SOUTHPORT U.K. T
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EX SYSTEMS LTD

APPLICATION NO:
F/2001/3216

LOCATION:
10 Holmewood Close, Wokingham.

APPLICANT:
Mr & Mrs Tan C/O D J Mills

PROPOSAL:
Proposed single storey front extension to dwelling plus car port canopy to front of garage.

EARLIEST DATE FOR DECISION: **18/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
19/03/2001

CASE OFFICER: **Helen Pollock**

REFUSED

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Tan
C/O D J Mills
127 Filvaston Way
Tilehurst
Berkshire
RG30 4WA

Application Number: F/2001/3216

Parish: **WOKINGHAM**

Location: **10, Holmewood Close, Wokingham.**

Proposal: **Proposed single storey front extension to dwelling plus car port canopy to front of garage.**

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 proposal due to its siting would be out of keeping with the character of the existing properties in the vicinity, detrimental to the visual amenities of the street scene. As such the proposal is contrary to policy SBE2 of the South East Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

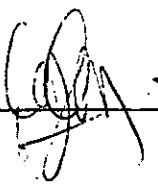
Informative

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:

South East Area Local Plan Policy SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 16/03/2001

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/2001/3216

Proposal:
Proposed single storey front extension to dwelling plus car port canopy to front of garage.

Location:
10, Holmewood Close, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/02/2001. 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

25 January 2001

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

Tel: 0118 974 6480

Date: **25 January 2001**

My ref: F/2001/3216

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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/2001/3216
10, Holmewood Close, , Wokingham.
Proposed single storey front extension to dwelling plus car port canopy to front of garage.

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

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

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3216**
10, Holmewood Close, , Wokingham.
Proposed single storey front extension to dwelling plus car port canopy to front of garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

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

Tel: 0118 974 6480

Date: **25 January 2001**

My ref: F/2001/3216

CONFIDENTIAL

Councillor 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

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10, Holmewood Close, , Wokingham.
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If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3216**
10, Holmewood Close, , Wokingham.
Proposed single storey front extension to dwelling plus car port canopy to front of garage.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: 0118 974 6480

Date: **25 January 2001**

My ref: F/2001/3216

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2001/3216
10, Holmewood Close, , Wokingham.
Proposed single storey front extension to dwelling plus car port canopy to front of garage.

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3216**
10, Holmewood Close, , Wokingham.
Proposed single storey front extension to dwelling plus car port canopy to front of garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

SERVICES HPT TLS EMF CS 26 ACK:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Helen Pollock

Application Number: F/2001/3216

Proposal: Proposed single storey front extension to dwelling plus car port canopy to front of garage.

Site Address: 10 Holmewood Close, Wokingham

Applicant: Mr & Mrs Tan C/O D J Mills

Your observations are required in respect of this application **by 18/02/01**

No objections

SIGNED: pp Harcourt **DATE:** 23/02/01

pp **CLERK TO Wokingham Town Council**

PLANNING SERVICES
POL
DC
APP
CS
COPIES TO.
ACK
FILE

12, Holmewood Close,
Wokingham,
Berkshire.
RG41 4AS

15th February 2001

Helen Pollock - Case Officer
Planning Department
PO Box 157
Wokingham District Council
Shute End
Wokingham
Berkshire
RG4 1WR

Subject: Planning Application F/2001/3216

Dear Sir/Madam,

I am writing in respect to the above planning application lodged for 10, Holmewood Close, Wokingham.

As a neighbour to the property in question, I should like to formally lodge an objection to the Planning Application on the grounds below:-

1. An extension forward from the building line as proposed will reduce the available space on the drive (for the 2 cars currently using it), requiring yet another vehicle to be parked on the road on a daily basis in an already congested area.
2. The above extension will impact upon the shared flat roof above the garages impacting the guttering and drainage
3. The addition of a car port will be extremely unsightly, will lower the tone of the neighbourhood, and will detract from the value of my property and making it more difficult to sell in the future.
4. Additionally, the addition of a fixed structure will inevitably lead to more difficult reversing and manoeuvring on both the driveways and will lead to increased problems with water runoff/drainage and flooding during wet periods as recently experienced.

Given the above I urge you to reject the planning request.

Yours Faithfully,

A.D.Edwards.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 25 January 2001

Application Number: F/2001/3216

Proposal: Proposed single storey front extension to dwelling plus car port canopy to front of garage.

Parish: WOKINGHAM TOWN

Site Address:
10, Holmewood Close, , Wokingham.

Applicant:
Mr & Mrs Tan C/O D J Mills.

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).

Signed: _____ **Print name:** Adam Coggins 01/02/01

22.JAN.2001* 3216

10, HOLLYWOOD CLOSE Plot 58

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
8/37/65			Res Dev	24/6/65C			

Environmental Services

For office use only.
Application number: 22.JAN.2001 * 3216

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 & MRS TAN 10 HOLMWOOD CHASE WOKINGHAM
2	Agent's Name Address and postcode Phone number	D F MILLS 127 ELVASTON WAY TILEHURST READING BERKS RG30 4WB 01189 421432
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 (1) ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STORY EXTENTION PLUS CAR PORT ROOF
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 ☐ NOT EFFECTED BY EXTENTION
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK BLOCK TIMBER PVC FELT ROOF
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

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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: [signature]

on behalf of MR & MRS TAN

Date 15/1/2001

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

These drawings have been prepared for the purpose of obtaining Planning and/or Building Regulation approval. They are not intended as a work specification or as detailed working drawings. Those carrying out the work must satisfy themselves of all dimensions and details before pricing and construction. No work should be carried out until all the necessary approvals have been obtained and the building inspector has been notified of the intention to start work.

There must be no encroachment on neighbouring property without prior written agreement between respective parties and in accordance with the requirements of the Party Wall Act.

GENERAL NOTES
(Not a specification)

22.JAN.2001 * 3216

1. FOUNDATIONS
Strip concrete foundations minimum depth as shown on drawings and in accordance with N.H.B.C practice note 3 - 1985 table 7a. Final decision on design, type and depth of foundations to be made by Local Authority Building Control Officer on site. Foundations to rest on suitable load bearing strata and to comply fully with Building Regulations. 100mm thick class 'A' dense concrete block work and semi-engineering brickwork below d.p.c level. Lean mix cavity fill up to ground level. Existing foundation to be laid open for inspection when and where required by the building inspector.

2. D.P.C
Polymer type of d.p.c's to all walls minimum 150mm above ground level. 150 mm wide x 14 mm Dampcor or similar d.p.c to all cavity closers fitted in accordance with manufacturers specification. D.p.c to lap d.p.m minimum 50mm. D.p.c to be continuous with existing.

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

4. EXTERNAL WALLS
Facing brickwork to match existing 50 mm insulated cavity, 100 mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13 mm lightweight plaster and skim internally. Cavity insulated with 50 mm thick 'Rockwool' cavity batts fitted to manufacturer's specification to give 0.45 w/m^2K 'U' value. Provide mild steel galvanized wall ties at 900 mm horizontal and 450 mm vertical centers. Staggered formation to B.S 1243 amended. Close cavity at eaves level. Cavity to be continuous and new/existing walls fully bonded.

5. INTERNAL WALLS
100 mm lightweight block work and plaster finish.

6. JOINERY
All softwood to be pressure impregnated preservative treated to B.S 4072.

7. GLAZING
All doors and windows to be fitted with double glazed factory sealed units. Full height glazed screens and doors to be fitted with class B safety glass. All opening lights to give minimum 1/20th floor area in ventilation. All windows fitted with 8000 mm^2 trickle ventilator.

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

CLIENT : MR & MRS TAN 10 HOLM WOOD CLOSE.
PROJECT: SINGLE STOREY EXTENSION
DATE : 12/1/2001

GENERAL NOTES
(Not a specification)

22.JAN.2001 * 3216

9. PITCHED ROOF
Concrete interlocking tiles to match existing to be fixed in accordance with manufacturers specification. on 38 x 25mm softwood treated battens on untearable roofing felt to B.S 747. Timber sizes as section drawing. 100 x 75mm softwood wall plate anchored to walls using mild steel galvanized straps at 1200mm centers. Ceiling finished with 12.5mm foil backed plaster board fully nogged and finished to match existing. 100mm fiberglass quilt insulation laid between joists and 100 mm laid over joists. Provide mild steel galvanized gable straps at 1000mm centers fixed to 3 No. rafters and wall. 25mm thick softwood fascia and soffite to match existing with continuous ventilation to give cross ventilation.

10. STRUCTURAL STABILITY/ STRUCTURAL TIMBERS
Where ceiling and floor joists run parallel to external walls, lateral restraint to be achieved by metal straps at 1200 mm centres spanning three joists. Provide mild steel galvanized gable straps at 1000 centres fixed to three rafters and wall. Wall plates to be anchored down with 30 x 5 mm straps at 2m centres.

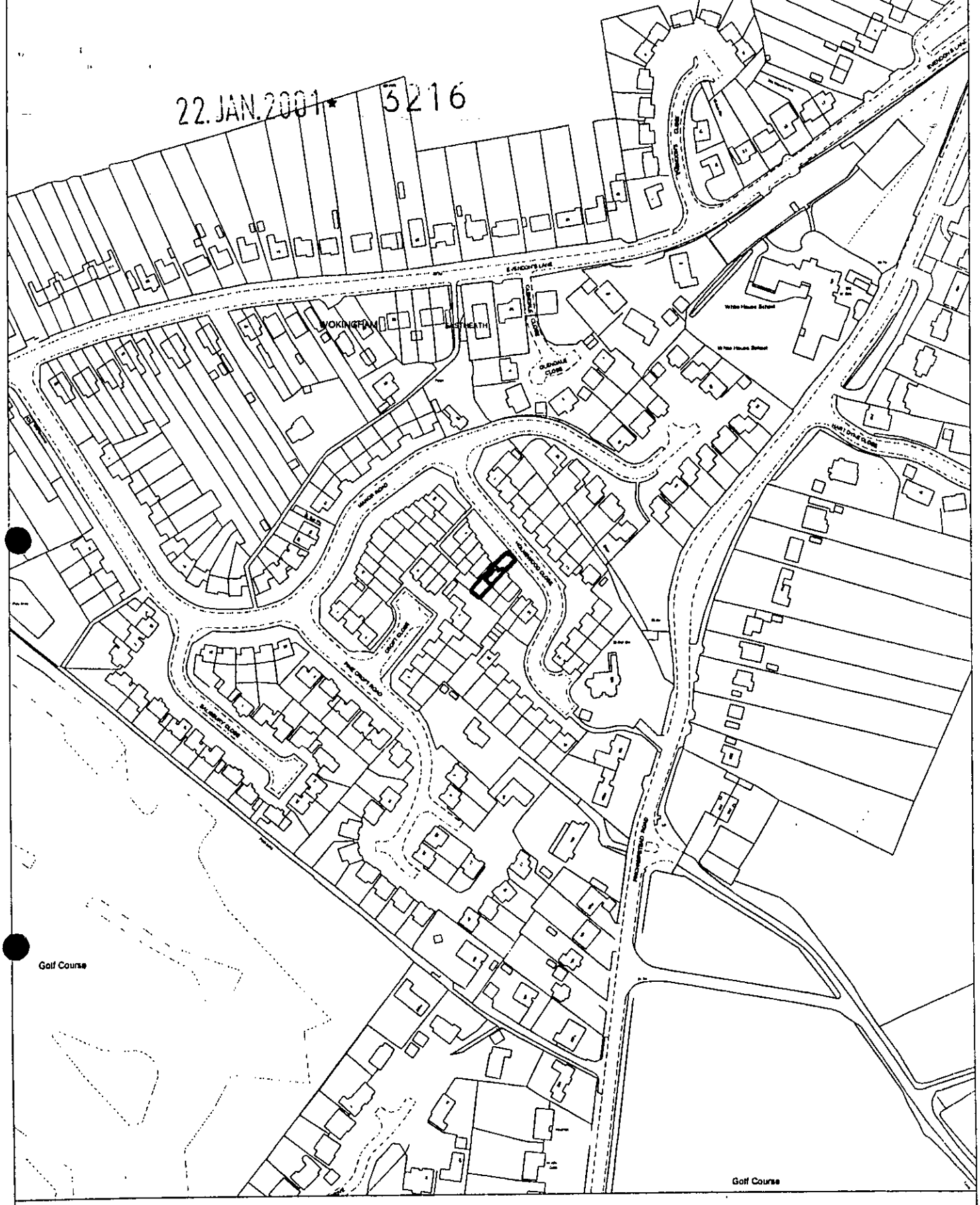
11. STEELWORK
All steelwork to engineer's calculations and encased in 2 layers of 12.5mm plasterboard with staggered joints and 7mm vermiculite plaster skim to give 1/2 hour fire resistance.

12. S.W. DRAINAGE
100 diameter half round gutters falling to 63 diameter rain water pipes connecting to 100 diameter below ground drain runs at minimum 1:60 fall to new soakaways in garden. Drains encased in 150mm peashingle. Soakaways minimum 5m away from buildings and $1m^3$ capacity minimum below pipe entry. Filled with hardcore and 75mm concrete capping with minimum 300mm top soil cover.

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

CLIENT: MR & MRS TAN 10 HOLMWOOD CLOSE
PROJECT: SINGLE STOREY EXTENSION
DATE : 12/1/2001

22.JAN.2001 * 5216



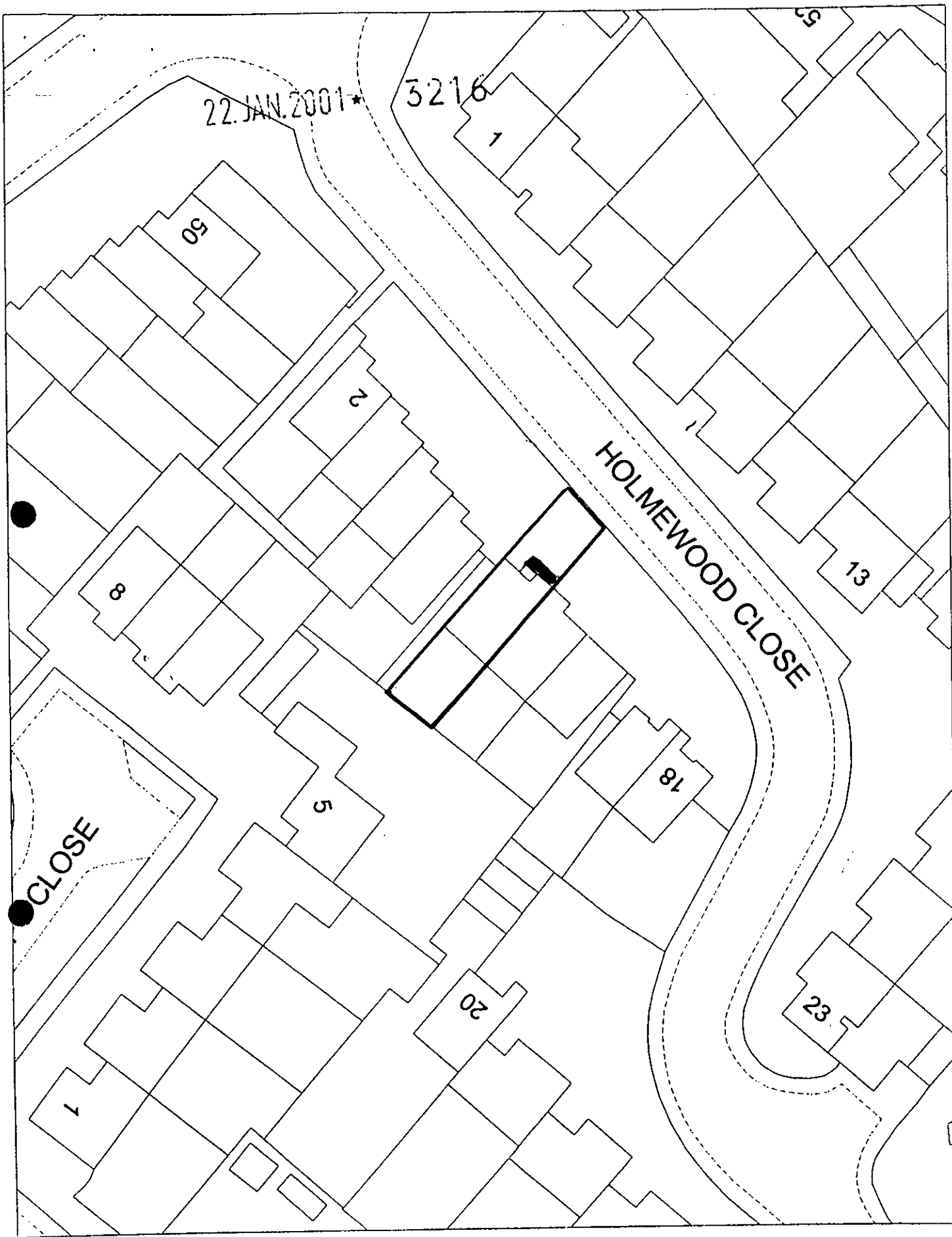
Site Plan, Scale: 1 to 2500

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Date: 15 January 2001

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Site Plan, Scale: 1 to 500

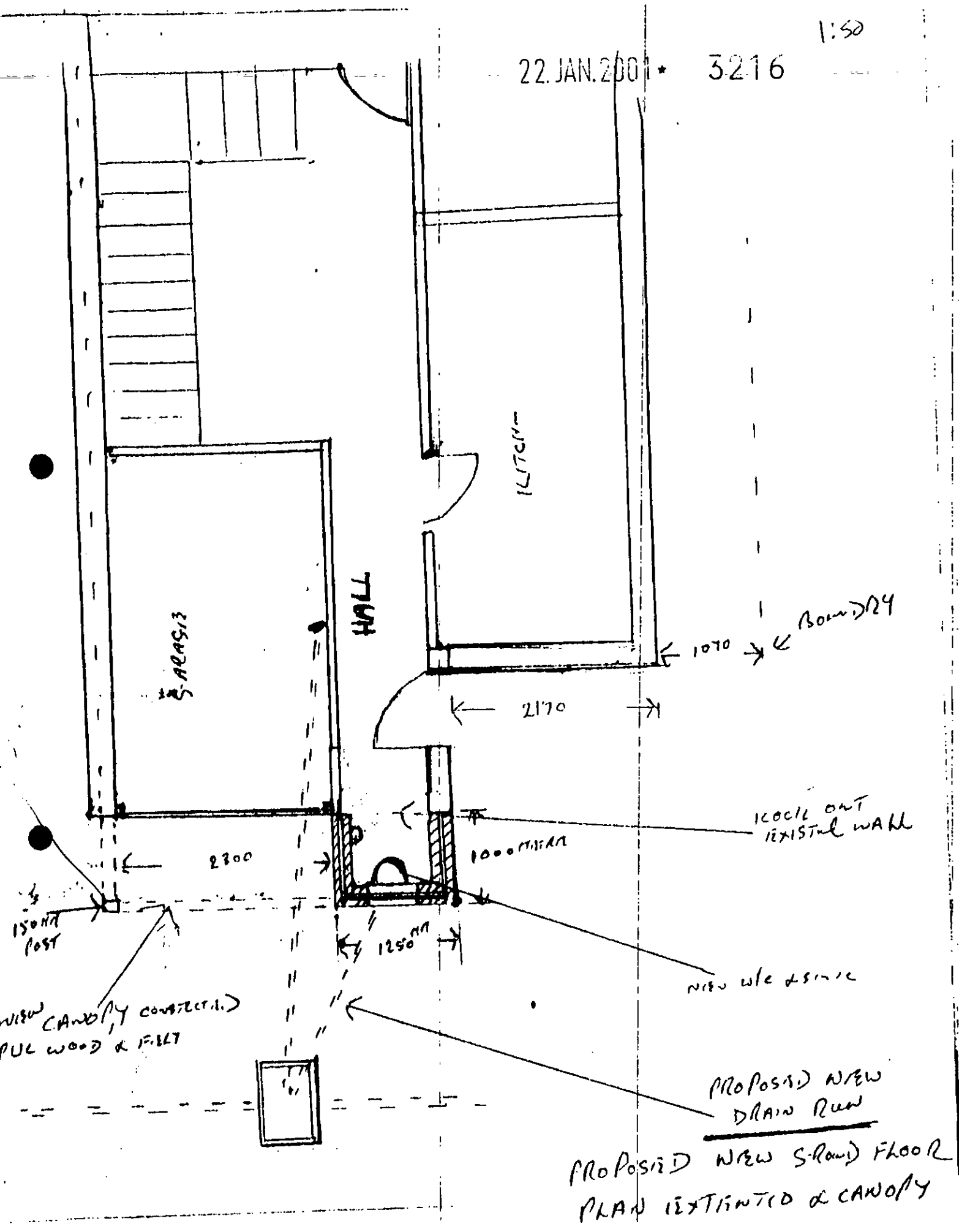
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Date: 15 January 2001

1:50

22.JAN.2001 * 3216

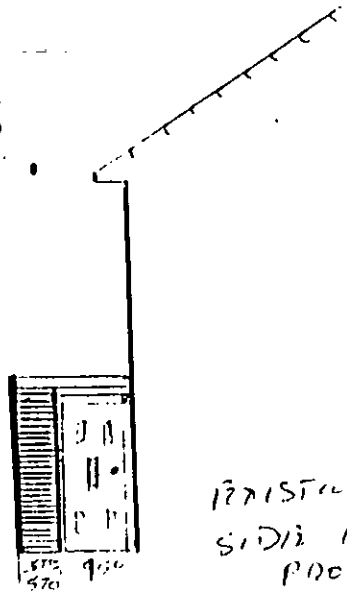


CLIENT: Mr & MRS TAN 10 HOLMWOOD CLOSE

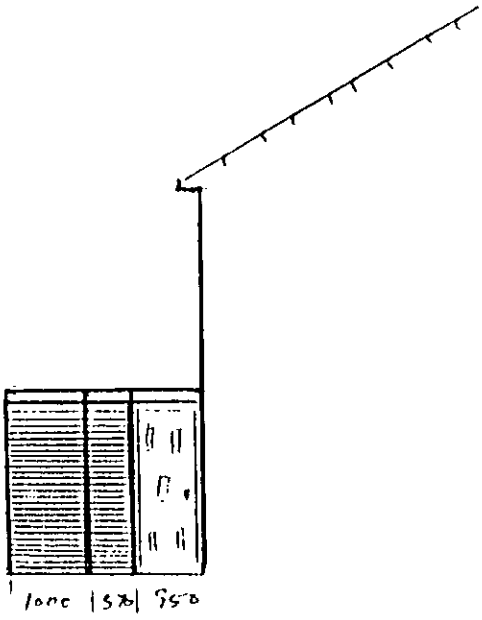
PROJECT: SINGLE STOREY EXTENSION

DESCRIPTION: GROUND FLOOR PLAN

22. JAN. 2001 * 5216



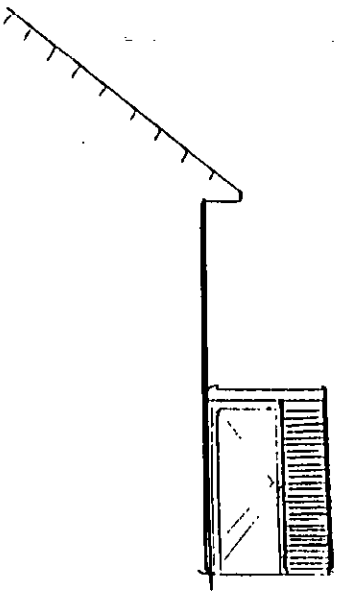
EXISTING RIGHT SIDE ELEVATION PROJECTION



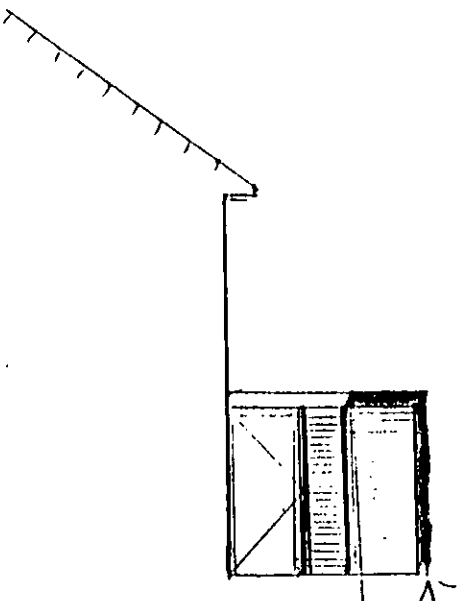
PROPOSED RIGHT SIDE ELEVATION PROJECTION

CLIENT: MR & MRS TAN 10 HOLMWOOD CLOSE
PROJECT: SINGLE STOREY EXTENSION
DESCRIPTION: RIGHT ELEVATION
SCALE: 1:100 DATE: 12/1/2001

22.JAN.2001 * 3216



EXISTING LEFT SIDE
ELEVATION

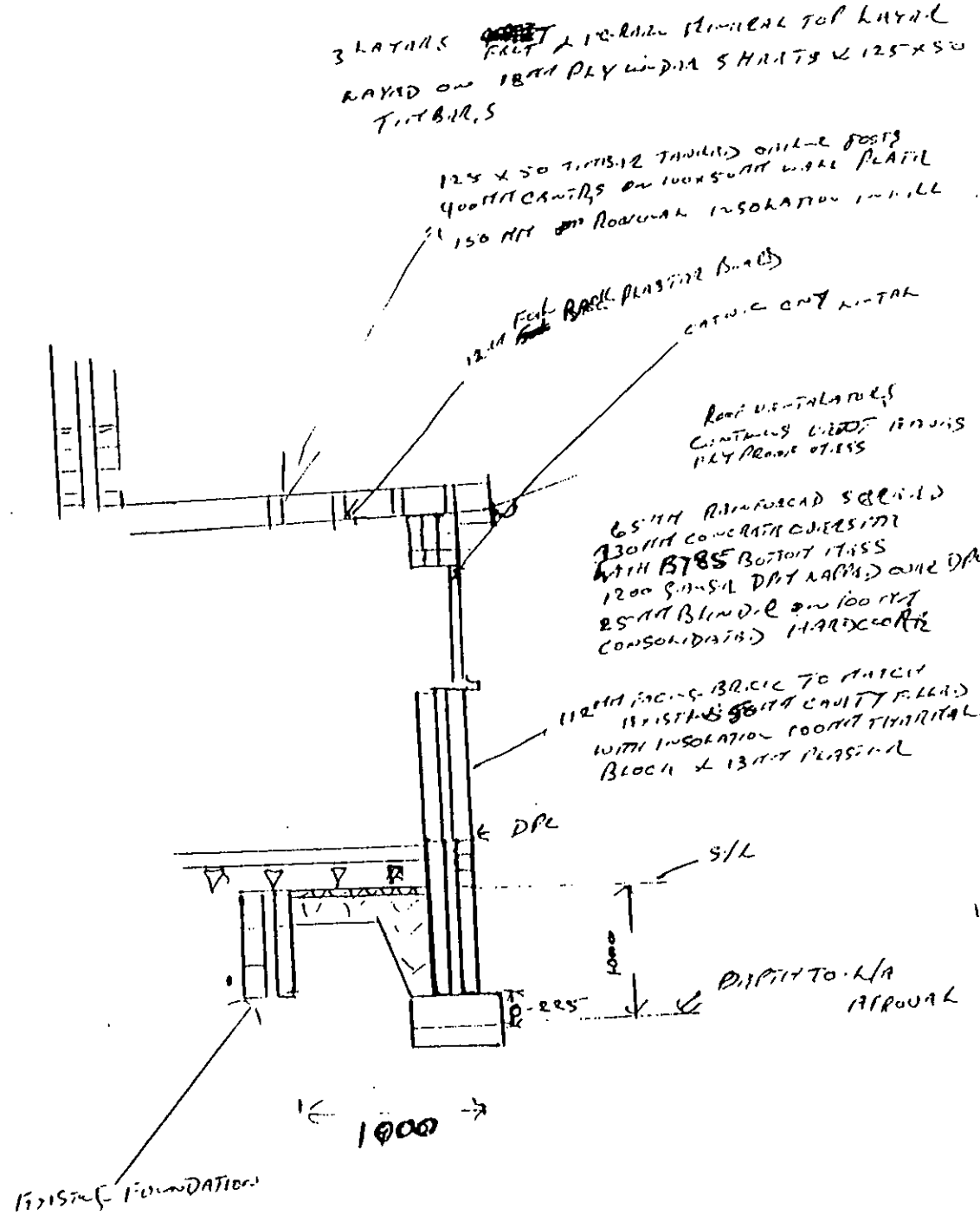


PROPOSED NEW LEFT SIDE
EXTENSION

PILLAR POST
FOR CANOPY ROOF
MATERIALS TIMBER PVC & TILED
CONSTRUCTION

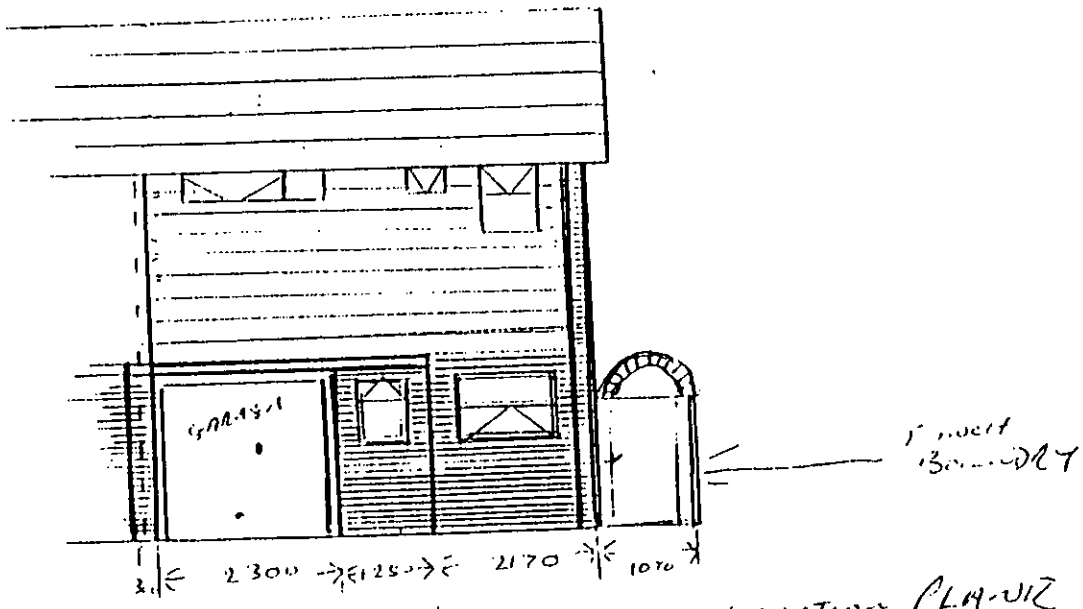
CLIENT: MR & MRS TAN 10 HOLMWOOD CLOSE
PROJECT: SINGLE STOREY EXTENSION
DESCRIPTION: LEFT ELEVATION
SCALE: 1:100 DATE: 12/1/2001

22.JAN.2001 * 3216

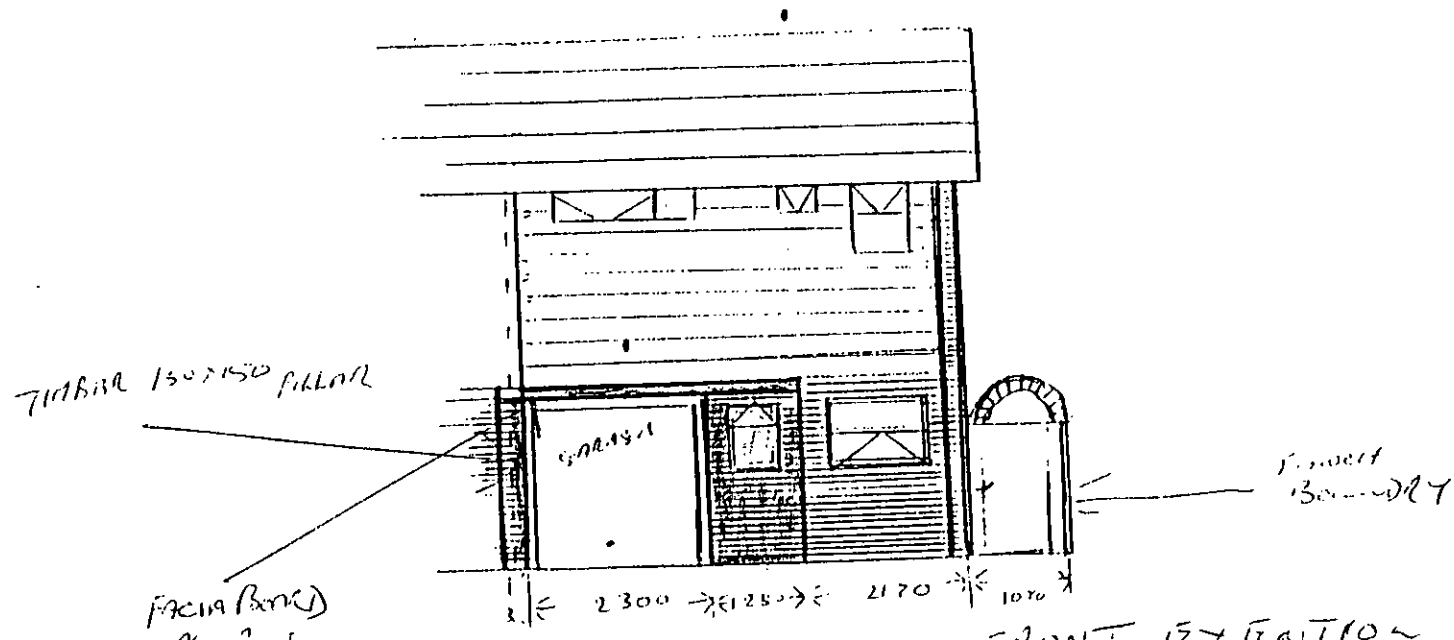


CLIENT: MR & MRS TAN 10 HOLMWOOD CLOSE
PROJECT: SINGLE STOREY EXTENSION
DESCRIPTION: SECTION
SCALE: 1:50 DATE 12/1/2001

22. JAN. 2001 * 5216

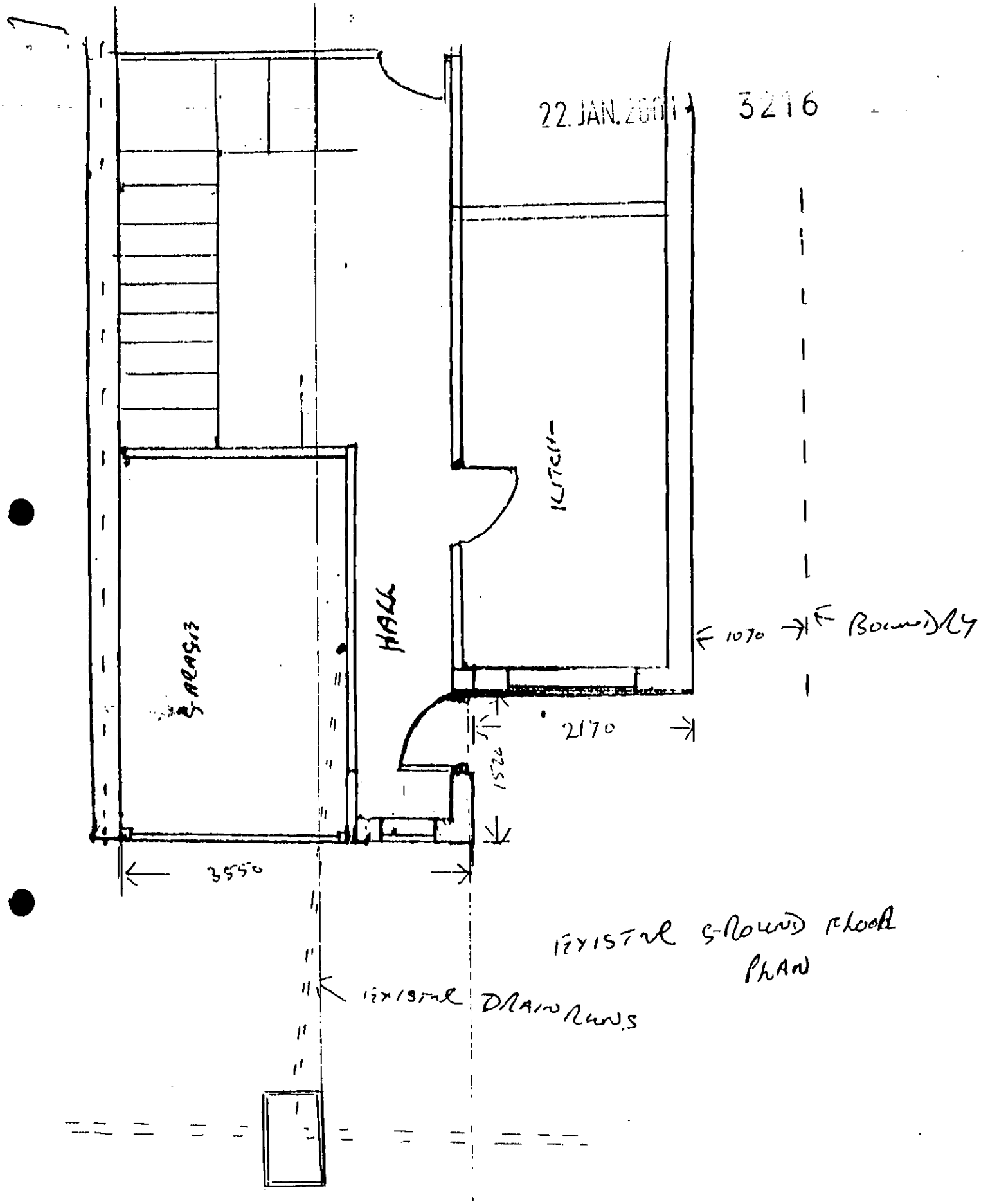


EXISTING FRONT ELEVATION PLAN-VIEW



PROPOSED NEW FRONT ELEVATION & CANOPY IN BLUE

CLIENT: MR & MRS TAN 10 HOLMWOOD CLOSE
PROJECT: SINGLE STOREY EXTENSION
DESCRIPTION: FRONT ELEVATION
SCALE: 1:100 DATE 12/1/2001



CLIENT: Mr & MRS TAN 10 HOLMWOOD CLOSE
PROJECT: SINGLE STOREY EXTENSION
DESCRIPTION: GROUND FLOOR PLAN
SCALE: 1:50 DATE: 12/1/2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 JAN 2001	Map No. 11 Site 002
Officer: HP | Application No. F/2001/3216	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING PLUS CAR PORT ~~ROOF~~ CANOPY TO FRONT OF GARAGE

Location: 10 HOLMEWOOD CLOSE

Parish: WOKINGHAM Ward: EVENDONS
25.01.01

Applicant: MR/MRS TAN

Fee Received 95-00 (3) 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	Scale on ground floor plan. 1:50?		
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 : ...25.01.01... 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 and see map ✓ .....

Environmental Services

For office use only.
Application number: 22.JAN.2001* 3216

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 & MRS TAN 10 HOLMWOOD CHASE WOKINGHAM
2	Agent's Name Address and postcode Phone number	D J MILLS 127 ALVASTON WAY TILEHURST READING BERKS RG30 4WA 01189 421932
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 (1) ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STORY EXTENTION PLUS CAR PORT ROOF
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 ☐ NOT EFFECTED BY EXTENTION
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK BLOCK TIMBER PVC FELT ROOF
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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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: [signature]

on behalf of MR & MRS TAN

Date 15/1/2001

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

22.JAN.2001* 3216

10, HOLLYWOOD CLOSE Plot 58

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
8/37/65			Rec Des	24/6/65C			

22.JAN.2001* 3216



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Development Control Section, Environmental Services, Wokingham District Council.

24 January 2001 Scale: 1 : 1250

N
W E
S

22.JAN.2001* 3216



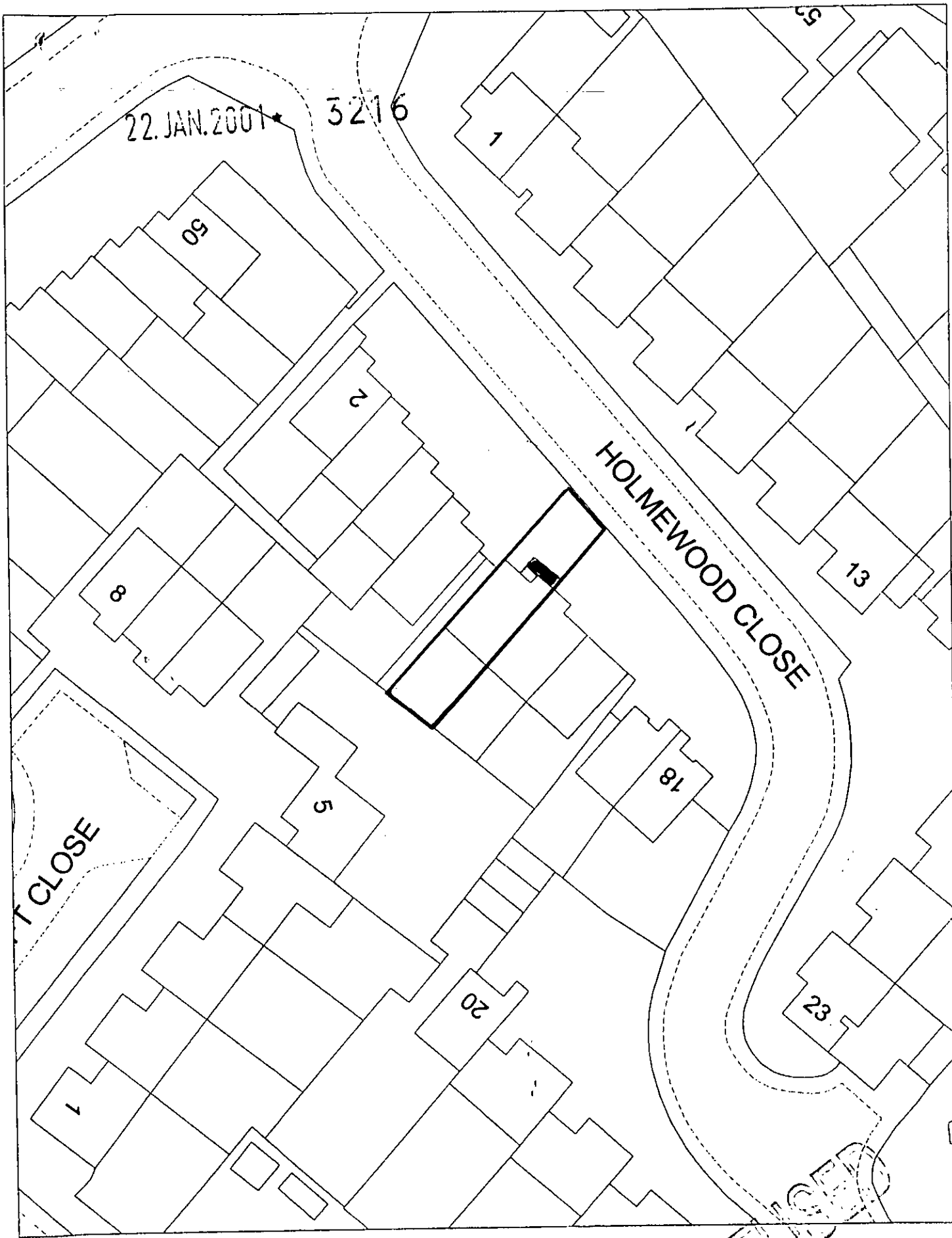
Site Plan, Scale: 1 to 2500

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Date: 15 January 2001

N
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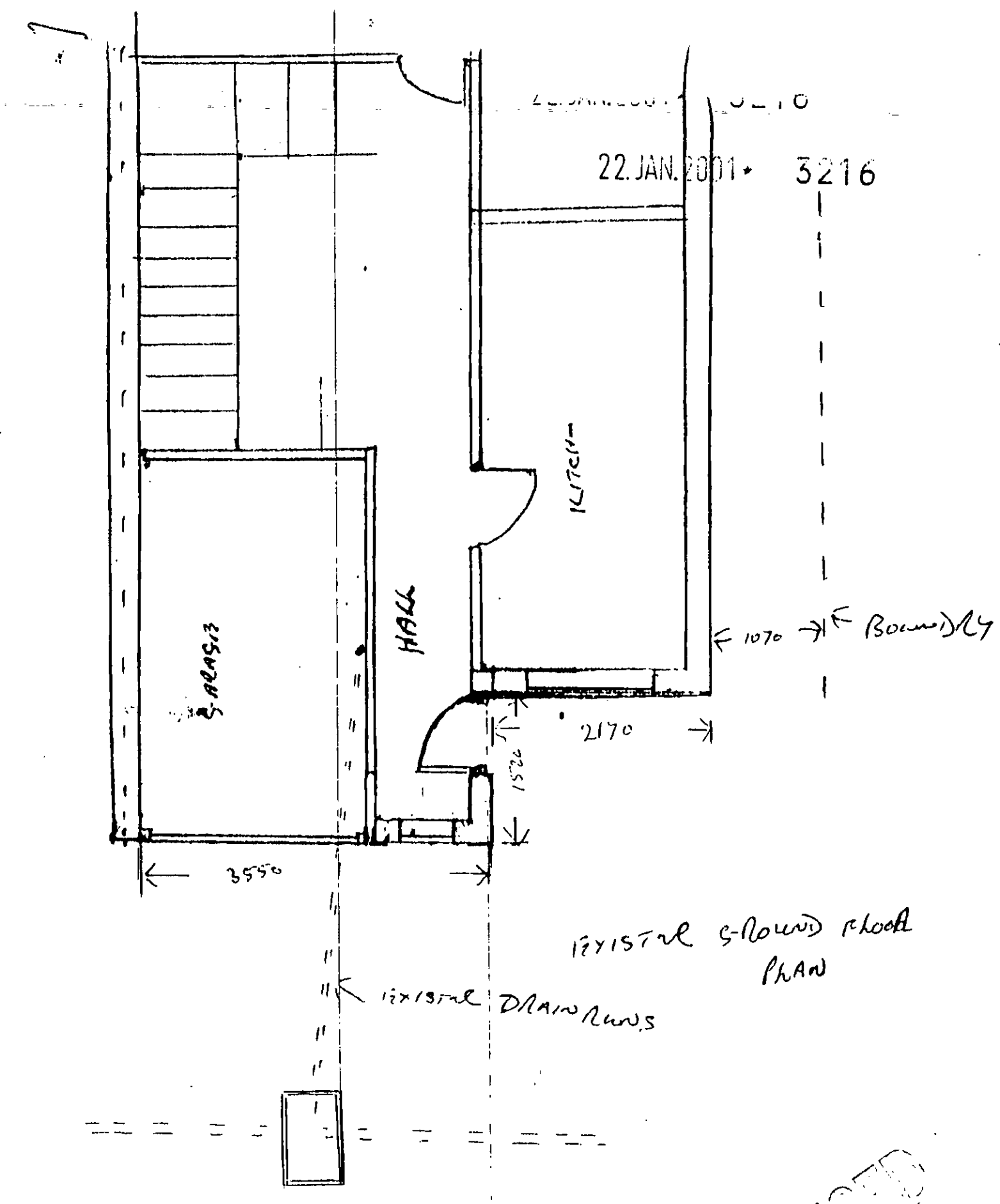


Site Plan, Scale: 1 to 500

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Date: 15 January 2001

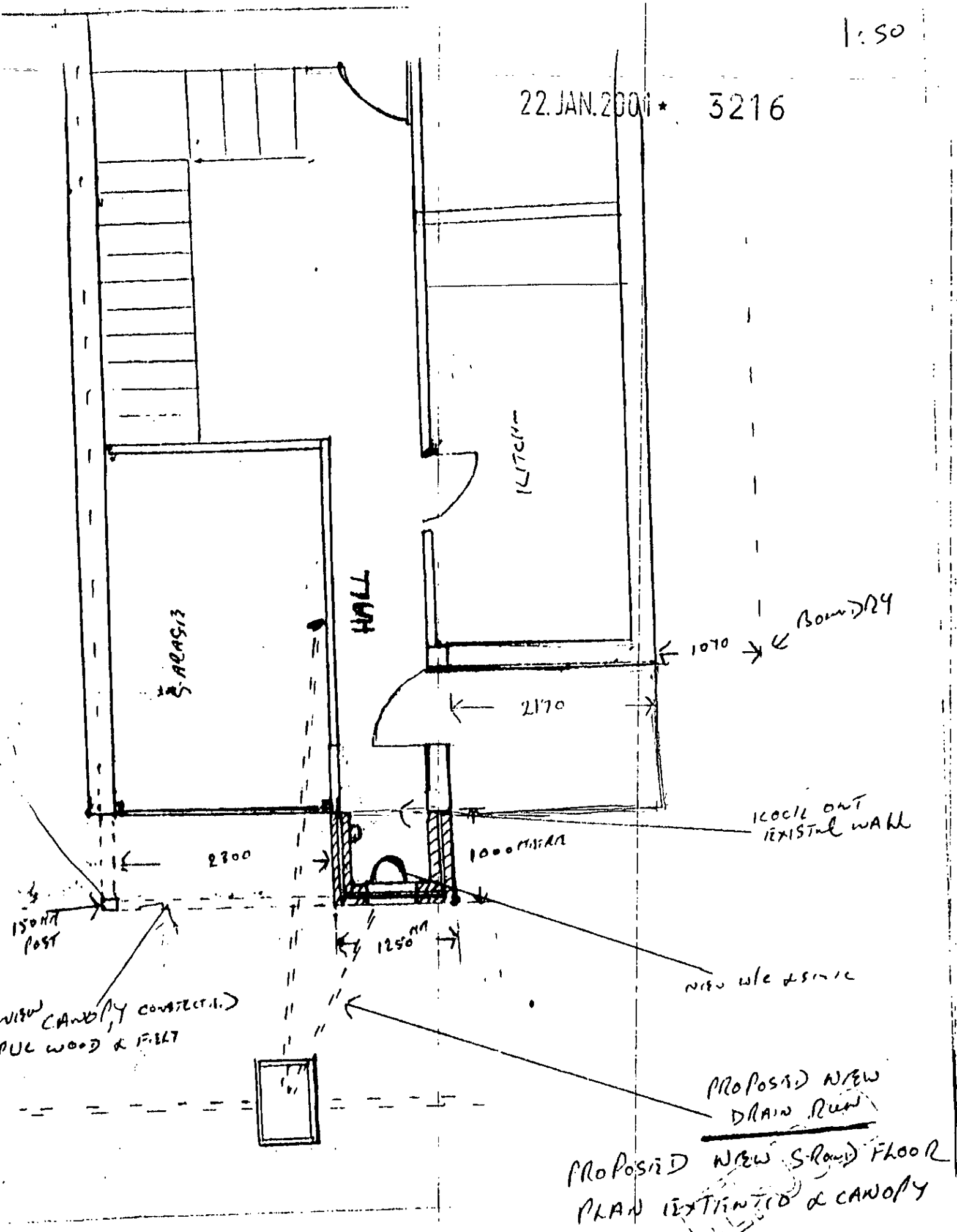


CLIENT: Mr & MRS TAN 10 HOLMWOOD CLOSE
PROJECT: SINGLE STOREY EXTENSION
DESCRIPTION: GROUND FLOOR PLAN
SCALE: 1:50 DATE: 12/1/2001

APPROVED

1:50

22. JAN. 2001 * 3216



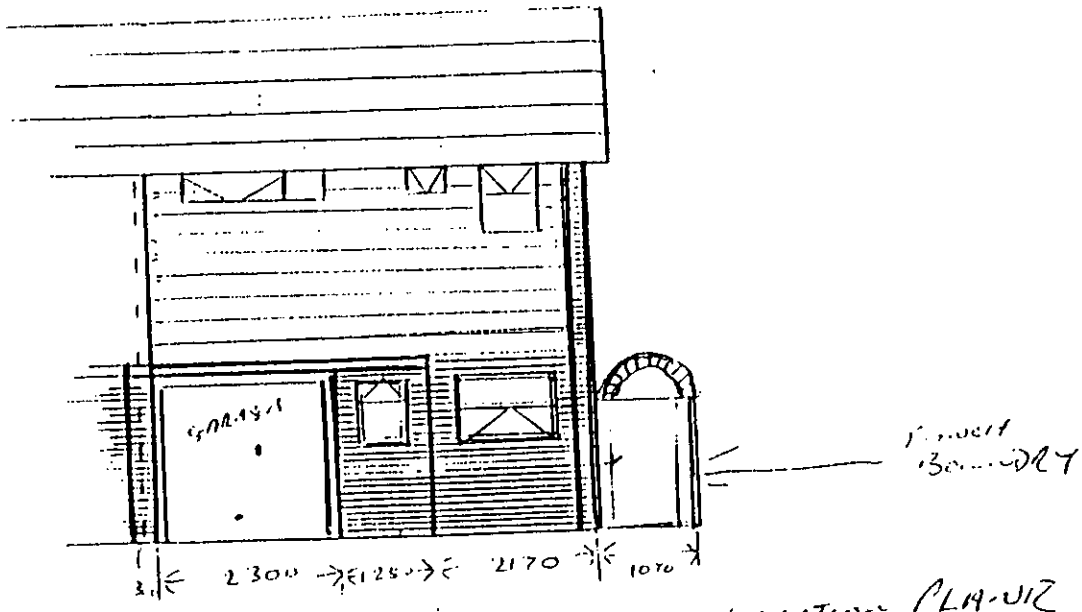
PROPOSED NEW S-RAISED FLOOR PLAN EXTENTION & CANOPY

CLIENT: Mr & MRS TAN 10 HOLMWOOD CLOSE

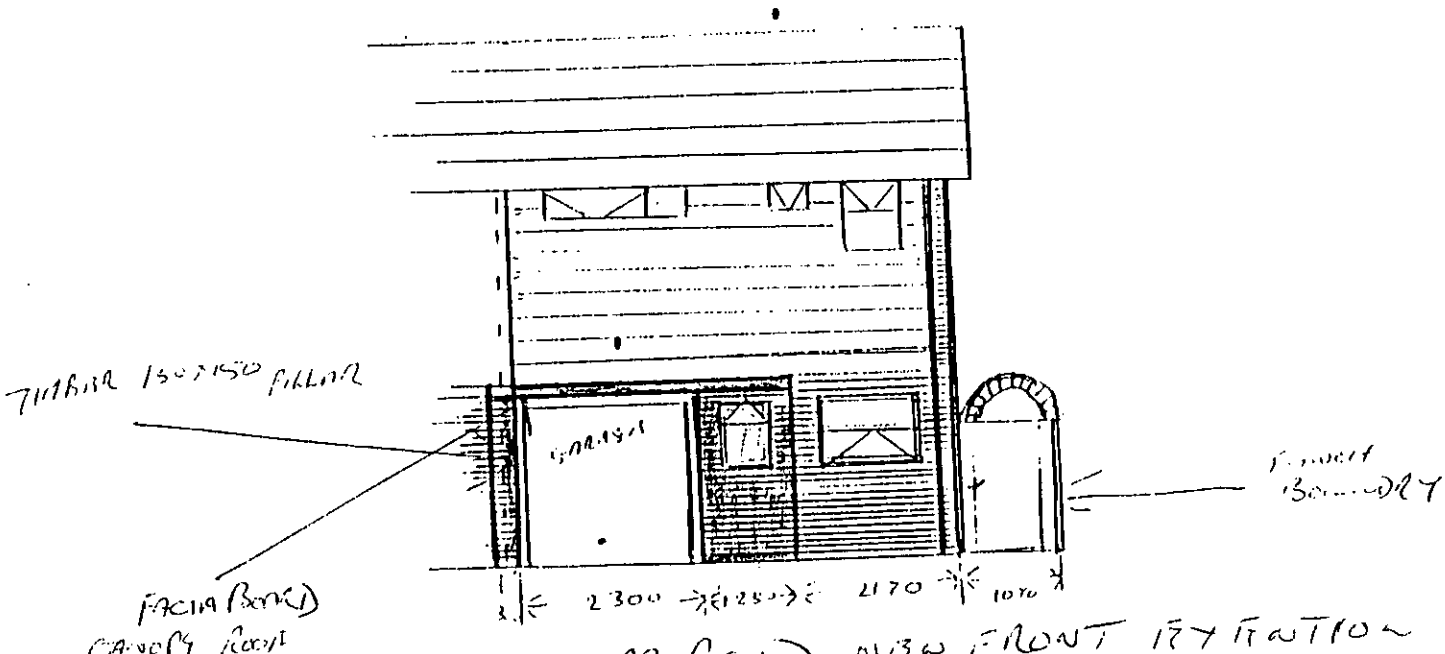
PROJECT: SINGLE STOREY EXTENSION

DESCRIPTION: GROUND FLOOR PLAN

22. JAN. 2001 • 3216



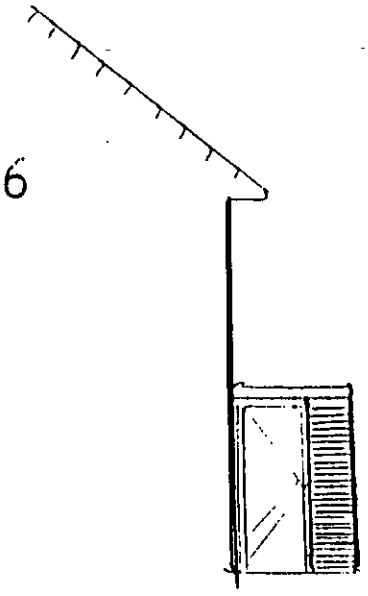
EXISTING FRONT ELEVATION PLAN-VIZ



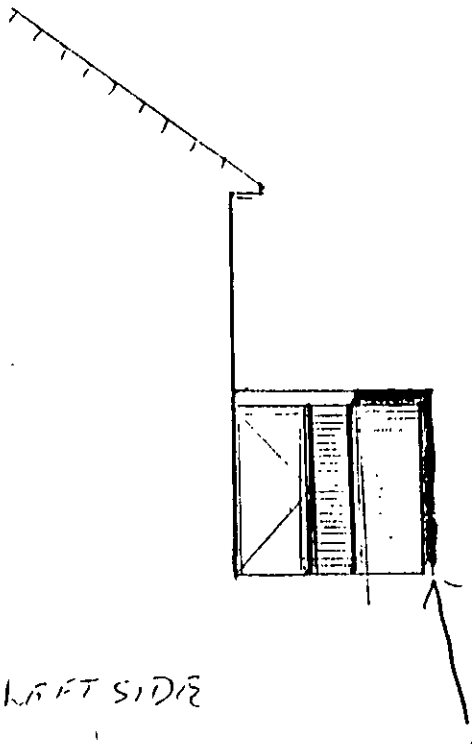
PROPOSED NEW FRONT ELEVATION & CANOPY IN BLUE

CLIENT: MR & MRS TAN 10 HOLMWOOD CLOSE
PROJECT: SINGLE STOREY EXTENSION
DESCRIPTION: FRONT ELEVATION
SCALE: 1:100 DATE: 12/1/2001

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EXISTING LEFT SIDE
ELEVATION



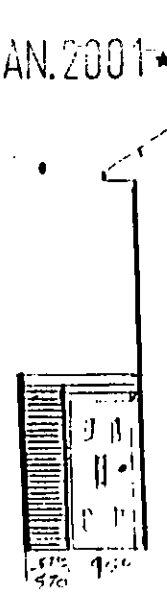
PROPOSED NEW LEFT SIDE
EXTENSION

PILLAR POST
MATERIALS FOR CANOPY ROOF:
TIMBER POST & FRAME
CONSTRUCTION

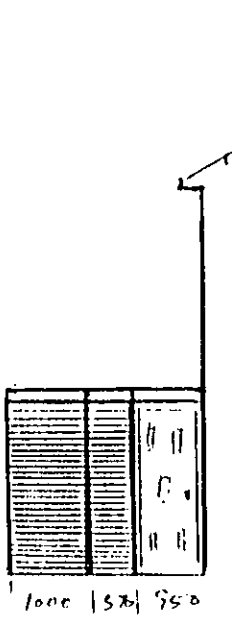
CLIENT: MR & MRS TAN 10 HOLMWOOD CLOSE
PROJECT: SINGLE STOREY EXTENSION
DESCRIPTION: LEFT ELEVATION
SCALE: 1:100 DATE: 12/1/2001

REVISED

22. JAN. 2001 ★ 3216



EXISTING RIGHT SIDE EXTENSION PROJECTION

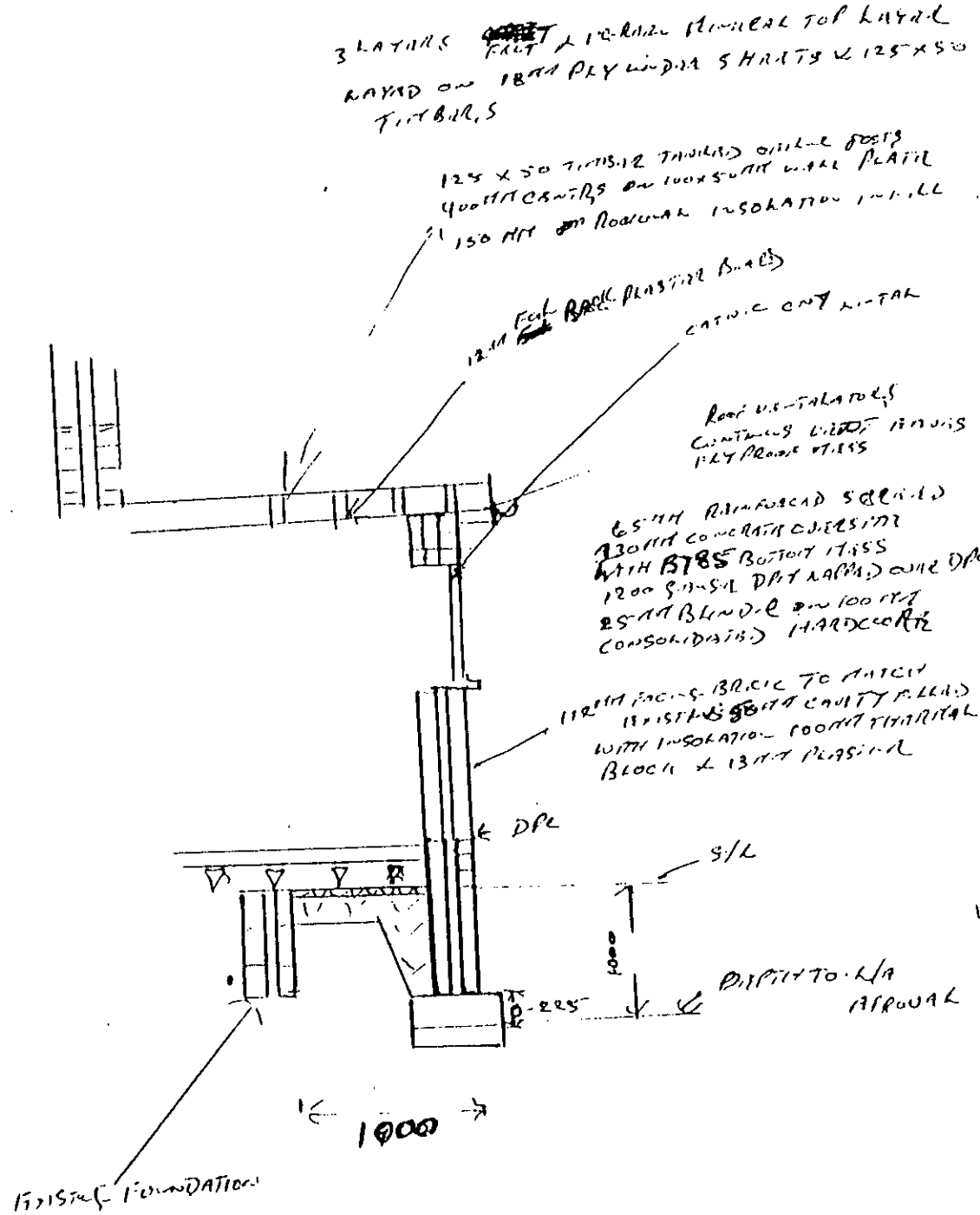


PROPOSED NEW RIGHT SIDE EXTENSION PROJECTION

CLIENT: MR & MRS TAN 10 HOLMWOOD CLOSE
PROJECT: SINGLE STOREY EXTENSION
DESCRIPTION: RIGHT ELEVATION
SCALE: 1:100 DATE: 12/1/2001

APPROVED

22.JAN.2001 * 3216



CLIENT: MR & MRS TAN 10 HOLMWOOD CLOSE
PROJECT: SINGLE STOREY EXTENSION
DESCRIPTION: SECTION
SCALE: 1:50 DATE 12/1/2001

These drawings have been prepared for the purpose of obtaining Planning and/or Building Regulation approval. They are not intended as a work specification or as detailed working drawings. Those carrying out the work must satisfy themselves of all dimensions and details before pricing and construction. No work should be carried out until all the necessary approvals have been obtained and the building inspector has been notified of the intention to start work.

There must be no encroachment on neighbouring property without prior written agreement between respective parties and in accordance with the requirements of the Party Wall Act.

GENERAL NOTES
(Not a specification)

22.JAN.2001 * 3216

1. FOUNDATIONS
Strip concrete foundations minimum depth as shown on drawings and in accordance with N.H.B.C practice note 3 - 1985 table 7a. Final decision on design, type and depth of foundations to be made by Local Authority Building Control Officer on site. Foundations to rest on suitable load bearing strata and to comply fully with Building Regulations. 100mm thick class 'A' dense concrete block work and semi-engineering brickwork below d.p.c level. Lean mix cavity fill up to ground level. Existing foundation to be laid open for inspection when and where required by the building inspector.

2. D.P.C
Polymer type of d.p.c's to all walls minimum 150mm above ground level. 150 mm wide x 14 mm Dampcor or similar d.p.c to all cavity closers fitted in accordance with manufacturers specification. D.p.c to lap d.p.m minimum 50mm. D.p.c to be continuous with existing.

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

4. EXTERNAL WALLS
Facing brickwork to match existing 50 mm insulated cavity, 100 mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13 mm lightweight plaster and skim internally. Cavity insulated with 50 mm thick 'Rockwool' cavity batts fitted to manufacturer's specification to give 0.45 w/m^2K 'U' value. Provide mild steel galvanized wall ties at 900 mm horizontal and 450 mm vertical centers. Staggered formation to B.S 1243 amended. Close cavity at eaves level. Cavity to be continuous and new/existing walls fully bonded.

5. INTERNAL WALLS
100 mm lightweight block work and plaster finish.

6. JOINERY
All softwood to be pressure impregnated preservative treated to B.S 4072.

7. GLAZING
All doors and windows to be fitted with double glazed factory sealed units. Full height glazed screens and doors to be fitted with class B safety glass. All opening lights to give minimum 1/20th floor area in ventilation. All windows fitted with 8000 mm^2 trickle ventilator.

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

CLIENT : MR & MRS TAN 10 HOLM WOOD CLOSE
PROJECT: SINGLE STOREY EXTENSION
DATE : 12/1/2001

REVISED

GENERAL NOTES
(Not a specification)

22. JAN. 2001 * 3216

9. PITCHED ROOF
Concrete interlocking tiles to match existing to be fixed in accordance with manufacturers specification. on 38 x 25mm softwood treated battens on untearable roofing felt to B.S 747. Timber sizes as section drawing. 100 x 75mm softwood wall plate anchored to walls using mild steel galvanized straps at 1200mm centers. Ceiling finished with 12.5mm foil backed plaster board fully nogged and finished to match existing. 100mm fiberglass quilt insulation laid between joists and 100 mm laid over joists. Provide mild steel galvanized gable straps at 1000mm centers fixed to 3 No. rafters and wall. 25mm thick softwood fascia and soffite to match existing with continuous ventilation to give cross ventilation.

10. STRUCTURAL STABILITY/ STRUCTURAL TIMBERS
Where ceiling and floor joists run parallel to external walls, lateral restraint to be achieved by metal straps at 1200 mm centres spanning three joists. Provide mild steel galvanized gable straps at 1000 centres fixed to three rafters and wall. Wall plates to be anchored down with 30 x 5 mm straps at 2m centres.

11. STEELWORK
All steelwork to engineer's calculations and encased in 2 layers of 12.5mm plasterboard with staggered joints and 7mm vermiculite plaster skim to give 1/2 hour fire resistance.

12. S.W. DRAINAGE
100 diameter half round gutters falling to 63 diameter rain water pipes connecting to 100 diameter below ground drain runs at minimum 1:60 fall to new soakaways in garden. Drains encased in 150mm peashingle. Soakaways minimum 5m away from buildings and 1m³ capacity minimum below pipe entry. Filled with hardcore and 75mm concrete capping with minimum 300mm top soil cover.

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

REFUSED

CLIENT: MR & MRS TAN 10 HOLMWOOD CLOSE
PROJECT: SINGLE STOREY EXTENSION
DATE: 12/1/2001