APPLICATION NO:
F/2000/0534

LOCATION:
14 Plumtrees, Earley Reading.

APPLICANT:
Mr & Mrs A Powell C/O James Barnes

PROPOSAL:

- **Proposed two storey side and rear extension to dwelling.**

EARLIEST DATE FOR DECISION: **12/03/2000**

APPLICATION EXPIRY DATE: **31/03/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Powell
C/O James Barnes
2 Rose Cottages
The Sands
NR. FARNHAM
Surrey
GU10 1LS

Application Number: F/2000/0534

Parish: **EARLEY**

Location: **14 Plumtrees, Earley, Reading**

Proposal: **Proposed two storey side and rear 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 work 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 levels and above east and west elevations 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.

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 19 June, 2000
My ref. BC/DC/2000/0534

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 Andrew Powell
14 Plumtrees
Earley
Reading
RG6 5QQ

Dear Sirs

PLANNING PERMISSION 2000/0534
SITE: 14 PLUMTREES, EARLEY, READING

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 2000/0534 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

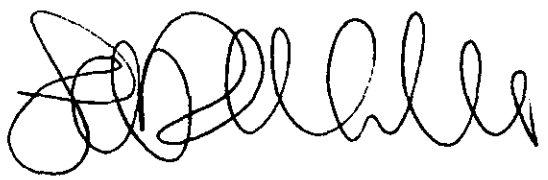
The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the 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 faithfully



Joss Miller
Planning Assistant

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0534	JM.
BUILDING CONTROL NUMBER.	FP 2000/0712	Alan
APPLICANT/~~AGENT~~	Mr + Mrs A. Powell.	
ADDRESS OF SITE	14. Plum Trees EARLEY.	
DESCRIPTION OF PROPOSED WORK	2 storey side rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	P0W/02/00A ✓	P0W/02/00A
ELEVATIONS	P0W/06/00A	P0W/06/00A
FLOOR PLANS	P0W/03/00A P0W/04/00A	P0W/03/00A P0W/04/00A

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	8/6/00	

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/2000/0534

Applicant : Mr & Mrs A Powell C/O James Barnes.

Location : 14, Plumtrees, Earley, Reading.
Proposal : Proposed two storey side and rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : 14/3

Date of Site Visit : 21/2/00

Date Registered : 04/02/2000

Earliest Date for Decision : 12/03/2000

Latest Consultation Date/Site Notice Expiry Date : 12/03/2000

Application Expiry Date: 31/03/2000

Consultation Responses :
Earley TC - No objection

Planning Issues :
Effect on Street scene & neighbouring properties
Identified settlement.

Application Number: F/2000/0534

Appraisal :

This application is for a two storey side and rear extension.

Neighbours.

The neighbour is No. 12. is at an angle to the applicant with an existing garage and 1.8m fence on the boundary partially obscuring the development. The nearest part of it to the neighbour is approx. 5m.. so any adverse effect will be minimised. No 15 is attached to the applicant. The single storey element of the extension is on the boundary and has a depth of approx 2m. The two storey element (also with a depth of 2m. is sited approx 2.5m from the boundary. The single storey roof is hipped away and back from the neighbour, therefore any adverse impact will be minimised. The neighbours to the rear are a sufficient distance from the extension for any impact to be minimised.

Street scene.

The rear extension is obscured from the street scene by the bulk of the house. The side extension has a hipped roof which reduces both the height and the bulk of the extension. It is also set back approx 3.8m and so minimises any impact on the street scene.

The parking is satisfactory with regard to Council policy.

Recomendation : Approval: ☒ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/0534
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	
3	SC23	SR06	Parking and garaging.
4	SC08	SR05	'first floor levels and above'. 'east and west elevations'

RECORD OF SITE VISIT

SITE ADDRESS: 14 Plumtrees Earley Reading.

APPLICATION NUMBER: F/2000/0534

OFFICER: Joss Miller

DATE OF SITE VISIT: 21/2/00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
Modern estate of semi-detached houses.

3. DESCRIPTION OF SITE/BUILDING
Semi detached house of brick, timber and tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES
12. At an angle to applicant.
13. Boundary to side and existing extn on applicants property approx 2m.

5. SITE CONSTRAINTS

TREES \

ACCESS/PARKING 4 spaces.

LEVELS \

BOUNDARY TREATMENT Open with shrubs at driveway.

OTHERS 1.8m fence from garage to rear of house.

Tel: (0118) 974 6463

Date: 05-04-00

My ref: F/2000/0534

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/2000/0534
14 , Plumtrees, Earley, Reading.
Proposed two storey side and rear extension to dwelling.

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/2000/0534**
14 , Plumtrees, Earley, Reading.
Proposed two storey side and rear extension to dwelling.

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/2000/0534

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/2000/0534
14, Plumtrees, Earley, Reading.
Proposed two storey side and rear extension to dwelling..

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 contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Bland

Head of Planning and Transportation

Tel: (0118) 974 6463

Date: 05-04-00

My ref: F/2000/0534

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/2000/0534
14, Plumtrees, Earley, Reading.
Proposed two storey side and rear extension to dwelling..

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 contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Deal

Head of Planning and Transportation

FROM: Joss Miller

DATE: 17 February 2000

Consultation Sheet EARLEY



Application Number: F/2000/0534

Proposal: Proposed two storey side and rear extension to dwelling..

Site Address: 14 , Plumtrees, Earley, Reading.

Applicant: Mr & Mrs A Powell C/O James Barnes.

Your observations are required in respect of this application **by 12/03/2000** .

NO OBJECTION

SIGNED: _____ DATE: 23 MAR 2000

CLERK TO

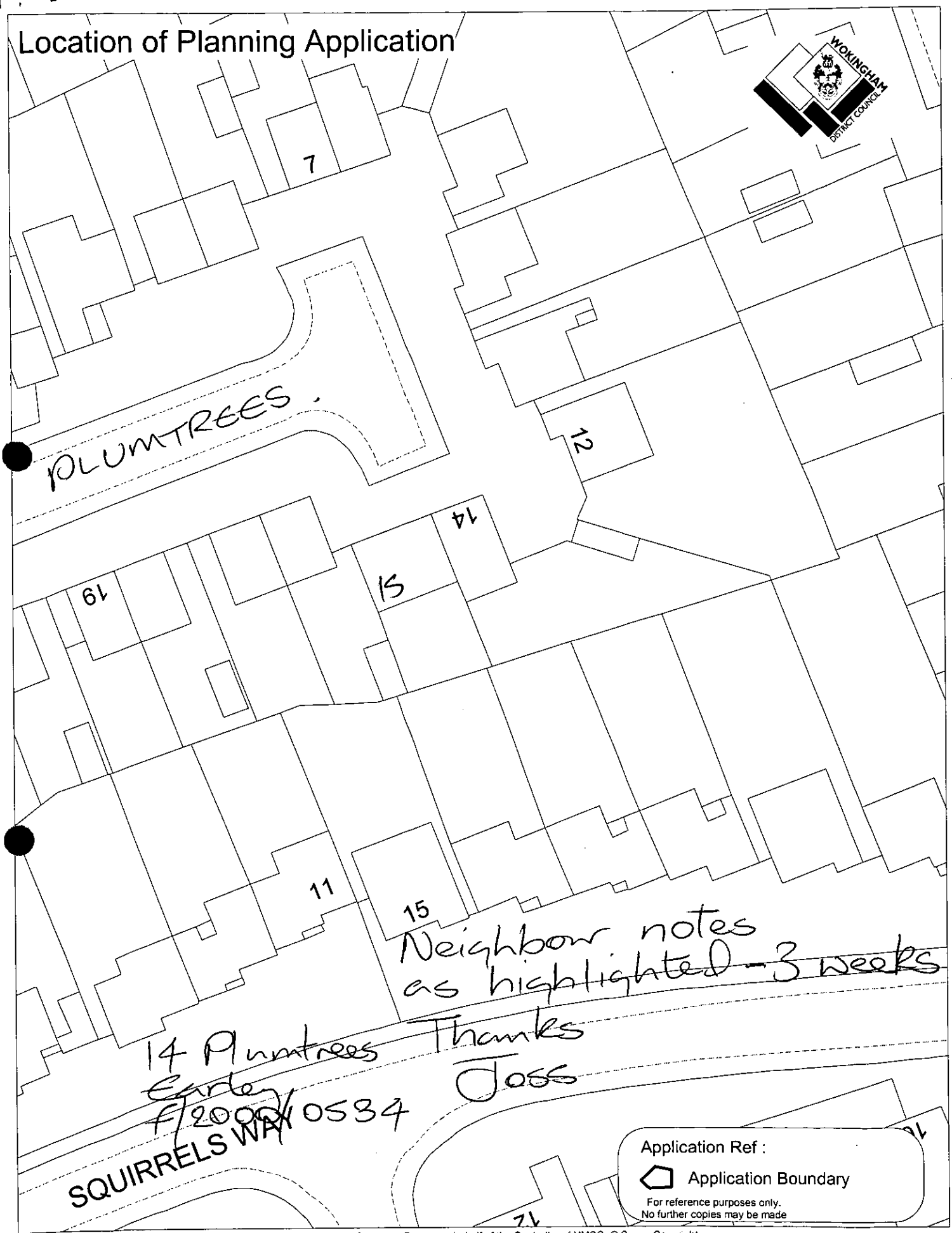
CONSULTATION SHEET

APPLICATION NO.
F/2000/0534

1859

ADDRESS TO WHICH LETTER SENT	DATE SENT	REPLY RECEIVED (DATE)	APPEAL NOTIFICATION SENT
19, 21, 23 Squirrels Way Earlsdon ✓	14.3.2000		
13, 15 Plumtrees " ✓			

Location of Planning Application



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Development Control Section, Environmental Services, Wokingham District Council.
10 March 2000

Scale: 1 : 500

N
W E
S

Received by Wokingham District Council

Application No: F/2000/0534

PROPOSAL:
Proposed two storey side and rear extension to dwelling.

LOCATION:
14 , Plumtrees, 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 12/03/2000. 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: 04 FEB 2000	
Officer: JM	Application No. F/2000/0534

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

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

Description:
(F) PROPOSED TWO STOREY SIDE/REAR EXTENSION TO DWELLING

Location: 14 PLUMTREES

Parish: EARLEY Ward: Redhatch ✓ 16/02

Applicant: MR/MRS POWELL

re-submission 99/70151/F refused.

Fee Received 60-00 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	Confirm that the [illegible]		
9	Miscellaneous	B 16.		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... 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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James Barnes

2 Rose Cottages
The Sands
Nr Farnham
Surrey
GU10 1LS

Tel & Fax
01252 783425

04.FEB.2000* 0534

3rd February 2000

FTAO Ms Joss Miller
WDC
Env Services Dept
Wokingham
Berks

RE: REFUSED APPLICATION (99/70151/F)

Dear Ms Miller

Please find enclosed amended design

The amended design has 4 principal changes from the original application:

1.) The extension wall on the boundary with No 15 is now single storey, with the 1st floor external wall built approx 2500mm from said boundary.
2.) The width of the larger portion of the extension (side elevation) has increased 233mm (from 2810 to 3043).
3.) The roof over the rear single story portion of the proposed extension has a hipped roof over it.
4.) No part of the new extension will overhang the boundary between No 14 and No 15 Plumtrees (i.e. outside of gutter - see drawing number POW/05/00 section D-D.

Yours sincerely,

James Barnes

Encl.

ADDRESS 14 PLUMTREES PARISH EARLEY

PLOT No. 13 (Phase 2) ORD. SHEET No. SU.7470(58)

BUILDER Cooper Estates Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/68/68	Cooper Estates Ltd	Outline	9.5.68	N/A. Refuse
83/69.	"	Semi/Det. House	27.11.69	App. C/A.
433/56	Mr. C. Bunce	Outline {Residential Development	23.7.56	N/A. Refuse
66/65	Cooper Estates Ltd	Layout	7.4.65	App. Refuse
1725/72	Mrs J Tagg	additional dining room bedroom over - conservatory	26.10.72	- App
99/70151/F	Mr & Mrs A. Powell.	dem rear extn + replace. 2/st/extn at side & rear.	15/9/99.	Ref

DATE OF COMPLETION September 1970

MINISTRY DECISION Appeal Allowed 30.5.69 (0/68/68) C/A / Appeal dismissed 66/65.

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only
Application number 04.FEB.2000* 0534

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 Address and postcode Phone number	MR and MRS A.POWELL 14 PLUMTREES, EARLEY, READING, BERKS RG6 5QQ
2	Agent's Name Address and postcode Phone number	JAMES BARNES 2 ROSE COTTAGES, THE SANDS, NR FARNHAM SURREY, GU10 1LS 01252 783425
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
4	Give brief details of the proposal for example, two storey side extension. About the application	DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION AND ERECTION OF TWO STOREY WITH PARTIAL TWO STOREY 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.	LBC TUDORS (RED) TO MATCH EXISTING CONCRETE SINGLE INTERLOCKING TILES AND WHITE UPVC WINDOWS AND DOORS 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 ☒
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.		
	AMENDED DESIGN AFTER INITIAL APPLICATION REFUSED.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR AND MRS A.POWELL

Date 3/2/00

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

CONSTRUCTION SPECIFICATION

Site Preparation Demolish existing rear single storey extension (proposed extension to be same width). Remove all existing items (tarmac, existing gate and appropriate fence length) up to the perimeter of proposed building.

Foundations Mass concrete trench fill foundations (mm mix 1:3:6 - C20 spec), laid in trenches with a levelled bottom, depth to suit site conditions (600mm wide and provisional depth 1000mm below existing ground level).

Footings All cavity brickwork within 225mm of DPC level to be class A engineering brick laid in 1:4 sand and cement mortar externally and medium density concrete blocks internally.

Cavity Walls Ruberoid Hyload DPC strip to be built into all walls at a height of at least 150mm above finished ground level. Cavity walls to be of 105mm thick facing brick (LBC Tudors) with 'rubbed in' joint Internal leaf of cavity wall to be built of 100mm thick thermalite blocks (or similar). Wall ties spaced 450mm vertically and 900mm horizontally - 300mm vertically at window/door reveals. Vertical DPC to be 150mm plastic DPC positioned behind window frames. Blockwork tied at internal abutments using stainless steel 'catnic' stronghold connectors. External brickwork to be toothed in al junctions, ensuring that mortar joints are filled and compacted. All cavities to be continued through and all DPC's to be well lapped. Windows and Doors spanned using cavity type catnic lintels generally (or similar). Windows 11,12,13 and 14 spanned using 'box' type units (e.g.CN5X) to support internal skin only (Soffitt installed against window heads)

Thermal Insulation Walls - 50mm 'Rockwool' cavity balls to fill cavity completely. Roof - ceiling void in new extension to be insulated using 150mm fibreglass quilt between ceiling joists (leaving an air gap at eaves). All studwork to be insulated with 100mm quilt. All windows to be double glazed - original supplier to be used to match existing window patterns (new white UPVC)

Ground Floor Tamped 150mm concrete slab (min. mix 1: 2: 4 - C20 spec). Reinforced if site conditions require, laid on 1200 visqueen DPM laid on blinded 150mm (mm) thick hardcore. Secondary moisture barrier - 2 coats hand-painted 'synthapruf' applied to top of clean slab. Finished with smooth trowelled sand and cement screed (1: 3). Breakthrough across existing cavity wall to be sealed with solid bedded slate.

First Floor 200 x 50 SC4 Floor Joists (@400mm centres) bearing on new blockwork and onto existing external skin (all cut ends to be treated). Joists to be strutted centrally. Double joists provided under 2 new studwalls (between New Bathroom and New En-suite Shower room and also between en-suite and new master bedroom). Treble joist to be provided as shown to enable side of Bath wall to be constructed as well as end of New Bedroom joists. Floor finished with 18mm T & G clapboard 2400 x 600 planks (water-resistant type in bathroom/en-suite areas), all to be screwed to floor joists.

Roof All timber in roof to be SC4 sawn/treated (protimised or similar). 100mm X 50mm jack rafters fixed onto 100 X 50 wallplate @400mm centres, bedded onto blockwork internal skin. 175 X 50 ceiling joists fixed to wallplates at eaves. 150 x 50 Purlins used half way up Hips strutted off of existing structure. Hip rafters to be 200 x 50 - pitch angle of roof to match existing - 30°, Roof to be finished with tiles to match existing (single interlocking concrete) hung on 38 X 19 S/T batten on a layer of reinforced underfelt. Smaller ground floor roof over lounge to be constructed the same (no purlins). Wallplates to be strapped down to walls using 900mm lateral restraint straps @ 1800mm centres. Hip to be finished with 450mm long ridge tiles as existing main roof. Rainwater goods - UPVC to match existing - 75mm downpipes and 100mm nom gutter. Rainwater to discharge into existing facilities.

Timber All skirtings and architraves to match existing. Door to new en-suite be 675mm (2'3") with 100mm wide lining set, hung as shown. All others to match existing. Fascia to be from PAR timber, width to match existing and Soffitt to be cut from ext. grade plywood. All fascia and Soffitt components to be knot, stopped and primed (backs to be primed also).

Ventilation Soffitt to be continually ventilated (65mm wide 'glideville' or similar). Mechanical extract fans to be installed where shown.

Internal Finishing All internal walls to new cavity walling to be plastered using 11mm thick HSB Browning U/coat and 3mm skim multi-finish. Existing external walls changed to internal wall as a consequence of building works, to be plastered using 'bonding' (or similar) undercoat and finish as above. Ceilings and stud walls to be tacked using 12mm SE plasterboard, Gyproc scrim across joints and 3mm-slum coat finish plaster. All external angles to UB's, recesses and piers to receive plastered angle beads.

Internal Alterations Foundation depth and condition of existing house should be checked for adequacy to take point loads of UB bearings. (Building Control Officer to inspect whilst excavated extension foundations are inspected). Main structural opening to create new Lounge formed using - 2 no 254 x 102 x 28kg UB's bearing on dense concrete padstones (sizes as shown) - bedded on prepared brickwork. Cavity wall built to create return wall (SW facing elevation) on first floor supported on 2 no 203 x 133 x 30kg bearing on external lounge 254 x 102 x 28kg at existing wall end and internal leaf of new cavity wall at the other end (padstones as above) UB's to be clad with 2 layers of 12mm plasterboard and 3 mm plaster skim coat. All internal studwork to be of 100 X 50 S/T studs, header and sole plates. Opening between enlarged Lounge and New Kitchen to be arched using preformed unit ('truline' - span 1200mm). Structural opening formed using 2 No CNS type box lintels.

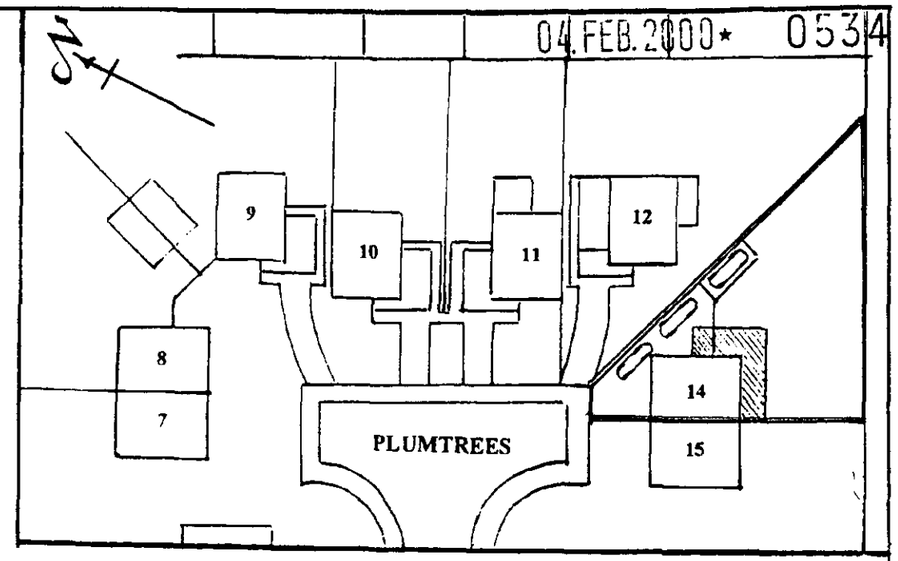
Internal Finishing All internal walls to new cavity walling to be plastered using 11mm thick HSB Browning U/coat and 3mm skim multi-finish. Existing external walls changed to internal wall as a consequence of building works, to be plastered using 'bonding' (or similar) undercoat and finish as above. Ceilings and stud walls to be tacked using 12mm SE plasterboard, Gyproc scrim across joints and 3mm-slum coat finish plaster. All external angles to UB's, recesses and piers to receive plastered angle beads.

Drainage Existing drainage to be completely removed up to but not including manhole on No 15's Plumtrees' side. New soil stack positioned as shown to take new bathroom and en-suite wastes, terminated 1000mm above first floor soffitt level. Position of new manholes and back inlet gullies (BIG) as shown. All new drains to be 100mm UPVC Osma underground laid on 150mm pea shingle (10mm) and covered with same. BIG's to kitchen and utility room to have lean mix concrete under them.

Services Electrical -All electrical installations to conform to latest IEE Regulations.

Plumbing - Boiler is to be re-located in new Utility Room as shown. Allow for appropriately sized double convector radiators in new bedroom and enlarged lounge. (check output suitability of boiler for 2 additional radiators). All waste traps in kitchen, utility, en-suite shower room and bathroom to be double sealed. Kitchen and Utility Room to have dedicated Back Inlet Gully (BIG) as shown. All pipework to and from new boiler position (H & C and C Htg) to be as discrete as possible (possibly in ceiling new void)

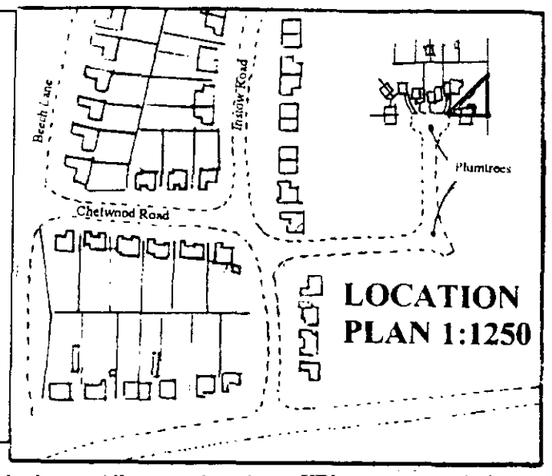
General Materials and components used in the work must be of good quality and suitable for the purpose they are used for. Workmanship is to be of a proper and professional standard all manufacturers instructions carried out in full.



BLOCK PLAN 1:500

UPVC Schedule

No	Width	Height	Source
D1			Removed
D2	838	2025	New Kitchen Door
D3	1923	2025	New Patio Door
W1			Removed
W2			Removed
W3			Removed
W4			Removed
W5			Removed
W6	2165	900	Existing Bedroom
W7	1238	900	New Utility Room
W8	900	900	New Kitchen (side)
W9	1800	900	New Kitchen (rear)
W10	900	900	New Lounge
W11	2364	900	New Bedroom (front)
W12	1238	900	New Bedroom (rear)
W13	450	900	New En-suite Shower
W14	1350	900	New Bathroom



LOCATION PLAN 1:250

NOTES:	Client	Scale	Drawing Title
Amended design to application 99/70151/F to accommodate WDC concerns **All dimensions must be checked on site and not scaled from this drawing.**	MR & MRS POWELL	As shown	LOCATION PLAN, BLOCK PLAN AND SPECIFICATION
	Job Title: EXTENSION WORKS TO 14 PLUMTREES, EARLEY READING, BERKS, RG6 5QQ	Drawn by Jackbarn Date Feb 2000	Drg No. POW/O2/00 — Rev A

420×297mm A3

8/6/00