EX SYSTEMS LTD
SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2001/4042

LOCATION:
36 Lowther Road, Wokingham.

APPLICANT:
Mr Henderson C/O Andesign

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **22/06/2001**

APPLICATION WILL HAVE EXPIRED ON:
13/07/2001

CASE OFFICER: **Natalie Brown**

17

294

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Henderson
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2001/4042

Parish: **WOKINGHAM**

Location: **36, Lowther Road, Wokingham.**

Proposal: **Proposed two 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. The ensuite window in the nofth east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side (north west) elevation of the extension facing 38 Lowther Road hereby permitted except for any which may be shown on the approved drawing(s).

Condition
5. 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
6. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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..

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

Reason
5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
6. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. Under Section 6 of The Party Wall Act 1996, you are advised to serve notice to neighbouring property (38 Lowther Road) notifying them that the new building/foundations would be within 3m of their building.

Informative
2. 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 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 29/06/2001

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.

Received by Wokingham District Council

Application No: F/2001/4042

Proposal:
Proposed two storey side extension to dwelling.

Location:
36, Lowther 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. 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/06/2001. 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

29 May 2001

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

Tel: (0118) 974 6492

Date: **29 May 2001**

My ref: F/2001/4042

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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/2001/4042
36, Lowther Road, , Wokingham.
Proposed two 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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2001/4042**
36, Lowther Road, , Wokingham.
Proposed two 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 Earnshaw

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

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

Tel: (0118) 974 6492

Date: **29 May 2001**

My ref: F/2001/4042

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Natalie Brown** Application Number: **F/2001/4042**
36, Lowther Road, , Wokingham.
Proposed two 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 Eke

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

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

Tel: (0118) 974 6492

Date: **29 May 2001**

My ref: F/2001/4042

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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

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Application Number: F/2001/4042
36, Lowther Road, , Wokingham.
Proposed two storey side extension to dwelling.

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If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2001/4042**
36, Lowther Road, , Wokingham.
Proposed two 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 Malvern

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4042	NB
BUILDING CONTROL NUMBER	FP/2001/1902	Howard
~~APPLICANT~~/AGENT	Andesign	
ADDRESS OF SITE	36 Lowther Road WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3159	AH/E/3159
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/6/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	16/7/01	

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	

Applicationo	Name & Address
F/2001/4042	Mr J Godson 39 Lowther Road Wokingham Berkshire RG41 1JB
F/2001/4042	Mr Gibbs 38 Lowther Road Wokingham Berkshire RG41 1JB
Application Approved	Letter sent: 05/07/01

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/4042

Applicant : Mr Henderson C/O Andesign.

Location : 36, Lowther Road, , Wokingham.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		5/6

Date of Neighbour Notifications : .....

Date of Site Visit : 5/6

Date Registered : 18/05/2001

Earliest Date for Decision : 22/06/2001

Latest Consultation Date/Site Notice Expiry Date : 22/06/2001

This application will have expired on: 13/07/2001. 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 TC: none received

Highways: parking/garaging/turning

Letter of rep: N°39- concerns re changing to guesthouse/hotel.

Planning Issues : (10'd set)

Application Number: F/2001/4042

Appraisal :

SEE ATTACHED SHEET.

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

Application Number F/2001/4042
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	full permission - 5yrs
	C014	R014	External finishes to match.
	C045	R045	Ob. glazing
			Ins: ensuite
			Ins: North-east elevation
			Dcl: It shall be fixed shut
	C044	R044	No windows.
			Ins: side (north west) elevation
			facing 38 Lowther Road
	C049	R049	Garaging to be retained
	C122	R122	Parking + turning
		Informative	Under section 6 of The Party Wall Act
			1996, you are advised to serve notice
			to neighbouring property (38 Lowther Road) notifying them
		That	~~as~~ the new building/foundations would be
			within 3m of their building.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: ——

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

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1

GREEN BELT LOCAL PLAN POLICIES: ——

BERKSHIRE STRUCTURE PLAN POLICIES: ENI

MINERALS LOCAL PLAN POLICIES: ——

A Cronin

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

Date: 29.6.07.

RECORD OF SITE VISIT

SITE ADDRESS: 36 Lowther Road
Wokingham.

APPLICATION NUMBER: F/2001/4042

OFFICER: Natalie Brown

DATE OF SITE VISIT: 9/6

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes- tree in f. garden

2. DESCRIPTION OF SURROUNDINGS

Res.

3. DESCRIPTION OF SITE/BUILDING

Existing detached garage to be demolished +
new garage incorp with extn.
Extn to be full length dwelling + full ridge height. 1st fl to be level with main part of dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached. 2s - bungalow either side set away from boundary

Bungalow adj to proposed extn set away from boundary
No windows in nearest side.
Ivy growing on rear part of house.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Detached garage + driveway.

LEVELS

BOUNDARY TREATMENT low fencing at front + side trees + shrubs.

OTHERS

Application Number: F/2001/4042

Appraisal:

Development

For a two-storey side extension to the dwelling to form double garage, family room with master bedroom/en-suite and dressing room above, thereby increasing the number of bedrooms to 5. It would be 5.4m in width, and at ground floor level be 9.4m and at first floor level be 6.2m in length (i.e. be set back from the front by 3.2m). It would be set away from the neighbouring property by 1m. The ridge height of the hipped garage roof (before the 1st floor starts) would be 3.7m. The ridge height of the two-storey element would be that of the main dwelling – 8m, and also be hipped.

There is an existing detached garage which would need to be demolished as part of these proposals.

1) Impact upon neighbouring properties

When viewed from the front, the dwelling to the right of the proposal site is a bungalow. This is set away from the boundary with No. 36 by about 1m. There would therefore be 2m between the two side building lines.

On the site visit it was noted that there were no windows in the front part of the side elevation of No. 38 and that a climbing plant was growing on the rear part of the side elevation. As plan 23104 shows, there are no windows in the side elevation of No. 38 facing No. 36.

It is therefore considered that the proposed development would have no adverse effects upon neighbouring properties in terms of overbearing, overshadowing or overlooking.

However, it is recommended that no windows are added in the side elevation facing No. 38 and that the en-suite window in the front elevation is obscurely glazed.

2) Impact upon the character of the streetscene

There is a mixture of style and designs of dwellings within the streetscene. The dwellings either side of the application site are bungalows.

It is not considered that the proposed development would have any adverse effect, especially as the front gable incorporated in the dwelling helps to break up the front elevation. In any case, the two storey part of the proposed development, although at main ridge height, would be set back by 3.2m from the front of the dwelling with the single storey part of the garage also helping to break up the elevation. Materials are proposed to match the existing.

It is therefore considered that there would be no adverse effect upon the character of the streetscene.

3) Impact upon highway safety (parking provision)

The proposed development would increase the number of bedrooms to 5. There would therefore be a requirement to provide 4 off-road parking spaces

in order to comply with highway standards. This requirement has been met. Provided that the parking and garaging are retained, the Highway department would have no objection.

4) Other matters

A letter of concern was received from No. 39 re. whether a change of use would be required from residential to commercial (i.e. guest house or hotel) would need a further planning application.

This Council distinguishes between letting out rooms to lodgers, and letting out rooms on a bed and breakfast basis.

Lodgers are usually resident for months at a time or longer, and would normally constitute part of the same household as the hosts. On this basis, planning permission would not be required to let out two rooms in the above house.

However, bed & breakfast lettings are on a much shorter (typically daily or weekly basis) and the occupants live separately from the host household. Therefore, the use of the dwelling would be significantly different, and planning permission would be required. Furthermore, bed & breakfast lettings frequently result in advertisements being required, which again would result in a change in the character of the dwelling and area.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 18 MAY 2001	Map No. 68. Site 0.07
Officer: NAB / Application No. F/2001/4042.	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: 36 LOWTHER ROAD

Parish: WOKINGHAM Ward: EMMBROOK
29.05.01.

Applicant: MR HENDERSON

Fee Received 95-00 (8) 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 : 29.05.01. 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:

site notice & see myp for neighbour notif

1327

WOKINGHAM DISTRICT COUNCIL

To Natalie

Date 1/6/01 Time 14.12

WHILE YOU WERE OUT

Name ~~MR~~ GAVIN.

Of ~~68~~ 221 36 Lowthel Rd - APP 4042

Phone No. 9787309. Ext.

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

MESSAGE ~~[illegible]~~ - 2 storey exten -

Querying location of extension

1/6 3.30. - tried to phone - line engaged -

he phoned 4/6 ~~2pm~~ 1.55 - he's from No 34.
- said SN not displayed - I said it was only sent out on 29/5
- & wanted to know what side extn would be when view from rd. I said RHS - he is on the left, so it would face No 38.

Signed FH.

Carol Hurst

From: Ian Jordan
Sent: 02 June 2001 11:41
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Saturday, June 02, 2001 11:41:54 AM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Comment
ApplicationNumber: F/2001/4042
Correspondent_FullName: JEREMY GODSON
Correspondent_StreetAddress: 39 LOWTHER ROAD
Correspondent_Address2:
Correspondent_Town: WOKINGHAM
Correspondent_County: BERKS
Correspondent_PostCode: RG41 1JB
Correspondent_Telephone: 01189 790881
Correspondent_Email: J.GODSON@NTLWORLD.COM

Comments:

Would any change in use from residential to commercial(for example as a guest house or hotel) need a further planning application?
I would not want this to be a back door route to the commercial use of the property.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 29 May 2001

Application Number: F/2001/4042

Proposal: Proposed two storey side extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
36, Lowther Road, , Wokingham.

Applicant:
Mr Henderson C/O Andesign.

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).

C049, R049.
C22, R122.

Signed: _____ **Print name:** Adam Coggins 4/6/01

Environmental Services

For office use only.
Application number: 18.MAY2001 * 4042

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR I. HENDERSON & MISS P. BUTLER 36 LOWTHER ROAD, WOKINGHAM, BERKS RG41 1JD 9792006
2	Agent's Name Address and postcode Phone number	ANDESIGN 9 PERKINS WAY WOKINGHAM BERKS RG41 2IN 9784165
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☒ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.	4	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
c	Six copies of each set of plans and drawings listed below.		
	• *1:2500 scale location plan with the site outlined in red.*	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN)

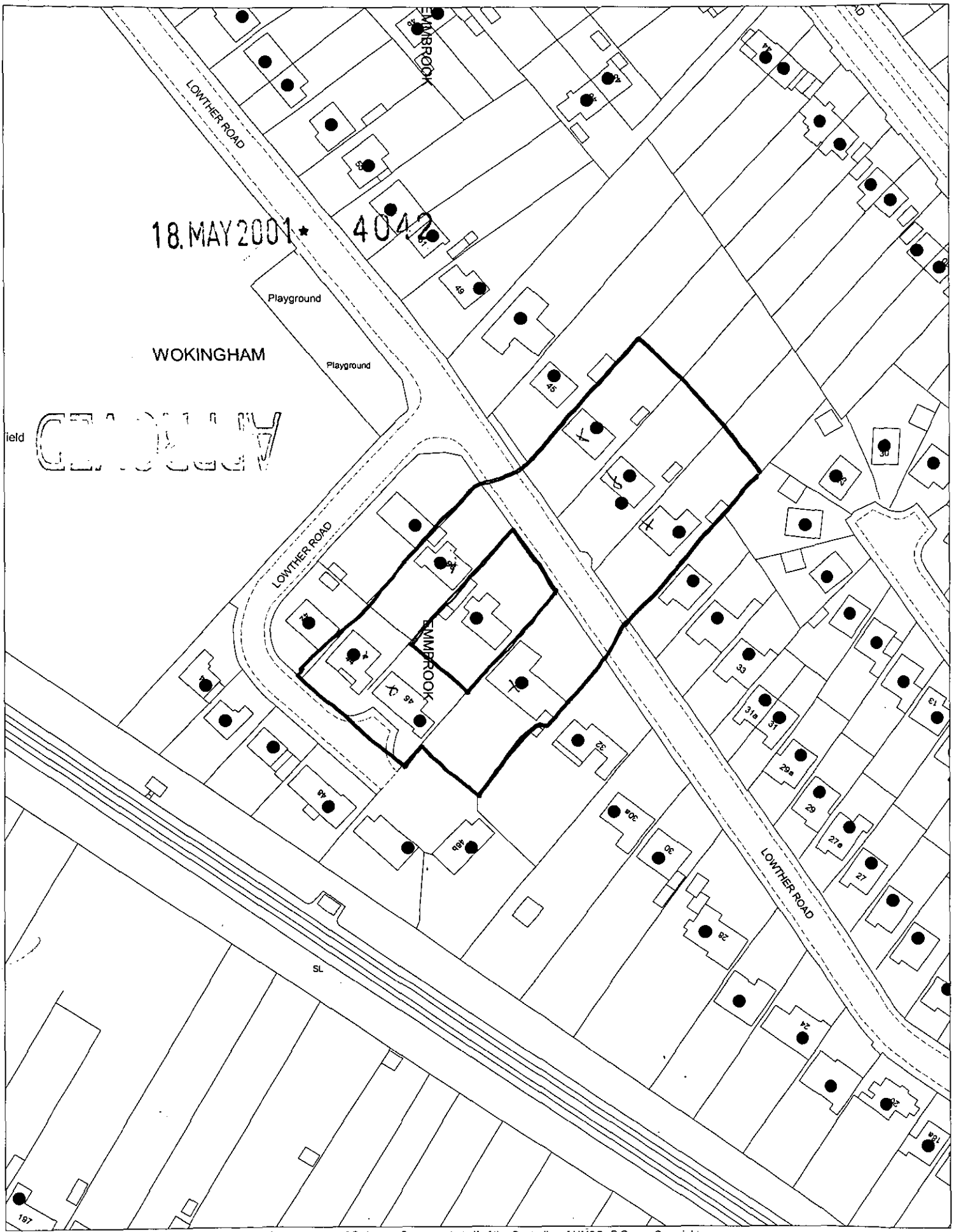
on behalf of MR I.HENDERSON & MISS P. BUTLER

Date 17/5/2001

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

36, LOWTHER ROAD

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
	8553X	5.10.71	Two/storey extension to form study, utility and 2 bedrooms		10.10.71		
R/175/71		10.71	ditto	21.10.71@			



18 MAY 2001 ★ 4042

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Development Control Section, Environmental Services, Wokingham District Council.
23 May 2001

Scale: 1 : 1250

N
W E
S

38, LOWTHER ROAD

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
	7601X						
B/R/89/69.		6.6.69	Demo. of sub-standard kitchen and garage and erection of new buildings for same purposes	10.7.69C			
					5.6.72R		
	8835X	3.4.72	Provision of habitable room & bathroom in roof space and new staircase				
					12.10.72		
	9072M	15.9.72	Provision of room in roof space		24.1.77 APP		
	BR 5939		Mr D A W Gibbs ext to lounge	17.2.77 GA			
05859	~~05~~		" "		19.11.84 APP		
	BR 23635		" S/ST. EXTENSION	24.4.85 GA			
23104			" "				

23104
-4 FEB 1985

Front Elevation

existing dormer gable roof to be altered to match elevation

rough cast to match existing

brick to match existing

window and door (existing)

existing window & door to be retained or alternatively replaced by matching units as shown, double glazed throughout

Side Elevation (West)

hipped roof adapted to match existing roof line and extended over garage, tiles to match existing

new roof window with lead flashing to tiles

4" gutter

Side Elevation (East)

existing building

Part Rear Elevation

existing window

Ground Floor Plan

lounge

bathroom

dining room

kitchen

bedroom

hall

existing recess blinded

existing attic access to be blocked

existing built cupboard to be removed

existing rwp to soakaway

existing chimney breast

existing timber framed partition

existing timber framed window

existing building line

Double 7"x3" joists alongside existing 7"x3" joists

new timber frame, wall to plaster board skimmed, 4" ceiling

2 off 6"x3" RSJ's along centre line of wall (on wall)

11" cavity

vertical dpc to all frames

new rwp to soakaway 4" gutter to elevations

Note 1. Bearing points for RSJ's to be investigated on site and rebuilt as necessary.

Scales: elevations 1/8" = 1'0"
details 1/2" = 1'0"

fully glazing screen including 6 sq ft. ventilation

shower tray

new timber stud partition

new fire door

Stairway Elevation

Central pivot, double glazed roof light, 2'-6" x 4'-7", lead flashing to tiles.

existing 4"x2" rafters / ceiling with 3/8" plaster board and skimmed. 4" fibre glass between rafters

double 7"x3" joists at right angles to existing 7"x3" joists

stringer butt joint detail

handrail detail

Standard stair. 14 treads, 15 risers, 2'-10" going, 2'-6" handrail to other edge

First floor landing

N

24'-3"

foul drainage via straight run to existing 4'-0" dia. inspection chamber. Flexible joints encapsulated with granular fill.

existing garage

3'-1" ridge board
4"x2" rafters at 16" centres. bituminite underfelt. 4"x3" purlins tiles to match existing

4" white pvc guttering to link with existing

insulated 11" cavity walls brick outer skin to match existing, block inner, plastered.

Sectional elevation bedroom

4"x2" joists at 16" centres, 4"x2" binders. 3/8" plasterboard ceiling 4" fibreglass insulation

7"x2" joists at 16" centres 3/4" tongue and groove floor

2 off 3" air bricks to each elevation

6" hardcore 2" concrete screed

3/8" chippings bedded on bituminite felt, tucked under tiles

1" dia vents to soffit

6"x2" joists at 16" centres, 0-3" tiring pieces, 3/4" tongue & groove ply decking

3/8" plaster board foiled backed ceiling, 4" fibreglass insulation (roof run 0-3" to existing flat roof and guttering with new linking guttering on ibar elevation independent of garage)

existing 11" cavity wall (to be modified to provide access to new stairs)

Sectional elevation hall/shower room (construction to match existing kitchen)

9" hardcore, 6" concrete, 2" screed, waterproof membrane.

2'-0" x 2'-0" trench fill foundation with reinforcing mesh

3/8" chippings bedded on bituminite felt, tucked under tiles

6"x2" joists at 16" centres, 0-3" tiring pieces, 3/4" tongue and groove decking

Sectional elevation garage

4" dia plywood box section rwp gulley 6" deep x 10" wide, lead flashing, bituminite felt and sealed, 3" rwp to internal r.w.p.

existing 4 1/2" brick wall

all internal joints completely fire sealed

4" cavity block wall common to bedroom extension

9" hardcore, 6" concrete, 2" screed, waterproof membrane

gulley detail

4" plywood box lead lining, with PVC cover

PROPOSED MODIFICATIONS FOR D.A.W. & P.A. GIBBS
AT 38, LEWTHER ROAD, WOKINGHAM

1/16" 0 5 10 20 30 40 50FT
1"=20' 0 5 10 20 30 40 60FT
1"=30' 0 10 20 30 40 60 90FT
1/2" 0 1 2 3 4 5FT
1/4" 0 1 2 3 4 5 10FT
1/8" 0 5 10 15 20 25FT

1:200 0 1 2 3 4 5 10 15M
1:100 0 1 2 3 4 5 6 7 8M
1:50 0 1 2 3 4M
1:2500 0 20 50 75 100 150 200M
1:1250 0 10 30 50 75 100M
1:500 0 5 10 20 30 40M

A2 A2 A1