APPLICATION NO:
F/2000/2973

LOCATION:
20 Luckley Wood, Wokingham.

APPLICANT:
Mr Rosewell C/O Excel Design Ltd

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **07/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
29/01/2001

CASE OFFICER: **Helen Pollock**

APPROVED

RAILEX
Interboard

EASIFILE EP7

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Rosewell
C/O Excel Design Ltd
17 Gorse Ride South
Finchampstead
Berkshire
RG40 3EH

Application Number: F/2000/2973

Parish: **WOKINGHAM**

Location: **20, Luckley Wood, Wokingham.**

Proposal: **Proposed single storey side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the flank wall of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

South East Area Local Plan Policies SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 26/01/2001

Notice checked by: _____

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.

2973

Tel. 0118 974 6480 (Direct Line)
Fax. 0118 974 6484
Email. helen.pollock@wokingham.gov.uk
Date. 26th March 2001
My ref. F/2000/3973

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 W Kirkwood
21 Luckley Wood
Wokingham
Berkshire
RG41 2EW

Dear Mr Kirkwood,

RE: SINGLE STOREY SIDE EXTENSION AT 20 LUCKLEY WOOD, WOKINGHAM (F/2000/2973).

I refer to your letter received on the 16th March 2001 with reference to the above.

Issues related to drainage systems are not normally relevant planning considerations; the responsibility for such matters would fall to either Thames Water or for consideration under Building Regulations. I have passed a copy of your letter to our Building Control Section, so that they may consider it from their point of view.

Any flooding that may occur to your property as a consequence of the approved extension being erected would be a civil issue between the owners of 20 Luckley Wood and yourself. If such an eventuality should arise, you may wish to seek appropriate legal advice.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Helen Pollock on the above direct line number.

Yours sincerely,

M L THORP
Principal Development Control Officer

W. Kirkwood,
21,Luckley Wood,
Wokingham,
RG41 2EW

13th.March 2000

Dear Sir,

Application No: F/2000/2973
Site address: 20, Luckley Wood, Wokingham.

I have now inspected the decision notice for the proposed extension to the above mentioned property and I should like it confirmed,as to who shall be responsible for any flooding of my property, that could take place as a result of this construction.
Will it be the householder of No.20 Luckley Wood,or the Planning Services Department?

It may be helpful for you to consider that, Mr V Rosewell is having to spend in excess of £1,000 to have an additional drainage system constructed before the foundations can be built for the other extension (Ref Application Number: F/2000/2815)
You will apreciate my concern as I am still getting water in the under-floor heating ducts during the recent periods of heavy rain,as detailed in my letter dated 19th DEC 2000.

Yours faithfully

W. Kirkwood

PLANNING SERVICES	HPT
POL	TLS
DC HP	ENF
APP	
CS Obs	
16 MAR 2001	
COPIES TO:	ACK: ✓
	FILE:

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2973	HP
BUILDING CONTROL NUMBER.	FP 2000/1377	Brian
~~APPLICANT~~/AGENT	Excel.	
ADDRESS OF SITE	20. Luckley Wood WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00686/4	00684/4
ELEVATIONS	8, 10, 11	8, 10, 11
FLOOR PLANS	13	13

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	20/2/01	

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/2000/2973

Proposal:
Proposed single storey side extension to dwelling.

Location:
20, Luckley Wood, , 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/01/2001. 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

14 December 2000

PLANNING SERVICES	HPT 39537
POL	TLS
DC	ENF
APP	
CS	
05 FEB 2001	
COPIES TO:	ACK:
Outside Party Engineer (West)	FILE

RAILTRACK
SOUTHERN

Wokingham District Council
Environmental Services Department
Planning Services, P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Railtrack Southern
CP2-2-H
Waterloo Station
LONDON SE1 8SW

Tel 0207 902 3183
Fax 0207 902 3632
O/R: C7/01/530/0/447/BP
31st January 2001

Application No: F/2000/2973
Fao: Helen Pollock

Dear Madam/Miss,

Re: TOWN & COUNTRY PLANNING ACT 1990:

Location: 20 Luckley Wood, Downside, Wokingham.
(Adjacent to Guildford to Wokingham Railway Line).

This Proposal: Single Storey Side Extension to Dwelling. (Previous Proposal F/2000/2815: Conversion of Garage to Family Room and Single Storey Rear Extension of Garage).

Thank you for your letter dated 14th December 2000 asking for Railtrack's comments about the above application for planning permission, I apologise for the **very late** response.

Please find attached copy of Railtrack's standard requirements i.e. (**Comments/Conditions** to be observed in connection with all development of land adjacent to the railway) which as appropriate will need to be taken into account by the developer, **to ensure the integrity of Railtrack's infrastructure and the safety of operational railway at all times.**

I have examined drawing nos. 00684/3-/6, /8, /10-/13, & /17 that were enclosed and there are no objections in principle to what is shown.

It will be much appreciated by Railtrack if all additional drainage be directed away from the railway into a public system, as previously requested for application no. F/2000/2815.

If planning permission is **granted** for the proposed development, Railtrack will be obliged if you would request the **applicant / developer** to respond direct to this office with regards to the standard **'Comments & Conditions'**, which may be applicable in this case.

Your assistance with all of Railtrack's interests and safety concerns will be very much appreciated, once again I apologise for the late response and any inconvenience caused, will you please advise me of the outcome of this application (and application no. F/2000/2815) at your earliest convenience.

Yours faithfully,

Bernard Purcell
For Engineering Manager
cc: Excel Design Limited, 17 Gorse Ride South, Finchampstead RG40 4EH
Enclosure: Comments/Conditions to be observed in connection with the development of land adjacent to the Railway (Additional Guidelines are available on request).

WkhmCn15.Doc

RAILTRACK

Southern

Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

Planning Matters

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed "Tree Species", and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Issued by : Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : Jan 1998

Building Regulation Matters

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

   The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

   No increases in surface water discharge into a Railtrack maintained drain or culvert may be made without prior written consent.

Additional Requirements for Protecting Railtrack's Interests

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent, should be designed and constructed so that they will have no influence on the stability of Railtrack's structures and adjoining land.

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.

10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne in mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At no time should an embankment supporting the railway be cut into or built upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserves the right to request the screening of any light, including vehicular lights, which may interfere with the sighting of signalling apparatus and /or train drivers' vision on approaching trains.

17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the

electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radii. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3 metre high security fence adjacent to and parallel with Railtrack's own fence. The additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a mis-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

TREE SPECIES

Not Recommended	Permitted
Alnus glutinosa (Alder)	Betula (spp) (Birch)
Populus (spp) (Aspen, Poplar)	Malus Sylvestris (Crab Apple)
Fagus Sylvatica (Beech)	Acer Campestre (Field Maple)
Prunus Avium (Wild Cherry)	Prunus Padus (Bird Cherry)
Carpinus Betulus (Hornbeam)	Pyrys Communis (Wild Pear)
Tilia Cordata (Small-leaved Lime)	Pinus (spp) (Fir Trees - Pines)
Quercus (spp) (Oak)	Cretaegus (spp) (Hawthorn)
Salix Willow (spp) (Willows)	Corylus Avellana (Hazel)
Acer (spp) (Sycamore, Norway Maple)	Sorbus (spp) (Mountain Ash, Whitebeams)
Aesculus Hippocastanum (Horse Chestnut)	Robinia (Pseudo) (False Acacia)
Castanea Sativa (Sweet Chestnut)	Shrubby Salix (Willow Shrubs)
Platanus Hispanica (London Plane)	Thuja Plicata 'Zebrina'

BORDER LINE

Fraximus Excelsior (Ash)

OTHER TREES TO BE REFERRED

Please note, the following complimentary guidelines are also available, which highlight some of Railtrack's safety concerns on the following subjects:

CG1-Mechanical Plant Working Adjacent to the Railway.
CG2-Development Above/Adjacent to Railway Tunnels.
CG3-Lighting Schemes Adjacent to the Railway.
CG4-Demolition Adjacent to the Railway.
CG5-Tree/Scrub Planting Adjacent to the Railway.
CG6-New Golf Course Schemes Adjacent to the Railway.
CG7-Recreational Schemes Adjacent to the Railway.
CG8-New Development Boundary Fencing Adjacent to the Railway.
CG9-Cranes Working Adjacent to the Railway.
CG10-Fire precautions for installations/Storage of Hazardous Substances/Materials adjacent to the Railway.
CG11- Railway Bridge Attachments.
CG12 Laying Services Overline Railway Structures.
CG13-Laying Services Underline Railway Structures.
CG14-Remedial Works to Services Under/ Adjacent to Railtrack's Infrastructure.

However it is to be noted that the above are only to be used as an informative of Railtrack's safety concerns.

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/2973

Applicant : Mr Rosewell C/O Excel Design Ltd.

Location : 20, Luckley Wood, , Wokingham.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		02/01/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 02/01/01

Date Registered : 04/12/2000

Earliest Date for Decision : 07/01/2001

Latest Consultation Date/Site Notice Expiry Date : 07/01/2001

This application will have expired on: 29/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Wokingham T.C : No objections

2x Neighbours :
- Concern over possible sub-division of property
- PARKING
- proximity of ext. to neighbouring hse.
- possibility of ↑ problems with excess water.

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon street scene.

Application Number: F/2000/2973

Appraisal:

The proposed development is for a single storey side extension to form a utility room.

It would be 2.1m wide and 3.8m long. It would have a pitched roof, 2.25m to eaves and 3.9m to the ridge. It would be set back from the front building line of the property by 2.8m. The extension would be 2m from the boundary with No.21. There would be no windows in the side elevation of the extension facing No.21, a door and a window in the rear elevation and a window in the front elevation. The property is bounded to the rear by a railway line.

1. Impact upon neighbouring properties

The proposed development is set away from the neighbouring boundary and is only of a single storey nature; as such it would not have a detrimental massing impact on the neighbouring property. There are no windows proposed in the side elevation (a partially glazed door is actually being removed) so there would be no issues of overlooking. It is therefore considered that there would be no adverse effects upon neighbouring properties.

2. Impact upon the street scene

The proposed development would be set back from the front building line of the property, and is designed to be inkeeping with the existing dwelling. The materials used would match existing and as such there would be no adverse effects upon the character of the street scene.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2000/2973
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	Flank wall of the extension

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1, SBE2,
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES:

John Mitchell
26/1/07

Wall existing front area with 1.8 m.
fence whatsoever

n°21 has 1 ground floor level windows
(lounge) + 2 dorma windows to 1st floor
facing n° 20.

RECORD OF SITE VISIT

SITE ADDRESS: 20 Luckley Wood Wokingham.

APPLICATION NUMBER: F/2000/2973

OFFICER: Helen Pollock

DATE OF SITE VISIT: 02/01/15.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on tree in front.

2. DESCRIPTION OF SURROUNDINGS Residential, tree lined.

3. DESCRIPTION OF SITE/BUILDING Modern detached properties in good sized plots.

4. RELATIONSHIP TO ADJOINING PROPERTIES boundary with 19 has a garage + shrubs separating it, hse = 6m from boundary. n° 21 has 1.6m open panel fence boundary.

5. SITE CONSTRAINTS

TREES Several large trees - no to be affected.

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT See 4.

OTHERS

Applicationo	Name & Address
F/2000/2973	P Ashcroft 24 Luckley Wood Wokingham RG41 2EW
F/2000/2973	W Kirkwood 21 Luckley Road Wokingham RG41 3EW

App approved
Letter sent 07/02/01

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

Tel: 0118 974 6480

Date: **14 December 2000**

My ref: F/2000/2973

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2000/2973
20, Luckley Wood, , Wokingham.
Proposed single storey side extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2973**
20, Luckley Wood, , Wokingham.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
*and my reason(s) are*_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

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

Tel: 0118 974 6480

Date: **14 December 2000**

My ref: F/2000/2973

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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/2000/2973
20, Luckley Wood, , Wokingham.
Proposed single storey side extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2973**
20, Luckley Wood, , Wokingham.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

DC	ENF
APP	
CS	
13 JAN 2001	
COPIES TO:	ACK:
	FILE:

Case officer: Helen Pollock

Application Number: F/2000/2973

Proposal: Proposed single storey side extension to dwelling

Site Address: 20 Luckley Wood, Wokingham

Applicant: Mr Rosewell C/O Excel Design Ltd

Your observations are required in respect of this application **by 07/01/2001**

No objections

SIGNED: _____ **DATE:** 09/01/2001

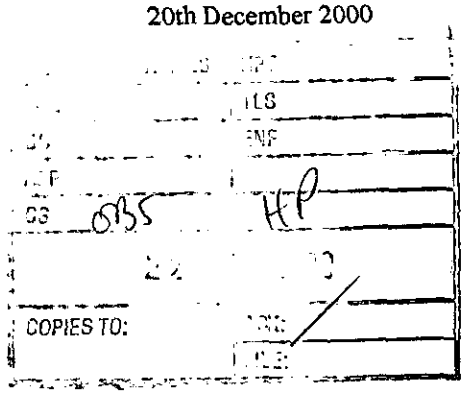
CLERK TO Wokingham Town Council

24 Luckley Wood
Wokingham
Berkshire
RG41 2EW

Tel 0118 9789920

20th December 2000

FAO Ms Helen Pollock (F/2000/2973)
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



Dear Sir,

Subject: Planning Application Number F/2000/2973
Site Address: 20, Luckley Wood, Wokingham
Proposal: Proposed single storey extension to dwelling

The above proposal for a further single storey side extension is strongly objected to, by other householders and myself. My grounds for this objection are as follows:

(a) Proposal application Number F/2000/2973 should not be considered in isolation. The proposal for a single side storey extension must be determined in conjunction with planning application Number F/2000/2815. Proposed conversion of garage to family room plus single storey rear extension of garage.

(b) Clearly, both planning application Numbers F/2000/2973 and F2000/2815 give weight to the owners clear intention to convert Number 20 Luckley Wood into more than one dwelling.

(c) The owner's intention is to convert the garage in to an independent bed sitting room self-contained apartment. Why else can there be a requirement for three utility rooms in one dwelling.

(d) Number 20 Luckley Wood appears to be converting into two or more dwellings with at least five bedrooms. Indicating a future requirement for parking space of six or more cars.

(e) There is already a car-parking problem in the proximity of the roundabout at Luckley Wood. Converting the garage to independent separate living accommodation will only compound the parking problem!

(f) Frequently, I cannot park outside my own house, owing to my neighbour's and their visitor's cars being parked directly in front of my house; considerably restricting/blocking access to my own driveway/entrance.

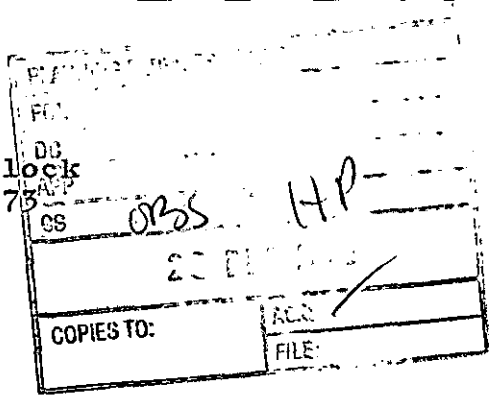
(g) Application number F/2000/2973 Proposed single storey side extension/utility room should be rejected on the grounds that the land area should be preserved as future car parking facility, car-port or garage.

Finally I am strongly opposed to the conversion of the Garage at No 20 Luckley Wood, to independent living accommodation and the utility room extension on the south side of the property. Mainly on the grounds: that in a development of the status of Luckley Wood, cars should be housed in garages or parked on private driveways, not parked on the highway! Currently the situation at No 20 is that only one car is accommodated on the driveway, the garage is currently not used for housing cars, frequently several cars from No 20 are parked on the highway *(near side wheels on the public footpath)*. More parking facility is required in the proximity of the roundabout at Luckley Wood. The land area *(application No F/2000/2973)* to the south of No 20 Luckley should be preserved as future car parking, car-port or garage.

Yours sincerely

Peter F Ashcroft.

Your Ref: Helen Pollock
F/2000/2973



21, Luckley Wood,
Wokingham,
Berks RG41 2EW

19th. December 2000

1327

WOKINGHAM DISTRICT COUNCIL

To Helen

Date 19/12 Time 10.20

WHILE YOU WERE OUT

Name Pat Cohen

Of Wellington House

Phone No. 6804 Ext.

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

MESSAGE Re: 20 Luckley Wood /2973
(Previous app. /2815)

Neighbour Calling to see how this app was different to the 1st one. (N° 17.)

Signed Jan

ngham.

cation are

g the building
my property
go, one of the
ight between
ed by this

extension is
d I consider
will aggravate
lied by hot air
water ingress
t these times
all the windows
ducting.
ther conditions
to three days.

ion nearer to

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 04 DEC 2000	Map No. 83 Site .....
Officer: HP	Application No. F/2000/2973
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:
(F.) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING

Location: 20 LUCKLEY WOOD

Parish: WOKINGHAM Ward: Wescott
14.12.2000

Applicant: MR ROSEWELL

Fee Received 95-00 (4) 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 :14.12.2009 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track ✓ .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....
.....
.....

NEIGHBOURS:

..... S/N + see map. .....
.....
.....
.....
.....
.....
.....
.....
.....

ADDRESS 20 LUCKLEY WOOD PARISH WOKINGHAM

PLOT No. 20 ORD. SHEET No. SU 8667/816

BUILDER 83

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/12/65	Luckley School Ltd.	O/App res. dev.	25. 2. 65	N/A R
0/46/65	" " "	" " "	29. 7. 65	N/A R
0/47/71	Church Society	" " "	24. 11. 71	N/A R
0/50/73	" "	" " "	16. 8. 73.	N/A C
02145	" "	" "	20. 3. 75	N/A Rec
02943	" "	Access.	10. 7. 75	N/A C/
04763.	Renway Construction Co Ltd.	Detached Hser Garage	8. 7. 76.	N/A C/
BR. 4791	" " "	" " "	2. 8. 76.	App. N/
FP93/1969	MR. V. ROSEWELL	S/ST. EXT.	11. 10. 93	APP

DATE OF COMPLETION

MINISTRY DECISION 0/47/71 Appeal Granted 29. 3. 73

SPECIAL ORDERS

DRAINAGE

091074

1959/a

HOUSEHOLDER PLANNING APPLICATION

WOKINGHAM DISTRICT COUNCIL

DEC. 2000 2973

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.

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 Roxwell
	ADDRESS	20 Luckley Wood
		Wokingham
		Berkshire
	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. 01189 737336
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	20 Luckley Wood
		Wokingham
		Berkshire
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	Single storey side
		extension

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? If YES, please show details of any changes on the plans. YES / NO

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? 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

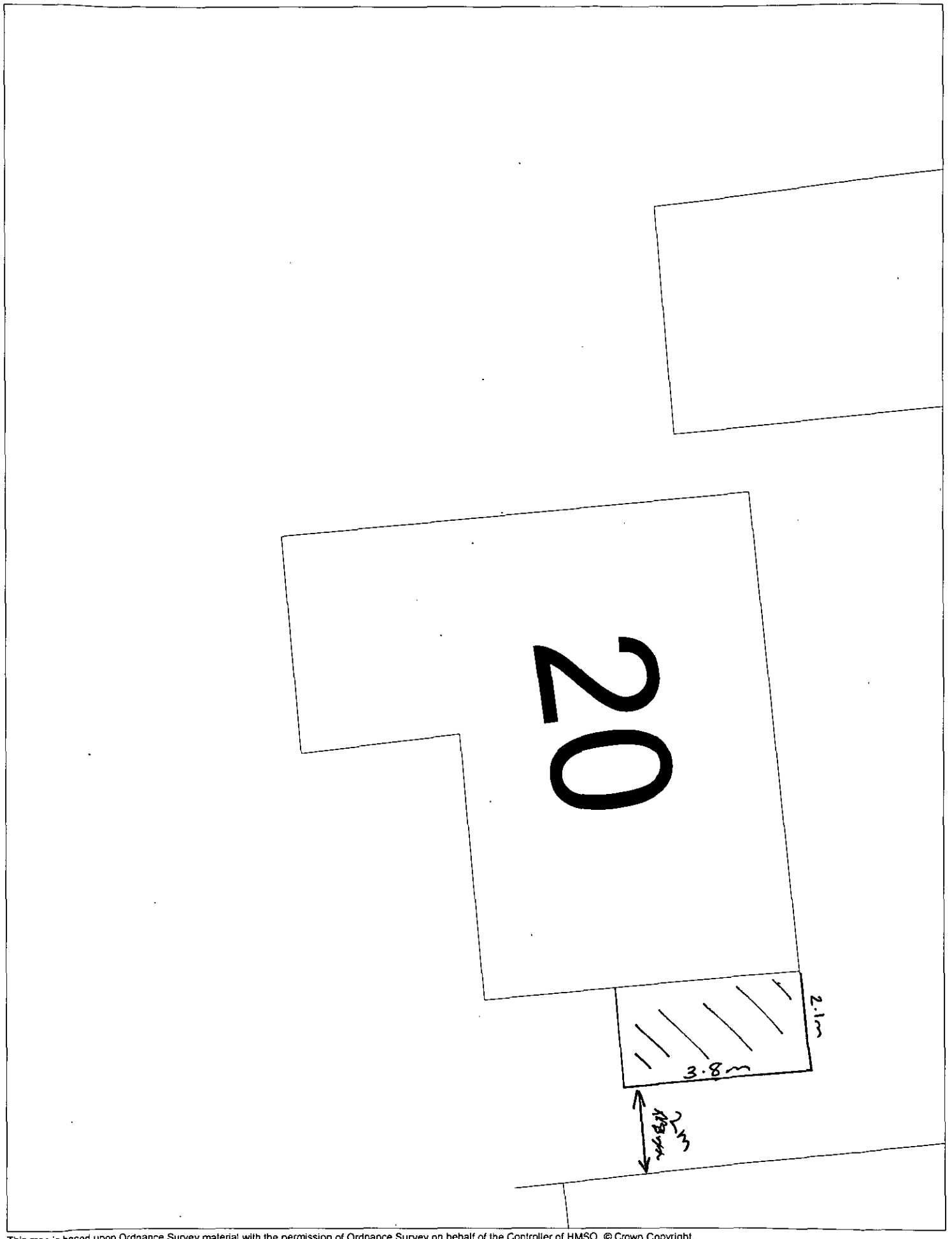
SIGNED [signature] ON BEHALF OF Mr Rosewell

DATE 1-12-00

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2973**
CASE OFFICER: **Helen Pollock**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

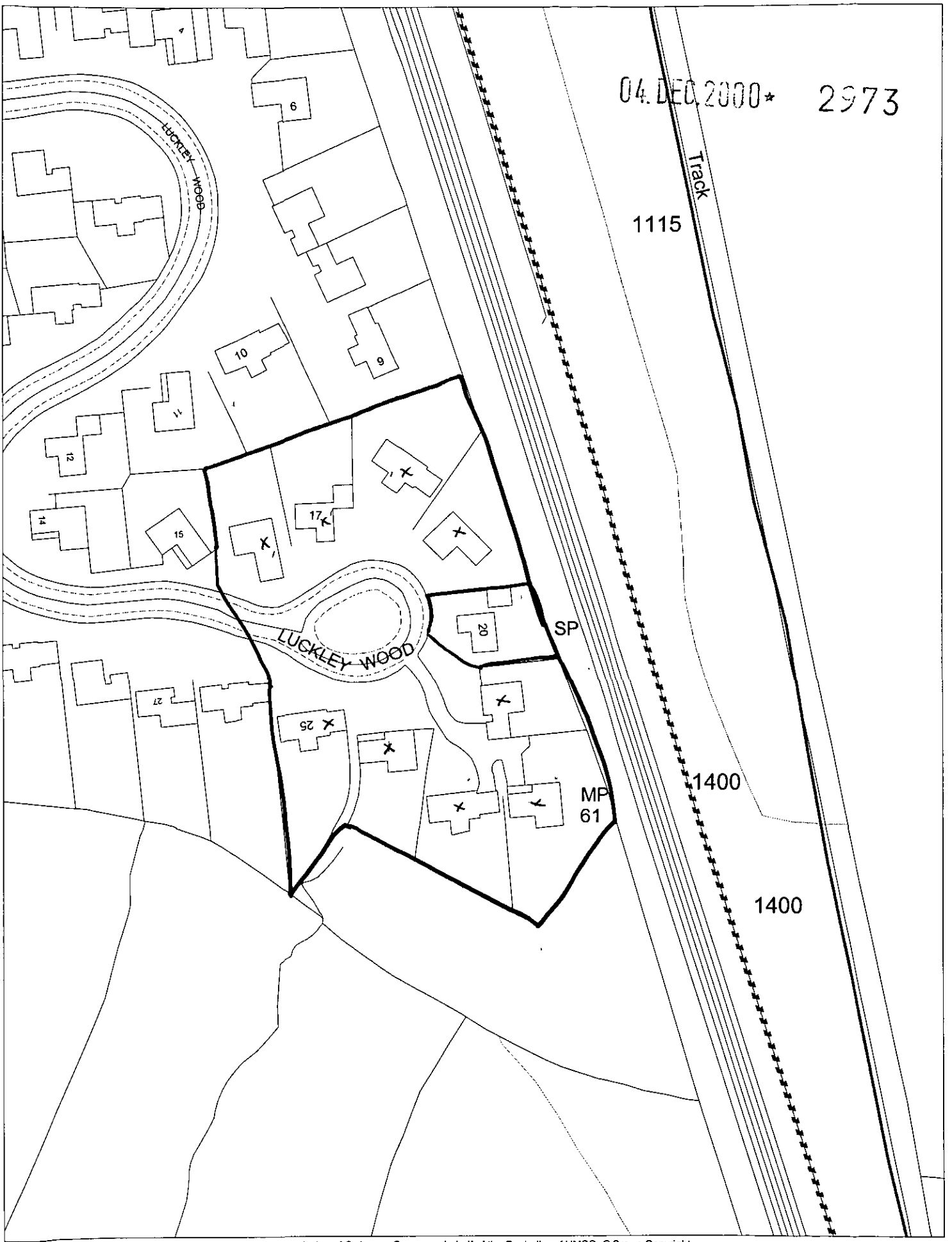


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

31 January 2001

Scale: 1 : 100



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
12 December 2000 Scale: 1 : 1250

N
W E
S

Client:

Mr Rosewell
20 Luckley Wood
Wokingham
Berkshire

04. DEC. 2000* 2973

Project:

Single Storey Side Extension

Location:

20 Luckley Wood
Wokingham
Berkshire

EXCel DeSign
XLØØ684

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	
17	Section	✓
18	Section	

APPROVED

CLIENT:	Mr Rosewell, 20 Luckly Wood, Wokingham.	DESCRIPTION: Drawing List	
PROJECT:	Single storey rear extension.	SCALE:	DRAWING No: 00684/ 2
DATE:	November 2000	REVISION:	

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

© COPYRIGHT RESERVED

Excel DeSign

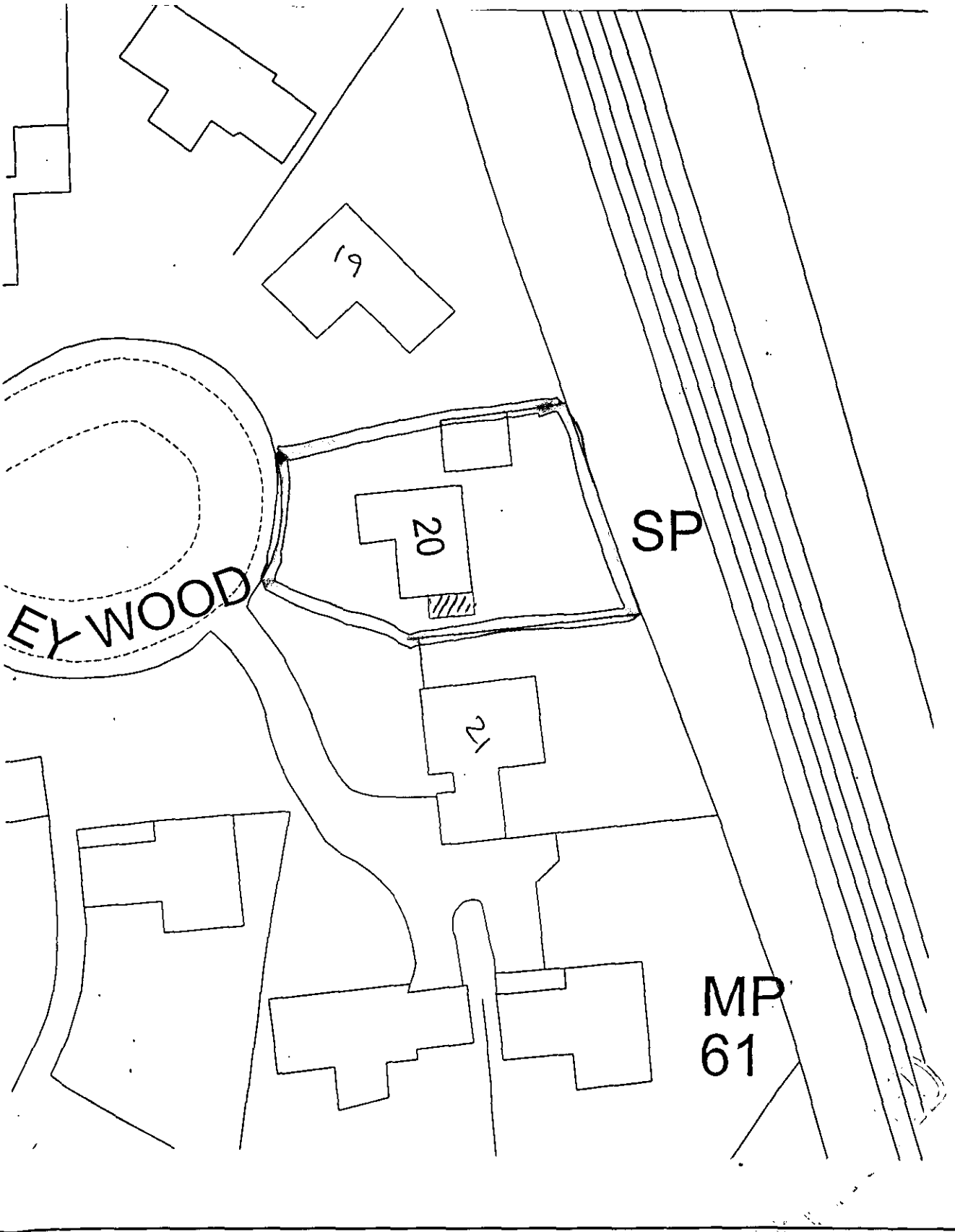


CLIENT:	Mr Rosewell, 20 Luckly Wood, Wokingham.	DESCRIPTION:	Location Plan		
PROJECT:	Single storey rear extension.	SCALE:	1:2500	DRAWING No:	00684/ 3
DATE:	November 2000	REVISION:			

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

© COPYRIGHT RESERVED

Excel Design



CLIENT:	Mr Rosewell, 20 Luckly Wood, Wokingham.	DESCRIPTION:	Block Plan		
PROJECT:	Single storey rear extension.	SCALE:	1:500	DRAWING No:	00684/ 4
DATE:	November 2000	REVISION:			

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

© COPYRIGHT RESERVED

Excel DeSign

20/11/04

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
Floor finish to line with existing on 65 mm sand and cement screed with light reinforcing mesh on 50 mm thick S.D grade Jablite floor insulation fitted to manufactures specification. Concrete, suspended insitu slab resting on inner skin of cavity walls and dwarf walls against existing walls where required. Slab depth and bottom reinforcing with 40 mm cover as shown on section drawing. Remove all vegetation below slab.

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 mm timber studding at 400 mm vertical c-c. 10 mm foil back plaster board and plaster skim finish.

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

CLIENT:	Mr Rosewell, 20 Luckly Wood, Wokingham.	DESCRIPTION: Notes	
PROJECT:	*Single storey rear extension.*	SCALE:	DRAWING No: 00684/ 5
DATE:	November 2000	REVISION:	

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

© COPYRIGHT RESERVED

Excel Design

GENERAL NOTES
(Not a specification)

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 as 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.

10. 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.

11. 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.

12. MECHANICAL VENTS
Utility Room: Provide mechanical vent extract unit through wall providing 60 liters per second minimum extract rate.

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.

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.

APPROVED

CLIENT:	Mr Rosewell, 20 Luckly Wood, Wokingham.	DESCRIPTION: Notes	
PROJECT:	Single storey rear extension.	SCALE:	DRAWING No: 00684/ 6
DATE:	November 2000	REVISION:	

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

© COPYRIGHT RESERVED

Excel DeSign



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

APPROVED

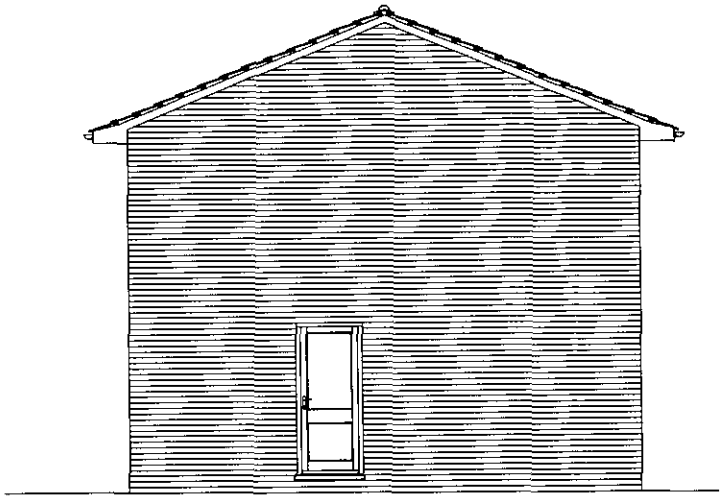
CLIENT:	Mr Rosewell, 20 Luckly Wood, Wokingham.	DESCRIPTION:	Front Elevations		
PROJECT:	Single storey rear extension.	SCALE:	1:100	DRAWING No:	00684/ 8
DATE:	November 2000	REVISION:			

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

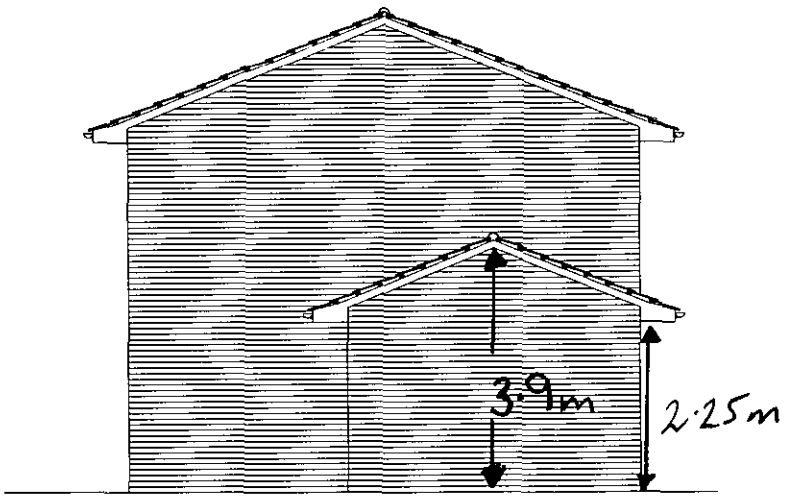
© COPYRIGHT RESERVED

Excel Design

D 20/4/01



EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

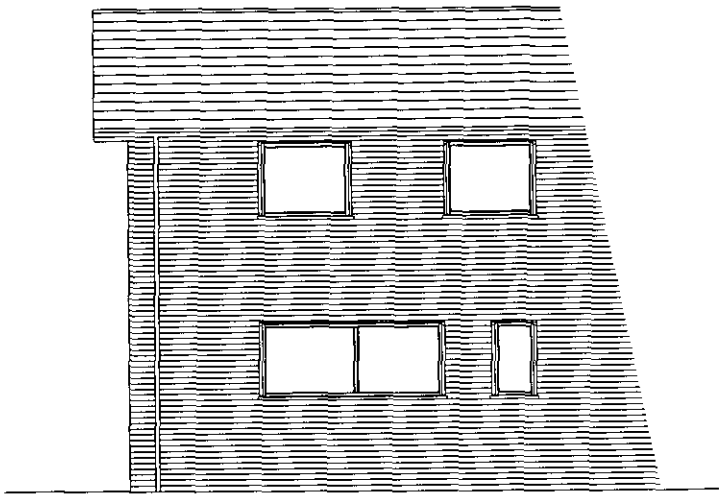
CLIENT:	Mr Rosewell, 20 Luckly Wood, Wokingham.	DESCRIPTION:	Right Side Elevations		
PROJECT:	Single storey rear extension.	SCALE:	1:100	DRAWING No:	00684/ 10
DATE:	November 2000	REVISION:			

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

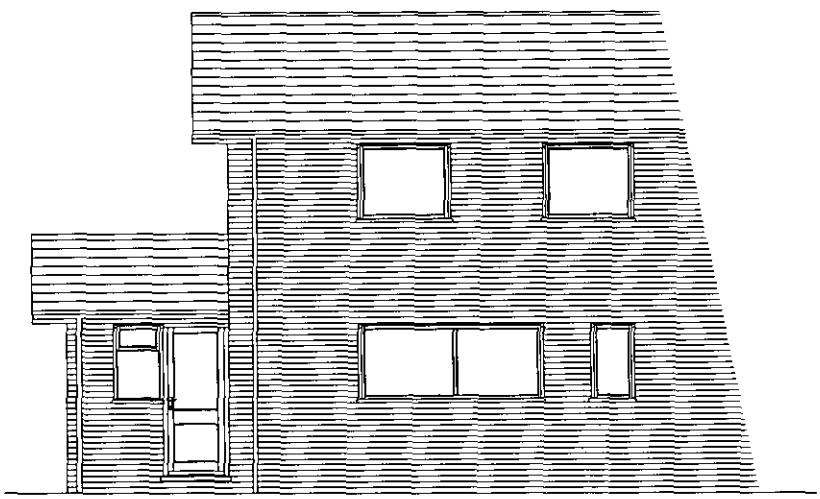
© COPYRIGHT RESERVED

Excel Design

24/4/01



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

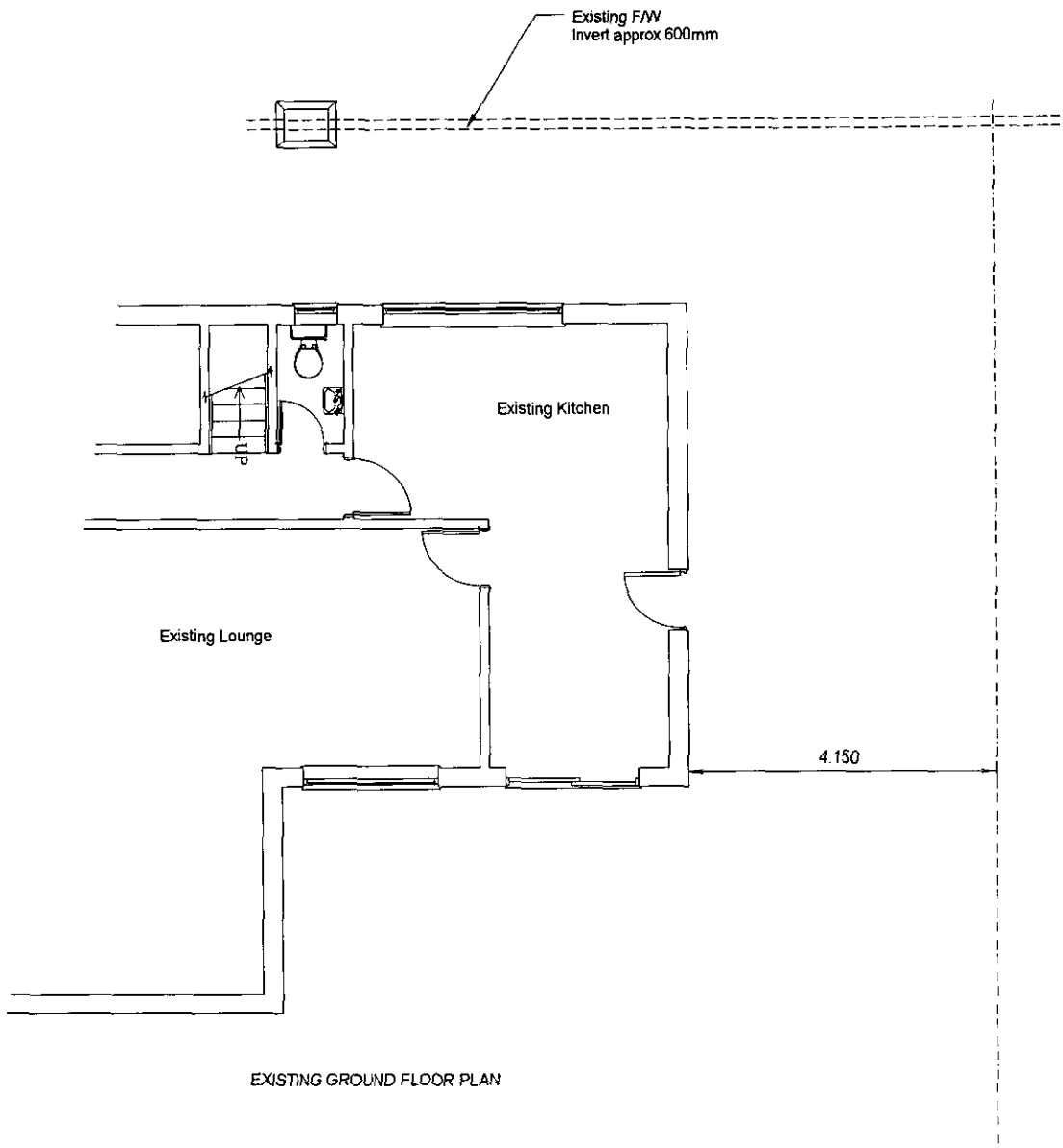
CLIENT:	Mr Rosewell, 20 Luckly Wood, Wokingham.	DESCRIPTION:	Rear Elevations		
PROJECT:	Single storey rear extension.	SCALE:	1:100	DRAWING No:	00684/ 11
DATE:	November 2000	REVISION:			

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

© COPYRIGHT RESERVED

Excel Design

20/11/01



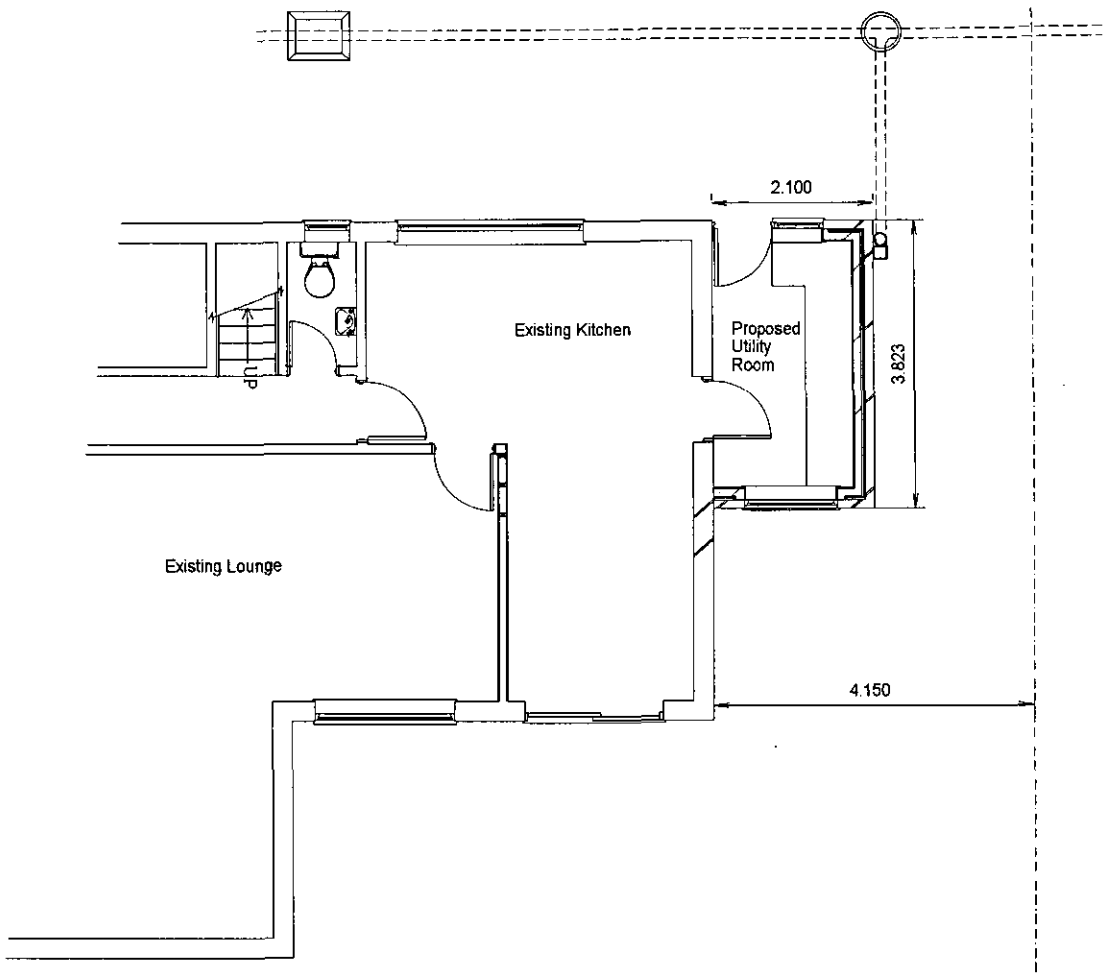
EXISTING GROUND FLOOR PLAN

CLIENT:	Mr Rosewell, 20 Luckly Wood, Wokingham.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Single storey rear extension.	SCALE:	1:100	DRAWING No:	00684/ 12
DATE:	November 2000	REVISION:			

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

© COPYRIGHT RESERVED

Excel DeSign



PROPOSED GROUND FLOOR PLAN

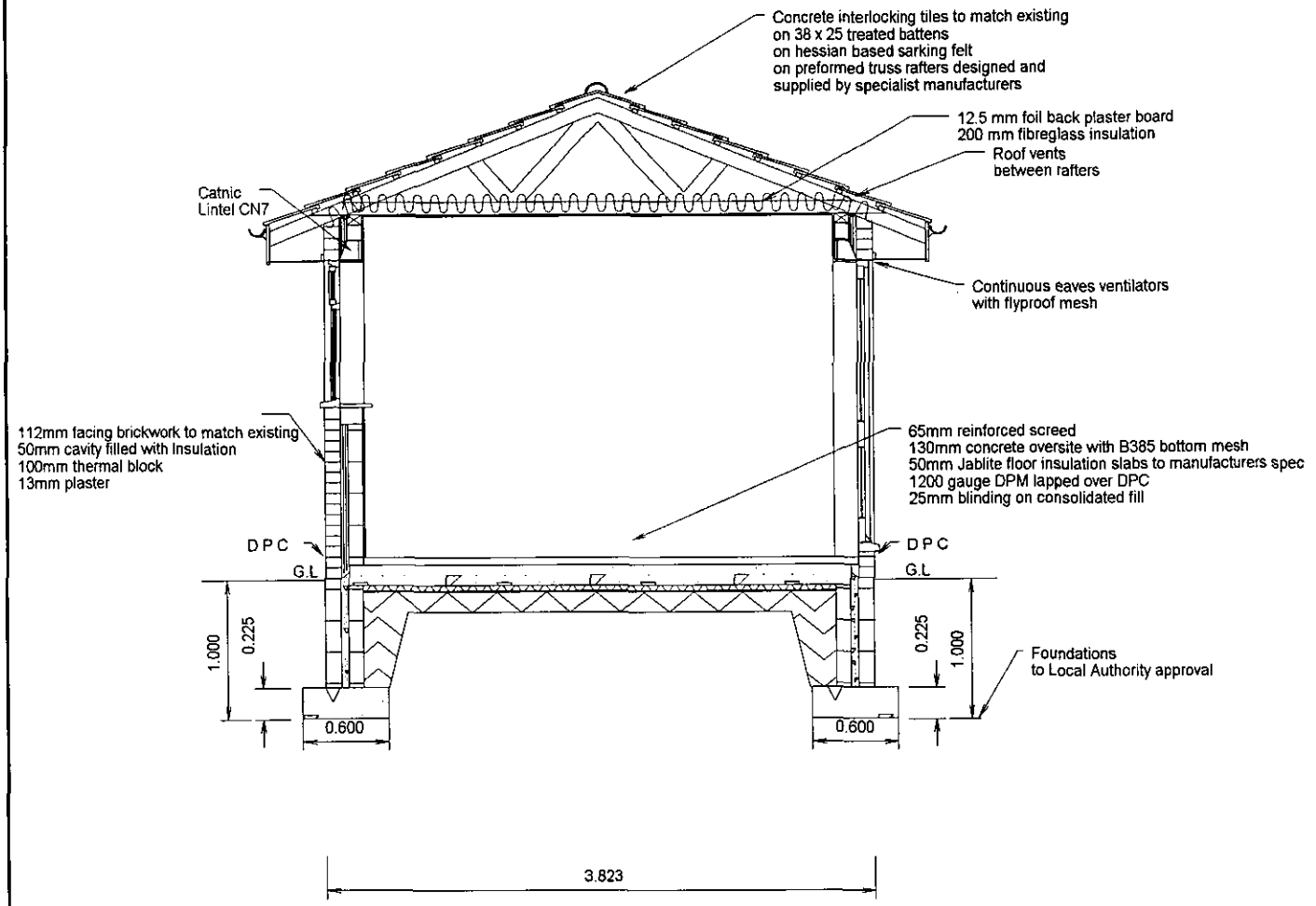
CLIENT:	Mr Rosewell, 20 Luckly Wood, Wokingham.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Single storey rear extension.	SCALE:	1:100	DRAWING No:	00684/ 13
DATE:	November 2000	REVISION:			

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

© COPYRIGHT RESERVED

Excel Design

20/12/01



CLIENT:	Mr Rosewell, 20 Luckly Wood, Wokingham.	DESCRIPTION:	Section		
PROJECT:	Single storey rear extension.	SCALE:	1:50	DRAWING No:	00684/ 17
DATE:	November 2000	REVISION:			

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

© COPYRIGHT RESERVED

Excel Design

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