433 14

EX SYSTEMS LTD

APPLICATION NO:
F/2000/2811

LOCATION:
Bracken House Bunces Shaw Road, Farley Hill Reading.

APPLICANT:
Mr S Scott C/O Simon Dickerson

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

EARLIEST DATE FOR DECISION: **16/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 10/01/2001

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Scott
C/O Simon Dickerson
Anglian Home Improvements
Cons Admin Department
PO BOX 65
NORWICH
NR6 6EJ

Application Number: F/2000/2811

Parish:	**SWALLOWFIELD**
Location:	**Bracken House, Bunces Shaw Road, Farley Hill, Reading**
Proposal:	**Proposed single storey 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.

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.

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.

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 C2
Loddon Area Local Plan Policies LTV2, LC19, LBE1, LBE2, LC3, LC4
Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1, WCC7, WLL2, WLL3

John Mitchell
Development Control Manager
Date: 20/12/2000

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.

Anglian Home improvements

14 November, 2000

Conservatories Admin. Dept.
Anglian Windows Limited
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 420780
Facsimile: 01603 420535

Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berkshire RG11 1WR

Our Ref: AM 99/03833 Scott

Dear Sirs,

REF: PROPOSED DEVELOPEMENT AT: BRACKEN HOUSE BUNCESSHAW ROAD FARLEY HILL READING RG7 1UU

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

Should you require any further information, please do not hesitate to contact me.

I look forward to your early response to this application, **please quote our full reference in all communications to us.**

I enclose a cheque payable to yourselves for £95.00.

Yours faithfully,

15.NOV.2000* 2811

pp Mr Simon Dickerson
PLANNING OFFICER

c.c.

Enc.

Registered Office Anglian Windows Limited Anson Road Norwich NR6 6EJ Registered in England No 2540020. A member of Anglian Group PLC.

Received by Wokingham District Council

Application No: F/2000/2811

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

Location:
Bracken House, Bunces Shaw Road, Farley Hill, Reading.

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 16/12/2000. 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

22 November 2000

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

Tel: (0118) 974 6492

Date: **22 November 2000**

My ref: F/2000/2811

CONFIDENTIAL

Councillor Beatty
The Lieutenants Cottage
Three Mile Cross
Reading
RG7 1AP

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

Dear Councillor

Application Number: F/2000/2811
Bracken House, Bunces Shaw Road, Farley Hill, Reading.
Proposed single storey 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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2811**
Bracken House, Bunces Shaw Road, Farley Hill, Reading.
Proposed single storey 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 Beatty

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/2811

Applicant : Mr S Scott C/O Simon Dickerson.

Location : Bracken House, Bunces Shaw Road, Farley Hill, Reading.

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

Site Notice Displayed ? :	YES	NO	DATE
		✓	27/11

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 15/11/2000

Earliest Date for Decision : 16/12/2000

Latest Consultation Date/Site Notice Expiry Date : 16/12/2000

This application will have expired on: 10/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

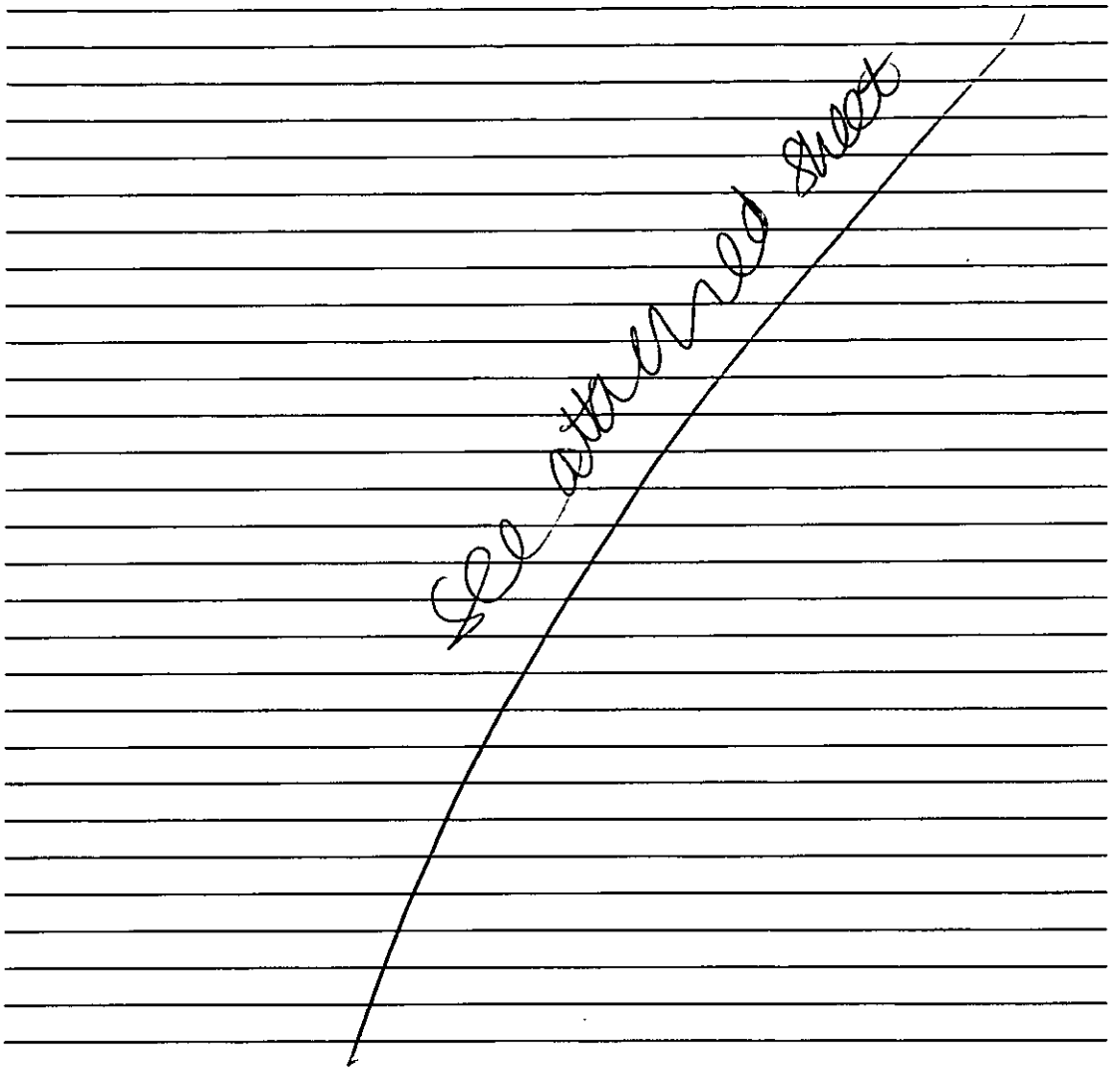
Shinfield PC : no objections : does not considers proposal is contrary to policy WLL2 & considers that conservatory is integrig with the existing dwelling.

Landscape : no objections. (open @ east, restricted @ west ∴ visual impact on wider scape would be minimal).

Planning Issues : (AGLI, rural/countryside).

Application Number: F/2000/2811

Appraisal :



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

Application Number F/2000/2811
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	full perm – 5 yrs
	C014	R014.	materials to match.
	~~C042~~	~~R042~~	~~removal PD – outbuildings~~

Prev. hist.

RECORD OF SITE VISIT

SITE ADDRESS: Bracken House
Bunces Shaw Road Farley Hill Reading.

APPLICATION NUMBER: F/2000/2811

OFFICER: Natalie Brown

DATE OF SITE VISIT: 2/11

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS

Rural - ASLI -
Country lane - properties on either side.

3. DESCRIPTION OF SITE/BUILDING

(Building for 2nd extn) front extn.
Detached garage/annexe
Har roof S.S extn @ rear - joined onto new extn
Shed + greenhouse in garden/lawn with shrubs
tennis court. @ front - S.S with pod extn (?) joined to 2s extn.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached - see plan. - check prev hist + plans
% of floor area.

5. SITE CONSTRAINTS

TREES large conifers along boundary.

ACCESS/PARKING n/a.

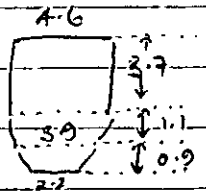
LEVELS

BOUNDARY TREATMENT laurel hedging on rear/side

OTHERS

Bracken House, Burras Shaw Rd. F/2000/2811.

Floor area proposed -



$= 4.6 \times 3.7 = 17.02$

$= \frac{4.6 + 3.9}{2} \times 1.1 = 4.68$

$= \frac{3.9 + 2.2}{2} \times 0.9 = 2.75$

24.44 m²

Application Number: F/2000/2811

Appraisal:

Development
The proposal is for a single storey rear extension to a form a conservatory which would cover 24.5 m^2 floor area. Under consent 96/63718/F a substantial 2 storey extension was approved (which at the time of the site visit for this current application was being constructed). There have been many other additions to the site such as a garage and enclosed swimming pool in the late 70's/early 80's.

The site lies within an Area of Special Landscape Importance and is within a countryside/rural setting. The site is somewhat obscured by large conifers along the boundary and laurel hedging at the sides. The proposed development would not be visible from the front of the dwelling, along the lane that serves other dwellings.

1) Impact upon the open character of the countryside
   It is noted that the above site by way of previous extensions and various outbuildings has far exceeded the Council's 50% increase over the original dwelling rule. However, The conservatory is tucked away at the back of the property at the rear of the 2 storey extension and adjacent to an outbuilding. It is therefore considered that due to its location and restricted views, there would be n o adverse effects upon the open character of the area. The landscape consultation response said that the visual impact wider landscape would be minimal.

2) Impact upon neighbouring properties
   There would be no adverse effects on neighbouring properties. The dwelling is detached and is located within its own grounds.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	15 NOV 2000
Officer: NAB	Application No. F/2000/2811

Map No. 96.. Site ...2:09.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: BRACKEN HOUSE, BUNCES SHAW RD, FARLEY HILL

Parish: SWALLOWFIELD Ward: SWALLOWFIELD
22.11.00

Applicant: MR SCOTT

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement (2) Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	Scale?	22.11.00	
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Not supplied – is conservatory at side of house?	22.11.00	
3	Forms unsigned	Q4 ?	2.11.00	
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 : 22.11.00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape Area of Special Landscape Importance ✓
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: (Rural Area)

.....

.....

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

NEIGHBOURS:

S/N + Shaw House } Bunces Shaw Road ✓
Shaw Cottage }
The Firs }
Farley Hill House, Church Lane ✓

SWALLOWFIELD PARISH COUNCIL
PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

CC
DD
CS
13 DEC 2000
COPIES TO:
ACK:
FILE:

13 December 2000

FAXED AND POSTED

Planning Dept.,
P.O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

Application Number: F/2000/2811
Location: Bracken House, Bunces Shaw Road, Farley Hill, Swallowfield Parish
Proposal: Proposed single storey extension to dwelling to form conservatory
Case Officer: Natalie Brown

The Parish Council considers that the proposed extension does not counter Policy WLL2, Special Landscape Importance as defined in Wokingham District Local Plan Deposit Draft 1997, which applies to this site. In addition the Parish Council considers that the conservatory is in keeping with the existing dwelling.

The Parish Council therefore has no objection to this proposal.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

13.Dec. 2000 11:13 SWALLOWFIELD PARISH COUNCIL No.0923 P. 7/14
SWALLOWFIELD P C

Copy

SWALLOWFIELD PARISH COUNCIL

PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

13 December 2000

FAXED AND POSTED

Planning Dept.,
P.O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

Application Number: F/2000/2811
Location: Bracken House, Bunces Shaw Road, Farley Hill, Swallowfield Parish
Proposal: Proposed single storey extension to dwelling to form conservatory
Case Officer: Natalie Brown

The Parish Council considers that the proposed extension does not counter Policy WLL2, Special Landscape Importance as defined in Wokingham District Local Plan Deposit Draft 1997, which applies to this site. In addition the Parish Council considers that the conservatory is in keeping with the existing dwelling.

The Parish Council therefore has no objection to this proposal.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

Date: 04 December 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/2811

Location: Bracken House, Bunces Shaw Road, Farley Hill, Reading.

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

Applicant: Mr S Scott C/O Simon Dickerson.

Case Officer: Natalie Brown

The new plans show the following: 1:500 Block Plan.

For information only.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. P/2000/2811 (Planaps) / (Ludhouse) Date Rec. 28/11/2000

Location: Bracken House, Bunces Shaw Road

Parish Swallowfield

Applicant:

Description of attached plans 1:500 Block Plan

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, ~~Part I Reg., Parish~~ Council, Ward Councillors and the Case Officer unless specified. FOR INFO ONLY

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees)
2. NK (Env. Design)
3. XA (Highways)
4. NF (Building Control)
5. BC/DC Liaison

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NAB

Consultations Sent by Admin. on 04.12.PS.

Yellow - Part One Copy
Green - Officer's Copy

Anglian
Home improvements

Conservatories Division
Anglian Windows Limited
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 420773
Facsimile: 01603 420576

27th November 2000

Our Ref: SD/AM 99/03833 Scott

Your Ref: F/2000/2811

PLANNING SERVICES	HPT 37122
POL	TLS
DC NB	ENF
APP	
CS	
28 NOV 2000	
COPIES TO:	ACK:
	FILE:

Ms N Brown
Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berkshire RG11 1WR

ADDITIONAL PLAN
28.11

Dear Ms N Brown,

REF: PROPOSED DEVELOPMENT AT: 'BRACKEN HOUSE' BUNCESSHAW ROAD FARLEY HILL

Please find enclosed six copies of the 1:500 block plan as requested. In addition we would confirm the original location plan submitted is at a scale of 1:2500 and the conservatory is sited to the side of the property.

I trust this now meets with your requirements and I look forward to your reply.

Yours sincerely,

pp **Mr Simon Dickerson.**
Planning Officer.

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 29 November 2000

Location:	Bracken House, Bunces Shaw Road, Farley Hill, Swallowfield
Proposal:	Proposed single storey extension to dwelling to form conservatory.
Application Number:	F/2000/2811

In response to your consultation dated 22 November 2000 for the above application, the landscape comments are as follows:

I have no objection to the proposals. Although the property is located within the ASLI and there are fairly open views to the property from the east, views into the site from the west are restricted by roadside vegetation. Therefore the visual impact of the on the wider landscape of conservatory from public viewpoints will be fairly minimal.

Catherine Brimble

Catherine Brimble
Landscape Architect

Environmental Services

For office use only.
Application number:

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 S SCOTT
	Address and postcode	BRACKEN HOUSE, BUNCESS HAW ROAD FARLEY HILL READING, RG7 1UU
	15.NOV.2000* 2811	
	Phone number	
2	Agent's Name	SIMON DICKERSON
	Address and postcode	ANGLIAN HOME IMPROVEMENTS CONSADMIN DEPT, PO BOX 65 NORWICH, NR6 6EJ
	Phone number	01603 420775.
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.	BRACKEN HOUSE BUNCESS HAW ROAD FARLEY HILL READING RG7 1UU
	Give brief details of the proposal for example, two storey side extension. About the application	BRACKEN HOUSE, BUNCESS HAW ROAD, FARLEY HILL, READING, RG7 1UU.
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: WHITE PVCU FRAMES/ DOUBLE GLAZING. ROOF: CLEAR TOUGHENED GLASS
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:	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: [signature]

on behalf of Mr Scott

Date 13/11/00

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

ADDRESS Bracken Mouse Bunces Shaw PARISH Swallowe.

PLOT No. Castle Lane ORD. SHEET No. 96

BUILDER Farley Hill

Plan No.	Applicant	Description of Development	Date of Decision	Decision
423/52	Mr. M. Ford	Alt. Mouse & Garage	17.9.52	App C/A
0/139/60	"	O/L Bungalow Adj.	21.5.60	Ref.
R/86/66	Mr. R. Simon	Additions	14.4.66	App C/A
31787*	Mr. L. Hunt	Gr/1st Floor Lts/Balcony	4.11.88	C/A
BRA6651	"	" "	16.1.89	App
38116	B. L. Clarke	Stables/Tackroom/Feed Store	9.9.91	Ref.
38601	"	Stable Block	2.1.92	C/A
96/63718/F	"	2/St Extension	10.6.96	C/A
FP96/5884	"	"	12.11.96	App

* 08719 13884 Garage 24.10.78 CA

DATE OF COMPLETION Enclosed S/Pool 16.09.80 CA

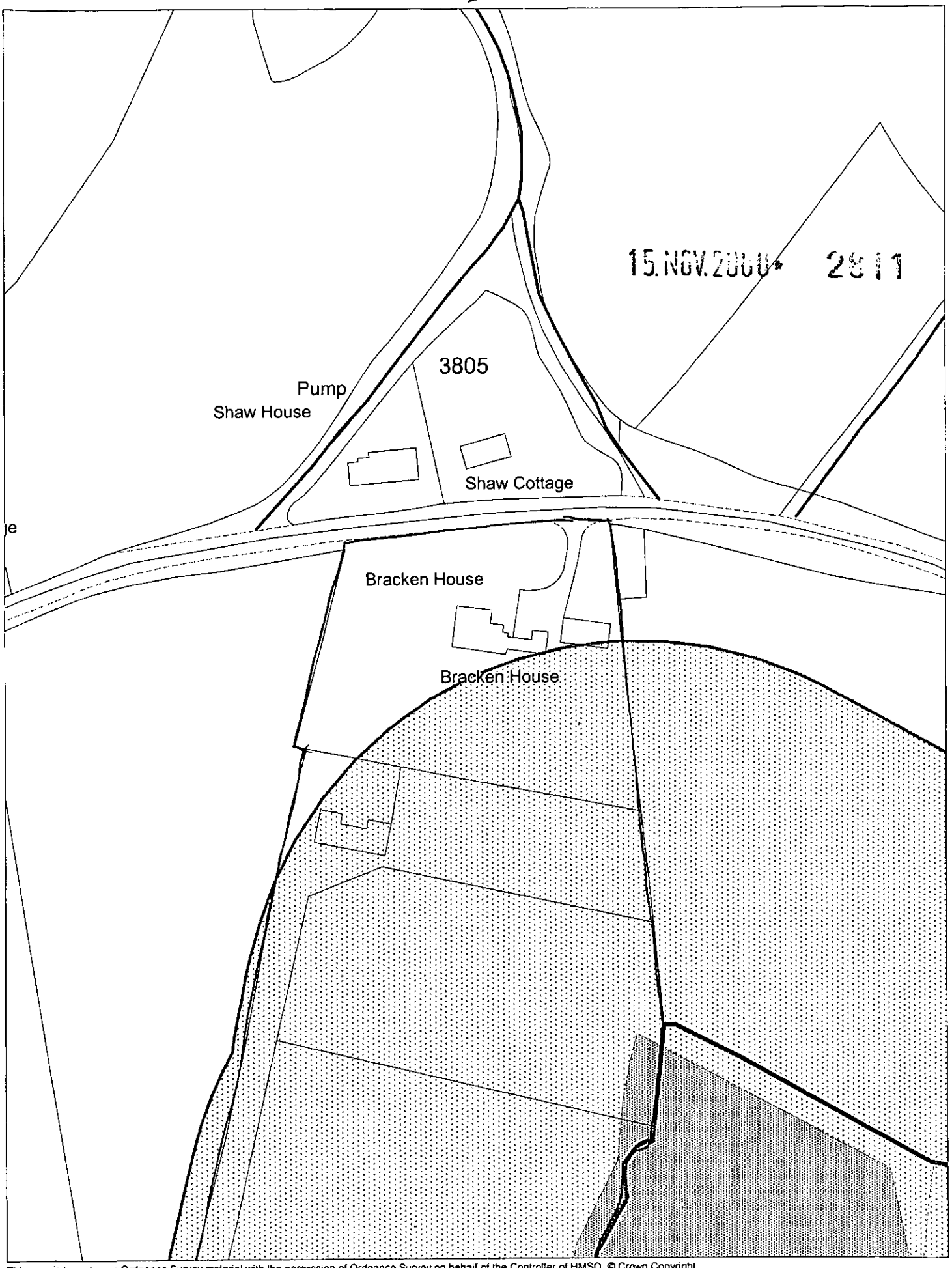
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 FP/2000/0833 Mr PF Davies 1st F/r/ext 15.08.00 App

D



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Development Control Section, Environmental Services, Wokingham District Council.
20 November 2000

Scale: 1 : 1250

N
W E
S

SCHEDULE OF WORKS

✓ WHERE APPLICABLE

PRODUCT POSITION: REAR [ ] SIDE [✓] FRONT [ ] FINISHED FLOOR LEVEL: SAME [✓] BELOW [ ]

SITE ACCESS (SPECIFY): VIA MAIN DRIVE.

EXISTING PROPERTY FOUNDATION TYPE: TEL 0118 974-6000. EXPECT TO FIND CLAY.

COUNCIL TEL. NO. & POINT OF CONTACT: 1.0m DEEP FOUNDATIONS.

BRICK TYPE (IF KNOWN): PAINTED RENDER & BRICKWORK.

	YES	NO	DETAILS
Skip Required	✓		ON ROAD / (DRIVE)
Remove Site Obstruction		✓	TYPE : ____ VOLUME : ____
Trees		✓	TYPE : ____ DISTANCE FROM UNIT: : ____
Full Base	✓		
Extra Depth Foundations		✓	TOTAL DEPTH : ____
Break Up Hardstanding		✓	TYPE : ____ AREA (m²): ____
Excessive Earth Removal	✓		QUANTITY : 6m³ APPROX
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 : SHINGLE OUTSIDE DOORS & PANEL NEXT TO DOOR
Steps / Landing		✓	TOTAL RISE : ____ QUANTITY : ____
Ballustrades		✓	
Frame / Box Out Obstruction	✓		SIZE : 80mm POSITION : LEFT SIDE & PART ROOF
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) WIDTH TO BE CONFIRMED
Physical Barrier By Anglian / (Customer)	✓		TYPE : FOLDING DOORS
Plaster House Wall	✓		QUANTITY : 8.5 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 24 m²
Skirting Board	✓		SIZE : 75mm (PVCU) / TIMBER
Existing Balanced Flue		✓	TYPE : ____ DIST. FROM UNIT : ____
Electrics		✓	SPECIFY : BY JOE BISHOP CLIENT TO PAY DIRECT
Plumbing		✓	SPECIFY : ____
Additional Work		✓	SPECIFY : ____

APPROVED

Customers Signature	Date		Drawing No.	Description	Scale	Drawn
S.A. [signature]	6/11/00		099/03833	CHECK SHEET.	N/A	GJH
					Date 26/10/00	Surveyor P. SMITH

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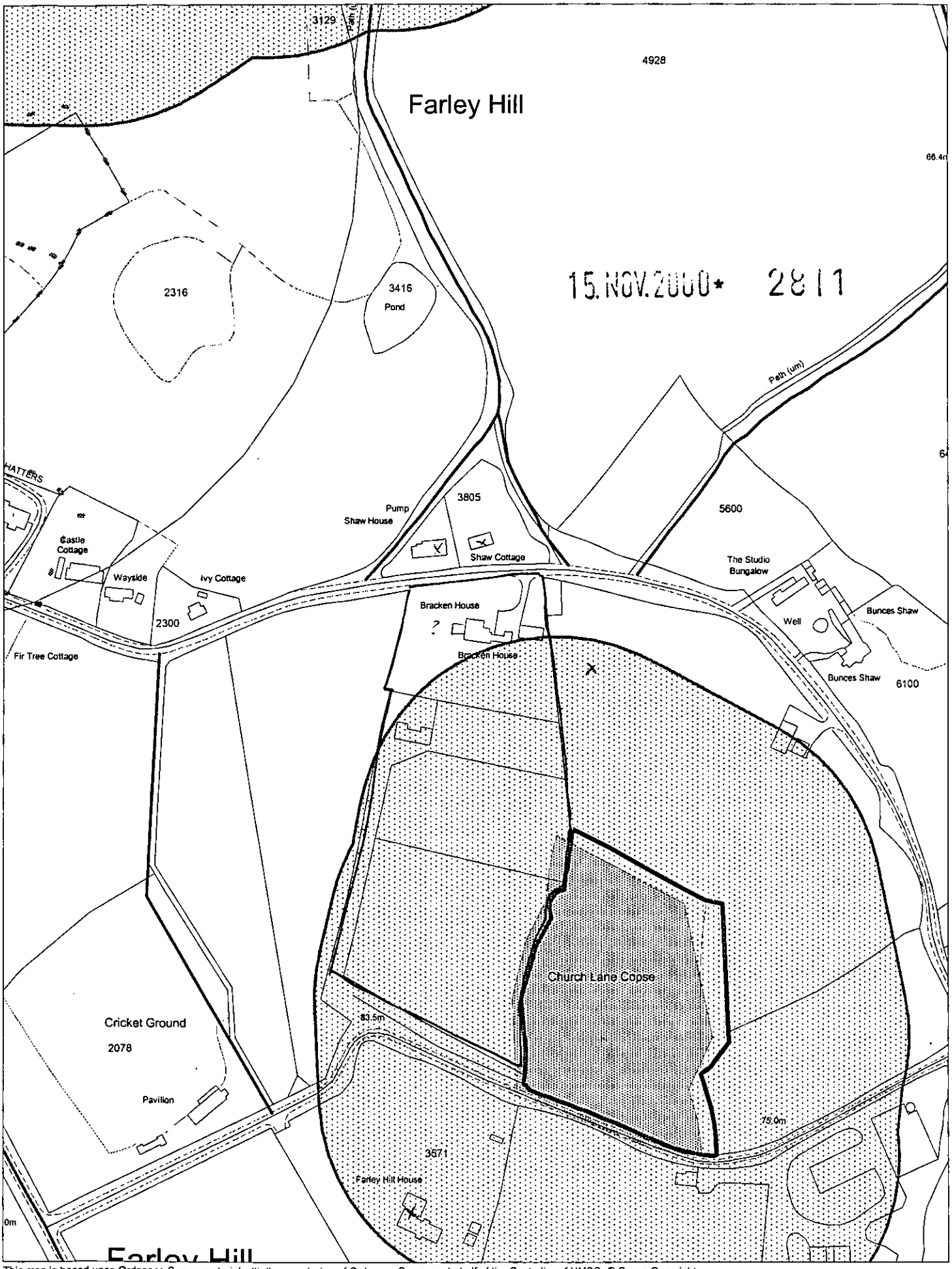

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Development Control Section, Environmental Services, Wokingham District Council.
20 November 2000 Scale: 1 : 2500

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