SOUTHPORT U.K
LONDON OFFICE
X SYSTEMS LTD

APPLICATION NO:
F/2000/0609

LOCATION:
59 Chatteris Way, Lower Earley Reading.

APPLICANT:
Mr & Mrs Davey C/O Excel Design

PROPOSAL:
Proposed part single storey part 2 storey side extension and garage conversion

EARLIEST DATE FOR DECISION: **19/03/2000**

APPLICATION EXPIRY DATE: **12/04/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Davey
C/O Excel Design
17 Gorse Ride South
FINCHAMPSTEAD
Berkshire
RG40 4EH

Application Number: F/2000/0609

Parish: **EARLEY**

Location: **59 Chatteris Way, Lower Earley, Reading**

Proposal: **Proposed part single storey part 2 storey side extension and garage conversion**

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 level and above west elevation of the building.

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.

CH

Head of Planning and Transportation
Date: 18 April 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.

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0609	TM
BUILDING CONTROL NUMBER.	FP2000/0319	Martin
APPLICANT/AGENT	Excel Design Ltd.	
ADDRESS OF SITE	59. Chatteris Way Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	S/S side ext with room in b/t (in ext)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	99608/4	99608/4
ELEVATIONS	8, 9, 10, 11	8, 9, 10, 11
FLOOR PLANS	13, 15	13, 15

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/4/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	25/4/00.	

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 : Joss Miller

Application Number : F/2000/0609

Applicant : Mr & Mrs Davey C/O Excel Design.

Location : 59, Chatteris Way, Lower Earley, Reading.
Proposal : Proposed part single storey part 2 storey side extension and garage conversion

Site Notice Displayed ? :

YES	NO	DATE
	✓	

Date of Neighbour Notifications : 14/3/00

Date of Site Visit : 6/3/00

Date Registered : 16/02/2000

Earliest Date for Decision : 19/03/2000

Latest Consultation Date/Site Notice Expiry Date : 19/03/2000

Application Expiry Date: 12/04/2000

Consultation Responses :
2 Neighbours object
Earley TC – Do not object but flag the letter of objection that was brought to their attention

Planning Issues :
Effect on street scene & neighbouring property & WBEI.
Identified settlement.

Application Number: F/2000/0609

Appraisal :

The application involves a part garage conversion and room above.

Street scene.
This extension has a height of 6.3m - 2m lower than the ridge line of the main dwelling. The extension is flush with the boarder but the eaves are 3.3m high, rather than 4.9m like those on the existing house. The first floor windows are full dormers. The height of the extension is such that any impact on the street scene will be minimised.

Neighbours.
There are no windows proposed in the side elevation and the neighbour at 61 has no side windows. The extension is sited 1m further back from the rear footprint of No 61 so there will be no impact regarding overbearing, overshadowing and overlooking issues.
The neighbours to the rear are situated approx. 22m (from rear footprint to rear footprint) and there is a 1.8m fence on the boundary. The neighbour has stated that ~~the~~ higher the applicants property is approx. 700mm than theirs. However, the existing windows at the rear are the same height and this in addition to the distance between the houses is not considered to have sufficient impact on the neighbours efficient to warrant a refusal. There is sufficient parking to satisfy council policies.

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

Application Number F/2000/0609
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 level & above West elevation

RECORD OF SITE VISIT

SITE ADDRESS: 59 Chatteris Way
Lower Earley Reading.

APPLICATION NUMBER: F/2000/0609

OFFICER: Joss Miller

DATE OF SITE VISIT: 6/3/00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
Large detached houses on estate (modern)

3. DESCRIPTION OF SITE/BUILDING
Detached house and garage with bricks and tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES
6) No side windows French doors approx 8m in from side (secondary)
5) Proposal on other side of house.

Horses to rear quite close - check neighbour notes.

5. SITE CONSTRAINTS

TREES \

ACCESS/PARKING 4 existing - 5 proposed.
4 bedrooms existing.

LEVELS \

BOUNDARY TREATMENT 1.8m all round and shrubbery.

OTHERS \

Applicationo	Name & Address
F/2000/0609	N Rayne 61 Chatteris Way Lower Earley Berks RG6 4JA
F/2000/0609	Mr & Mrs A Fraser 8 Ebborn Square Lower Earley RG6 4JJ
F/2000/0609	Mr G Child Keepsend 7 Ebboen Square Lower Earley Reading RG6 4JT
F/2000/0609	N Rayne 61 Chatteris Way Lower earley Berks RG6 4JA

App approved, letter sent 20/04/00

Tel: (0118) 974 6463

Date: 05-04-00

My ref: F/2000/0609

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 F Rolls
14 Tiptree Close
Earley
RG6 4HS

Dear Councillor

Application Number: F/2000/0609
59 , Chatteris Way, Lower Earley, Reading.
Proposed part single storey part 2 storey side extension and garage conversion

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 **Joss Miller** on **(0118) 974 6463**. 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 17-04-00

Yours faithfully

Chris Wood

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0609**
59 , Chatteris Way, Lower Earley, Reading.
Proposed part single storey part 2 storey side extension and garage conversion

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Rolls

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 6463

Date: 05.04.00

My ref: F/2000/0609

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 Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2000/0609
59, Chatteris Way, Lower Earley, Reading.
Proposed part single storey part 2 storey side extension and garage conversion.

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Yours faithfully

Chris Ward

Head of Planning and Transportation

Tel: (0118) 974 6463

Date: 05-04-00

My ref: F/2000/0609

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 A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2000/0609
59, Chatteris Way, Lower Earley, Reading.
Proposed part single storey part 2 storey side extension and garage conversion.

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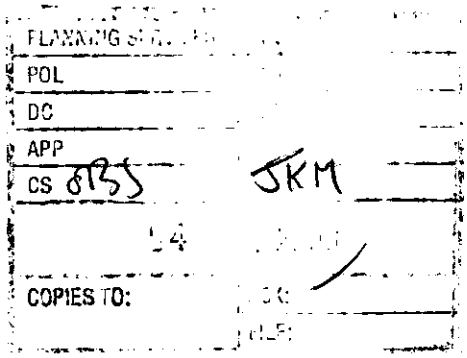
Yours faithfully

Chris Ward

Head of Planning and Transportation



61 Chatteris Way
Lower Earley
Berkshire
RG6 4JA

31st March 2000

Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire

Re: Planning Application No. F/2000/0609 - 59 Chatteris Way

Dear Sir

Thank you for confirming receipt of my previous letter.

I have one further concern regarding the driveway and parking. There is no mention on the plans regarding the drive. Please can you confirm the drive remains the same, and therefore the cars and vans will be parked in front of the garage and windows to the proposed family room. I would have thought it unlikely that anyone would want to park a van in front of the family room windows blocking out the light and the view?

If there are changes to the drive, please case can you confirm what this is and where the vehicles will be parked.

I look forward to your reply.

Best regards,

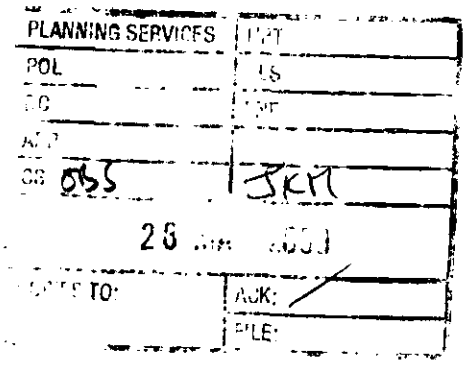
N. Rayne

Nick Rayne

Cc Earley Town Council

Keepsend
7 Ebborn Square
Lower Earley
Reading
Berks RG6 4JT

Tel & Fax 0118-9755190



Mr Chris Wood
Head of Planning and Transportation
Environmental Services Department
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

27th March 2000

Dear Mr Wood

Re: Application No F/2000/0609 - 59 Chatteris Way, Lower Earley

I have viewed the above planning application and whilst having no objection to the proposed garage conversion, the loft extension is a different matter. The elevated section will have the following effects on our property:-

1. Loss of privacy as the extension would look directly into our garden and property

2. replaces existing view of delightful tree and skyline beyond

3. resulting in loss of light

4. the planning and layout of houses in the vicinity was one of the reasons for buying our property. Any subsequent policy of filling in spaces negates the original planning ideals.

Please accept this as an invitation to whoever takes this planning decision to visit our property beforehand.

Yours sincerely

Gordon E J Child

BDS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
05 Mar 2000	
COPIES TO:	ACK:
	FILE:

61 Chatteris Way
Lower Earley
Berkshire
RG6 4JA

7th March 2000

Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire

Re: Planning Application No. F/2000/0609 - 59 Chatteris Way

Dear Sir

I have received a letter from the Earley Town Council 2nd March 2000 (Ref: P/3/MB/AB/AF2). I have also visited your offices to inspect and acquire a copy of the plans. I have a few concerns regarding this application:

1/ The first I heard of this application was from the aforementioned letter from Earley Town Council. I am surprised that there is no 'red' planning notice displayed on or near the property (as of today).
Should a planning notice be displayed, and if so for how long?

2/ I am concerned that the actual building may occur during unsociable hours.
Can you enforce that building only takes place after 9am at weekends, and always completes prior to 6pm on weekday and weekend nights?

3/ I am worried the project may take an extended time to complete. This would have an adverse effect on my selling price if I wanted to sell my house whilst the neighbouring property was incomplete and resembled a 'building site'.
Can you confirm the project will be completed within six months?

4/ I am apprehensive that the actual building will not mimic the plans on show at your offices.
Can you confirm that the plans are complete, to scale, accurate and will be followed exactly?
If this is not done, what recourse is there? I

5/ I am afraid that the shared drive may be impeded/blocked by building materials, skips, cars etc.
Can you confirm that the shared drive (and my property!) will not be blocked or impeded in any way?

6/ I am anxious that there may be undue mess.
Can you confirm what guidelines there are for keeping the front of the house as tidy as is practicable during the building?

I look forward to your reply.

Best regards,

N. Rayne

Nick Rayne

Cc Earley Town Council

8 Ebborn Square
Lower Earley
Reading
Berkshire
RG6 4JT

Tel: 0118 986 6966

20.3.00

Dear Mr C. Wood

Application Number: F/2000/0609

Re: 59 Chatteris Way, Lower Earley, Reading
(Extension Development – Herein called the site).

It is with concern that we write to you regarding the proposed extension to the above site. There are a number of points we would like to raise in objection to this proposal.

Firstly, as you are aware Lower Earley is made up of closely built housing of a similar design and layout. Our house backs immediately on to the site. The houses either side of the site are approximately 20 feet apart, divided only by the garages in each case. As you can imagine our only form of daylight at the rear of the building is through the two 20 ft gaps as stated above. If you were to allow the development to go ahead, we feel we would lose a valuable source of natural light entering our rear garden.

Secondly, the site is actually built approximately 2 feet higher than our own. This means that even with a substantial fence and semi-matured foliage, you can clearly see the lower window and door frames from our ground floor. A two-storey extension would become a real eye-sore from all aspects of our house.

Thirdly, a recent development has taken place at number 10 Ebborn Square, where a side extension was built, using bricks that did not match the house itself. The owner of number 10 Ebborn square was told that the bricks were no longer available to match the existing property. As the proposed site is made up of the same brick work, this would further add to the eye-sore of the proposed development.

Finally, we already believe that our privacy rights are being stretched due to the fact that the site behind is 2 ft higher than our own. We are already overlooked completely by every single room at the rear of the site causing us to dress in the front bedroom. With the addition of a two-storey extension to the rear of the site we believe that this would further infringe on our rights to privacy.

We urgently request you visit us at your earliest convenience to see the ptoblems that we are faced with. We seriously encourage this to happen before the vendor of the proposed site takes any further costly action to developing the extension.

Please contact us immediately regarding a convenient date for your visit.

Yours Sincerely

Mr and Mrs A Fraser.

FROM: Joss Miller

DATE: 24 February 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0609

PLANNING SERVICES RPT 27654
DC
[illegible]
35

Proposal: Proposed part single storey part 2 storey side extension and garage conversion.

Site Address: 59 , Chatteris Way, Lower Earley, Reading.

Applicant: Mr & Mrs Davey C/O Excel Design.

Your observations are required in respect of this application **by 19/03/2000** .

Whilst the Planning Committee could see no reason to object to this application, the District Council is asked to note that a letter has been received from a neighbour expressing a number of concerns about the impact of the proposals on his property. In particular, the neighbour has expressed concern about the driveway his property shares with the application site, and also the hours during which the actual construction could take place. Should the Planning Officer be mindful to approve this application it is requested that consideration is given to putting in place appropriate conditions to ensure the interests of the neighbour are protected.

SIGNED: _____

CLERK TO

DATE: 23 MAR 2000

Received by Wokingham District Council

Application No: F/2000/0609

PROPOSAL:
Proposed part single storey part 2 storey side extension and garage conversion

LOCATION:
59 , Chatteris Way, Lower Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday)
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/03/2000. 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 of Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	16 Feb 2000
Officer: JM	Application No. F/2000/0609.

Map No. 6da Site 2.04

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: (F.) PROPOSED Part SINGLE STOREY Part 2 storey SIDE EXTENSION TO DWELLING WITH ~~ROOF IN / ROOF OFF EXTENSION~~ AND GARAGE CONVERSION

Location: 59 CHATTERIS WAY

Parish: EARLEY Ward: Radhatch / 24.02.00

Applicant: MR / MRS DAVEY

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			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 24/02/00 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:

.....

.....

.....

NEIGHBOURS:

.....

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6

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, RG40 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 01734 778763.

16 FEB 2000* 0609

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 DAVEY
	ADDRESS	59 CHATTERIS WAY
		LOWER EARLEY
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	EXCEL DESIGN LTD
	ADDRESS	17 GORSE RIDE SOUTH
		FINCHAMPSTEAD
	POST CODE	RG40 4EH Tel. 01189737336
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	59 CHATTER WAY
		LOWER EARLEY
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY SIDE
		EXT WITH ROOM IN LOFT

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

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED: BRICK + TILE TO MATCH

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / NO
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? YES / NO
If YES, please show details of any changes on the plans.

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

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated
(b) The fee (the current scale of fees is attached)
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF 7.2.00

DATE 7.2.00

ADDRESS 59 CHATTERIS WAY PARISH LANLEY

PLOT No. 303 ORD. SHEET No. SM. 7364

BUILDER LOWER LANLEY AREA P/18 PH. V

Plan No.	Applicant	Description of Development	Date of Decision	Decisic
26608	BRYANT	DET. HOUSE & GARAGE	17.12.86	Gr
BRA 2168	"	"	10.2.87	APP
	16.FEB.2000*	0609		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 362/87

DRAINAGE

091074

Client:

Mr and Mrs Davey
59 Chatteris Way
Lower Earley
Wokingham
Berkshire

16.FEB.2000* 0609

Project:

Single Storey Side Extension
with Room in Loft

Location:

59 Chatteris Way
Lower Earley
Wokingham
Berkshire

Excel
Design
XL99608

Drawing Number	Drawing List	Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	✓
5	Notes 1	✓
6	Notes 2	✓
7	Notes 3	
8	Front Elevations	✓
9	Left Side Elevations	
10	Right Side Elevations	✓
11	Rear Elevations	✓
12	Ground Floor Plans 1	✓
13	Ground Floor Plans 2	✓
14	First Floor Plans 1	
15	First Floor Plans 2	✓
16	Second Floor Plan	
17	Section	✓
18	Section	

CLIENT:	Mr and Mrs Davey, 59 Chatteris Way, Lower Earley, Wokingham.	DESCRIPTION:	Drawing List
PROJECT:	Single storey side extension with room in loft	SCALE:	DRAWING No: 99608/ 2
DATE:	January 2000	REVISION:	

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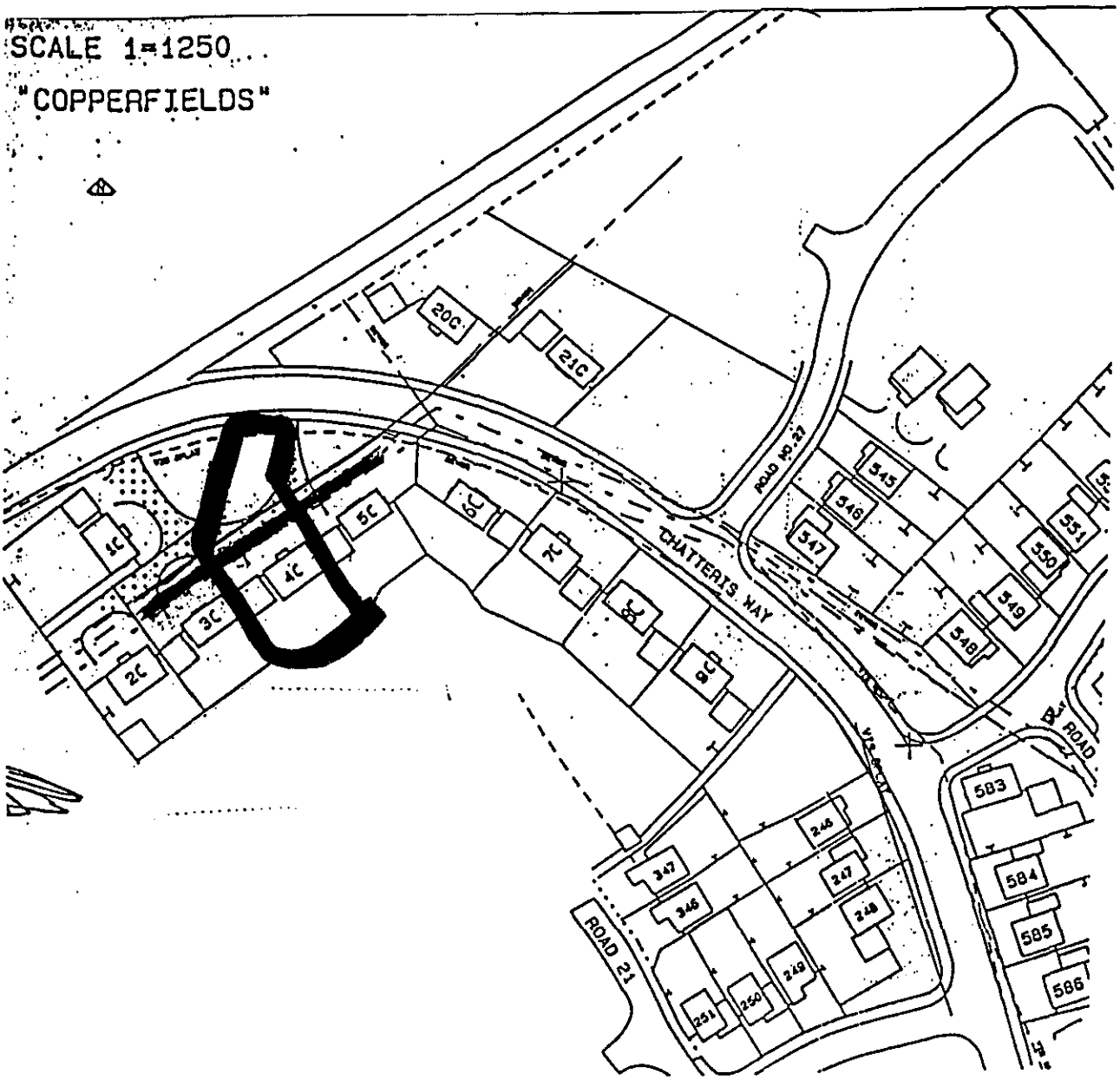
SCALE 1=1250

"COPPERFIELDS"



CLIENT:	Mr and Mrs Elvin, 42E Kiln Ride, Wokingham Berks.	DESCRIPTION:	Location Plan		
PROJECT:	Single storey front extension and two single storey side extensions	SCALE:	1:1250	DRAWING No:	99602/ 3
DATE:	January 2000	REVISION:			

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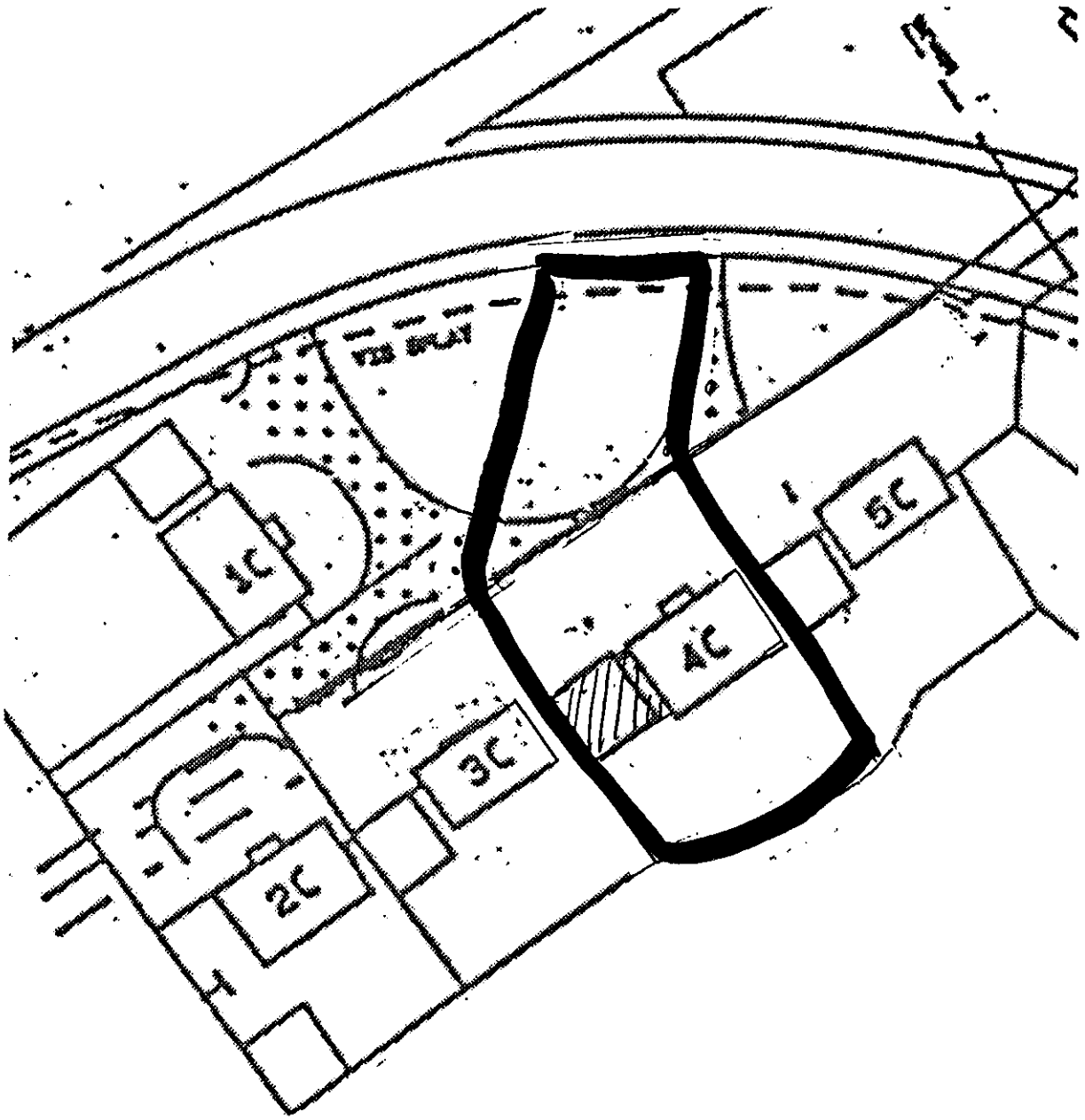

. CLIENT:	Mr and Mrs Davey, 59 Chatteris Way, Lower Earley, Wokingham.	DESCRIPTION:	Block Plan	
PROJECT:	Single storey side extension with room in loft	SCALE:	1:500	DRAWING No: 99608/ 4
DATE:	January 2000	REVISION:		

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These drawings have been prepared for the purpose of obtaining Planning and/or Building Regulation approval. They are not intended as a work specification or as detailed working drawings. Those carrying out the work must satisfy themselves of all dimensions and details before pricing and construction. No work should be carried out until all the necessary approvals have been obtained and the building inspector has been notified of the intention to start work.

There must be no encroachment on neighbouring property without prior written agreement between respective parties and in accordance with the requirements of the Party Wall Act.

GENERAL NOTES
(Not a specification)

1. FOUNDATIONS
Strip concrete foundations minimum depth as shown on drawings and in accordance with N.H.B.C practice note 3 - 1985 table 7a. Final decision on design, type and depth of foundations to be made by Local Authority Building Control Officer on site. Foundations to rest on suitable load bearing strata and to comply fully with Building Regulations. 100mm thick class 'A' dense concrete block work and semi-engineering brickwork below d.p.c level. Lean mix cavity fill up to ground level. Existing foundation to be laid open for inspection when and where required by the building inspector.

2. D.P.C
Polymer type of d.p.c's to all walls minimum 150mm above ground level. 150 mm wide x 14 mm Dampcor or similar d.p.c to all cavity closers fitted in accordance with manufacturers specification. D.p.c to lap d.p.m minimum 50mm. D.p.c to be continuous with existing.

3. GROUND FLOOR SLAB
As specified on section drawing.

4. EXTERNAL WALLS
Facing brickwork to match existing, 50 mm insulated cavity, 100 mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13 mm lightweight plaster and skim internally. Cavity insulated with 50 mm thick 'Rockwool' cavity batts fitted to manufacturer's specification to give 0.45 w/m^2K 'U' value. Provide mild steel galvanized wall ties at 900 mm horizontal and 450 mm vertical centers. Staggered formation to B.S 1243 amended. Close cavity at eaves level. Cavity to be continuous and new/existing walls fully bonded.

5. INTERNAL WALLS
100 x 50 timber studddding at 400 vertical c-c, 12.5mm plasterboard and plaster skim.

6. JOINERY
All softwood to be pressure impregnated preservative treated to B.S 4072.

7. GLAZING
All doors and windows to be fitted with double glazed factory sealed units. Full height glazed screens and doors to be fitted with class B safety glass. All opening lights to give minimum 1/20th floor area in ventilation. All windows fitted with 8000 mm^2 trickle ventilator.

8. LINTELS
To be Catnic steel lintels or similar (unless otherwise stated) to manufacturer's span/load tables. Minimum 150 mm end bearing with cavity trays over.

9. PITCHED ROOF
Concrete interlocking tiles to match existing to be fixed in accordance with manufacturers specification. on 38 x 25mm softwood treated battens on untearable roofing felt to B.S 747. Timber sizes and design as shown on section drawing. 100 x 75mm softwood wall plate anchored to walls using mild steel galvanized straps at 1200mm centers. Ceiling finished with 12.5mm foil backed plaster board fully nogged and finished to match existing. 100mm fiberglass quilt insulation laid between joists and 100 mm laid over joists. Provide mild steel galvanized gable straps at 1000mm centers fixed to 3 No. rafters and wall. 25mm thick softwood fascia and soffite to match existing with continuous ventilation to give cross ventilation.

CLIENT:	Mr and Mrs Davey, 59 Chatteris Way, Lower Earley, Wokingham.	DESCRIPTION: Notes	
PROJECT:	Single storey side extension with room in loft	SCALE:	DRAWING No: 99608/ 5
DATE:	January 2000	REVISION:	

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GENERAL NOTES
(Not a specification)

10. FIRST FLOOR
18mm tounge and groove flooring grade chipboard on joists as specified on the section drawing. All joists to be herring bone strutted at mid-span. Provide mild steel galvanized restraining straps at maximum 1200 centres fixed to 3 no. floor joists and build into walls.

11. STRUCTURAL STABILITY/ STRUCTURAL TIMBERS
Where ceiling and floor joists run parallel to external walls, lateral restraint to be achieved by metal straps at 1200 mm centres spanning three joists. Provide mild steel galvanized gable straps at 1000 centres fixed to three rafters and wall. Wall plates to be anchored down with 30 x 5 mm straps at 2m centres.

12. STEELWORK
All steelwork to engineer's calculations and encased in 2 layers of 12.5mm plasterboard with staggered joints and 7mm vermiculite plaster skim to give 1/2 hour fire resistance.

13. S.W. DRAINAGE
100 diameter half round gutters falling to 63 diameter rain water pipes connecting to 100 diameter below ground drain runs at minimum 1:60 fall to new soakaways in garden. Drains encased in 150mm peashingle. Soakaways minimum 5m away from buildings and $1m^3$ capacity minimum below pipe entry. Filled with hardcore and 75mm concrete capping with minimum 300mm top soil cover.

15. F.W. DRAINAGE
None

16. ESCAPE FROM FIRE AND FIRE PRECAUTIONS
Escape windows to be located as shown on the plans with opening vents suitable for escape purposes. The minimum dimension of these vents is to be 850 mm high x 500 mm wide 800 mm above floor level.
Smoke detectors are to be installed on the landing and other locations to be agreed with the Building Inspector. The smoke detectors are to be hard wired back to the distribution board and fitted with battery backups.

CLIENT:	Mr and Mrs Davey, 59 Chatteris Way, Lower Earley, Wokingham.	DESCRIPTION: Notes	
PROJECT:	Single storey side extension with room in loft	SCALE:	DRAWING No: 99608/ 6
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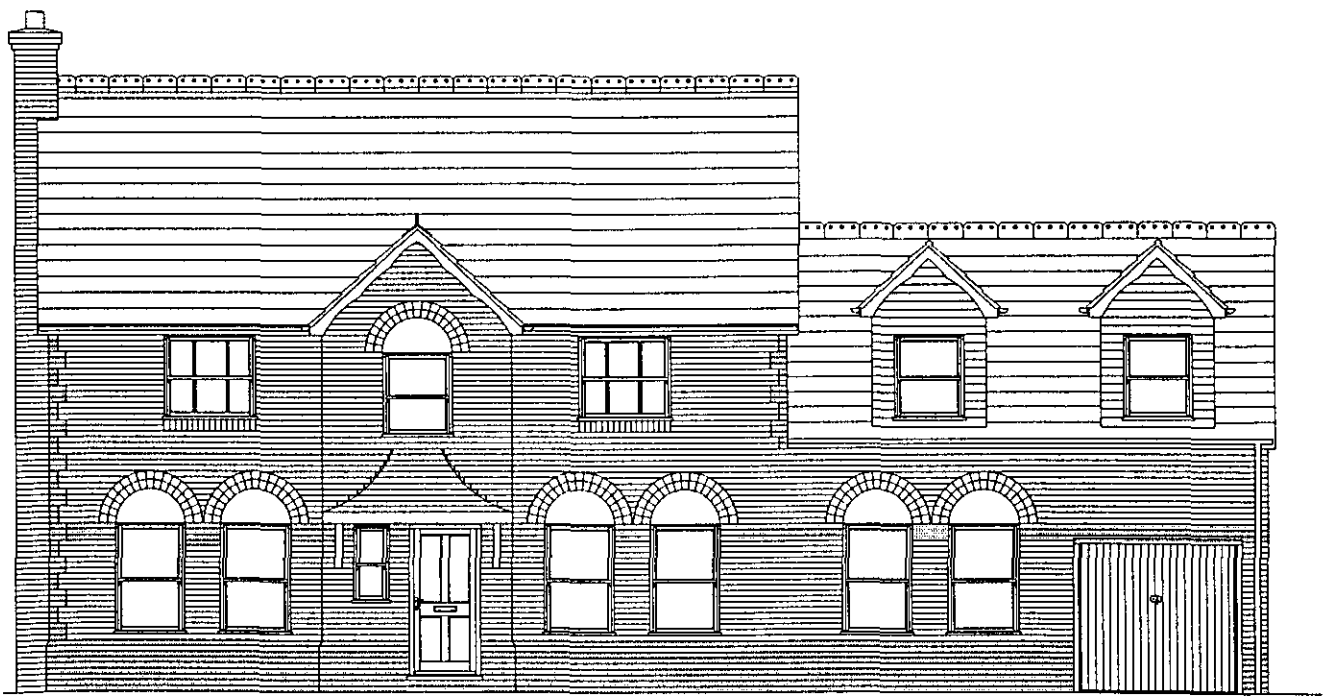
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

CLIENT:	Mr and Mrs Davey, 59 Chatteris Way, Lower Earley, Wokingham.	DESCRIPTION:	Front Elevations	
PROJECT:	Single storey side extension with room in loft	SCALE:	1:100	DRAWING No: 99608/ 8
DATE:	January 2000	REVISION:		

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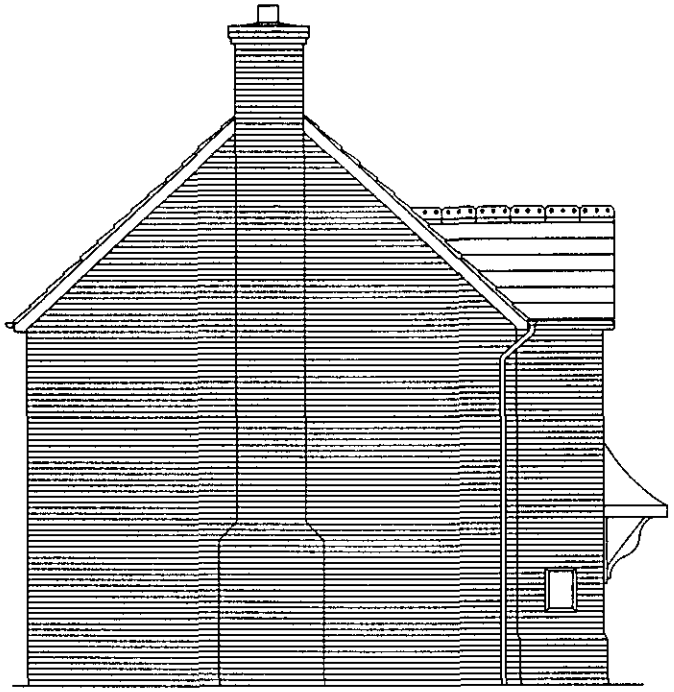
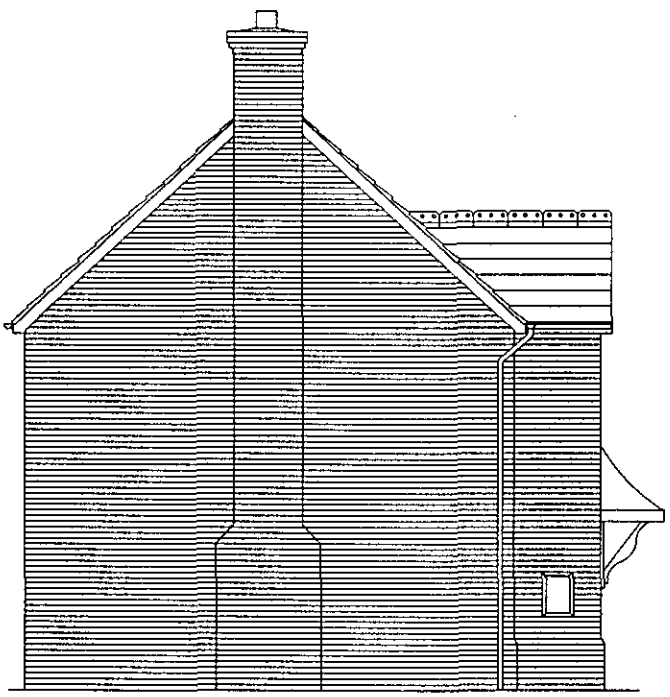


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

CLIENT:	Mr and Mrs Davey, 59 Chatteris Way, Lower Earley, Wokingham.	DESCRIPTION:	Left Side Elevations		
PROJECT:	Single storey side extension with room in loft	SCALE:	1:100	DRAWING No:	99608/ 9
DATE:	January 2000	REVISION:			

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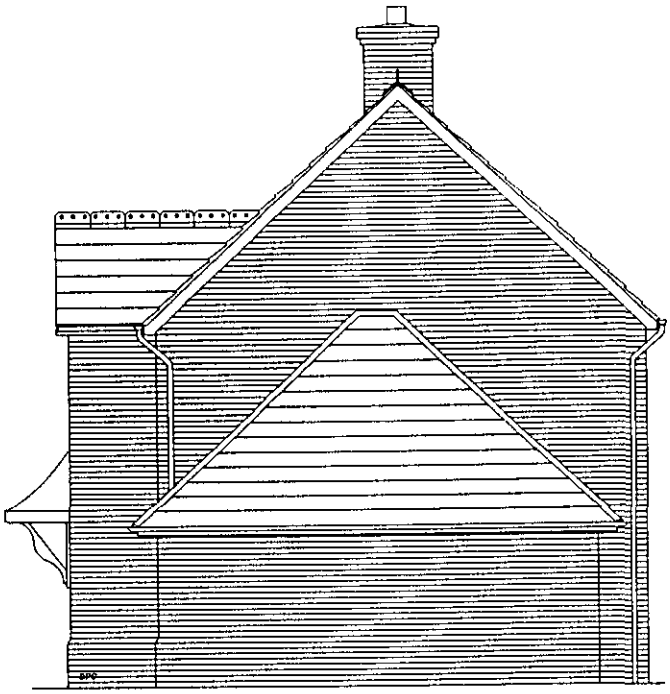
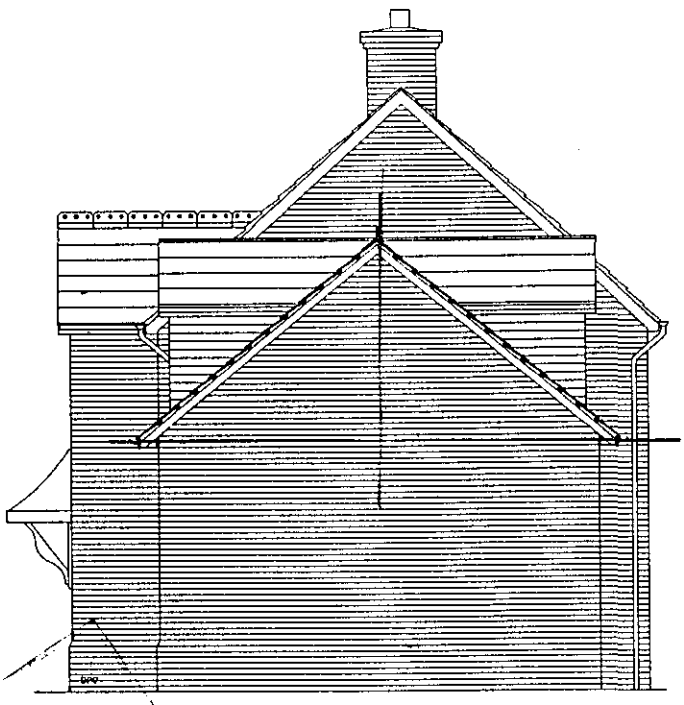


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

CLIENT:	Mr and Mrs Davey, 59 Chatteris Way, Lower Earley, Wokingham.	DESCRIPTION:	Right Side Elevations		
PROJECT:	Single storey side extension with room in loft	SCALE:	1:100	DRAWING No:	99608/ 10
DATE:	January 2000	REVISION:			

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EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

CLIENT:	Mr and Mrs Davey, 59 Chatteris Way, Lower Earley, Wokingham.	DESCRIPTION:	Rear Elevations		
PROJECT:	Single storey side extension with room in loft	SCALE:	1:100	DRAWING No:	99608/ 11
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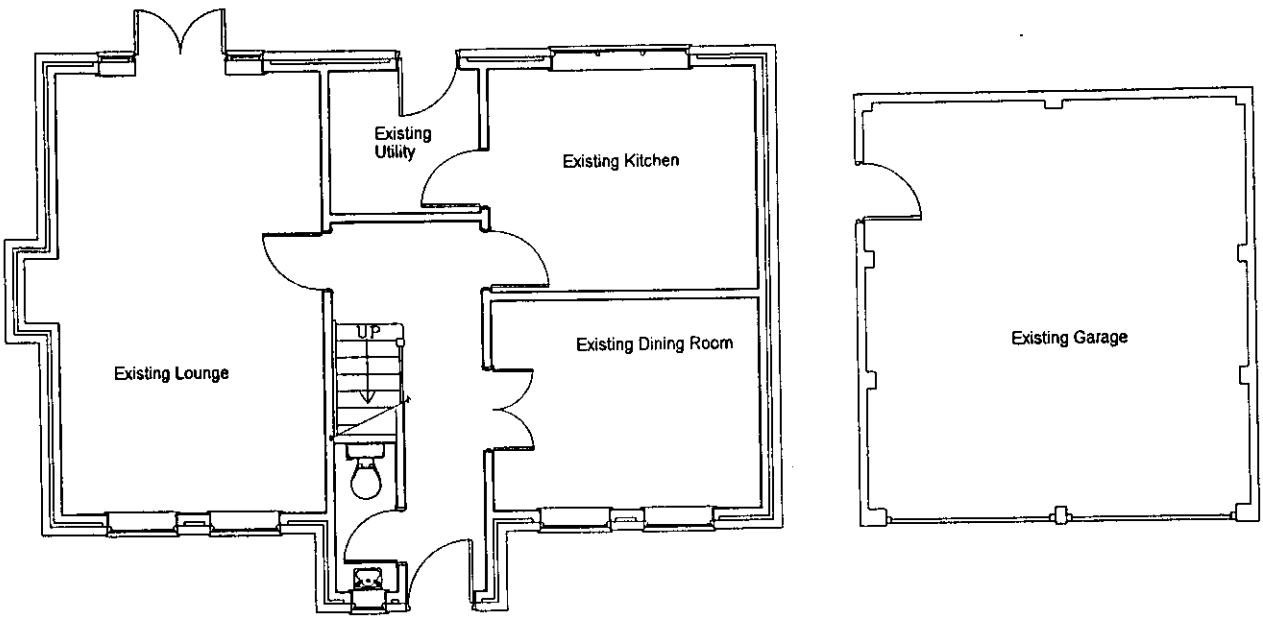

EXISTING GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Davey, 59 Chatteris Way, Lower Earley, Wokingham.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Single storey side extension with room in loft	SCALE:	1:100	DRAWING No:	99608/ 12
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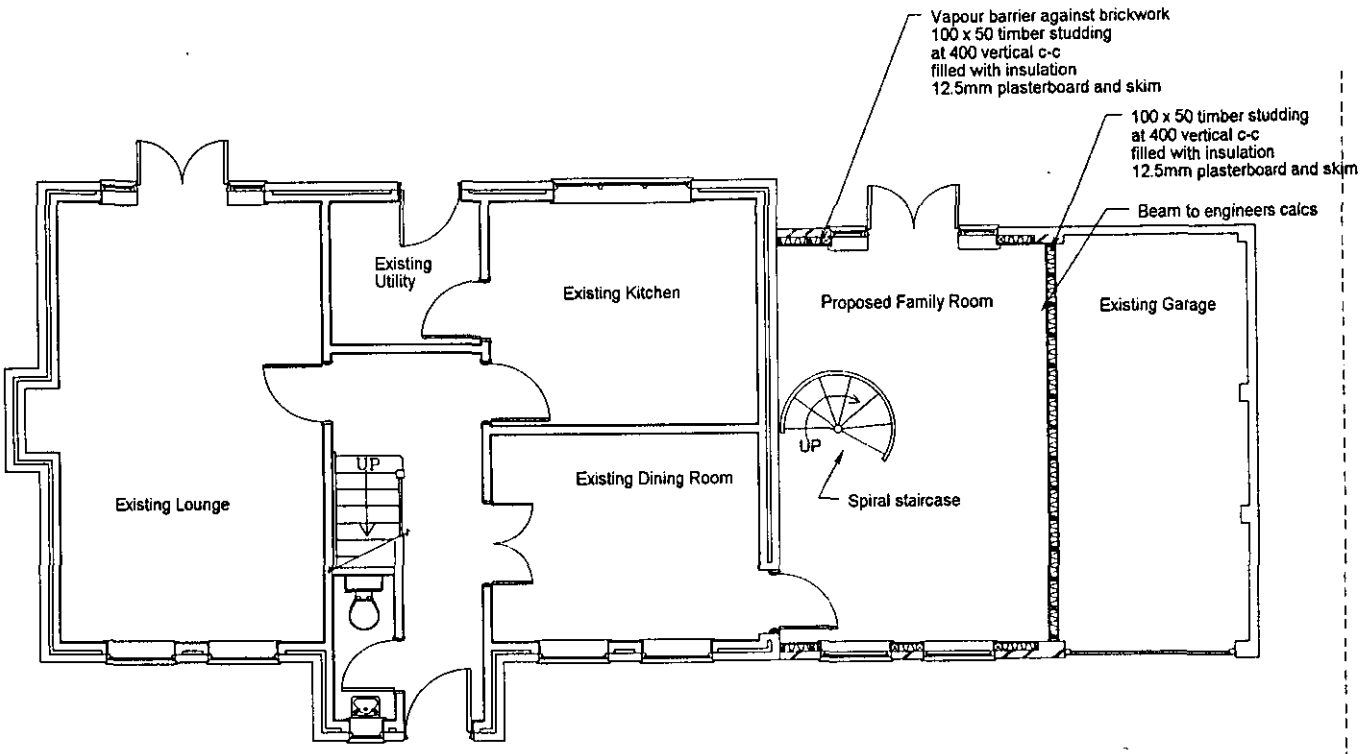

PROPOSED GROUND FLOOR PLAN



CLIENT:	Mr and Mrs Davey, 59 Chatteris Way, Lower Earley, Wokingham.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Single storey side extension with room in loft	SCALE:	1:100	DRAWING No:	99608/ 13
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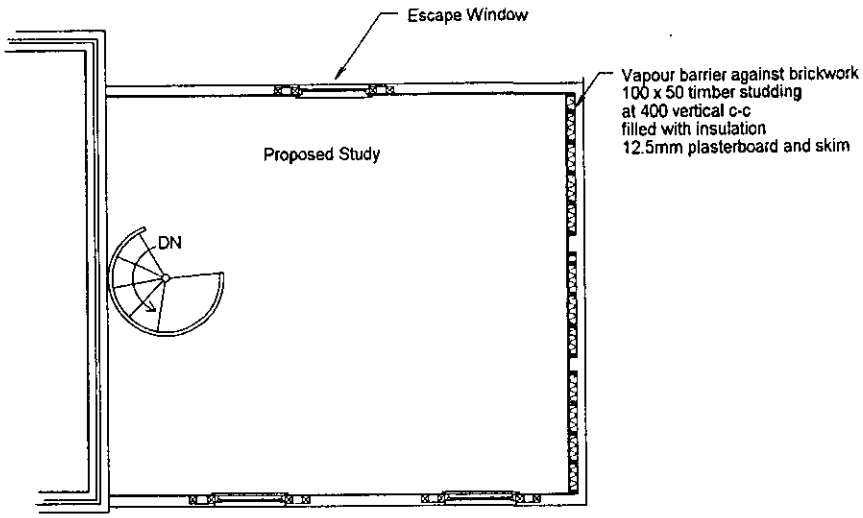
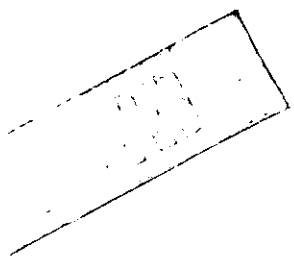


PROPOSED FIRST FLOOR PLAN



CLIENT:	Mr and Mrs Davey, 59 Chatteris Way, Lower Earley, Wokingham.	DESCRIPTION:	First Floor Plans		
PROJECT:	Single storey side extension with room in loft	SCALE:	1:100	DRAWING No:	99608/ 15
DATE:	January 2000	REVISION:			

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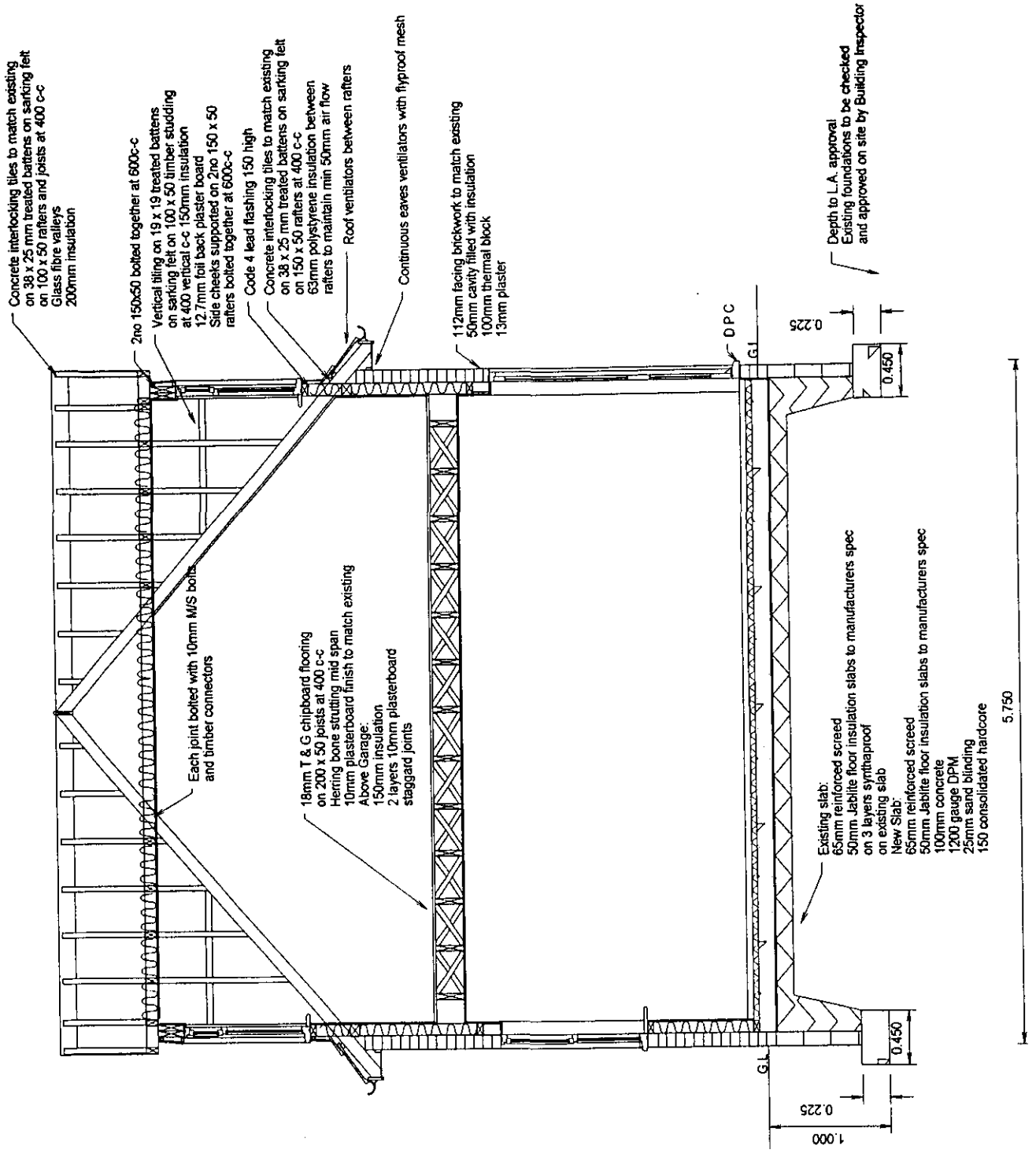

CLIENT:	Mr and Mrs Davey, 59 Chatteris Way, Lower Earley, Wokingham.	DESCRIPTION:	Section		
PROJECT:	Single storey side extension with room in loft	SCALE:	1:50	DRAWING No:	99608/ 17
DATE:	January 2000	REVISION:			

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Additional Notes:

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Associate of the Chartered Institute of Building

GeorgeAvis@ExcelDesign.Ltd.UK

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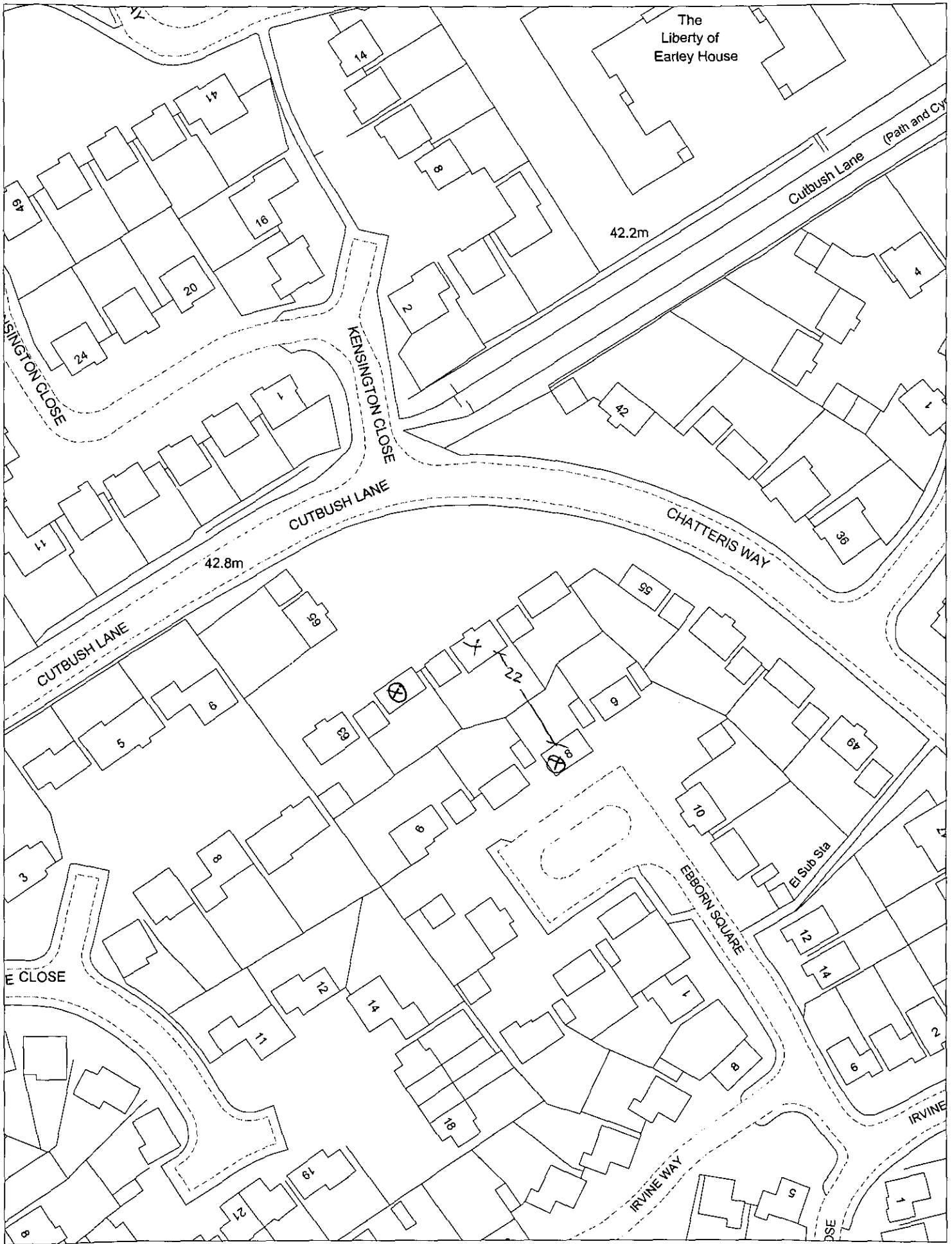

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Development Control Section, Environmental Services, Wokingham District Council.

23 February 2000

Scale: 1 : 1000

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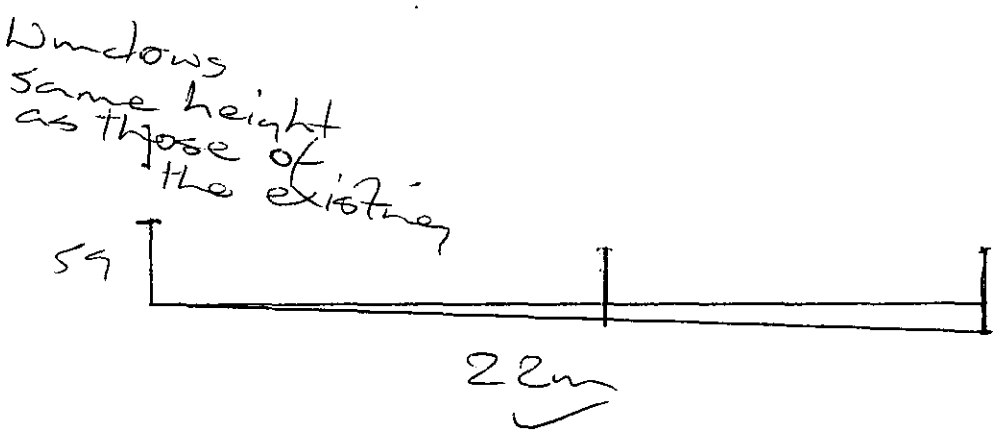
Windows
same height
as those of
the existing
54
22m