APPLICATION NO:
F/2000/0803

LOCATION:
9 Plough Lane, Wokingham.

APPLICANT:
Ms Druitt Excel Design

PROPOSAL:
Proposed ~~front &~~ rear dormer extension~~s~~ to dwelling to form room in loft space

EARLIEST DATE FOR DECISION: **06/04/2000**

APPLICATION EXPIRY DATE: **27/04/2000**

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Ms Druitt
Excel Design
17 Gorse Ride South
Finchampstead
Berks
RG40 4EH

Application Number: F/2000/0803

Parish: **WOKINGHAM**

Location: **9, Plough Lane, Wokingham.**

Proposal: **Proposed rear dormer extension to dwelling to form room in loft space**

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. This permission relates to the application as amended by and shall be carried out in accordance with revised drawings Nos. 8A, 9A, 10A, 16A and 17A submitted to the Local Planning Authority on 22/05/2000 showing deletion of the proposed front dormer window.

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. For the avoidance of doubt.

John Mitchell

John Mitchell
Development Control Manager
Date: 12/06/2000

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.

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0803 AT
BUILDING CONTROL NUMBER	FP2000/0382/A Horrend.
~~APPLICANT~~/AGENT	Excel.
ADDRESS OF SITE	9. Plough Lane WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	loft conversion (rear dormer)

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00624/4	00624/4
ELEVATIONS	00624/8A, 9A, 10A, 11	00624/8A, 9A, 10A, 11
FLOOR PLANS	13, 15, 16A	13, 15, 16A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	23/6/00	

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	

Received by Wokingham District Council

Application No: F/2000/0803

Proposal:
Proposed front & rear dormer extensions to dwelling to form room in loft space

Location:
9, Plough Lane, , Wokingham.

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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/04/2000. 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

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/0803

Applicant : Ms Druitt Excel Design.

Location : 9, Plough Lane, , Wokingham.
Proposal : Proposed front & rear dormer extensions to dwelling to form room in loft space

Site Notice Displayed ? :

YES	NO	DATE
✓		14/4/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 14/4/2000

Date Registered : 02/03/2000

Earliest Date for Decision : 06/04/2000

Latest Consultation Date/Site Notice Expiry Date : 06/04/2000

Application Expiry Date: 27/04/2000

Consultation Responses :

Environmental Health Officer: No objections.
Neighbours: 1 letter of objection. — Revised scheme submitted.
WTC: No Objections — No Objections to revised scheme
WE Environmental Health: No Objections

Planning Issues : (identified Settlement)

1) Impact upon neighbouring properties
2) Impact upon the street scene / visual amenity

14th June 2000

Application Number: F/2000/0803

Appraisal :

1) Impact upon neighbouring properties

The proposal is for a front and rear dormer extension to dwelling to form a room in the loft space, also to include internal alterations and the rearrangement of windows and doors at ground level. After further discussions with the agent and due to a neighbours objection the front dormer has now been omitted from the scheme. This has now been revised to a rear dormer extension to the dwelling, following our advice. The rear dormer faces north east, down a long garden, in similar plane to windows at 1st and ground floor.

No 11, north side, no further loss of amenity to the occupants of this property, : no adverse impact ens overlooking.

No 17 Buttercup Close to the east, due to the distance away behind the rear boundary of No 9 Ploughmans, there is no loss of amenity to the occupants of this property.

2) Impact upon the street scene

The rear dormer is of traditional style which does not affect the streetscene. Proposed materials will match existing.

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

(tick appropriate box)

* change description

Application Number F/2000/0803
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	INSERT: 'WORK'
3.			This permission relates to the application as amended by and shall be carried out in accordance with revised drawings nos. 8A 9A 10A 16A + 17A submitted to the Local Planning Authority on 22/05/2000 showing deletion of the proposed front dormer window.
3.		SR04	

John Mercer
12/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 9 Plough Lane
Wokingham.

APPLICATION NUMBER: F/2000/0803

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 14/4/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front gate post

2. DESCRIPTION OF SURROUNDINGS
Off main road A329. A2 2 storey terraces of Victorian + Modern properties. off street parking on driveways. Residential area, 2 storey terraced houses in block of 5 No + 2 storey detached property with detached garage own driveways at front

3. DESCRIPTION OF SITE/BUILDING
Off street / drive way at front.
A 2 storey modernised Victorian terrace house red brick, white UPVC windows + hardwood door. Grey slate roof + grid floor porch at front.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to location/site plan

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — as existing, private drive, no garage. access off Plough Lane.

LEVELS — No Change

BOUNDARY TREATMENT — No 7 1.8m fence at rear low picket fence at front

OTHERS — No 11, 1.8m fence ~~at front~~ + low picket fence at front

— Rear Boundary 2m fence, Not obtrusive from rear elevation. despite windows in side elev of No 16 Buttercup Close.

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

Tel:

Date: **13 March 2000**

My ref: F/2000/0803

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2000/0803
9, Plough Lane, , Wokingham.
Proposed front & rear dormer extensions to dwelling to form room in loft space

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 **Andrew Thorley** on .

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/0803**
9, Plough Lane, , Wokingham.
Proposed front & rear dormer extensions to dwelling to form room in loft space
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

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

Tel:

Date: **13 March 2000**

My ref: F/2000/0803

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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

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9, Plough Lane, , Wokingham.
Proposed front & rear dormer extensions to dwelling to form room in loft space
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel:

Date: **13 March 2000**

My ref: F/2000/0803

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

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/2000/0803
9, Plough Lane, , Wokingham.
Proposed front & rear dormer extensions to dwelling to form *room in loft space*

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 **Andrew Thorley** on .

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/0803**
9, Plough Lane, , Wokingham.
Proposed front & rear dormer extensions to dwelling to form room in loft space
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

Applicationo	Name & Address
F/2000/0803	Mr N Napier 15 Plough Lane Wokingham RG40 1RQ

APP APPROVED
LETTER SENT 22/06/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	02 MAR 2000
Officer:	AT
Application No.	F/2000/0803

Map No. 76 **Site** 0.02

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description: & REAR

(F.) PROPOSED FRONT DORMER EXTENSIONS TO DWELLING TO FORM ROOM IN LOFT SPACE

Location: 9 PLOUGH LANE

Parish: WOKINGHAM Ward: Norreys

13.3.2000

Applicant: MS DRUITT

Joint cheque B/control.

Fee 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 ~~Revised/Further amends~~			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 13.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
~~Environmental Health~~	NA: 250m landfill Site consultation
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: 250m landfill Site consultation

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 + 7 & 11 Plough lane, Wokingham .....

..... "The Plough", Plough lane ✓ .....

..... 16 Buttercup close, " .....

.....

.....

.....

.....

.....

.....

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS	
14 JUN 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2000/0803

Proposal: Proposed front & rear dormer extensions to dwelling to form room in loft space.

Site Address: 9 Plough Lane, Wokingham.

Applicant: Ms Druitt

Your observations are required in respect of this application by **11/06/2000**

No objections to revision showing deletion of the dormer on front elevation – drawing nos. 8A, 9A, 10A, 16A, 17A.

SIGNED: _____ **DATE:** 12/06/00

CLERK TO Wokingham Town Council

Date: 01 June 2000

To: Case Officer

We have received Minor Amendments for the following planning application:

Application Number: F/2000/0803

Location: 9, Plough Lane, Wokingham.

Proposal: Proposed front & rear dormer extensions to dwelling to form room in loft space

Applicant: Ms Druitt Excel Design.

Case Officer: Andrew Thorley

The new plans show the following: The deletion of the dormer on the front elevation of the property. Drawing nos 8A, 9A, 10A, 16A, 17A.

Comments are required by 11/06/2000.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/0803 (Planaps) / (Ludhouse) Date Rec. 22/05/2000

Location: 9, Plough Lane, Wokingham

Parish Wokingham

Applicant: Ms Dmitt

Description of attached plans

The deletion of the dormer on the front elevation, (of the above property).

Drawing No's: 8A, 9A, 10A, 16A + 17A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____

_____

_____

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses 10 days

FURTHER ACTION

Re-advertise App. ~~Y~~/N (Delete as required)

Redate Application ~~Y~~/N From _____

New Site Notice ~~Y~~/N

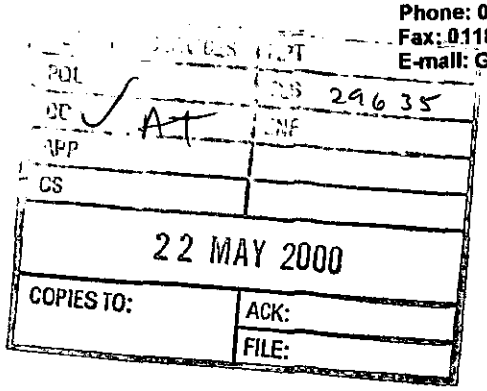
New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 01.06.RS

Yellow - Part One Copy
Green - Officer's Copy

Excel Design Ltd
17 Gorse Ride South
Finchampstead . Wokingham
Berkshire RG40 4EH
Phone: 0118 973 7336
Fax: 0118 973 4175
E-mail: GeorgeAvis@ExcelDesign.Ltd.UK



Mr Thorley
Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR



0803

Our ref. 00624
Your ref. 0803

18 May 2000

Dear Mr Thorley

Re: 9 Plough Lane, Wokingham.

Further to our recent telephone conversation, please find enclosed our amended plans 8A, 9A, 10A, 16A and 17A, two copies of each, showing the proposed front dormer window removed.

We hope this meets with your approval.

Yours sincerely

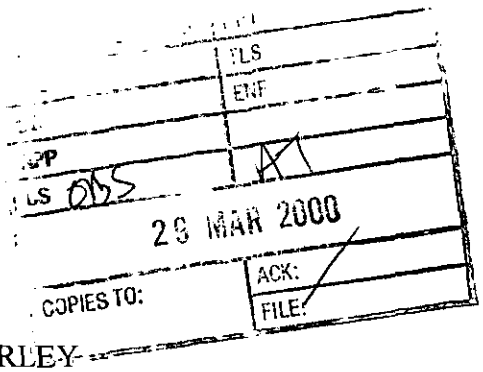
George Avis

George Avis Excel Design. Tel (0118) 973 7336.
Re: 9 Plough Lane, Wokingham.

Phoned him 19/04/2000, Wednesday.
I told him that I was not happy with the front dormer, + would refuse it.
I suggested he speak to his client + resubmit an amended drawing omitting the front dormer.
I was happy with the rear dormer.

The front dormer would break up the front roof slope / roofscape of the block (of five terrace houses) + would set ~~up~~ a precedent!

~~*~~George Avis
Came back to me on the 28th April 2000 with the proposal of putting a 'velux' style window in the front elevation, I said no as it will still break up the front roof slope, However he then ~~also~~ suggested that his client would like ~~a flat~~ a larger dormer at the rear with a flat roof? I suggested that they submit a dormer similar to No 15 Otherwise you submit a sketch of the dormer with the flat roof for my consideration.
He will ~~make some~~ speak further with his client and then get back to me.
Andrew Thorley
9.25am Friday 28/4/00.



MR A.R.NAPIER
15 PLOUGH LANE
WOKINGHAM
BERKSHIRE
RG40 1RQ

MR ANDREW THORLEY
P.O BOX 157 COUNCIL OFFICE
SHUTE END
WOKINGHAM
BERKSHIRE
RG40 1WR

24 March 2000

Dear Mr Thorley

Ref: APP NO: F/2000/0803 – proposed front and rear dormer extensions to dwelling to form room in loft space.

9 Plough Lane (part of Kimberley Terrace), Wokingham

I have lived in Kimberley Terrace for all of my life and feel I must strongly object to the front dormer extension. The houses are terraced cottages of over 100 years old each maintained to look similar and have the same character. I believe that to add a dormer extension to the middle cottage would alter the whole exterior of the terrace and that such a modern addition would look out of place and therefore not be in keeping with the rest of the row.

I have no objection to a rear dormer extension to provide the necessary light for the loft conversion, as this would only be viewed from the back of the house.

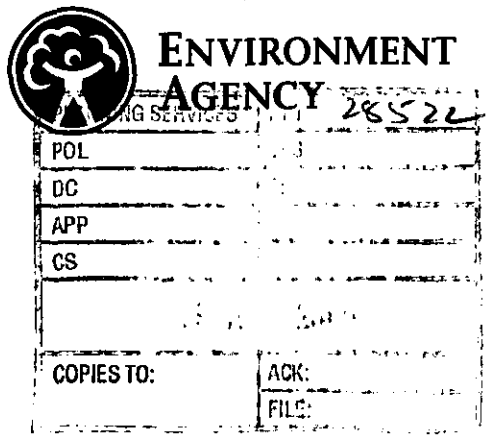
I hope that my views will be taken into account.

Yours sincerely

Mr Andrew Napier

Our ref: SP\2000\001445\001
Your ref: F/2000/0803

Date: 13th April 2000



District Planning Officer
Wokingham District Council
Council Offices
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Attention: Andrew Thorley

Dear Sir

PROPOSED FRONT & REAR DORMER EXTENSIONS TO FORM ROOM IN LOFT AT 9 PLOUGH LANE, WOKINGHAM

Thank you for your letter dated 13 March 2000 which was received on 16 March 2000. You are asked to quote the following reference in any correspondence: SU86NW/19/10. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Andy Nixey
Development Planning Officer

Please ask for: Sarah Paxman

cc. Excel Design Ltd, 17 Gorse Ride South, Finchampstead RG40 4EH

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2000/0803

Proposal: Proposed front and rear dormer extensions to dwelling to form room in loft space

Site Address: 9 Plough Lane, Wokingham

Applicant: Ms Druitt Excel Design

Your observations are required in respect of this application by **06/04/2000**

Objections:

No objections

SIGNED: _____ DATE: 28/03/00

CLERK TO WOKINGHAM TOWN COUNCIL

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | HPT
TLS
DC | ENF
APP
CS
My Ref: IRM
17 MAR 2000
COPIES TO: | ACK:
FILE:

From: John Mullaney
Environmental Health

To: Andrew Thorley
Planning Department

Date: 16/03/2000

---

9 PLOUGH LANE, WOKINGHAM. F/2000/0803

Having considered the environmental health implications of the above application, I have no objections or comments to make.

J Mullaney

John Mullaney
Environmental Health Officer

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.

For office use only
Application No.

02.MAR2000* 0803

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	MS DRUITT.
	ADDRESS	9 PLOUGH LANE
		WOKINGHAM
	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	9 PLOUGH LANE
		WOKINGHAM
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	LOFT CONVERSION +
		INTERNAL ALTERATIONS

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 en[illegible] the fol[illegible]

(a) 6 copies of this for[illegible] igned an[illegible]
(b) The fee (the curre[illegible] ale of f[illegible] tache
If no fee is payable [illegible] ase say [illegible] ow

(c) 6 copies of plans an[illegible] awings
(i) 1:2500 sca[illegible] cation p[illegible] h app[illegible] ion, site outlined in red.
(ii) 1:500 scale [illegible] layout [illegible] owing [illegible] sition of adjoining dwellings
(iii) 1:100 or 1[illegible] scale fl[illegible] ns an[illegible] vations

11. CERTIFICATE OF OWNERSHIP (SECT[illegible] 66 TO[illegible] ND C[illegible] NTRY PLANNING ACT 1990)
Please delete either Certificate A or Cer[illegible] te B be[illegible] neith[illegible] pply you must complete a full certificate obtainable from the Planning [illegible] rtment

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

RTIF[illegible] TE A

I [illegible] ly that:

[illegible] eginn[illegible] f the period of 21 days ending with the [illegible] the ac[illegible] panying application nobody, except the [illegible] it, wa[illegible] owner (a) of any part of the land to [illegible] he ap[illegible] tion relates.

* [illegible] f the l[illegible] forms part of an agricultural holding.

TIFIC[illegible] TE B

I [illegible] y that:

[illegible] The ap[illegible] ant has * given the required notice to [illegible] e else[illegible] o, at the beginning of the period of 21 [illegible] ding w[illegible] the date of the accompanying application [illegible] own[illegible]) of any part of the land to which the [illegible] ion re[illegible] s, as listed below.

C[illegible] r's (a) n[illegible]	A[illegible] ss at which notice [illegible] erved	Date on which notice was served

* N[illegible] the la[illegible] orms part of an agricultural holding

SIGNED [illegible] EHALF Ms DRUITT

[illegible] 2-5-2[illegible]00

ADDRESS 9 PLOUGH LANE PARISH DOR

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
31614 38158/9 40384	MR. L. GLOVER APPLIES TO NEW DEV. ONLY AT REAR.	1/2. 2 DET. M's & G's R/O	29.9.88	Ref CLN

DATE OF COMPLETION

MINISTRY DECISION 31614 - APPEAL ASSESSED - 23.11.89

SPECIAL ORDERS

DRAINAGE

091074

02.MAR2000* 0803

Client:

Ms Druitt
9 Plough Lane
Wokingham
Berks

02.MAR2000* 0803

Project:

Loft Conversion
And
Internal Alterations

Location:

9 Plough Lane
Wokingham
Berks

Excel Design
XL00624

Drawing List

Drawing Number		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 1	✓
17	Section	✓

CLIENT:	Ms Druitt, 9 Plough Lane, Wokingham	DESCRIPTION:	Drawing List
PROJECT:	Loft Conversion	SCALE:	DRAWING No: 00624/ 2
DATE:	February 2000	REVISION:	

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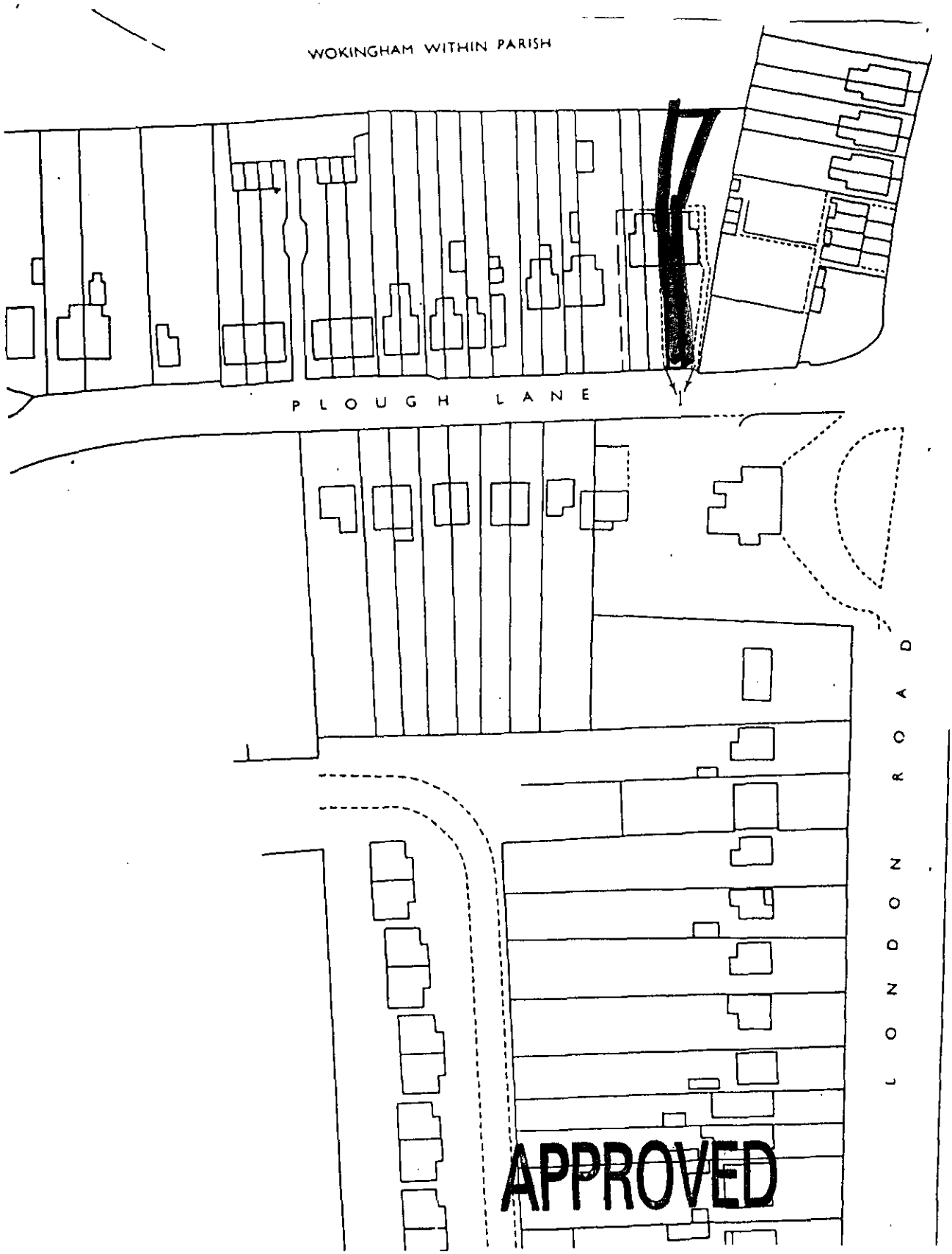

CLIENT:	Ms Druitt, 9 Plough Lane, Wokingham	DESCRIPTION:	Location Plan	
PROJECT:	Loft Conversion	SCALE:	1:2500	DRAWING No: 00624/ 3
DATE:	February 2000	REVISION:		

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CLIENT:	Ms Druitt, 9 Plough Lane, Wokingham	DESCRIPTION:	Block Plan		
PROJECT:	Loft Conversion	SCALE:	1:500	DRAWING No:	00624/ 4
DATE:	February 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.

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 Dampcore 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
   None

4. EXTERNAL WALLS TO REAR EXTENSION
   100 x 50 mm vertical timber studding at 400 mm centres. Tile Hanging to match existing on 25 x 19 mm treated battens, on untearable roofing felt. 150 mm insulation between and finished with 12.5 mm plaster board and skim.

5. INTERNAL WALLS
   Partition to be 100 x 50 mm vertical timber studding at 400 mm centres finished with 12.5 mm plaster board and skim.

6. JOINERY
   All doors and windows to be fitted with double glazed factory sealed units. All opening lights to give minimum 1/20th floor area in ventilation. All softwood to be pressure impregnated preservative treated to B.S 4072. All windows fitted with 8000 mm^2 trickle ventilator.

7. GLAZING
   Windows to be fitted with double glazed factory sealed units. Full height glazed screens and doors to be fitted with class B safety glass.

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

9. PITCHED ROOF
   (Where affected) Concrete interlocking tiles to match existing to be fixed in accordance with manufacturers specification. on 38 x 25 mm softwood treated battens on untearable roofing felt to B.S 747 on 150 x 50 rafters. 150mm x 50 joists. joists. Provide mild steel galvanized gable straps at 1000 mm centers fixed to 3 No. rafters and wall. Fix 25 mm thick softwood fascia and 6 mm w.b.p external quality plywood soffite to match existing with continuous ventilation to give cross ventilation. Continuous ventilation to be maintained from the ridge to the eaves by fitting ridge vents and by using 50 mm polystyrene insulation between rafters.

CLIENT:	Ms Druitt, 9 Plough Lane, Wokingham	DESCRIPTION: Notes	
PROJECT:	Loft Conversion	SCALE:	DRAWING No: 00624/ 5
DATE:	February 2000	REVISION:	

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GENERAL NOTES

10. SECOND FLOOR
18 mm tongue and groove flooring grade chipboard, joist specification as shown on section drawing. Underside of joists lined with 12.5 mm plasterboard and finished to match existing. All joists to be herring bone strutted at mid-span. Provide mild steel galvanized restraining straps at maximum 1200 centers 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. FIRE RESISTANCE AND PRECAUTIONS
Existing first floor ceilings and new stair well to be lined with 12.5 mm plasterboard to give half hour fire resistance. Half hour fire check door with door closer to be fitted on second floor. One of the second floor windows to have at least one vent suitable for a fire escape. The minimum dimensions of this vent 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. All doors opening onto the protected staircase, except those serving WC'c or bathrooms, are to be provided with self-closing devices.

13. S.W. DRAINAGE
100 diameter half round gutters to rear extension 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 1m³capacity minimum below pipe entry. Filled with hardcore and 75mm concrete capping with minimum 300mm top soil cover.

14. F.W. DRAINAGE
Above ground: Waste sizes to be: S.V.P's & W.C's 100 dia, Basins 32 dia. Sink and bath 40 dia. All fitted with rodding accesses at every change in direction and 75 mm deep seal traps. Soil and vent pipes to be encased in 9.5 mm plasterboard and skim on softwood framing and terminate through roof 1m above window heads with durable cage.
Below ground: 100 mm dia 'Hepsleve' drain runs to minimum 1:40 fall to existing manhole. Drains encased in 150 mm pea shingle and lintelled over when passing through walls using reinforced concrete lintels. Redundant drains to be broken out and sealed off.

15. STAIRCASE
100 sq. newel posts, headroom min. 2000mm measured vertically above nosing line. Balusters to be maximum 100 centres so that 100mm sphere will not pass through. Handrail 850mm above nosings and 900mm above landings. Minimum going not less than 220mm and rise of not greater than 220mm. Minimum tread width at narrow end 50mm.

16. 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.

17. MECHANICAL VENTS
Kitchen: Provide mechanical vent extract unit through wall providing 60 liters per second minimum extract rate. Alternatively provide cooker hood giving 30 liters per second extract rate ducted through wall. Both units operate intermittently.
Bathrooms: Provide mechanical vent units ducted through roof vent tile giving 15 liters per second extract rate operated intermittently.

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PROJECT:	Loft Conversion	SCALE:	DRAWING No: 00624/ 6
DATE:	February 2000	REVISION:	

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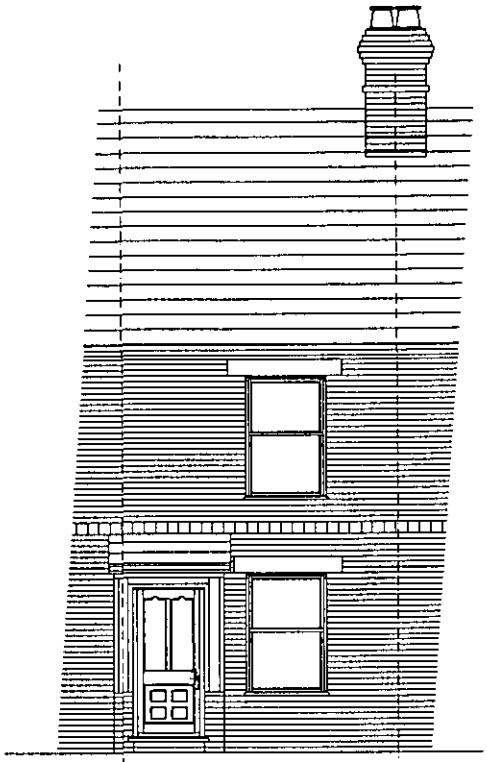
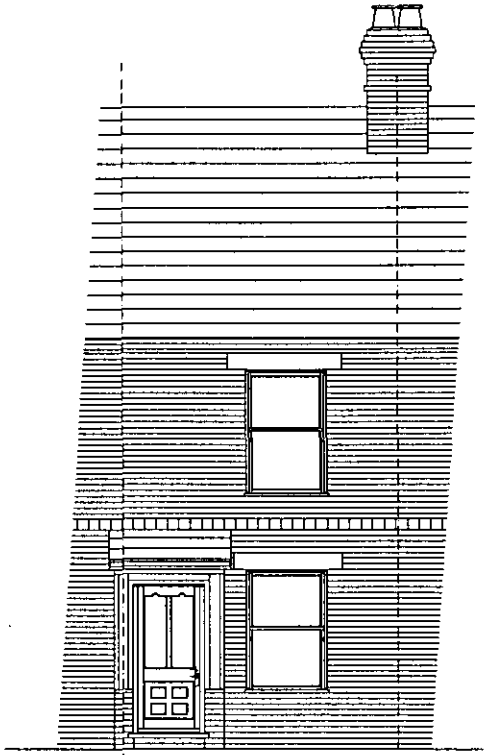


EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

MINOR AMENDMENTS

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23/6/00

CLIENT:	Ms Druitt, 9 Plough Lane, Wokingham	DESCRIPTION:	Front Elevations		
PROJECT:	Loft Conversion	SCALE:	1:100	DRAWING No:	00624/ 8 A
DATE:	May 2000	REVISION:	Front dormer removed		

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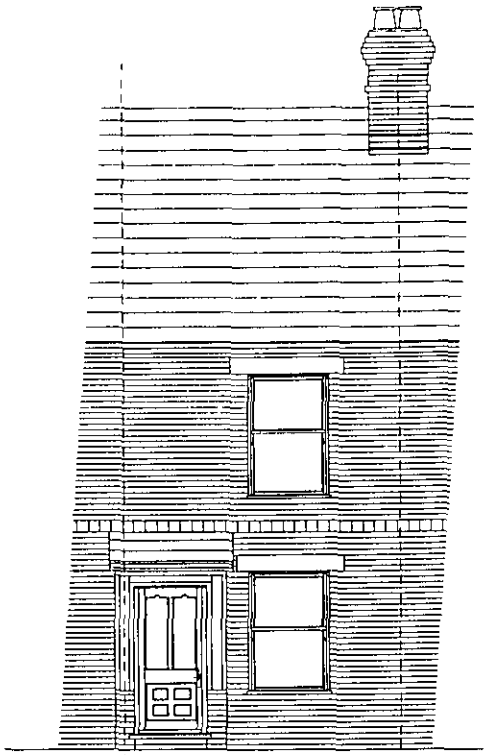

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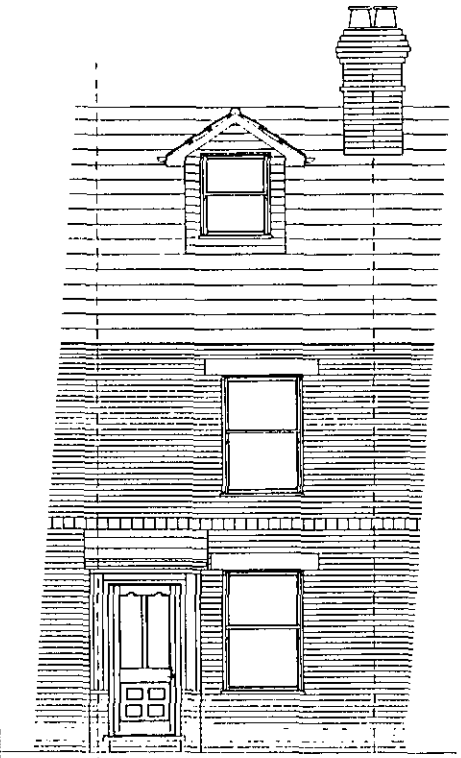

PROPOSED FRONT ELEVATION

SUPERSEDED

CLIENT:	Ms Druitt, 9 Plough Lane, Wokingham	DESCRIPTION:	Front Elevations	
PROJECT:	Loft Conversion	SCALE:	1:100	DRAWING No: 00624/ 8
DATE:	February 2000	REVISION:		

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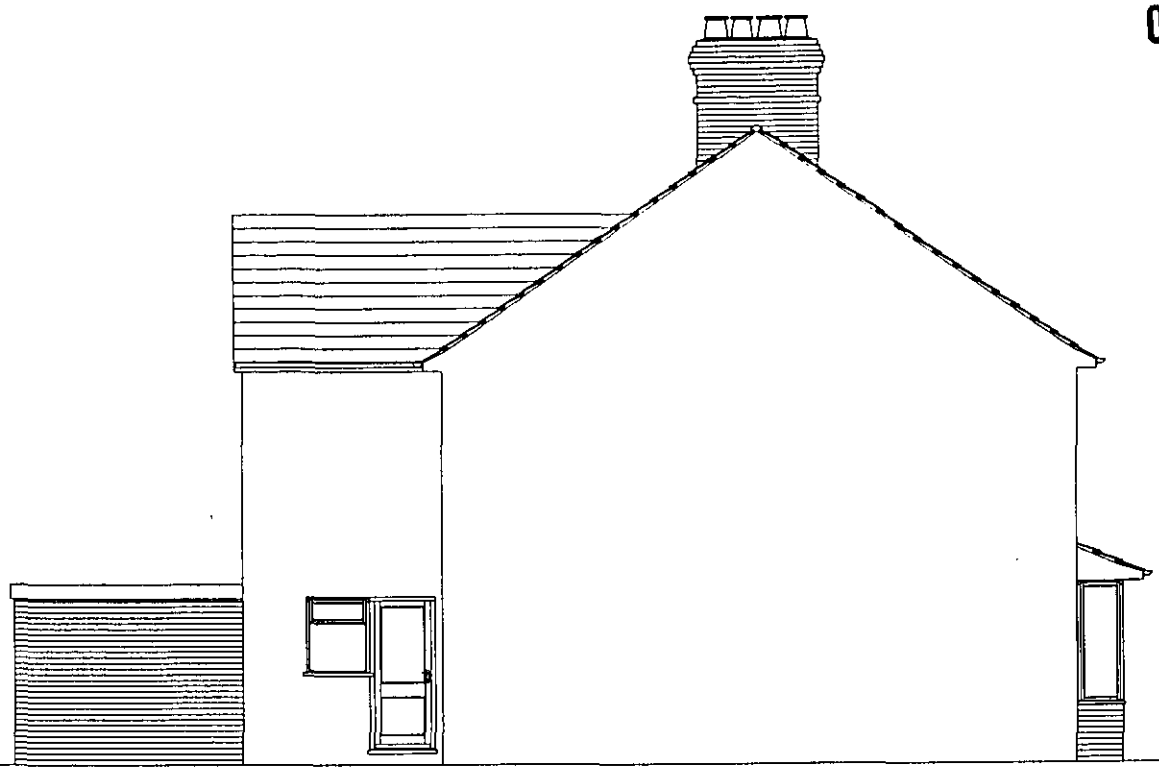

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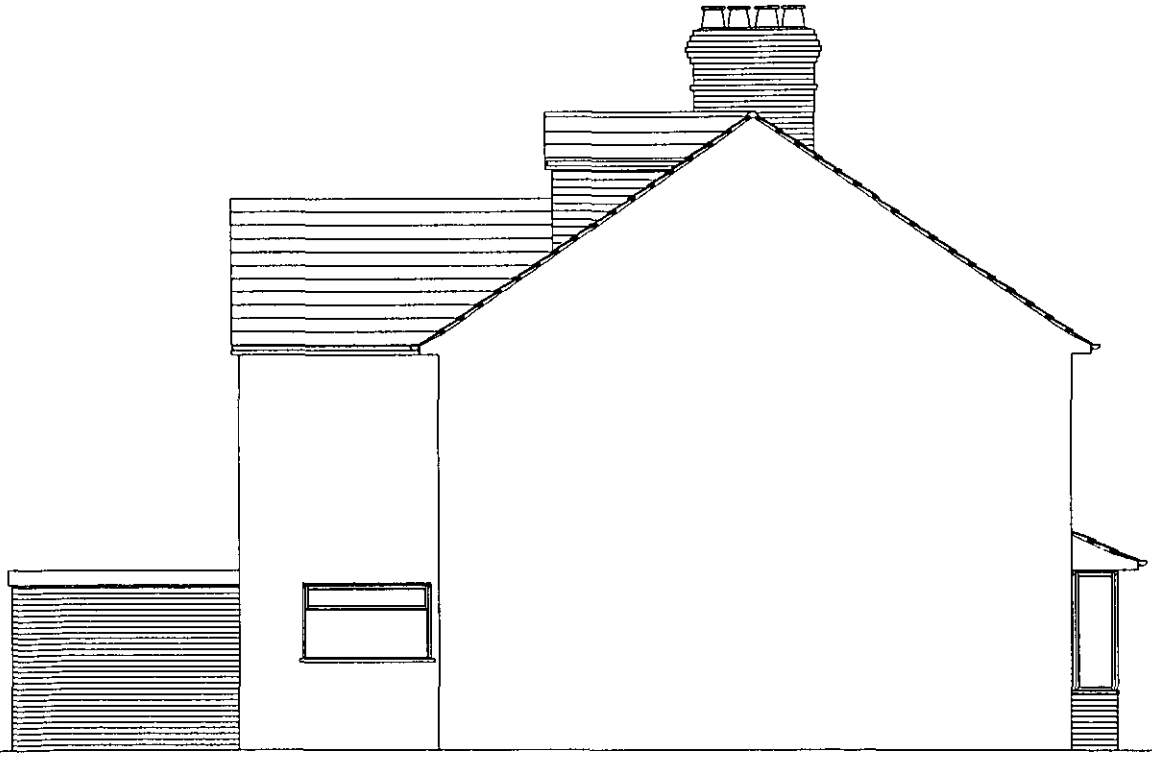

PROPOSED LEFT SIDE ELEVATION

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DATE:	May 2000	REVISION:	Front dormer removed		

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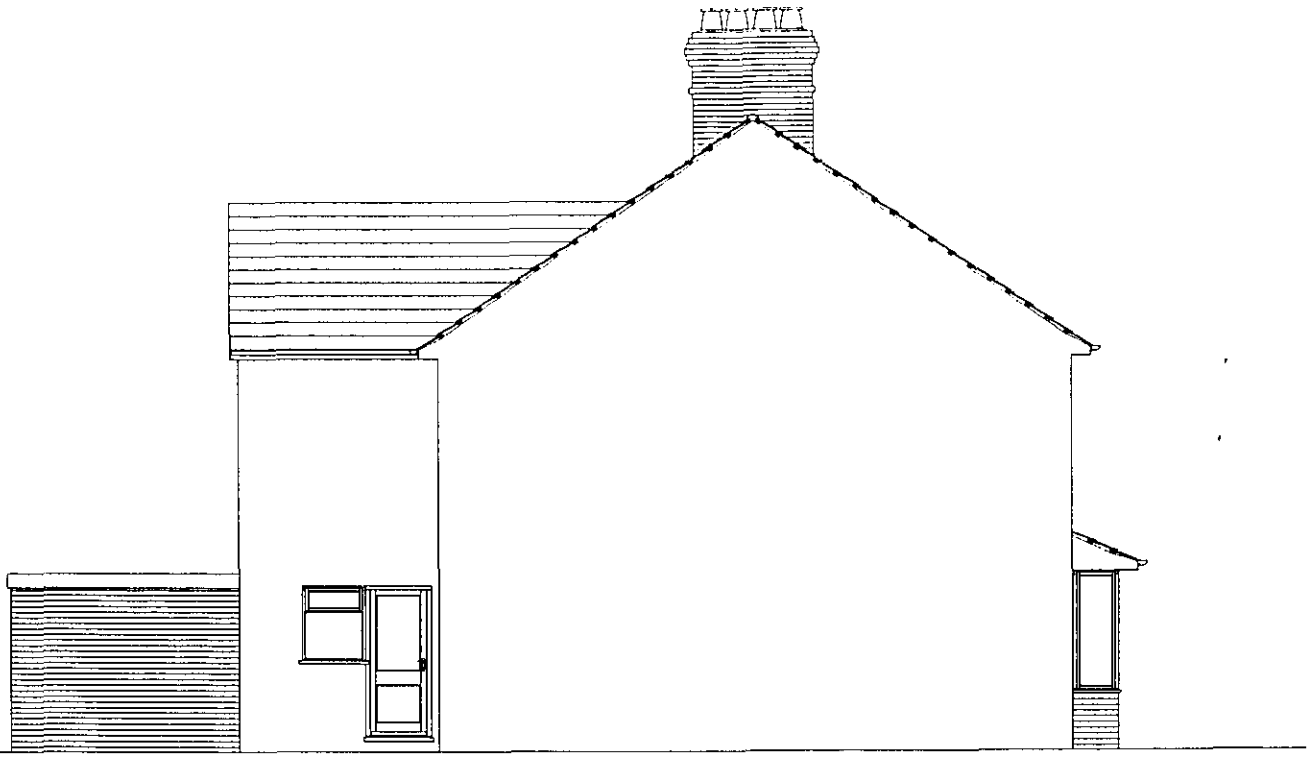

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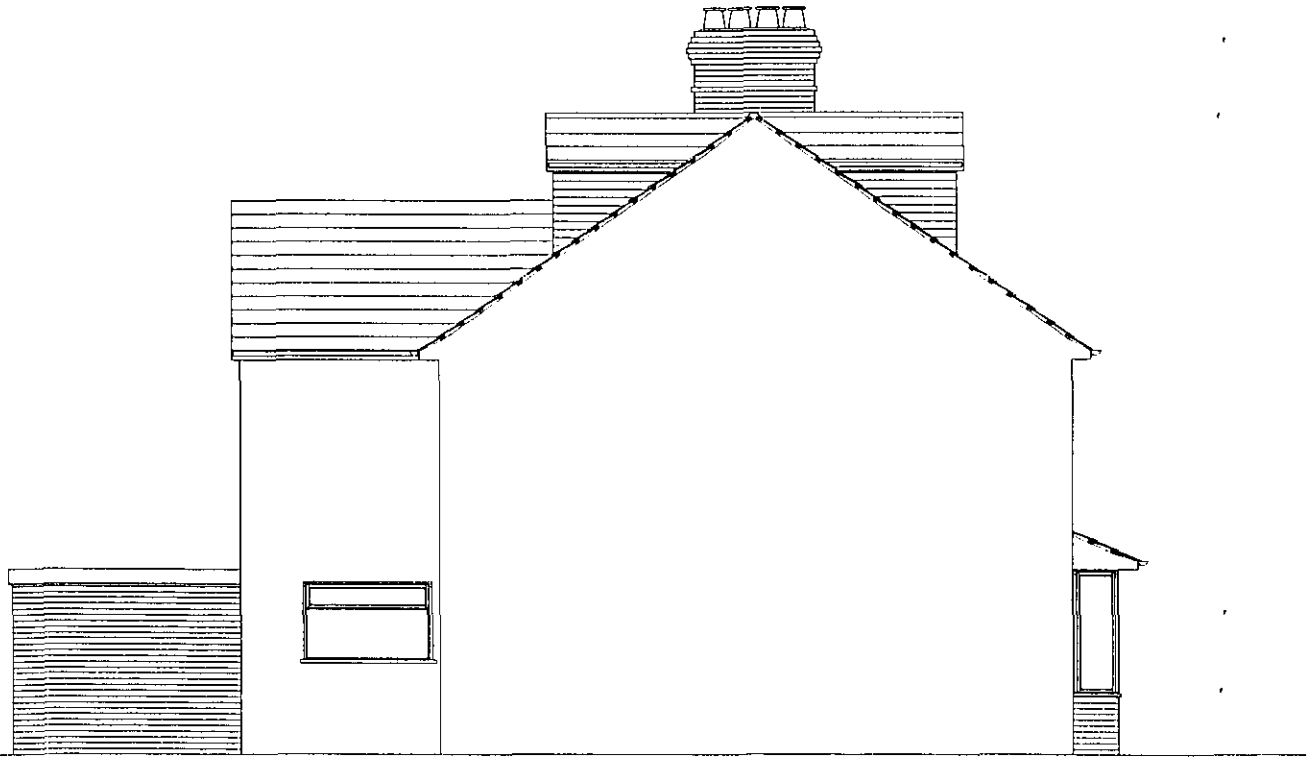

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PROPOSED LEFT SIDE ELEVATION

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PROJECT:	Loft Conversion	SCALE:	1:100	DRAWING No: 00624/ 9
DATE:	February 2000	REVISION:		

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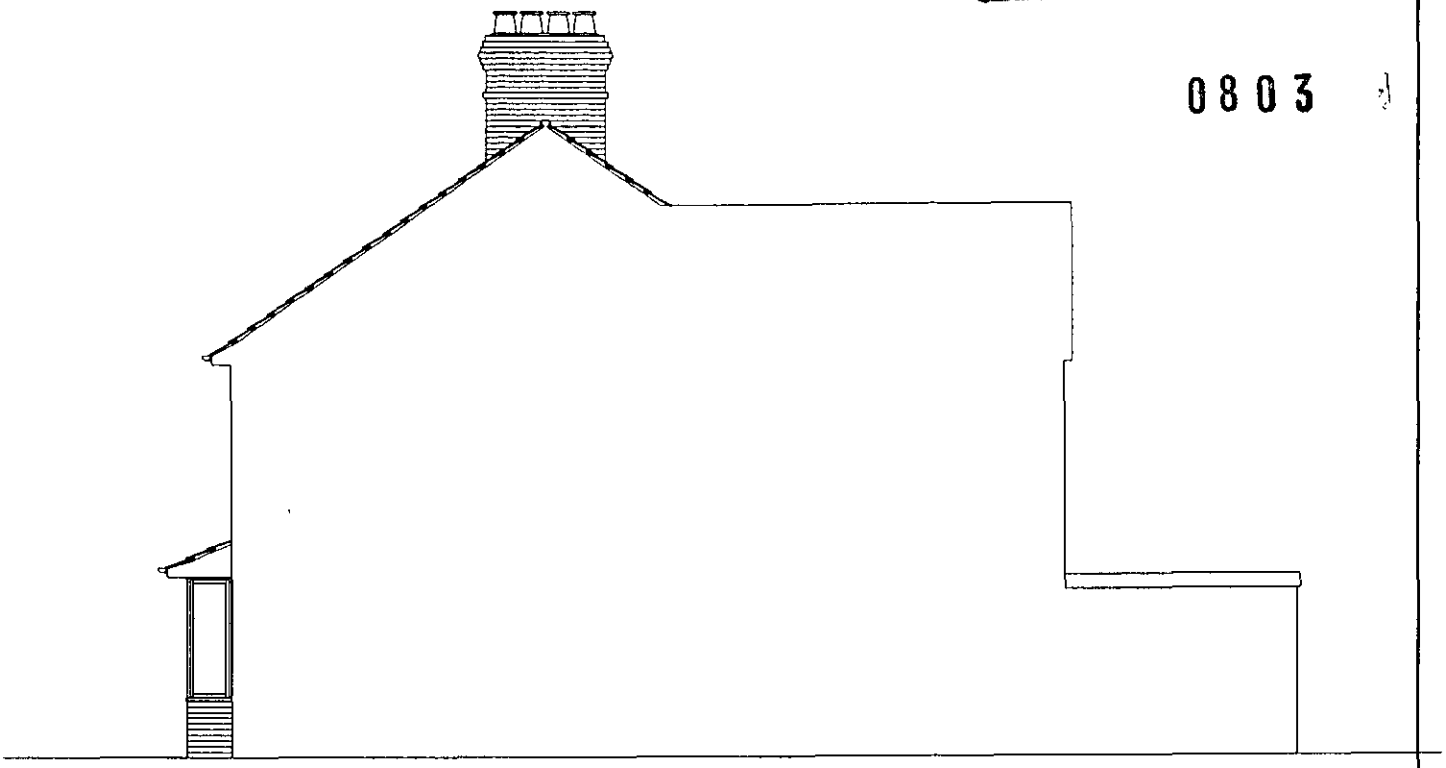

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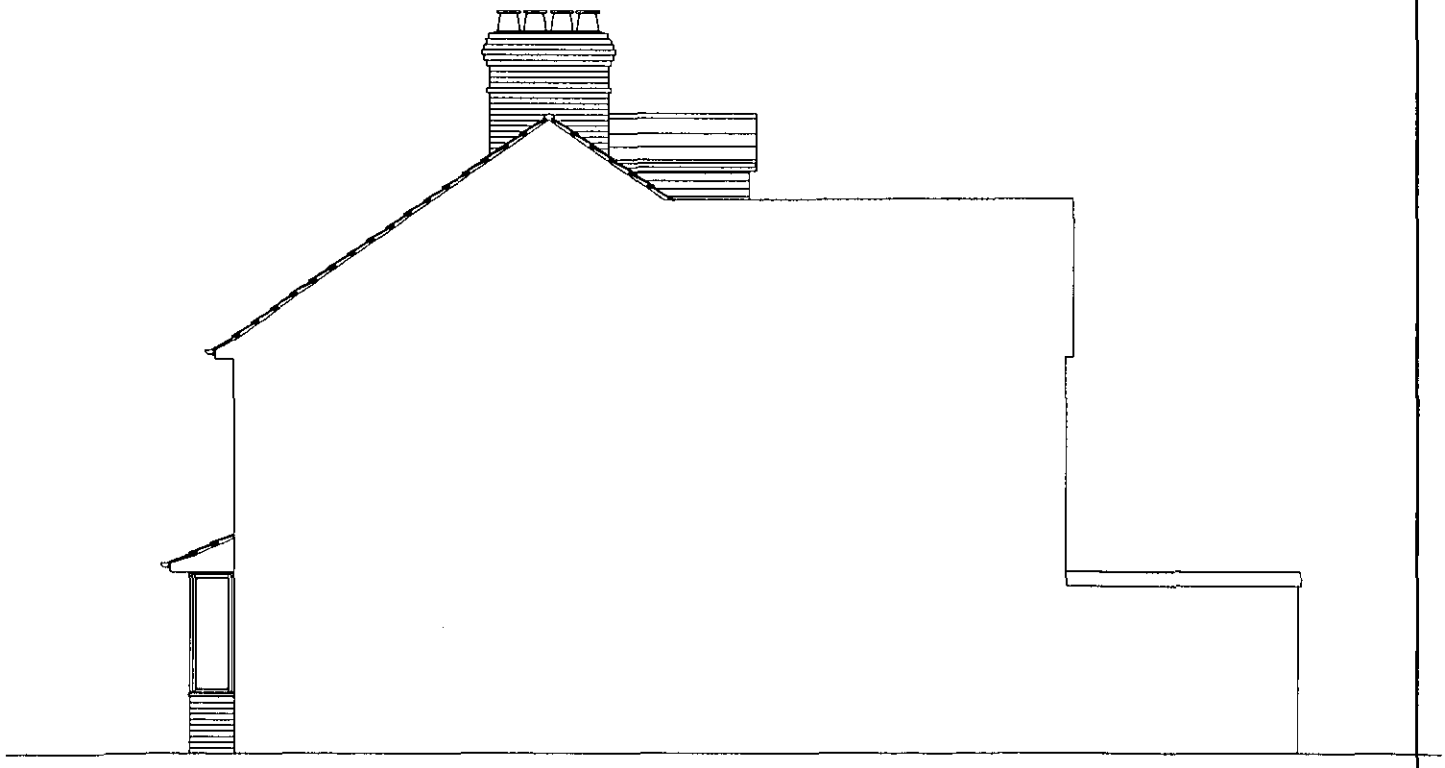

PROPOSED RIGHT SIDE ELEVATION

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DATE:	May 2000	REVISION:	Front dormer removed		

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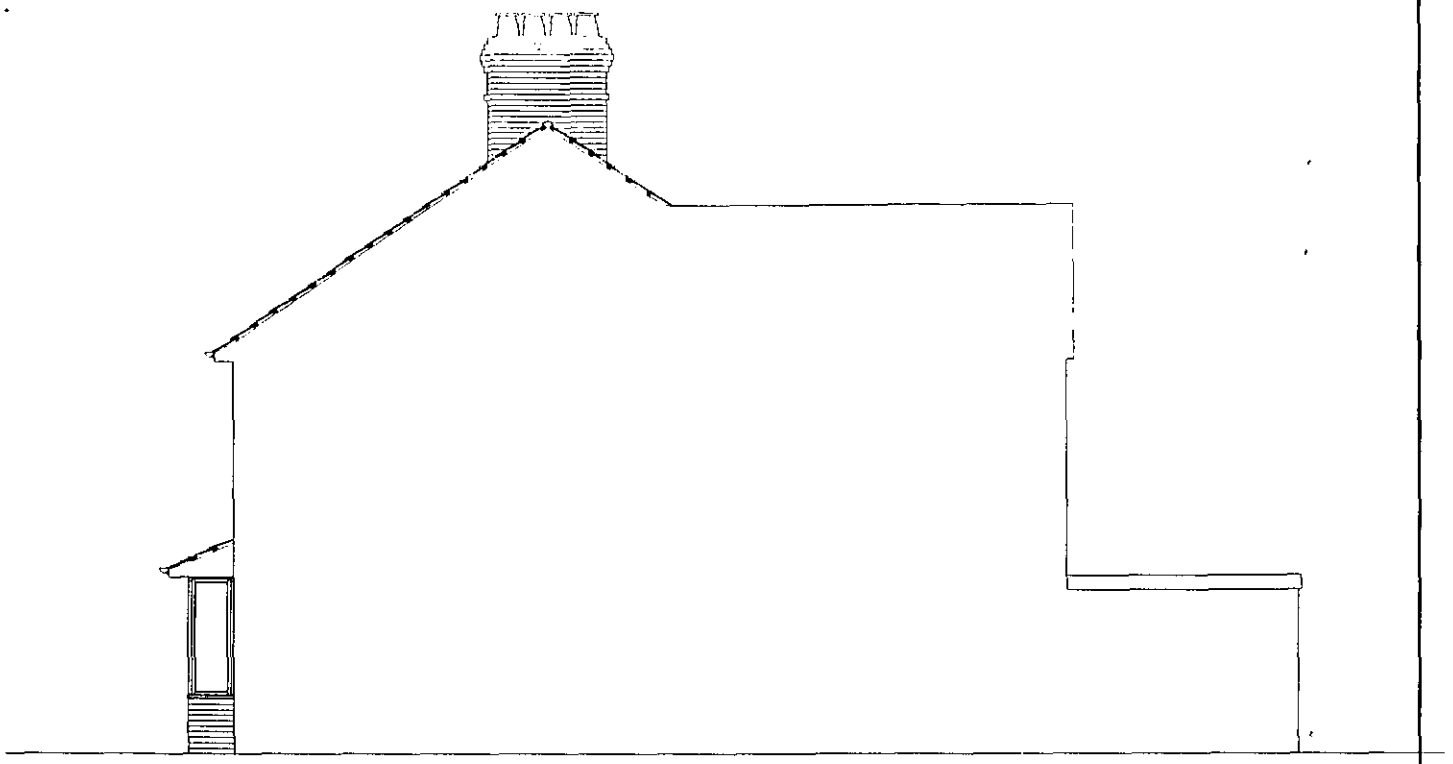

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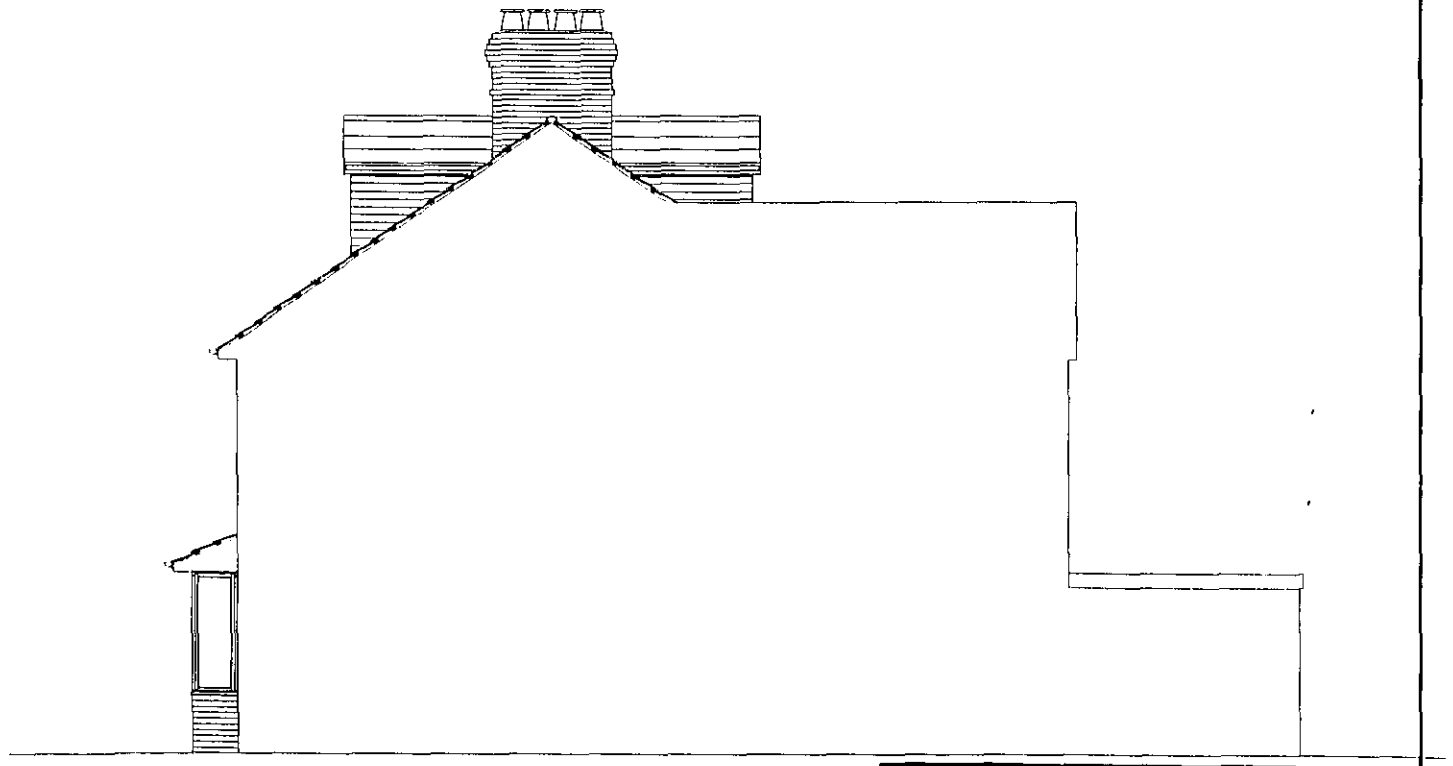

PROPOSED RIGHT SIDE ELEVATION

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DATE:	February 2000	REVISION:			

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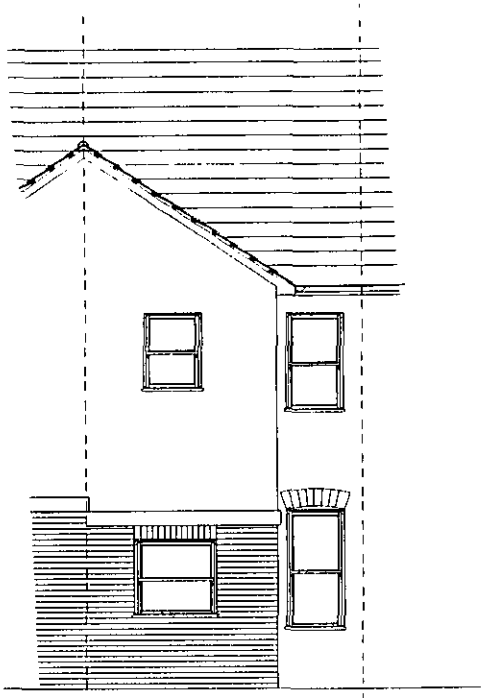

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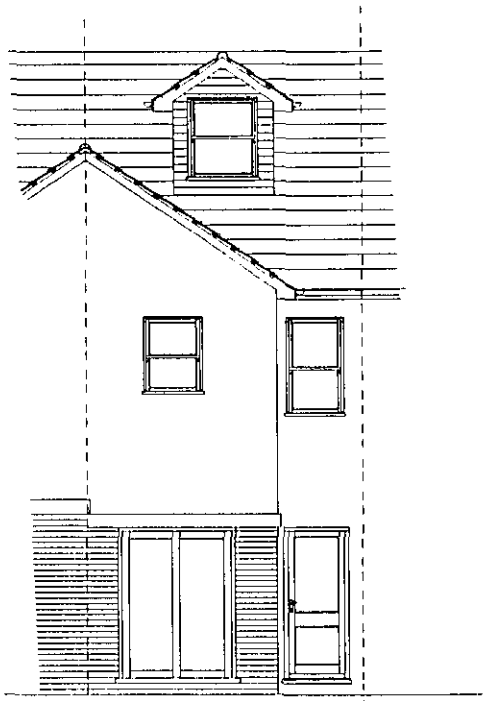

PROPOSED REAR ELEVATION

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PROJECT:	Loft Conversion	SCALE:	1:100	DRAWING No:	00624/ 11
DATE:	February 2000	REVISION:			

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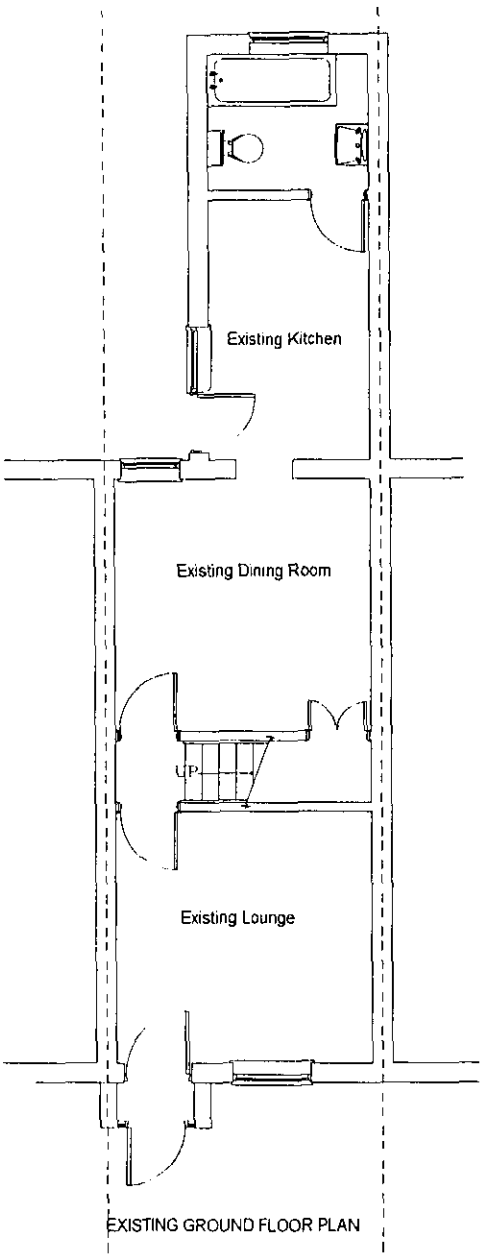

EXISTING GROUND FLOOR PLAN

APPROVED

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PROJECT:	Loft Conversion	SCALE:	1:100	DRAWING No:	00624/ 12
DATE:	February 2000	REVISION:			

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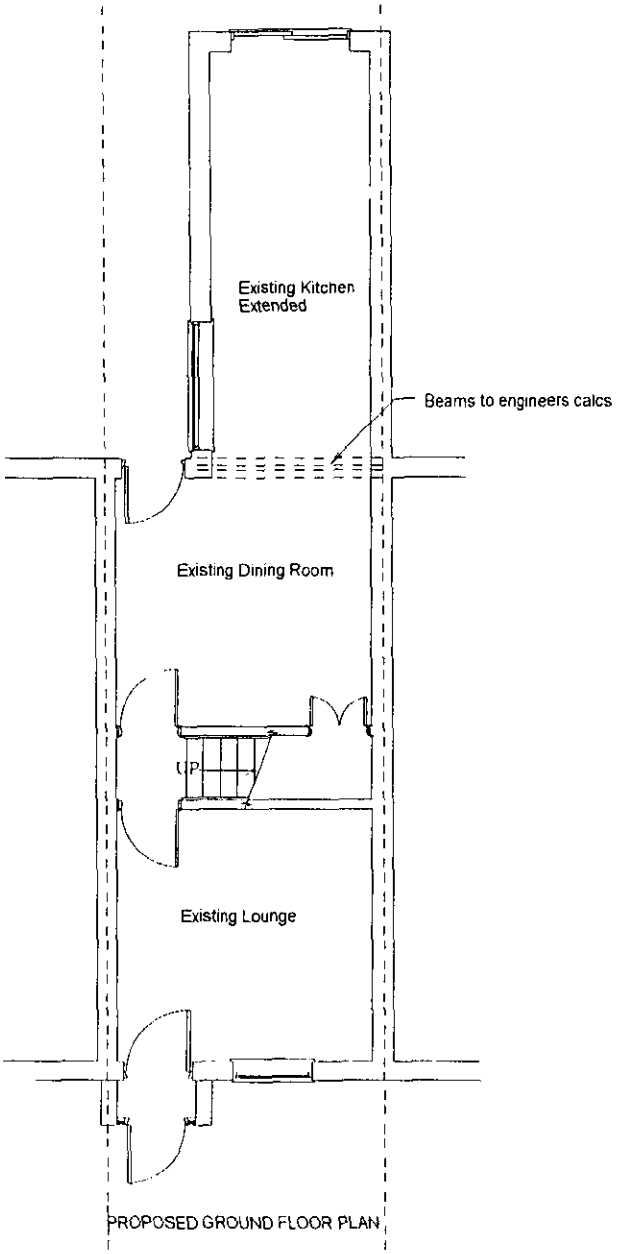

PROPOSED GROUND FLOOR PLAN

APPROVED

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DATE:	February 2000	REVISION:			

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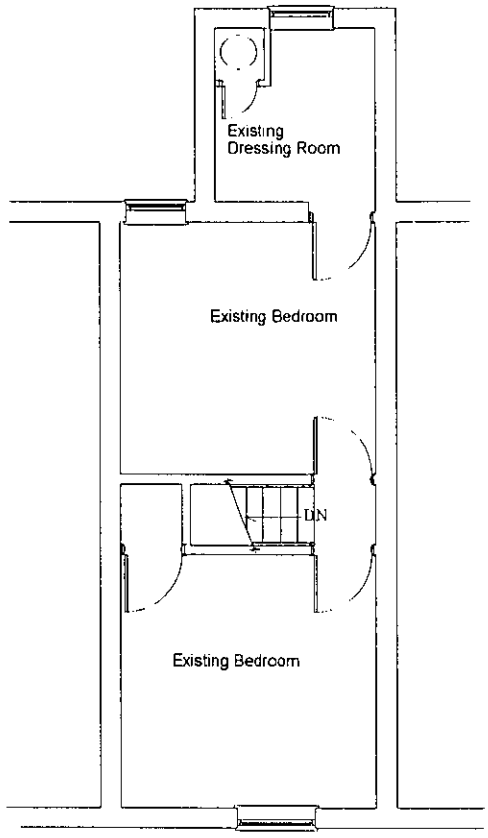

EXISTING FIRST FLOOR PLAN

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DATE:	February 2000	REVISION:			

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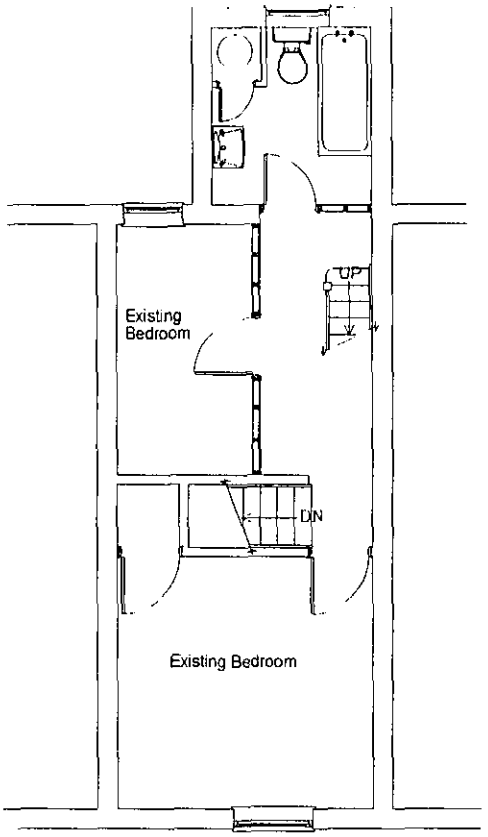

PROPOSED FIRST FLOOR PLAN

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9/23/6/00

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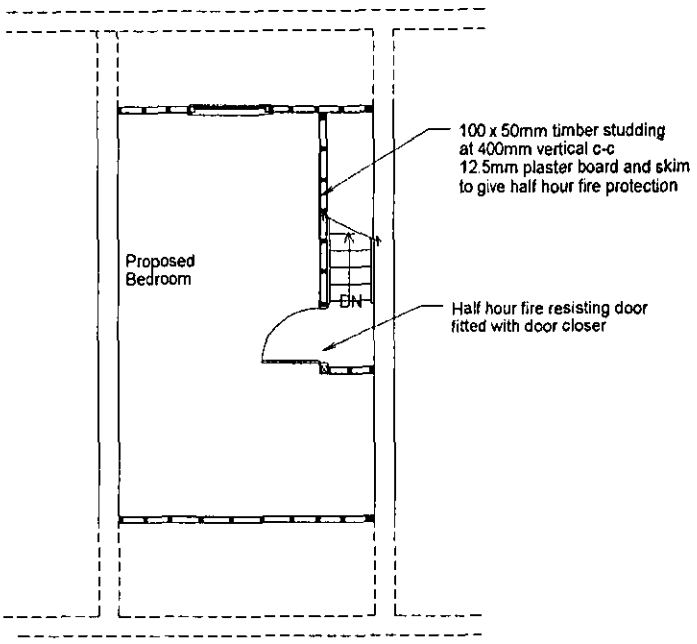

PROPOSED SECOND FLOOR PLAN

APPROVED
23/6/00

CLIENT:	Ms Druitt, 9 Plough Lane, Wokingham	DESCRIPTION:	Second Floor Plans	
PROJECT:	Loft Conversion	SCALE:	1:100	DRAWING No: 00624/ 16 A
DATE:	May 2000	REVISION:	Front dormer removed	

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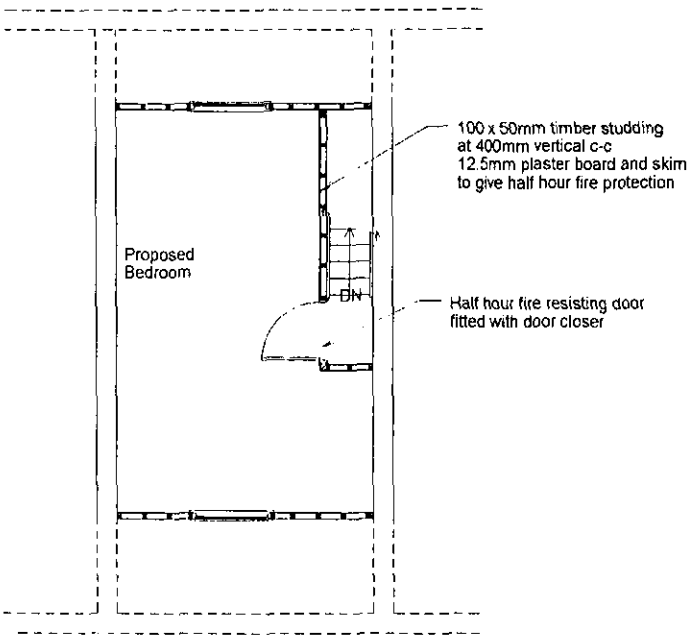

PROPOSED SECOND FLOOR PLAN

SUPERSEDED

CLIENT:	Ms Druitt, 9 Plough Lane, Wokingham	DESCRIPTION:	Second Floor Plans		
PROJECT:	Loft Conversion	SCALE:	1:100	DRAWING No:	00624/ 16
DATE:	February 2000	REVISION:			

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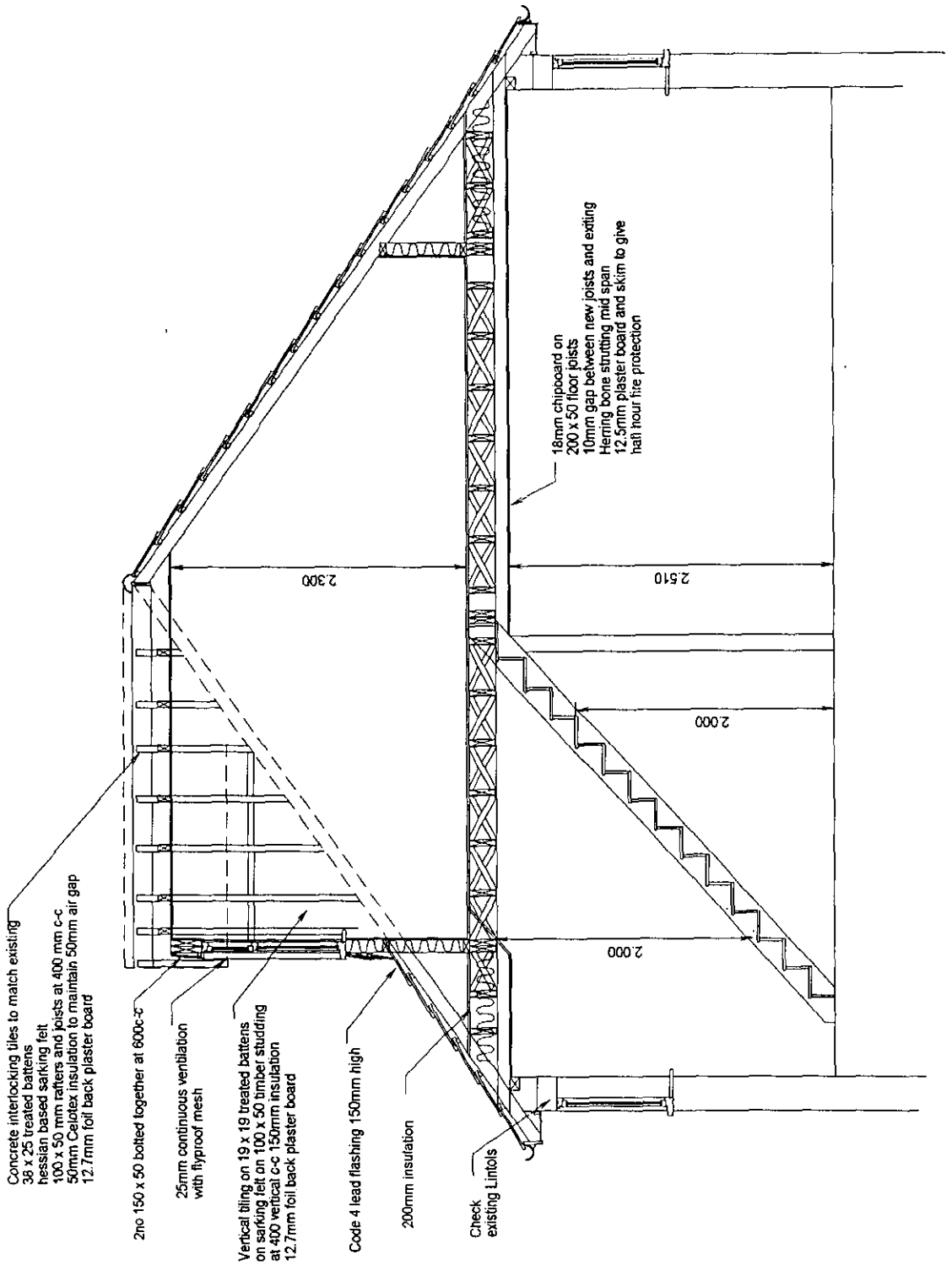

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DATE:	May 2000	REVISION:	Front dormer removed		

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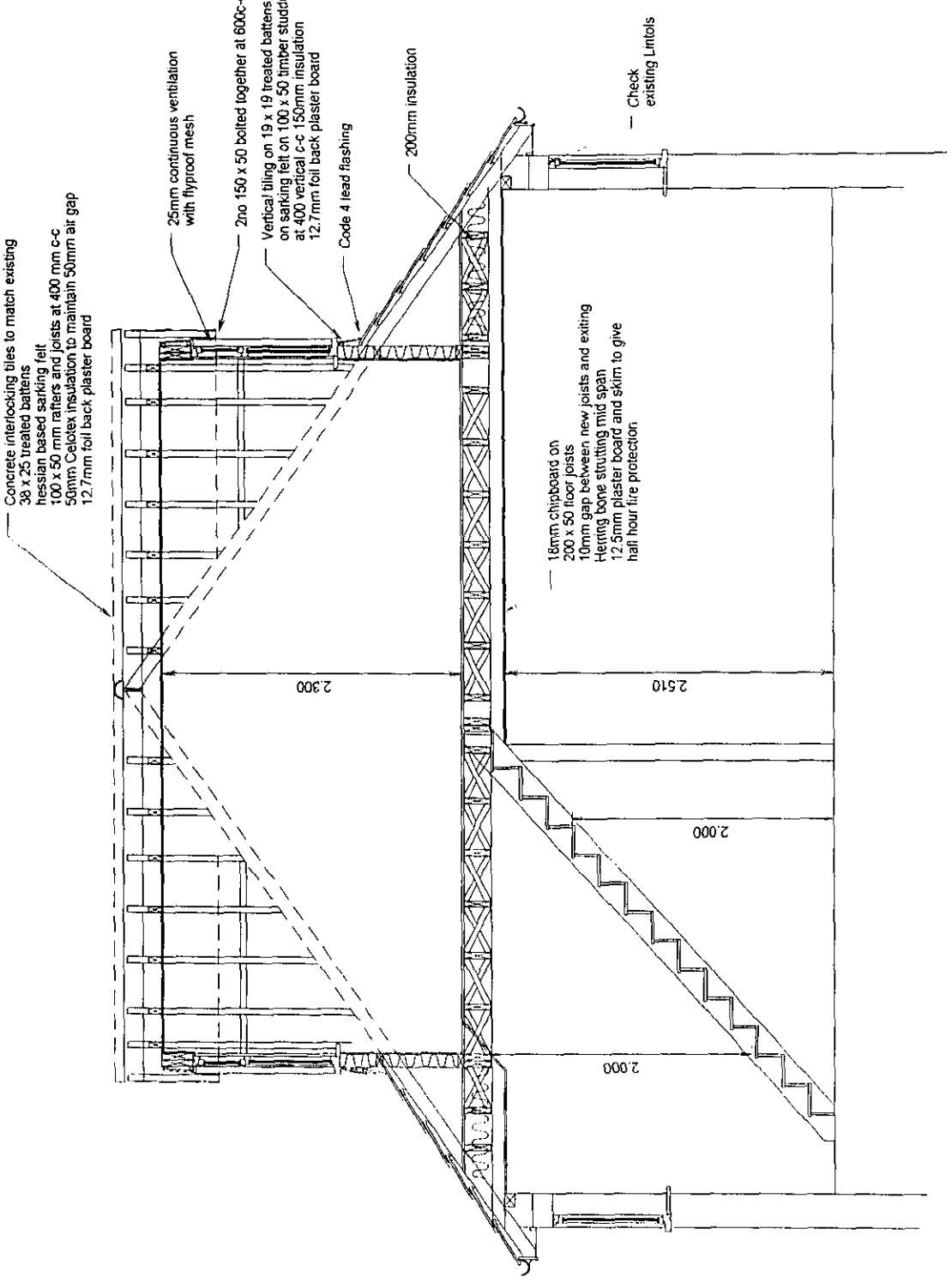

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CLIENT:	Ms Druitt, 9 Plough Lane, Wokingham	DESCRIPTION:	Section		
PROJECT:	Loft Conversion	SCALE:	1:50	DRAWING No:	00624/ 17
DATE:	February 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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Additional Notes:

Excel Design Ltd

Architectural Design

17 Gorse Ride South, Finchampstead, Wokingham,
Berkshire RG40 4EH

Phone: 0118 973 7336 ***Fax:*** 0118 973 4175

Drawn By: George Avis

Associate of the Chartered Institute of Building

GeorgeAvis@ExcelDesign.Ltd.UK

Excel Design