APPLICATION NO:
F/2001/3324

LOCATION:
60 Ryhill Way, Lower Earley Reading.

APPLICANT:
Mr & Mrs Gilvani Anglian Home Improvement

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **11/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
04/04/2001

CASE OFFICER: **Patrick Haran**

(PH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Gilvani
Anglian Home Improvements
Conservatory Admin Dept
P O Box 65
Norwich
NR6 6EJ

Application Number: F/2001/3324

Parish: **EARLEY**

Location: **60, Ryhill Way, Lower Earley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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.

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

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.
Loddon Area Local Plan Policies LTV1 and LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 03/04/2001

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.

WORK SHEET FOR : Patrick Haran

Application Number : F/2001/3324

Applicant : Mr & Mrs Gilvani Anglian Home Improvements.

Location : 60, Ryhill Way, Lower Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
		✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 27/03/01

Date Registered : 07/02/2001

Earliest Date for Decision : 11/03/2001

Latest Consultation Date/Site Notice Expiry Date : 11/03/2001

This application will have expired on: 04/04/2001. 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 :

Barley Town Council - No objection

Neighbour responses - None

Planning Issues :

1/ IMPACT ON AMENITY OF NEIGHBOURING PROPERTIES

2/ IMPACT ON STREETSCENE

3/ DEVELOPMENT PLAN CONTEXT

4/ HIGHWAYS

APPROVED

Application Number: F/2001/3324

Appraisal:

The proposal under consideration is for a single storey extension to the rear of a 2 storey detached property to form a conservatory.
The proposal would project approx. 3.5 metres from the rear building line of the existing dwelling and would be aprrox 4m wide.
The proposal would incorporate a hipped roof design, standing at approx. 3.5metres to the ridge and falling to approx. 2.2metres at the eves.

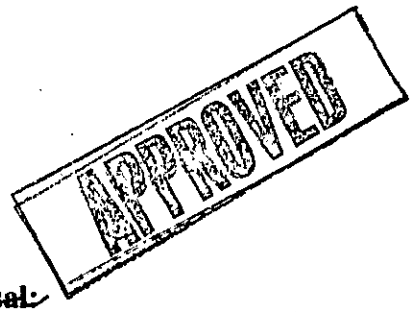
1/ IMPACT ON AMENITY OF NEIGHBOURING PROPERTIES
The application site is bounded to each side by a 1.8m Close Board fence. To the rear of the property, Pearlmans Copse, is an area of wooded open space. There are two other similar developments in neighbouring gardens. Being single storey with a clear glazed roof, it is not considered that the proposed development would have a significant impact on light to adjoining properties.
There are no windows in the side elevations of either adjoining properties and the rear building line of the application site is set back from that of the 2 neighbouring properties. In this respect it is not considered that overlooking would be an issue.

The proposal would be sited approx. 7.5m from the boundary with No. 58 and approx. 2m from No. 62. This is not considered to be significantly overbearing and, on balance, the impact of the proposal on the amenity of neighbouring properties is not considered to be significant.

IMPACT ON STREET SCENE
Proposal would not be visible from Ryhill Way, but would be visible from the track, to the rear of the property, running through Pearlmans Copse. There being other similar developments to adjacent properties, this is not considered grounds for refusal.

DEVELOPMENT PLAN CONTEXT
The proposal is within identified settlement.

HIGHWAYS
There are no extra bedrooms as part of the proposal, as such there are no requirements for extra parking spaces.



Recommendation: Approval: ✓ **Refusal:**

Application Number F/2001/3324
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	Strs to be developed

RECORD OF SITE VISIT

SITE ADDRESS: 60 Ryhill Way Lower Earley Reading.

APPLICATION NUMBER: F/2001/3324

OFFICER: Patrick Haran

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS ~~2 storey detached~~. Backs onto Pearmans copse. Neighbours have conservatories

3. DESCRIPTION OF SITE/BUILDING 2 storey detached
1.8m c/b fence to boundaries - existing patio

4. RELATIONSHIP TO ADJOINING PROPERTIES
staggered rear building lines - detached
No 60 set back slightly from adjoin

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS Level

BOUNDARY TREATMENT - 1.8m c/B fence

OTHERS

APPROVED

FROM: Patrick Haran

DATE: 15 February 2001

19 FEB 2001
E
DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3324

Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address: 60, Ryhill Way, Lower Earley, Reading.

Applicant: Mr & Mrs Gilvani Anglian Home Improvements.

Your observations are required in respect of this application **by 11/03/2001** .

NO OBJECTION

SIGNED: _____ DATE: 15 MAR 2001

Clerk To Earley Parish/Town Council.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3324
CASE OFFICER: Patrick Haran

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

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

Tel: 0118 974 6482

Date: **15 February 2001**

My ref: F/2001/3324

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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/2001/3324
60, Ryhill Way, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Patrick Haran** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2001/3324**
60, Ryhill Way, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: 0118 974 6482

Date: **15 February 2001**

My ref: F/2001/3324

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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/2001/3324
60, Ryhill Way, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Patrick Haran** on **0118 974 6482.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2001/3324**
60, Ryhill Way, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: 0118 974 6482

Date: **15 February 2001**

My ref: F/2001/3324

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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/2001/3324
60, Ryhill Way, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Patrick Haran** on **0118 974 6482.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2001/3324**
60, Ryhill Way, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

Received by Wokingham District Council

Application No: F/2001/3324

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

LOCATION:
60, Ryhill Way, Lower Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Patrick Haran P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/03/2001. 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 of Planning and Transportation

15 February 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 FEB 2001	Map No. 65 Site 0.05
Officer: PH	Application No. F/2001/3324

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 60 RYHILL WAY

Parish: EARLEY

Ward: Redhatch 15-2-01 B.

Applicant: MR/MRS GILANI

Fee Received 95-00 (S) 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	Trees not shown on block plan. Are any affected by development?	15.2.	
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 : 15.2.01 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 : Shinfield
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:

S/N + see map.

07.FEB.2001 3524

Anglian Home improvements

Wokingham District Council
Planning Department
Po Box 157
Shute End
Wokingham
Berkshire
RG11 1WR

Conservatories Division
Conservatories Admin. Dept.
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 420780
Facsimile: 01603 420576
Facsimile: 01603 420597

6th February 2001

Our ref: KH 99/04636 GILANI

Dear Sir or Madam,

REF: PROPOSED DEVELOPMENT AT: 60 RYHILL WAY LOWER EARLEY READING BERKS RG6 4AZ

We would like to make a formal application under the Town and Country Planning Act, to construct a conservatory in accordance with the enclosed detailed drawings and completed application forms.

As we strive to offer our clients a prompt and efficient planning service, we would be grateful if you would assist us in our efforts by forwarding your correspondence to us by fax wherever possible, stating our full reference number. This will greatly assist us in reducing unnecessary time delays.

We trust that the application has everything you require, including cheque for £95.00. Should you need any additional information, please contact us via the methods listed below.

We will contact you in the next few days, to see if you have any initial opinions on the proposal.

Thanking you for your assistance in this matter,

Yours faithfully,

pp Omann

Mr Simon Dickerson – Planning Officer
Planning Department – Central Conservatory Administration.

Tel: 01603 420780 Fax: 01603 420576 Email: cons.planning@anglian-windows.com PAI

MASTER CARD FOR RYHILL WAY

ADDRESS

PARISH ~~SHINFIELD~~ EARLEY

PLOT No. AREA JJ

ORD. SHEET No. SU. 7369 (6

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1769/73	WEST NEW HOMES	O/L. RES. DEV.	13.6.74	R
~~01785~~		~~LOWER EARLEY DEV. APP. RE. TO HOUSES~~		
07235, 95		ROADS		CH
16652	BOVIS O/L.	56 DET. HOUSES & GARAGES	14.1.82	CH
18797	"		D/DR.	
19758	"	SITE COMPOUND	25.8.83	CH

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 60 RYHILL WAY

PARISH SHINFIELD

PLOT No. 35 AREA JJ LOWER EARLEY

ORD. SHEET No. SU. 7369 (65

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19154	BOVIS	DET. HOUSE & GARAGE	31.3.83	CH
BR21446	"	"		APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 07.FEB.2001 * 3524

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	MR & MRS GILANI
	Address and postcode	60 RYHILL WAY LOWER EARLEY READING BERKS
	Phone number	
2	Agent's Name	ANGLIAN HOME IMPROVEMENTS
	Address and postcode	CONSERVATORY ADMIN DEPT PO BOX 65 NORWICH NR6 6EJ
	Phone number	01603 420780
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.	60 RYHILL WAY LOWER EARLEY READING BERKS RG6 4AZ
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECT A PVCU CONSERVATORY TO REAR OF PROPERTY.
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.	WALLS: BROWN PVCU FRAMES/ DOUBLE GLAZING ROOF: BRONZE POLYCARBONATE
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? N/A If Yes, please show details of any changes on the plans.	Yes ☐ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: Omann

on behalf of MR & MRS GILANI

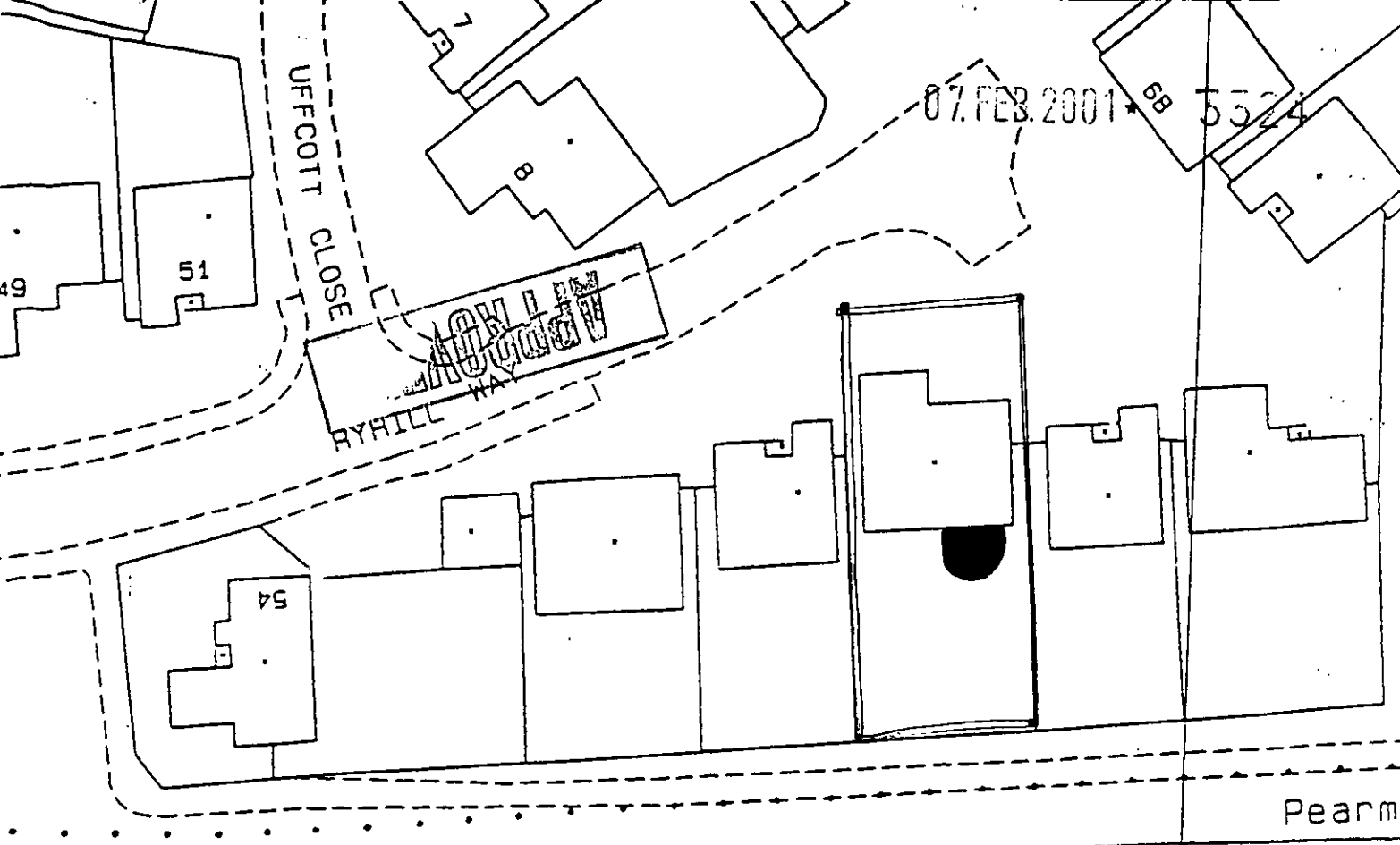
Date 05/02/2001

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3324**
CASE OFFICER: **Patrick Haran**
SECTION 106 AGREEMENT Yes ☐ No ☐

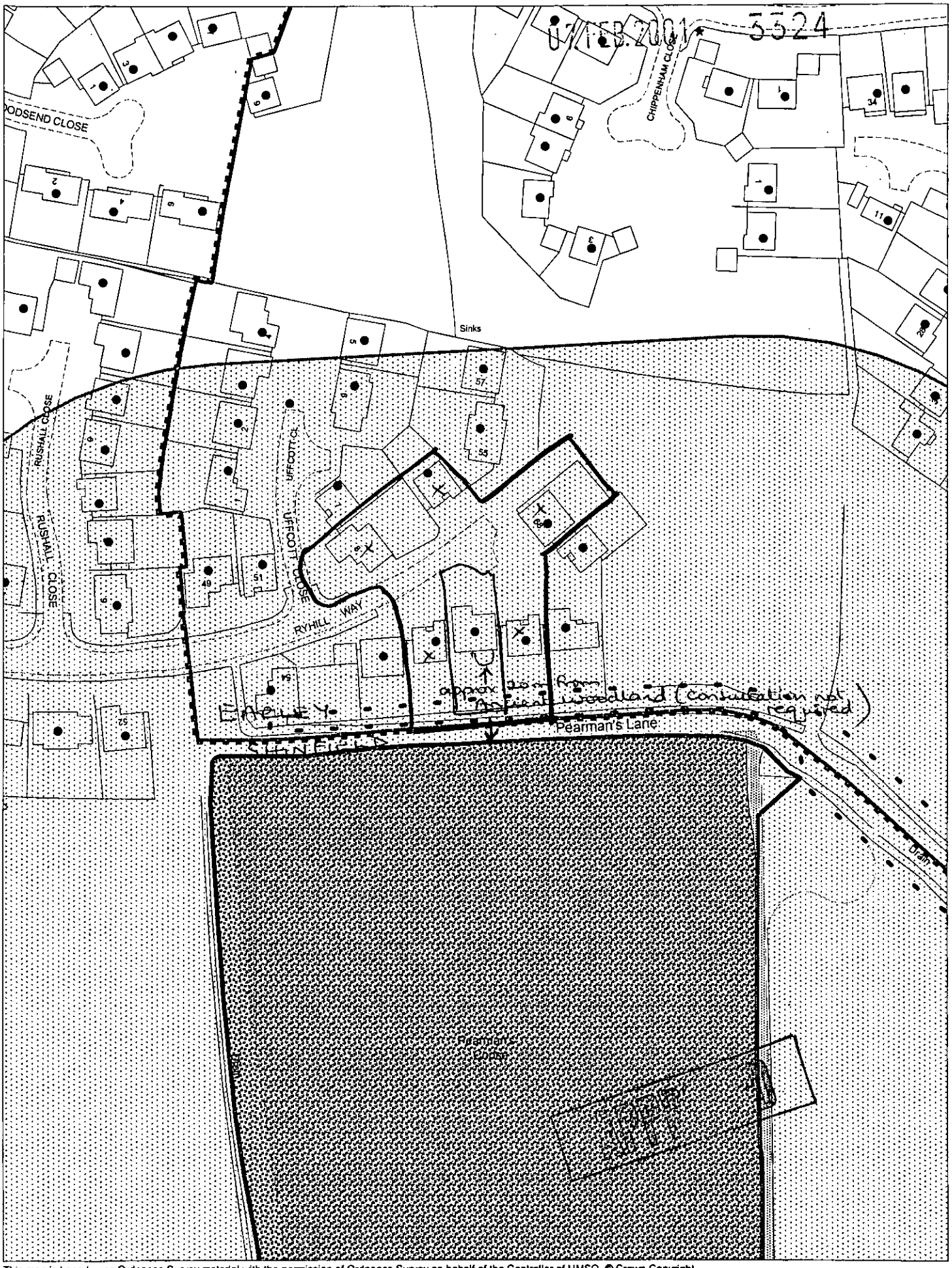
STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



BLOCK PLAN 1:500

Nc

Sc

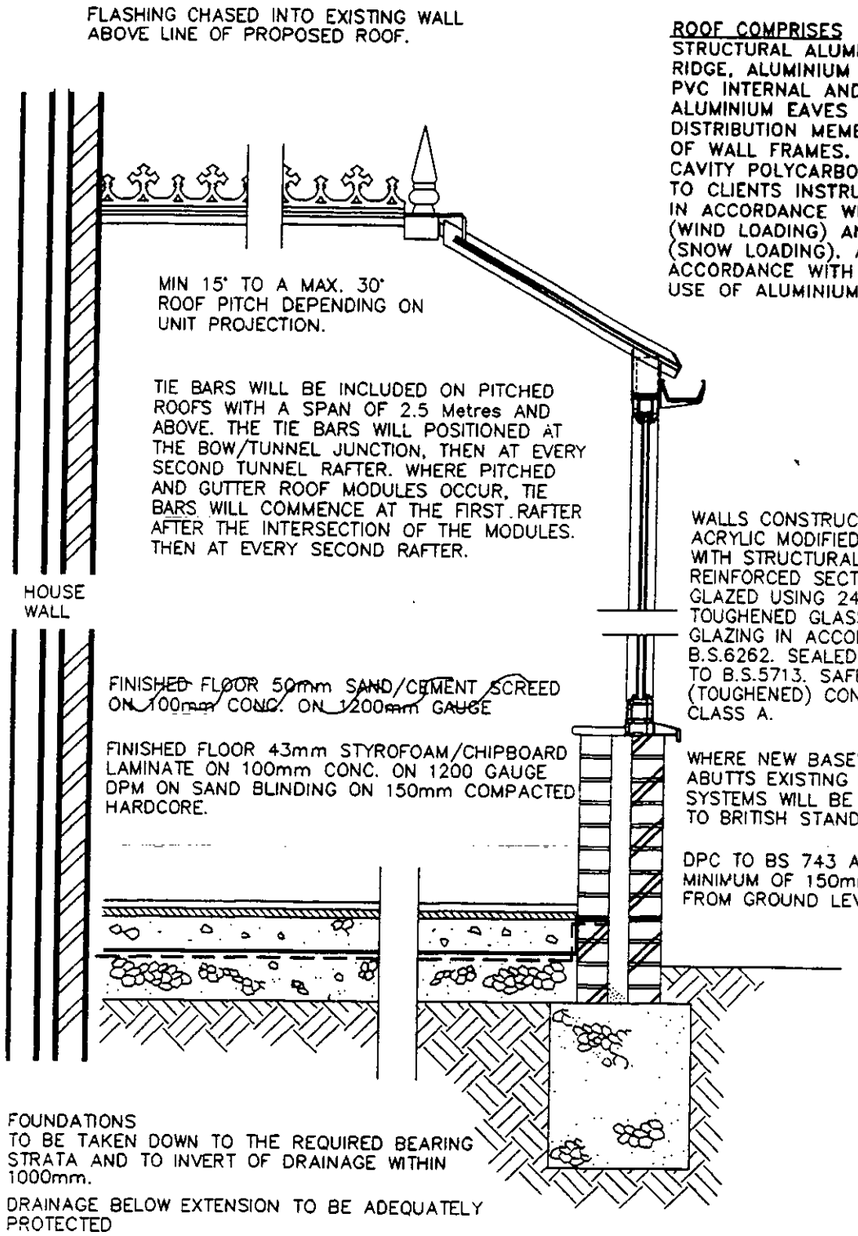


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

12 February 2001 Scale: 1 : 1250

N W E S



ROOF COMPRISES
STRUCTURAL ALUMINIUM, VENTILATED RIDGE, ALUMINIUM GLAZING BARS WITH PVC INTERNAL AND EXTERNAL CAPPINGS. ALUMINIUM EAVES BEAM (LOAD DISTRIBUTION MEMBER) SECURED TO TOP OF WALL FRAMES. ROOF GLAZING TO MULTI-CAVITY POLYCARBONATE OR GLASS SHEETS TO CLIENTS INSTRUCTIONS. ROOF DESIGNED IN ACCORDANCE WITH CP3 CHAPTER 5 (WIND LOADING) AND BS 6399 PART 3 (SNOW LOADING). ALL DESIGNED IN ACCORDANCE WITH CP118 (STRUCTURAL USE OF ALUMINIUM).

WALLS CONSTRUCTED IN ACRYLIC MODIFIED PVCu WITH STRUCTURAL ALUMINIUM REINFORCED SECTIONS AND GLAZED USING 24mm O/A TOUGHENED GLASS SEALED UNITS. GLAZING IN ACCORDANCE WITH B.S.6262. SEALED UNITS CONFORM TO B.S.5713. SAFETY GLASS (TOUGHENED) CONFORMS TO B.S.6206, CLASS A.

WHERE NEW BASEWALL / BRICKWORK GABLE ABUTTS EXISTING PROPERTY, FIXING SYSTEMS WILL BE USED IN ACCORDANCE TO BRITISH STANDARDS.

DPC TO BS 743 AND A MINIMUM OF 150mm FROM GROUND LEVEL.

NOTE:– CONSERVATORIES WITH A PITCHED TRANSLUCENT ROOF, UNDER 30m² AREA, ARE NOT SUBJECT TO BUILDING REGULATIONS, PROVIDED IT IS BUILT AT GROUND LEVEL.

TYPICAL SECTION

NOTE:
This cross sectional drawing is shown as a "Typical Example" And is intended for information purposes only. Site Conditions and sub-soil bearing strata will dictate final Design.

DWG: SHT2NVBW REV: E

07 FEB 2001 * 3324 PAGE 1

Anglian
Home improvements

PROPOSED . PVCu DUAL KNIGHT CONSERVATORY.
AT . . . . . 60 RYHILL WAY
LOWER EARLEY
READING, BERKS
RG6 4AZ
FOR . . . . MR & MRS GILANI

CUSTOMER CONTRACT COPY CHECK. YES ☑

SURVEYOR: PLEASE CONFIRM THAT ALL THE ABOVE DETAILS ARE CORRECT. YES ☑

DATE.	REVISIONS.	BY.

DRAWING No. 099/04636	DRAWN BY.. Leon Nockolds	DATE 11/01/00
BRANCH NAME	SURVEYOR.. RHill	DATE 26/1/01

The Company Surveyor has discussed the above survey with me and I agree to the designs and other details finalised during the Surveyor's visit and I understand that I must settle the account with the Installers upon completion.

Customers Signature [signature] Date 26.1.1

Expected Installation Date
SUBJECT TO PLANNING
(Subject to third party approval being obtained)

Comments on deferred installation
EST 8-10 WKS PLANNING
+ 8-10 WKS MANUF/FITTING

Method of payment (Confirmed with Customer)
OPTIONS
(Anglian does not accept final balance payment by credit card.)

Code

APPROVAL REQUIRED ☑ Where applicable

APPROVED

PLANNING PERMISSION	YES ☑	NO ☐	RESTRICTIVE COVENANTS	YES ☐	NO ☑
BUILDING REGULATION	YES ☐	NO ☑	HOUSING ASSOC. CONSENT	YES ☐	NO ☑
LISTED BUILDING CONSENT	YES ☐	NO ☑	BUILDERS CONSENT	YES ☐	NO ☑
CONSERVATION AREA	YES ☐	NO ☑	LANDLORDS CONSENT	YES ☐	NO ☑
NEIGHBOURS CONSENT	YES ☐	NO ☑	PARTY WALL ACT	YES ☐	NO ☑

SCHEDULE OF WORKS

✓ WHERE APPLICABLE

PRODUCT POSITION: REAR ✓ SIDE ☐ FRONT ☐

FINISHED FLOOR LEVEL: SAME ✓ BELOW ☐

SITE ACCESS (SPECIFY): SIDE GATE

MR CLEWSON

EXISTING PROPERTY FOUNDATION TYPE: CLAY AREA, SOME BALLAST. SOME HOUSES HERE ON DEEP-TRENCH FOOTINGS, THOUGH INSPECTOR DID NOT KNOW INDIVIDUAL PROPERTIES. REC'M'D SAME DEPTH FOOTINGS AS HOUSE.

COUNCIL TEL. NO. & POINT OF CONTACT:

BRICK TYPE (IF KNOWN): STOCK. MATCH REQ'D

	YES	NO	DETAILS
Skip Required	✓		ON ROAD / DRIVE
Remove Site Obstruction		✓	TYPE : VOLUME :
Trees	✓		TYPE : OAK DISTANCE FROM UNIT: : 25m
Full Base	✓		
Extra Depth Foundations			POSSIBLE - SAME DEPTH AS HOUSE TOTAL DEPTH : IS RECOMMENDED
Break Up Hardstanding	✓		TYPE : SLABS AREA (m²):
Excessive Earth Removal		✓	QUANTITY :
Retaining Wall		✓	HEIGHT : LENGTH :
Rainwater Drainage	✓		Soakaway ✓ Connect To Existing ☐ Other ☐
Manhole, Plastic/Brick/Concrete		✓	RAISE & SEAL / MOVE INVERT DEPTH :
Gulley/Rodding Eye		✓	RAISE & SEAL / MOVE
Re-Route Rainwater Pipe		✓	PLASTIC / CAST ROUND / SQUARE COLOUR : DIAMETER :
Box In Pipes		✓	
Additional Height On Base At Front Of Unit		✓	Height Over 225mm :
Suspended Timber Floor		✓	
Cut Garden Room Ridge Around SVP		✓	

	YES	NO	DETAILS
Basewall External Finish	✓		BRICK / RENDER / OTHER
Basewall Internal Finish	✓		BRICK / PLASTER
Gable Wall External Finish		✓	BRICK / RENDER / OTHER
Gable Wall Internal Finish		✓	BRICK / PLASTER
Make Good To Site	✓		CUSTOMER'S EXPECTATIONS : Re-lay slabs 1 deep around base
Steps / Landing		✓	TOTAL RISE : QUANTITY :
Ballustrades		✓	
Frame / Box Out Obstruction		✓	SIZE : POSITION :
Modify Low Eaves		✓	FIT TO FASCIA / RAISE ROOF
Construct Victorian Dormer		✓	
Infill Under Eaves		✓	STUD / BRICKWORK / OTHER
Existing House Wall Cladding & Making Good Inside Unit		✓	TIMBER / PVCU / STEEL / TILE SPECIFY :
Knockthrough		✓	FULL HEIGHT PICTURE WINDOW / WINDOW & BOLSTER WALL / NEW LINTOL + WIDTH :
Physical Barrier By Anglian / Customer		✓	TYPE :
Plaster House Wall		✓	QUANTITY : m²
Screed Floor By Anglian		✓	QUANTITY : m² SQUARED OFF OVERALL UNIT
Screed Floor By Customer		✓	DISTANCE OVERSITE SET BELOW EXISTING FINISHED FLOOR LEVEL : QUANTITY : m² SQUARED OFF OVERALL UNIT
Coseyfloor	✓		QUANTITY : 14 m²
Skirting Board		✓	SIZE : PVCU / TIMBER
Existing Balanced Flue	✓		TYPE : DIST. FROM UNIT : 500 mm
Electrics	✓		SPECIFY 2 CD/S, FAN & LIGHT SWITCH, FIT CUSTOMER'S FAN
Plumbing		✓	SPECIFY :
Additional Work		✓	SPECIFY :

APPROVED

Customers Signature	Date	Drawing No.	Description	Scale	Drawn
Fanban Gilany	26.1.1	099/04636	CHECK SHEET.	N/A	LN
				Date 11/01/00	Surveyor RHill