTION OF PROPOSED WORK	first floor rear, side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2970A	AH/E/2970A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
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	

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1347

Applicant : Dr N O'Connell C/O Andesign.

Location : 61, New Road, Ruscombe, Reading.
Proposal : Proposed first floor rear and side extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		8.6.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 8.6.2000

Date Registered : 26/04/2000

Earliest Date for Decision : 05/06/2000

Latest Consultation Date/Site Notice Expiry Date : 05/06/2000

Application Expiry Date: 21/06/2000

Consultation Responses :

Highways - No objection subject to condition
Ruscombe P.C - "No comment"

Planning Issues :
Site Designation - within defined settlement.

1.) Impact upon the neighbouring dwellings.

2.) Impact upon the street scene.

Application Number: F/2000/1347

Appraisal :

1.) Impact upon the neighbouring dwellings.

The proposed development is for a first floor rear extension, over an existing Ground floor, pitched roof rear. The proposal would extend across the whole of the rear of No 61. and would project out by 4m and would have a pitched roof. No 59. has an existing 2/3 rear roof which would project out by a further 70cm (approx.) Boundary. The property is also well screened by an existing 3m (approx.) Laurel hedge.

No 63 would stand about 100cm further back than the proposed roof, but there would be about a 2m gap to the boundary on the application side.

There would be no side facing windows as part of the application. Although there would be a new side facing window on the original bathroom. This would be obscure and set well along the wall of No 61.

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

2.) Impact upon the Street Scene.

The proposed first floor rear roof would project out by 2.7m from the side of the dwelling. This area would be visible from the road, but would be viewed above the existing pitched roof of the garage. The proposed development is in keeping with the character of the existing dwelling and the wider area. As such there would be no detrimental impact upon the character of the ~~area~~ Street Scene.

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

Officers Notes. The dwelling at the rear has one side facing window however, due to the distance and the obscure glazing in this window there will be no overlooking.

Application Number F/2000/1347
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	works
3	SC23	SR06	Parking + Garaging
4	SC08	SR05	first floor and roof of the extension
5	SC20	SR24	first floor, bathroom windows in the North and East elevations.

John Murray
20/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 61 New Road Ruscombe Reading.

APPLICATION NUMBER: F/2000/1347

OFFICER: Nicola Lake

DATE OF SITE VISIT: 8.6.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on front fence.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/s Detached Dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES Both properties either side and 2/s. Proposal is a 1st floor rear ext across the whole of the rear of the house. No 59 has have a very large rear extension on this side of the property. Ext will be visible from the front above the garage. The front of No 61 is about 20cm further back than No 63. Already a pitched roof on garage with a hip. Existing extension has an existing pitched/hipped roof. No 59's rear ext already projects out by about 70cm.

No 59 has no side facing windows. No 63 - has one side facing window/velux and a flat roof garage to the side. No 63 stands about 60cm further back than No 61

5. SITE CONSTRAINTS - The rear of the property is a 2/s dwelling flanks on to the property. There is one 1st floor side facing window only.

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT - To No 59 large laurel hedge about 3m high. To No 63 - 6ft hedge. To rear is 6ft conifer hedge.

OTHERS

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

Tel: (0118) 974 6481

Date: **12 May 2000**

My ref: F/2000/1347

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/2000/1347
61, New Road, Ruscombe, Reading.
Proposed first floor rear and side extension to dwelling

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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** *Application Number:* **F/2000/1347**
61, New Road, Ruscombe, Reading.
Proposed first floor rear and side extension to dwelling
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: **12 May 2000**

My ref: F/2000/1347

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
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John Mitchell
Development Control Manager

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Case officer: **Nicola Lake** Application Number: **F/2000/1347**
61, New Road, Ruscombe, Reading.
Proposed first floor rear and side extension to dwelling
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: **12 May 2000**

My ref: F/2000/1347

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1347**
61, New Road, Ruscombe, Reading.
Proposed first floor rear and side extension to dwelling
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/2000/1347

Proposal:
Proposed first floor rear and side extension to dwelling

Location:
61, 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 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 05/06/2000. 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

12 May 2000

FROM: Nicola Lake

DATE: 12 May 2000

PLANNING SERVICES
FCL
COPIES TO:
FILE:

RUSCOMBE PARISH CONSULTATION SHEET

Application Number: F/2000/1347

Proposal: *Proposed first floor rear and side extension to dwelling.*

Site Address: 61, New Road, Ruscombe, Reading.

Applicant: Dr N O'Connell C/O Andesign.

Your observations are required in respect of this application **by 05/06/2000** .

No comment

SIGNED: _____ DATE: 8/6/00

Clerk To Ruscombe Parish/Town Council.

NL

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/1347 relates.

Address of site 61, NEW ROAD

RUSKINGE RG10 9LN

Signed

Date 20 — 5 — 2000.

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

[redacted]HWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 12 May 2000

Application Number: F/2000/1347

Proposal: Proposed first floor rear and side extension to dwelling

Parish: RUSCOMBE PARISH

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

Applicant:
Dr N O'Connell C/O Andesign.

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).

NO OBJECTION SUBJECT TO :—

SC23 : INSERT CHARGING / PARKING.

R 15/F/00.

Signed: _____ **Print name:** _____

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	28 APR 2000
Officer: NL	Application No. F/2000/1347

Map No. 29. Site 105.
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description: (F) PROPOSED FIRST FLOOR REAR + SIDE EXTENSION TO DWELLING

Location: 61 NEW ROAD

Parish: RUSCOMBE Ward: Ruscombe 12.5.2000

Applicant: DR J N O'CONNELL

Fee (5) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 12:5:2000 *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 + 59 + 63 New Road ✓

8 Walnut tree close

.....

.....

.....

.....

.....

.....

.....

.....

Environmental Services

For office use only. Application number: 26.APR.2000* 1347

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	DR. N.J. O'CONNELL
	Address and postcode	61 NEW ROAD, RUSCOMBE BERKS RG10 9LN
	Phone number	9344426
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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 ABOVE
4	About the application Give brief details of the proposal for example, two storey side extension.	FIRST FLOOR REAR EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	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 ☒ xx
11	Checklist. Please make sure that you enclose the following.		
	a. Six copies of this form signed and dated.	4	
	b. The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c. Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN) on behalf of DR. N.J. O'CONNELL

Date 25/4/2000

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

1933

ADDRESS 61 NEW ROAD PARISH RUSCOMBE

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
41488			1-9-93	GA
EP93/1760	DR. N. O'CONNELL	S/SG. EXT.	18-8-93	APP

MINISTRY DECISION

SPECIAL ORDERS

26. APR. 2000 1347