APPLICATION NO:
F/2001/5262

LOCATION:
Doles Hill Stores 283 Barkham Road, Wokingham.

APPLICANT:
Mr & Mrs Dulabh C/O Bearwood Property Consultants

PROPOSAL:
Proposed change of use of part of ground floor used as shop (A1) to dwelling (C3)

EARLIEST DATE FOR DECISION: **14/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
14/01/2002

CASE OFFICER: **Emy Circuit**

REFUSED

373

01

RAILEX
Marbleboard

EASIFILE EP7

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mrs Dulabh
C/O Bearwood Property Consultants
2 Weild Court
Earley
Berkshire
RG6 3TF

Application Number: F/2001/5262

Parish:	**WOKINGHAM**
Location:	**Doles Hill Stores, 283 Barkham Road, Wokingham.**
Proposal:	**Proposed change of use of shop premises (A1) to residential (C3).**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed development would result in the loss of an A1 retail unit, providing for the day-to-day shopping needs of local residents, and there are no alternative facilities available within walking distance for residents who live within the pedestrian catchment area of the shop. Therefore the proposal is contrary to policy WSH9 of the Wokingham District Local Plan (Deposit Draft).

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 STV1, SBE1, SBE2, SSH1 and ST3.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WSH9, WBE1, WBE12 and WT7.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 30/01/2002

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.

- Spoke to Agent, Keith Wright 17/1/02 and informed of recommendation for refusal

- faxed copy of WSH9

- Would need to market for at least 6 months and probably one year to demonstrate not viable.

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 17 January 2002

TO: Keith Wright

FROM: Emy Civicini **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 0118 9606 9485

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Policy WSH9 - Neighbourhood Village shops

NOTES:

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/5262

Applicant : Mr & Mrs Dulabh C/O Bearwood Property Consultants.

Location : Doles Hill Stores 283, Barkham Road, , Wokingham.

Proposal : Proposed change of use of part of ground floor used as shop (A1) to dwelling (C3)

Site Notice Displayed ? :	YES	NO	DATE
	✓		4/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : ...4.12.01.....

Date Registered : 19/11/2001

Earliest Date for Decision : 14/12/2001

Latest Consultation Date/Site Notice Expiry Date : 14/12/2001

This application will have expired on: 14/01/2002. 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 :

Highways - condition parking & turning to be provided prior to occupation
(officer note - not reasonable - parking exists and exceeds max standard for 3 bed dwelling)

Wham T.C - "no objection"

Env. Health - no objections.

Planning Issues :

loss of retail unit

character/amenities of area

Highways.

WSH9 - no changes proposed
WBE12 - still applies, wording changed.

F/2001/5262
Doles Hill Stores, 283 Barkham Road

History: The application site, which is located in a predominantly residential area, within the Identified Settlement of Barkham Hill, is currently in mixed retail and residential use. However, the shop closed in October 2001, due to the ill health of the owners (during the site visit I was informed by Mrs Dulabh that Mr Dulabh is now deceased) and the application is for the change of use of the retail unit to residential to form a single dwelling on the site. The personal circumstances of the applicants are not a planning consideration and the application must be determined on its planning merits.

It is noted that planning permission for the change of use of the shop to a private residence was granted in 1979 (11117) but it appears that this consent was not implemented and retention of local shopping facilities would not have been such an important issue than as it is now.

Appraisal:
The principle of development (SEALP STV1, SSH1; WDLPDD WOS2, WSH9) –The shop is an isolated retail unit and does not form part of a shopping parade or local centre. In accordance with WDLPDD policy WSH9, the change of use away from shop (A1) use would not normally be acceptable unless the applicant can demonstrate that alternative facilities are available within walking distance, which, for the purposes of this policy, is taken to be 300 metres, measured along pedestrian routes. A GIS extract showing retail provision within Barkham Hill at the time of the 2001 retail survey is attached. This indicates that the only other shop catering for day-to-day needs is the post office, which is approximately 730 metres from the application site, as the crow flies.

The applicant has suggested that the proposal would comply with SSH1 as it would not result in over 1,000 residents no longer being served by a shop providing for day-to-day needs within walking distance. However, there were no deposit objections to policy WSH9 so the local plan inspector has not considered it and it is, therefore, unlikely that there will be any further modifications to the policy prior to adoption of the WDLP. Hence, it is considered more appropriate to assess the proposal against the emerging local plan policy, which does not set a minimum threshold for the number of people affected.

Character and amenities of the area (SEALP SBE1, SBE2; WDLPDD WOS3, WBE1, WBE12) - No external changes are proposed and, as the proposal would be likely to result in a less intensive use of the site, the impact in terms of the residential amenity of neighbouring properties and traffic generation would be acceptable. The maximum parking standard for a three-bedroom dwelling is two spaces – there are six spaces currently and the entire frontage of the site is hard surfaced. This combined with a single-storey front extension to the shop gives the property a commercial appearance and it does not make a positive contribution to the Green Route. If the proposal is acceptable in other respects, it would be appropriate to require a landscaping scheme showing a reduction in the number of parking spaces and planting, to give the property a more domestic appearance and contribute to the green character of Barkham Road.

Recommendation: refusal

Application Number F/2001/5262
~~Condition~~s/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

The proposed development would result in the loss of an A1 retail unit, providing for the day-to-day shopping needs of local residents, and there are no alternative facilities available within walking distance for residents who live within the pedestrian catchment area of the shop. Therefore, the proposal is contrary to Policy WSH9 of the WDLPDD.

(1)	Please change applicants name to Mrs Dulabh as she informed me that Mr Dulabh is now deceased. ✓		
(2)	please amend description to read.		
	Proposed change of use of shop premises (A1) to dwellinghouse residential (C3) ✓		

Informative for approvals

N16

~~LODDON AREA LOCAL PLAN POLICIES~~:

SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE1, SBE2, SSH1, STB

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WSH9, WBE1, WBE12, WT7

~~GREEN BELT LOCAL PLAN POLICIES~~:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

~~MINERALS LOCAL PLAN POLICIES~~:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: Doles Hill Stores 283 Barkham Road Wokingham.

APPLICATION NUMBER: F/2001/5262

OFFICER: Emy Circuit

DATE OF SITE VISIT: 4/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? yes fence post at front of site

2. DESCRIPTION OF SURROUNDINGS

residential

3. DESCRIPTION OF SITE/BUILDING 2 st shop + dwelling at rear | 1st floor at rear, garden + shed & garage. 1.8m fence. shrubs | trees at end. Frontage hard surfaced to provide customer parking.

4. RELATIONSHIP TO ADJOINING PROPERTIES

283a 2st + dormer side windows facing site & 8ft - 1.8m fence + conifers beyond
281: 2 st separated from site by timber pitched roof garage - hedge

since 1990

5. SITE CONSTRAINTS

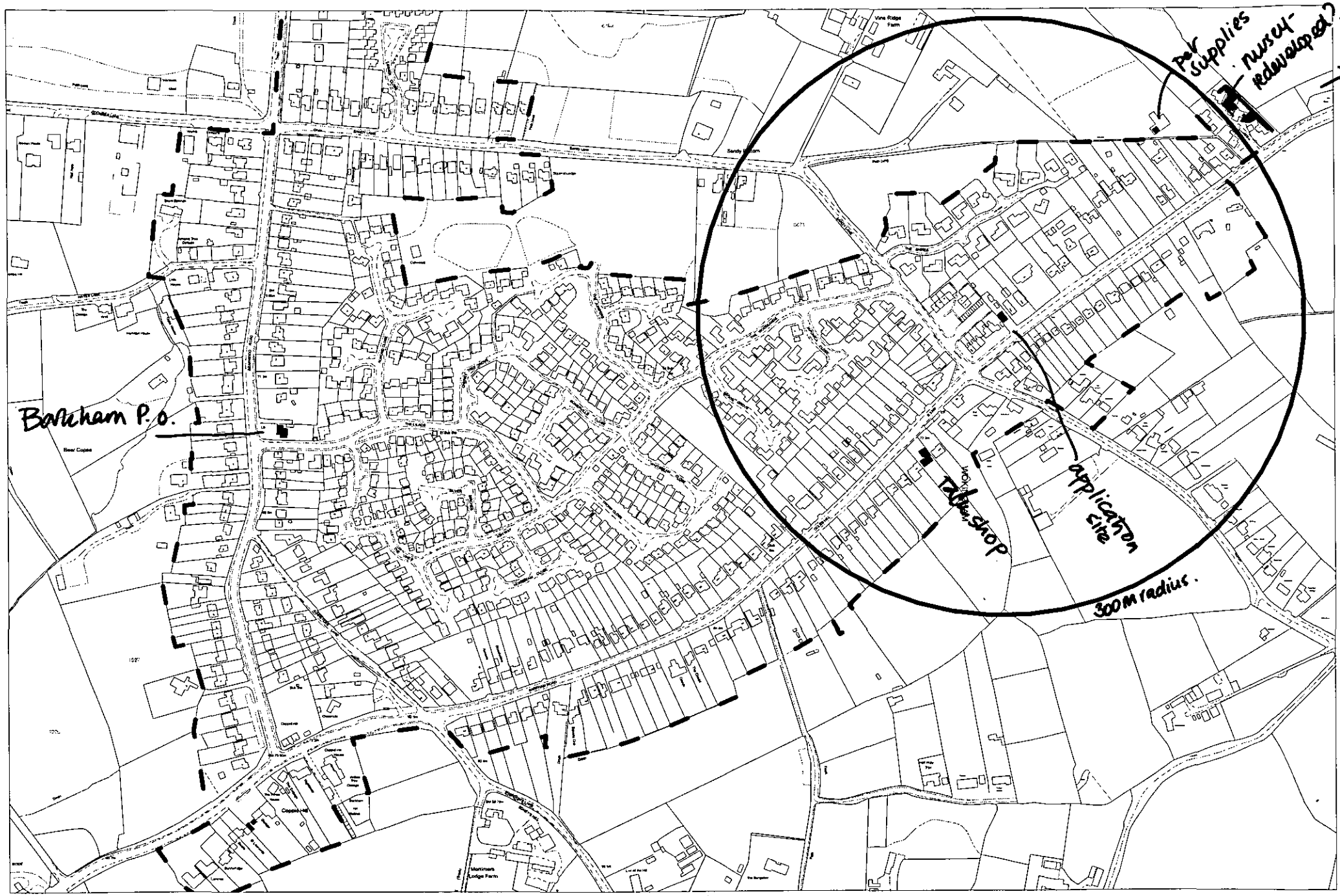
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

4 January 2002 Extract from 2001 Retail Survey.

Scale: 1 : 5000

N W E S

Barkham Hill :

693 address points

194 within 300m of site

1991 census for parish 893 households
2,957 popn.

Business_Name	Primary_Business	Secondary_Business	Name_num	Road	Address
Thames Valley Cars	Vehicle Sales			Barkham Road	Barkham Road
Total	Petrol Sales & Sundries			Barkham Road	Barkham Road
Barkham Post Office	General Store	Post Office	50	Bearwood Road	50 Bearwood Road
Doles Hill Stores	General Store		283	Barkham Road	283 Barkham Road
Centell Saddlery	Tack Shop		330	Barkham Road	330 Barkham Road

Extract from 2001 Retail Survey
- within Identified Settlement of

Town	Parish	Floorspace	Retail_cen	Use_Class	Code_Descr	Code2_Desc	ToFlSpac
Barkham Hill	Barkham	180.00	Barkham	SG	Other		168,083.00
Barkham Hill	Barkham	17.50	Barkham Road	SG	Other		168,083.00
Barkham Hill	Barkham	127.00	Barkham Road	A1	Convenience Goods	Services	168,083.00
Barkham Hill	Barkham	61.00	Barkham Road	A1	Convenience Goods		168,083.00
Barkham Hill	Barkham	57.00	Bearwood Road	A1	Durable goods		168,083.00

unique
Thames Valley CarsBarkham Road
TotalBarkham Road
Barkham Post Office50 Bearwood Road
Doles Hill Stores283 Barkham Road
Centell Saddlery330 Barkham Road

NOTICE OF CONSENT

DDH/F.W

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

Mr. P.D. Thatcher,
To: 9, Gorse Ride North,
WOKINGHAM
Berks.

WOKINGHAM DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM BERKS

Application No. 11117

Proposal Alterations to existing property and change of use from shop to private residence at Doles Hill Stores, 261, Barkham Road, Wokingham.

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 5th day of July 19 79, subject to compliance with the conditions specified hereunder:—

1. The development hereby permitted shall be commenced within five years from the date of this permission.
2. All the materials to be used in the elevations of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.
3. All advertising matter and other extraneous features shall be removed from the building and site generally before the premises are occupied for residential purposes, pursuant to this consent.
4. The development hereby permitted shall be carried out strictly in accordance with the submitted drawings and the specifications and details contained in the application.
5. The property shall be used for residential purposes only and no trade or business of any kind whatsoever shall be carried out from the premises.
6. Full details of all the fencing, screen walls or any means of enclosure to be erected or planted on the site shall be submitted to and approved by the District Planning Authority prior to the erection or planting thereof.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

1. This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act 1971.
2. To ensure that the materials are in keeping with those existing.
3. In the interests of visual amenity.
4. In order to secure the correct and satisfactory development of the site.
5. In the interests of amenity.
6. In the interests of amenity and because insufficient details of the proposals have been submitted.

Except as aforesaid any permission granted is subject to due compliance with the bye-laws and general statutory provisions in force in the District.

Date 10 SEP 1979

District Secretary

Tel: (0118) 974 6479

Date: 17 Jan '02

My ref: F/2001/5262

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

Dear Councillor

Application Number: F/2001/5262
Doles Hill Stores 283, Barkham Road, , Wokingham.
Proposed change of use of part of ground floor used as shop (A1) to dwelling (C3)

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL:~~ ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 28 January 2002

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/5262**
Doles Hill Stores 283, Barkham Road, , Wokingham.
Proposed change of use of part of ground floor used as shop (A1) to dwelling (C3)

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Marinos

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 17 Jan 02

My ref: F/2001/5262

CONFIDENTIAL

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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/2001/5262
Doles Hill Stores 283, Barkham Road, , Wokingham.
Proposed change of use of part of ground floor used as shop (A1) to dwelling (C3)

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Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/5262**
Doles Hill Stores 283, Barkham Road, , Wokingham.
Proposed change of use of part of ground floor used as shop (A1) to dwelling (C3)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Morgan

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

_____ _____

Tel: (0118) 974 6479

Date: 17 Jan '02

My ref: F/2001/5262

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor King
C/O Wokingham District Council

Dear Councillor

Application Number: F/2001/5262
Doles Hill Stores 283, Barkham Road, , Wokingham.
Proposed change of use of part of ground floor used as shop (A1) to dwelling (C3)

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL~~ ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 28 January 2002.

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2001/5262**
Doles Hill Stores 283, Barkham Road, , Wokingham.
Proposed change of use of part of ground floor used as shop (A1) to dwelling (C3)

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor King

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Rec'd P+P ~~SDT~~ 21/11

VPS
50104 5/12

~~To:~~
Policy And Plans Section

REPLY REQUIRED

From: Emy Circuit

Date: 20 November 2001

Application Number: F/2001/5262

EIG.

Proposal: Proposed change of use of ~~part of~~ ground floor used as shop (A1) to dwelling (C3).

Site Address:
Doles Hill Stores 283, Barkham Road, , Wokingham.

Applicant:
Mr & Mrs Dulabh C/O Bearwood Property Consultants.

Your observations are required in respect of this application within **7 days** of the above date.

Incorrect description. Please amend.

~~Plans of shops~~

The plans submitted with the application show that all of the shop is ~~to be~~ proposed for conversion to a dwelling not part. The proposal would be contrary to policy WSH9 which seeks to retain existing shops providing for day to day needs. The shop in question is a convenience store and there is no other in easy walking distance. See paragraph 8.41 if viability is an issue.
Loss of a shop will encourage greater car use for top up shopping + affect the ability of those without access to a car to access day to day shopping.
Recommendation:

Refused on sustainability grounds as contrary to WSH9.*

E J Gibbins

26/11/01

* There were no representations to the WDLP on this policy so there are no comments for the Inspector.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2001/5262

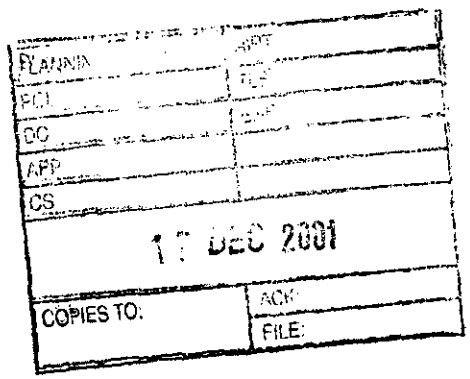
Proposal: Proposed change of use of part of ground floor used as shop (A1) to dwelling (C3).

Site Address: Doles Hill Stores, 283 Barkham Road, Wokingham

Applicant: Mr & Mrs Dulabh C/O Bearwood Property Consultants

Your observations are required in respect of this application **by 14/12/01**

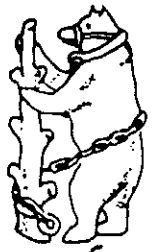
No objection



SIGNED: _____ **DATE:** 14/12/01

CLERK TO Wokingham Town Council

Bearwood Property



Consultants

PLANNING SERVICES | HPT 50829
POL | FILE
DO EC | ENF
1 7 DEC 2001
ACK:
FILE:

The District Planning Officer
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

For the attention of Ms.E.Circuit

11 December 2001

Dear Ms.Circuit

Re : Planning Application F/2001/5262
Change of Use of Part of Premises from A1 to C3
Doles Hill Stores, 283 Barkham Road, Wokingham

We refer to the above mentioned application which is due to be determined by 14 January 2002.
Given the our client's personal circumstances we would ask you to take full account of the contents of our previous letter dated 29 October 2001, and contact us should you or your senior officer's have any reservations about granting permission.

Yours sincerely,

Keith A.Wright
for Bearwood Property Consultants

2 Wield Court, Badgers Walk, Lower Earley, Berkshire RG6 3TF
Phone/Fax (0118) 9669485
Mobile 07768 611156

Emy Circuit

From: John Mullaney
Sent: 27 November 2001 16:52
To: Emy Circuit
Subject: Doles Hill Stores 283 Barkham Road, Wokingham. F/2001/5262

Doles Hill Stores 283 Barkham Road, Wokingham. F/2001/5262

I have no environmental health objections to this application.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 20 November 2001

Application Number: F/2001/5262

Proposal: Proposed change of use of part of ground floor used as shop (A1) to dwelling (C3)

Parish: WOKINGHAM TOWN

Site Address:
Doles Hill Stores 283, Barkham Road, , Wokingham.

Applicant:
Mr & Mrs Dulabh C/O Bearwood Property Consultants.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C122, R122.

Signed: _____ **Print name:** AC 21/11/01

Received by Wokingham District Council

Application No: F/2001/5262

Proposal:
Proposed change of use of part of ground floor used as shop (A1) to dwelling (C3)

Location:
Doles Hill Stores 283, Barkham Road, , 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5262 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/12/2001. 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 be possible for an individual reply to be issued 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

20 November 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~31 OCT 2001~~ 19/11/01	Map No. 82 Site 2.24
Officer: ESC / Application No. F 2001/5262	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED CHANGE OF USE OF PART OF GROUND FLOOR USED AS SHOP (A1) TO DWELLING (C3)

Location: 283 BARKHAM ROAD

Parish: WOKINGHAM Ward: Evendons.

20.11.01 B

Applicant: MR/MRS DULABH

registered disabled.

Fee Received 00-00 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	Scale ?	13/11	✓ 19/11
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	Not supplied	13/11	✓ 19/11
5	Elevation plans	Any change to front elevation? (shop signs removed?)	13/11	✓ 19/11
6	Floor plans	(NONE)		
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 : 20.11.01 B 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:

.....

.....

.....No pre-apps.....

NEIGHBOURS:

SIN + see map

19.NOV.01 - 5262

Tel. 0118 9746429 (Direct Line)

Date 13/11/01

Your ref.

My ref.

From

- Bearwood Property Consultants
2 Weld Court
L. Easley
Berks RG6 3FF

To

SBF 00785

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	~~No location plans submitted~~ - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point. Scale added of plan?	☑
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	No block plans submitted - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated.	☐
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

PTO

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

NONE

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐ 4

Included

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☐

12) The following elevational plans are required: ☐ 4

are there any changes to the front elevation? No Shops signs or shop windows removed? If so front elevation required.

13) An Environmental Impact Assessment is required. ~~NOT~~ ☐

N/A

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst.

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

benefits agency

DISABILITY Living ALLOWANCE

An Executive Agency of the Department of Social Security.

Your reference is YH355420C
Please tell us this number if you get in touch with us

19.NOV.2001* 5267

Mr Ratanji Dulabh
283 Barkham Road
Wokingham
Berkshire
RG41 4BY

DISABILITY BENEFITS CENTRE
SUTHERLAND HOUSE
29-37 BRIGHTON ROAD
SUTTON
SURREY
SM1 2BR
Phone 0345 123456
If you have TEXTPHONE you can call on 0345 224433

Date 25 Apr 1997

ABOUT YOUR CLAIM

We are pleased to tell you that the adjudication officer has decided that you are entitled to Disability Living Allowance.

Adjudication officers are people who decide whether you are entitled to benefit or not, based on the law. They also decide how much benefit you can get.

Please read the leaflet "Notes for people getting Disability Living Allowance" that we have sent with this letter. It tells you more about Disability Living Allowance.

What you are entitled to

From 02/04/1997 to 30/12/1997

You can get the middle rate for help with personal care.
This is because you need help during the day.
You can get the higher rate for help with getting around.

How much money we can pay you

The adjudication officer has also decided how much we can pay you. Your money is paid from the Wednesday after your entitlement starts.

Now go to the next page

DR. G. MITRA M.B.B.S., D.C.H., Dip.Ven., L.R.C.P.

34 READING ROAD, WOKINGHAM, RG41 1EH
Tel: (0118) 978 2299 Fax: (0118) 977 0284

19th September 2001

To Whom it may Concern:

Re: Mr. Ratanji Dulabh
Mrs. Jayamati Dulabh
283 Barkham Road, Wokingham, Berks.

Mr. Dulabh is suffering from hypertension, diabetes and CVA. He is partially disabled.

Mrs. Dulabh with OA. hip and knees, has to do all the work for him and is not capable of running their business.

G. Mitra

---

19 NOV 2001 * 5702

Bearwood Property

Consultants

19 NOV 2001

PLAN	PEL
POL	TLS
DC	ENF
APP	
CS	

31 OCT 2001

COPIES TO:

FILE

The District Planning Officer
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

19.NOV.2001* 5262

29 October 2001

Dear Sir/Madam

Re : Change of Use of Part of Premises from A1 to C3
Doles Hill Stores, 283 Barkham Road, Wokingham

Please find enclosed planning application for the above development.
No fee is enclosed as the development is required to provide ground floor living accommodation for the owner of the property, Mr.R.Dulabh, who is registered disabled (see letter dated 25 April 1997 from Disability Benefits Centre).

We would request that you take the following points into account when determining this application:-

1. The applicants, Mr.& Mrs.Dulabh, currently occupy the residential part of the property, which consists of a ground floor kitchen and bathroom, and lounge and bedrooms at first floor. As well as Mr.Dulabh being registered disabled, his wife also suffers from ill-health and they are, therefore, no longer able to run the shop. This was, therefore, closed on 28 October and will not be re-opening. A letter dated 19 September 2001 form Dr.G.Mitra confirms their position.

2. We take the view that the proposals do not conflict with the policies laid down in the Local Plan insofar as the closure of this small shop has not resulted in over 1000 residents no longer being served by a shop providing day-to-day needs within walking distance.

2 Wield Court, Badgers Walk, Lower Earley, Berkshire RG6 3TF

Phone/Fax (0118) 9669485
Mobile 07768 611156

Should you have any reservations about granting approval we would be grateful if you would contact the undersigned to discuss your concerns before arriving at a final recommendation/decision.

Yours faithfully,

Keith A.Wright
For Bearwood Property Consultants

cc Mr.& Mrs.R.Dulabh

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

CERTIFICATE A

19.NOV.2001 5.62

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 of (a) of any part of the land to which the application relates.

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

OR

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

- I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

- I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- None of the land to which the application relates is, or is part of, an agricultural holding.

OR

- I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed [signature] . . . . . .

On behalf of MR & MRS L. PULABH . . . . . .

Date 15 NOV 2001 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

① DOLLS HILL STORES

ADDRESS 283 BARKHAM ROAD PARISH WOKINGHAM E

PLOT No. ORD. SHEET No. SU.79678 2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
3128		GARAGE	26.6.57	
TP1363 4263	OCCUPY	2/STOREY EXTENSION	11.7.57	APP APP
R/152/69	MR & MRS STURGESS	FISH & CHIP BUSINESS	8.1.70	REF
BR.11231	Mr P.D. Thatcher	change of use from Shop to dwelling	9.7.79	Ref N/A
11117	"	& ALTERATIONS	5.7.79	N/A C/A
15450	MR KUNDI	2/STOREY EXTENSION	85.81	N/A C/A
17270	"	ADDITIONAL SALES AREA AT FRONT	8.482	N/A C/A
BR18467	"	"	28.6.82	APP N/A
BR 21817	"	CARPORT	13.12.83	APP N/A
21588	"	"	31.5.84	N/A C/A
28515	MR & MRS A RAWAL	2/ST & S/ST. EXTS.	30.10.87	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933

② DOLLS HILL STORES

ADDRESS 283 BARKHAM ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. SU. 796782

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
44764	MR & MRS DULABH	S/St. EXTENSION	23.8.95	C/A
95/60855/X				
A/2000/1481	Primelight Advertising	erection of 2 internally illuminated free standing	9.8.2000	REF
A/2001/3217	"	erect of int illum lights. free standing display unit	21.03.01	Ref

MINISTRY DECISION 2000/1481 - APPEAL DISMISSED - 1/12/00

SPECIAL ORDERS

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

19 NOV 2001 *
PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** *in* **BLOCK LETTERS.** *If a question is not applicable, answer* **N/A** *in space. Please submit* **SIX** *copies of this form and plans to:-*

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

19.NOV.2001 * 5262

1.	APPLICANT'S NAME	MR + MRS R DULABH
	ADDRESS	DOLES HILL STORES 283 BARKHAM ROAD WOKINGHAM
	POST CODE	RG41 4BY PHONE 01189 890478
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	BEARWOOD PROPERTY CONSULTANTS
	ADDRESS	2 WIELD COURT LOWER EARLEY BERKS
	POST CODE	RG6 3TG PHONE 01189 669485 07768 611156
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	AS (1) ABOVE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE OF PART OF PREMISES FROM A1 (SHOPS) TO C3 (DWELLINGHOUSE)
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.045 ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	FREEHOLD OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1:1250 SITEPLAN 0131/1

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	✓	REDEVELOPMENT	
ERECTION OF NEW BUILDING		ALTERATION or EXTENSION	

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION		See question 10
FULL PERMISSION	✓	
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION		State period required
RELAXATION OF CONDITIONS		State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	
EXTERNAL APPEARANCE		DESIGN	
MEANS OF ACCESS		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

GROUND FLOOR - DOMESTIC & SHOP
FIRST FLOOR - DOMESTIC

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

N/A

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system ~~YES/NO~~

If no, please give details | N/A |

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

NO CHANGE

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

N/A

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

No. OF DWELLINGS/HABITABLE ROOMS	PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1	1	
BUNGALOW			
FLAT/MAISONETTE			
OTHER			

* STATE No. OF HABITABLE ROOMS	PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	6	5	
BUNGALOW			
FLAT/MAISONETTE			
OTHER			

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£0.
APPLICANT IS REGISTERED DISABLED (SEE COVERLETTER)

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF MR & MRS R. DUCKETT DATE 29 OCT 2001

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS	0	58m²		
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify DWELLINGHOUSE	91.5m²			58m²
OTHER	Please Specify				
	TOTAL	91.5m²	58m²	0	58m²

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	6	—
Proposed	6	—

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter. — NONE

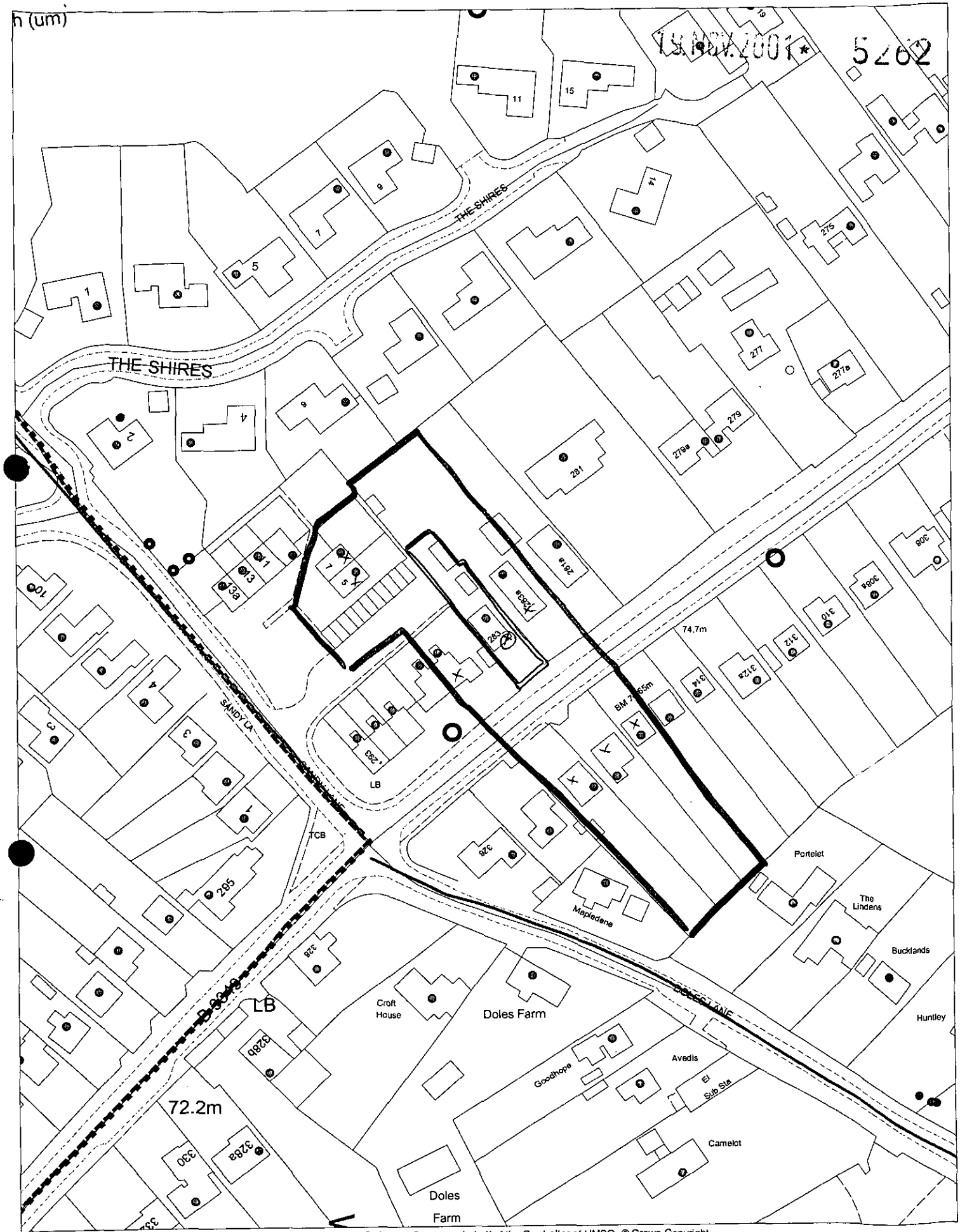
28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier — Mr & Mrs. R. DHALAH
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
0	0	0	0

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES? — No
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS'.



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Development Control Section, Environmental Services, Wokingham District Council.
9 November 2001

Scale: 1 : 1250

N
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44764
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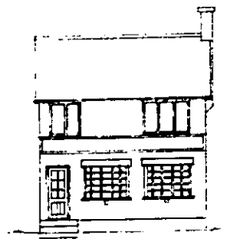
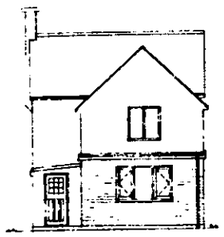
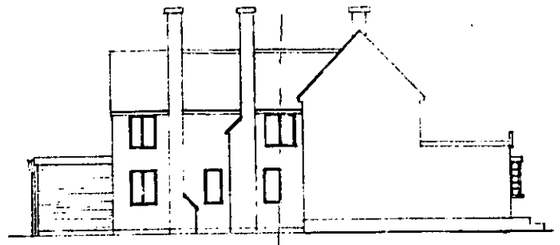


South West Elevation



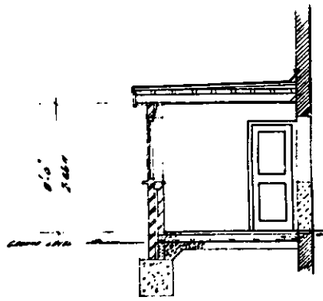
North West Elevation



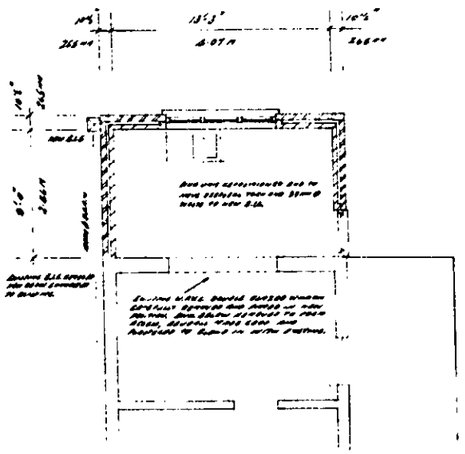
North West Elevation



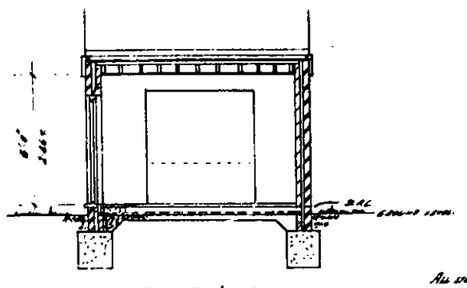
South East Elevation.



Section Thro' on A-A



Ground Floor Plan.



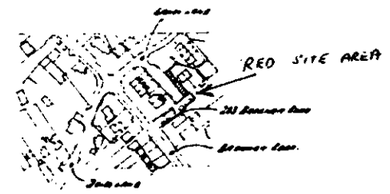
Section Thro' on B-B

Construction Notes:-

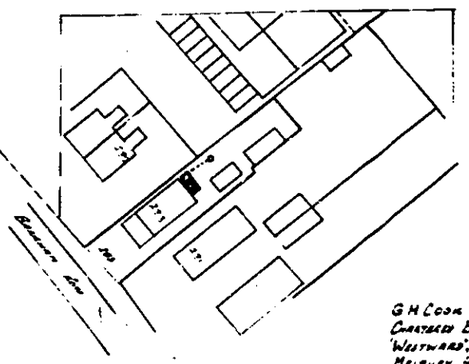
ROOF: ANY EXISTING CEILINGS GARAGE IN NEW EXTENSION ON 3 LEVELS BUILT UP FELT ROOFING WITH CARBON MINERAL FINISHED FELT SEALED OVER EAVES ALL ROUND INCLUDING THROW DOWN TO GUTTER ALL GARAGE IN NEW EXTENSION, TO BE TO CODE AND EQUAL BEND THROW OVER TEXT ANGLE FILLET, LAID 3 LEAD FLASHING FITTED AT ABUTMENT WITH SOLDERED WIRE. DRAINING TO BE 100MM WIDE PVC ON SOLID CONC BOTTOMS (CONSTRUCTION WHERE CONC SLAB) WITH 22MM-0 FALLING AREAS WHERE 3 TO SAVE LIMITATIONS FALL. ROOF JOISTS TO BE 50MM WIDE @ 400MM CTRS WITH JOISTS AT HIGH LEVELS TO BE JOISTS FIXED TO WALLS (TRIANGULAR) OR VERT BRICKWORK WALL WITH LATERAL RESTRAINT FITTED @ 1.8 M CTRS. TIMBER FRAME & SARKING AND FIXINGS TO TIMBER JOISTS. JOISTS APPROVED ON OLD JOISTS INVERTED CUT AND FITTED INTO EXISTING BEAM WORK, WORKED AND PAINTED. ROOF INSULATED WITH 100MM THICK RIGID FOAM QUILT OVER 12.5MM PLASTERBOARD PLASTERBOARD WITH SKIMMED FINISH AND 3 MM SKIM COAT PLASTER FINISH. FINISH ALL CEILINGS OUT OF 12MM W&B PLY WITH SOME PLASTERBOARD CEILING INCORPORATING CONTINUOUS PLASTIC MOULDED VENTING STRIP. GUTTERS TO BE 100MM HALF M.S. PLASTIC ON BRACKETS WITH 68MM SQUARE DOWNPIPES FOR CONNECTION TO 100MM SURFACE WATER DRAIN TO SOAKAWAY.

WALLS: TO GARAGE AND NEW REAR OUTER SKIN TO MATCH EXISTING AS NEAR AS POSSIBLE, 50MM CAVITY WITH CELL WALL BATT INSULATION AND BLOCK TIED @ 900 CRS VERT TIES AND TIED TO INNER SKIN OF 100MM BLOCKWORK, OR SIMILAR LIGHTWEIGHT CONCRETE BLOCKS. LINTELS OVER DOOR AND WINDOW TO BE CATNIC OR SIMILAR APPROVED CLEARANCE TO LINTEL AT CROWN TO INCORPORATE 150MM D.P.C. BOTH SIDES OF OPENING. PROVIDE D.P.C. TO BE SET MIN 150MM ABOVE EXISTING EXTERNAL GROUND LEVEL. CLOSE FRONTED WINDOW LOCATED IN EXISTING REAR WALL TO BE ENLARGED AND REMADE IN NEW POSITION - WITH DOUBLE FRAME TO BE MAINTENANCE FREE IN BRONZE GRAY. PROVIDE LOCKING CATCH ON CASTERS. NEW DOOR TO BE 813 x 2 DOUBLE LAMINATED SAFETY GLASS. WALLS PLASTERED INTERNALLY WITH 2 COATS LIGHTWEIGHT PLASTER UNDERCOAT GYPROC TO BE 2 COATS OF EMULSION PAINT OR GLOSS, PAINT AS EXISTING WITH LOWERED SILL TO MATCH EXISTING OR SIM. NEW CEMENT RENDERED SILLS TO MATCH OVER NEW BRICK INNER SKIN, 12MM THICK. SILLS TO BE DRESSED INTO EXISTING WALL @ SOLDIER COURSE. TO JOIN NEW TO NEW CLOSE AS POSS. SEAMING AND CONTINUITY. FOUNDATIONS TO BE TAKEN TO LOAD BEARING STRATA AS BY LOCAL AUTHORITY BUILDING INSPECTOR APPROVAL. BUILDING TO CONFORM STRICTLY TO LOCAL BUILDING REGULATIONS AND BYE-LAWS.

All structural timber to be treated against rot & insect attack to BS.5268 Windows and doors found to be sealed internally with suitable mastic sealants.



Location Plan 1:2500



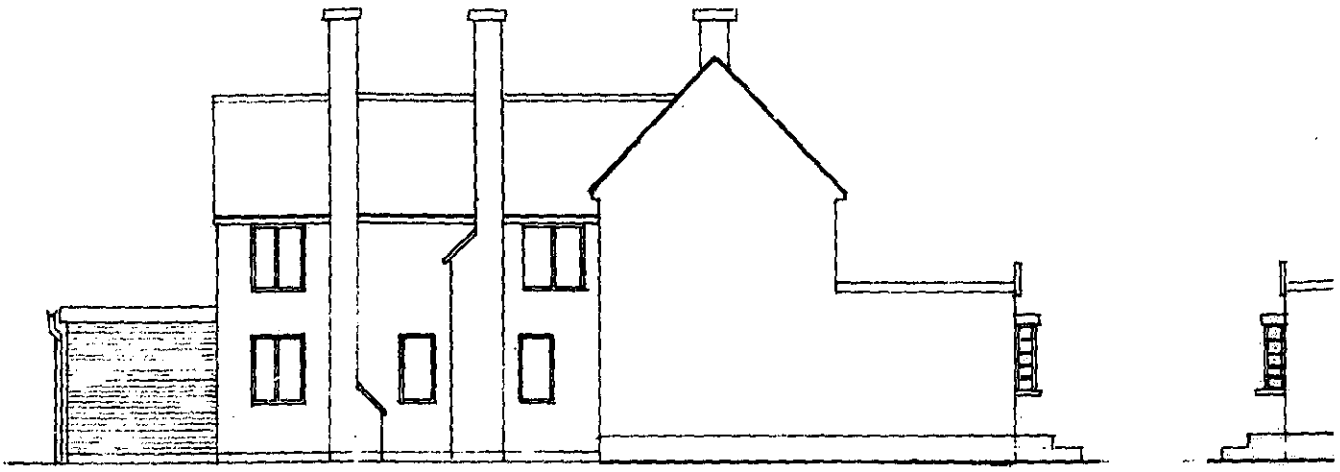
Site Plan 1:500

G H Cook M.C.I.B.
Chartered Building Consultant
'Westward', White Pit Lane,
Melbury Abbas, Shaftesbury,
Dorset SP7 0DT.
Telephone 01747 854308

Drawing No 952/1 No 1/3

Scale: 1/4"=1'0" or as shown

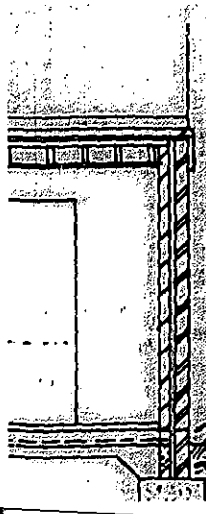
Proposed Ground Floor Extension at Doles Hill Stores, 283, Barkham Road, Wokingham, Berkshire for Mr & Mrs Dulabh.



North West Elevation



A-A

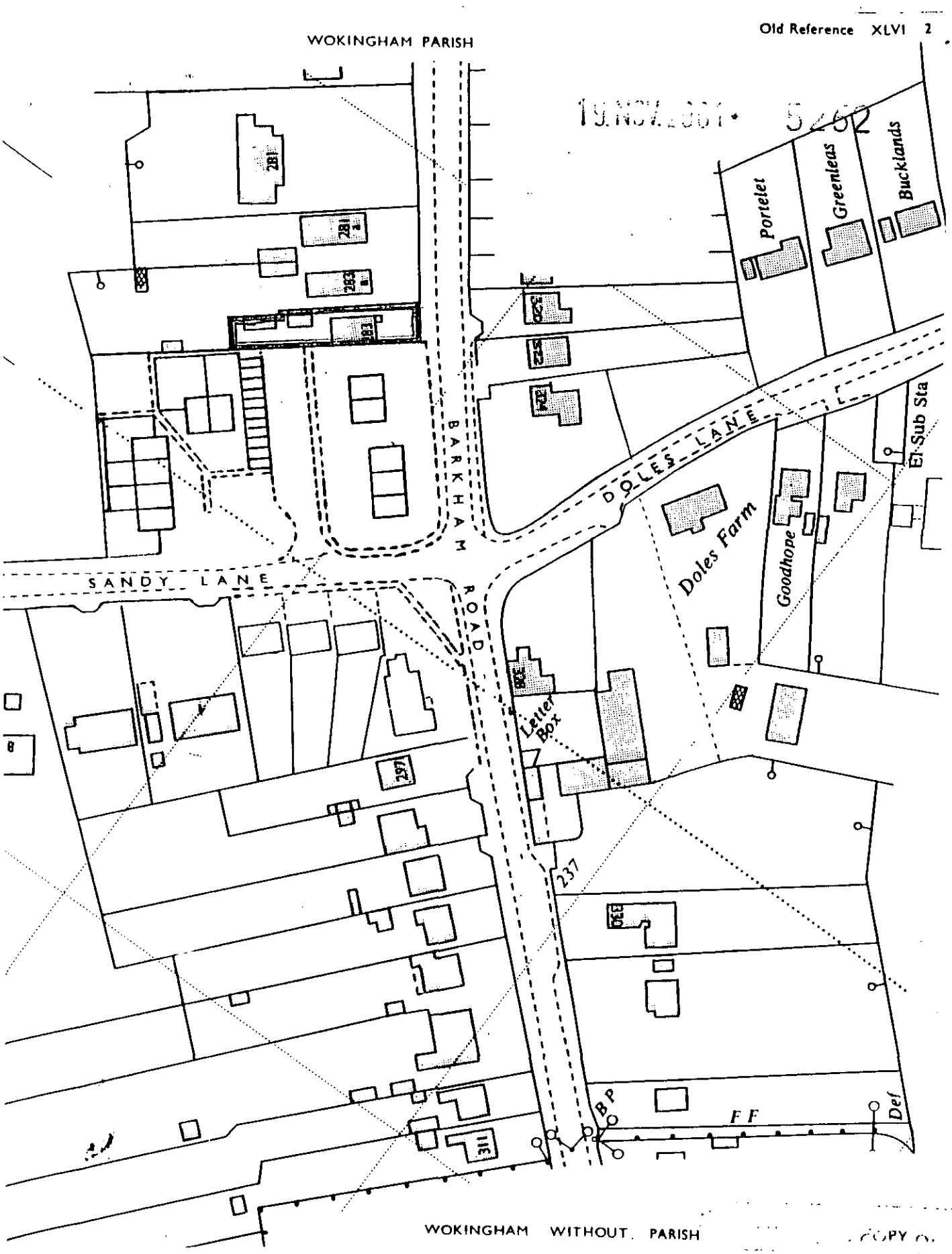


Construction Notes:-

ROOF: RWG GRANITE CHIPPINGS BEDDED IN HOT BITUMEN ON 3 LAYER BUILT UP FELT ROOFING WITH GREEN MINERAL FINISHED FELT 330MM OVER EAVES ALL ROUND INCLUDING TWO DOWN TO GUTTER ALL BEDDED IN HOT BITUMEN TO A 'V' JOBS AND BACK ROOF TAKEN OVER TOTAL ANGLE FILLET, CODE 5 LEAD FLASHING FITTED AT ABUTMENT WITH EXISTING WALL. DECKING TO BE 18MM W.R.B. PLY ON 50x 150MM CROSS BATTENS (VENTILATION WITHIN ROOF SPACE) WITH 75MM-0 FIRING PIECES OVERLAID TO GIVE CONTINUOUS FALL. ROOF JOISTS TO BE 50x 150 MM @ 400MM CTRS WITH LINE OF JOISTS STRUTTING TWO INTER JOISTS FIXED TO WALLS (75x100MM) ON NEW EXTERNAL WALL WITH LATERAL RESTRAINTS FIXED @ 1.5M CTRS. TAKEN DOWN & SECURED AND PLUGGED TO INNER SKIN. JOISTS SUPPORTED ON M.D. JOIST HANGERS CUT AND FITTED INTO EXISTING REAR WALL, NEATED AND PAINTED. ROOF INSULATED WITH 150MM THICK MINERAL GLASS QUILT OVER 12.5MM PLASTERBOARD WITH SKIMMED JOINTS AND 3MM SKIM COAT PLASTER FINISH. FASCIAS ALL ROUND CUT OF 18MM W.R.B. PLY WITH 6MM PLASTERBOARD SOFFIT INCORPORATING CONTINUOUS PLASTIC, MESH HOOD VENTING STRIP. GUTTERS TO BE 100MM BLACK H.R. PLASTIC ON BRACKETS WITH 68 MT. BLACK PLASTIC DOWN PIPE FOR CONNECTION TO EXISTING SURFACE WATER DRAIN TO SOAKAWAY.

WALLS: TO UNHEATED TRADE SKIN, OUTER SKIN - TO MATCH EXISTING AS NEAR AS POSSIBLE, 50MM CAVITY WITH ROCK WOOL BATT INSULATION AND BALL TIES @ NOT LESS THAN 4NO PER M² TO INNER SKIN OF 100MM AERATED, OR SIMILAR LIGHTWEIGHT CONCRETE BLOCKS. LINTOLS OVER DOOR AND WINDOW TO BE CAVITY OR SINGLE MATCHED CLOAKERS TO CAVITY AT EAVES TO INCORPORATE 150MM D.P.C. BUILT MONOLITH OUTER SKIN. HORIZONTAL D.P.C. TO BE SET MIN 150 MM ABOVE EXISTING EXTERNAL GROUND LEVEL. U.P.V.C. FRAMED WINDOW LOCATED IN EXISTING REAR WALL TO BE SALVAGED AND REUSED IN NEW POSITION. NEW DOOR FRAME TO BE HARDWOOD 1 SPLIT IN WING GALV. ROOM SCARTH SUPPORT @ 1M COURSE. NEW JOISTS TO BE SUPPORTED TRIMMED AROUND STAIRWELL OPENING WITH 2 COAT LIGHTWEIGHT PLASTER INSULATION BOARD TO BE 3 SKINS OF BRICK, CONCRETE BLOCK AND OF HOUSE WITH CAVITY CONCRETE FILL TO UNDERSIDE OF DPC. NEW OPENING LINTOL FIXED THROUGH OVER EXTERNAL BLOCK INNER SKIN, STEEL BEAM TO BE DRILLED INTO EXISTING WALL @ 300MM CTRS. TO ARE MADE IN NEW SLAB @ MIN. 300MM FOR CANTILEVER. FOUNDATIONS TO BE TRENCH FILL CONCRETE 600MM WIDE BY 1.00M DEEP OVERALL AND MINIMUM MIN. 300MM BELOW EXISTING GROUND LEVEL, ALL TO LOCAL AUTHORITY BUILDING INSPECTOR APPROVAL. OVERALL TO CONSIST OF 50MM CT/SAND SCREED ON DPM ON 100MM REINF. CONC. - 835 (A98 + A5 EACH) ON 100MM POLYTHENE SHEETING ON SAND BLINDED HARDCORE BED ON COMPACTED STRATA.

DRAINAGE: EXISTING 100MM CAST IRON SOIL AND VENTILATING PIPE TO BE EXTENDED TO NEW RWG IN 100MM PLASTIC PIPED AND SYPHONED AT LEVEL 3' BELOW GL. EXISTING MANHOLE NEAR NEW DOOR TO BE RAISED WITH 100MM PLASTIC PIPE ON TOP TO EXISTING MANHOLE. ASSUMED MIN. 3.0 FOOT FROM REAR WALL STRAIGHT TO BE 1.00M LENGTH, FILLED WITH EARTH OR SLAGGED HARDCORE TO MIN. MIN. 300MM BELOW G.L. COVERED WITH 3/100G POLYTHENE AND TOPSOIL.



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