4

EX SYSTEMS LTD

APPLICATION NO:
F/2000/1878

LOCATION:
22 Dowding Close, Woodley Reading.

APPLICANT:
D Swell C/O A Swell

PROPOSAL:
Proposed single storey rear extension to dwelling and first floor side extension

EARLIEST DATE FOR DECISION: **30/07/2000**

APPLICATION WILL HAVE EXPIRED ON: 25/08/2000

CASE OFFICER: **Farah Humayun**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

D Swell
C/O A Swell
24 Copse Mead
Woodley
READING
Berkshire
RG5 4RP

Application Number: F/2000/1878

Parish: **WOODLEY**

Location: **22 Dowding Close, Woodley, Reading**

Proposal: **Proposed single storey rear extension to dwelling and first floor side extension**

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 external brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle garaging and parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. The driveway to the property is to be widened to 4.8m to accommodate two vehicles within the curtilage of the property.

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor flank wall of the extension hereby approved.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. In the interests of highway safety.

Reason
5. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 15/08/2000

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.

Tel. 0118 974 6482 (Direct Line)
E-mail: Farah.Humayun@wokingham.gov.uk
Date. 27 October, 2000
My ref. BC/DC/2000/1878
Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mr D C Swell
c/o A Swell
24 Copse Mead
Woodley
Berks.

Dear Mr Swell

PLANNING PERMISSION 2000/1878
SITE: 22 DOWDING CLOSE, WOODLEY, READING RG5 4NL

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1878 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

FARAH HUMAYUN
Planning Assistant

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1878 PH
BUILDING CONTROL NUMBER	AP 2000/1164. Nick
~~APPLICANT~~/AGENT	A Swell.
ADDRESS OF SITE	22. Dowding Close WOODLEY
DESCRIPTION OF PROPOSED WORK	S/S rear ext + first floor side ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	recd 27/9/00	recd 30/6/00
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/9/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Nne	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	9/10/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/1878

Applicant : D Swell C/O A Swell.

Location : 22, Dowding Close, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling and first floor side extension

Site Notice Displayed ? :	YES	NO	DATE
	✓		26/7.

Date of Neighbour Notifications : .....

Date of Site Visit : 26/7

Date Registered : 30/06/2000

Earliest Date for Decision : 30/07/2000

Latest Consultation Date/Site Notice Expiry Date : 30/07/2000

This application will have expired on: 25/08/2000. 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 :

WOODLEY TOWN COUNCIL - "NO COMMENT"

HIGHWAYS - Recommend approval with conditions -> Parking
-> Drive to be widened.

Planning Issues :

- IMPACT UPON NEIGHBOURING PROPERTIES
- IMPACT UPON THE STREET SCENE.

Application Number: F/2000/1878

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is for single storey rear extension to dwelling and first floor side extension. The proposed first floor side extension continues the length of the existing roof line to form a gable end. The extension projects out as far as the existing attached garage. While the proposed development is not set back or set down from the original dwelling, there does appear to be sufficient gaps between this dwelling and the adjacent properties to prevent a terracing impact. There are no proposed additional windows in the side extension.

The proposed single storey rear extension also continues to the existing boundary line of the property. There are two proposed rear windows. However the property to the rear has one window in the flank wall that is obscurely glazed at a distance of approx 13 metres. It is therefore considered that the proposed development will not have an adverse negative impact upon the neighbouring properties and their living conditions.

IMPACT UPON THE STREET SCENE

As stated above the while the proposed development is not set back or set down from the original dwelling there are sufficient gaps between the dwelling and neighbouring properties to prevent a terracing impact. It is therefore considered that the proposed will not have an adverse negative impact upon the character of the area.

IMPACT ON HIGHWAY SAFETY

The highway authority are satisfied that sufficient car parking spaces can be provided on site but state that the driveway must be widened to accomodate 2 vehicles within curtilage of property.

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

Application Number F/2000/1878
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	BRICKWORK
3	SC23	SR06	GARAGING + PARKING
4		SR13	THE DRIVEWAY TO THE PROPERTY IS TO BE
			WIDENED TO 4.8 M TO ACCOMMODATE TWO
			VEHICLES, WITHIN THE CURTILAGE OF THE
			PROPERTY
5	SC08	SR05	FIRST FLOOR FLANK WALL OF THE EXTENSION
			HEREBY APPROVED

15/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 22 Dowding Close Woodley Reading.

APPLICATION NUMBER: F/2000/1878

OFFICER: Farah Humayun

DATE OF SITE VISIT: 12/7

1 SITE/STATUTORY NOTICE DISPLAYED ? ~~NO~~. YES 26/7.

2. DESCRIPTION OF SURROUNDINGS

RES.

3. DESCRIPTION OF SITE/BUILDING

2ST - DETT

ATT GARAGE

4. RELATIONSHIP TO ADJOINING PROPERTIES

Set at angle to 23.

NO window in flank wall of 23.

House to rear has window on flank wall facing. ob glazed

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING GARAGE + 1 SPACE.

LEVELS S LEVEL.

BOUNDARY TREATMENT 1.8m fencing with 23.

OTHERS " " to rear.

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 06 July 2000

Application Number: F/2000/1878

Proposal: Proposed single storey rear extension to dwelling and first floor side extension

Parish: WOODLEY TOWN

Site Address:
22, Dowding Close, Woodley, Reading.

Applicant:
D Swell C/O A Swell.

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).

Condition

SC: 23 - (INSERT: Garaging & Parking).

Reason - SR: 06.

Caution - Drive is to be widened to 4.8m to accomodate 2 vehicles, within the curtilage of the property.

Reason - SR: 13.

Signed: _____ **Print name:** Stephanie Knowles.

17/07/00

FROM: Farah Humayun

DATE: 06 July 2000

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1878

PLANNING SERVICES UPT

Proposal: Proposed single storey rear extension to dwelling and first floor side extension.

Site Address: 22, Dowding Close, Woodley, Reading.

Applicant: D Swell C/O A Swell.

Your observations are required in respect of this application **by 30/07/2000** .

The committee had no comment to make on this plan.

DELEGATED

SIGNED: _____ DATE: 19.7.00.

Clerk To Woodley Parish/Town Council.

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

Tel:

Date: **06 July 2000**

My ref: F/2000/1878

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

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/2000/1878
22, Dowding Close, Woodley, Reading.
Proposed single storey rear extension to dwelling and first floor side extension

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 **Farah Humayun** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1878**
22, Dowding Close, Woodley, Reading.
Proposed single storey rear extension to dwelling and first floor side extension
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

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

Tel:

Date: **06 July 2000**

My ref: F/2000/1878

CONFIDENTIAL

Councillor Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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John Mitchell

John Mitchell
Development Control Manager

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22, Dowding Close, Woodley, Reading.
Proposed single storey rear extension to dwelling and first floor side extension
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clifford

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

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

Tel:

Date: **06 July 2000**

My ref: F/2000/1878

CONFIDENTIAL

Councillor Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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/2000/1878
22, Dowding Close, Woodley, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1878**
22, Dowding Close, Woodley, Reading.
Proposed single storey rear extension to dwelling and first floor side extension
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

Received by Wokingham District Council

Application No: F/2000/1878

Proposal:
Proposed single storey rear extension to dwelling and first floor side extension

Location:
22, Dowding Close, Woodley, 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/07/2000. 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

06 July 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

(P) PRE-APP ATTACHED (P)

Start date: 30 JUN 2000	Map No. 42 Site 0:03
Officer: FH / Application No. F/2000/1878	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING AND FIRST FLOOR SIDE EXTENSION

Location: 22 DOWDING CLOSE

Parish: WOODLEY Ward: Loddon

6.7.2000. ✓ 6/7

Applicant: D SWELL

Fee Received 95-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 6.7.2006 ✓ 6/7

Parish Council Informed - YES / NO ✓ 6/7

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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services ..... ✓
Highways ✓ 6/7 ..... ✓

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:

..... Pre-app attached. ....
.....
.....

NEIGHBOURS:

..... ✓ 6/7 9 N+ 20, 21, 23, 24, 25 Dowding close ✓ .....
.....
.....
.....
.....
.....
.....
.....
.....

ADDRESS 22 Dowding Close PARISH Woodley

PLOT No. 281 Woodley Arrund 1 ORD. SHEET No. SU. 7773 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
16670	Adams/Bryant	Subst of House Type	17.12.81	N/A	REF
16941	"	Detached House & Garage	11.3.82	N/A	CLA
BR18675	"	Detached House & Garage	15.6.82	APP	N/A
17453	"	Garage "	3.6.82	N/A	CLA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

30.JUN.2000 13:18

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

1678

30.JUN.2000*

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I ~~have~~/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
MR M LINES	22 DOWDING CLOSE WOKINGHAM RG5 4NL	26/06/00

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . [signature] . . . . . .

On behalf of . . . . D. SWELL . . . . . .

Date . . . . 26/11/00 . . . . . .

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

30.JUN.2000* 1678

PROPOSED GROUND AND FIRST FLOOR EXTENSIONS.
22 DOWDING CLOSE WOODLEY READING
MR D SWELL JUNE 2000

CONSTRUCTION NOTES

All dimensions shown in millimetres and to be checked on site. Existing work shaded

FOUNDATIONS : All part of the existing structure taking new loads to be exposed to determine suitability. Foundations to be underpinned as required by the Building Control Officer. Width of footing assumed to be same as existing footings, but to be checked and enlarged if required by the Building Control Officer, garage flank wall foundations to be widened by 300mm and bonded to existing garage wall foundation using dowel bars at 8 per square metre as required by the Building Control Officer. If deep dig foundations are required planking and strutting will be installed. New foundations minimum 1000mm b.g.l. or to suit site soil conditions. Existing side access path to be excavated to expose the garage foundations, an outer skin of brickwork to be taken up from the exposed foundations and new brickwork to be tied to existing with galvanised wall ties at 4 per square metre, wall tie centres to be closed up at reveals with not more than 300mm vertical spacing within 225mm from the side of all openings.

WALLS: All brickwork in matching facings. Cavity walls to be 102mm facings with 100mm blockwork, 50mm cavity filled with Rockwool insulation. Cavities to be closed with RMC Thermabate cavity closers to give U value 0.393 W/m2 deg C. Wall ties at 4 per square metre, wall tie centres to be closed up at reveals with not more than 300mm vertical spacing within 225mm from the side of all openings. All new brickwork and blockwork to be keyed into existing. No blockwork below dpc level. Dpc to be not less than 150mm above ground level and bonded to existing dpc. Vdpc to all reveals. Double joists or sole plates will be provided beneath new partitions.

Semi exposed kitchen/garage wall to be insulated to provide U value of 0.6 W/m2 deg C by using 50mm Rockwall insulation laid between 50mm x 50mm s.w. battens with foil backed plaster board & skim or 150mm Turbo blocks laid on existing foundations (see note above regarding width of footings).

LINTELS : All lintels to be checked for suitability and replaced as necessary. All new lintels to have minimum 150mm end bearings. New brick piers to be tied and bonded to existing garage walls to support lintel over front of garage. Precast reinforced concrete lintels to be installed above drains and services passing through walls.

Lintel Schedule:
GARAGE DOOR as existing, BEDROOM WALL (OVER GARAGE) Catnic CN8C, EXISTING EXTERNAL KITCHEN WALL Catnic CN159D, both laid on concrete padstones, Catnic CN7A to all other new openings in cavity walls. Catnic CN5XA to openings in single skin walls

WINDOWS : Windows to give 1/20 ventilation & 1/10 light source. All new windows to match existing. 4000mm sq trickle vents to be provided in new frames. New frames to be double glazed. Safety glass to be installed in all windows and doors in areas below 800mm above floor level and other critical areas, as appropriate. Mechanical vents to be provided in the w.c./shower room and kitchen with a capacity to provide 3 air changes per hour.

FLOORS : Kitchen floor to be 100mm concrete laid on 150mm well compacted hardcore with 1000g dpm bonded to existing dpc and laid below 50mm screed. 50mm of polystyrene insulation to be laid beneath floor screed to provide U value of floor to be 0.45 W/m2 deg C.
Bedrooms to be timber floor of 19mm t & g boarding fixed to SC3 class 47mm x 125mm floor joists at 400mm centres to span not more than 2600mm, timber joists to be set on hangers away from walls to avoid damp penetration. 38mm x 50mm herring bone strutting in centre of spans, if required.
Self closer to be fitted to new 1/2 hour fire door between garage and kitchen with a step up from the garage of not less than 100mm.
Garage ceiling to be double tacked to provide fire protection. Space between joists to be packed with glass fibre for fire insulation. 19mm foilbacked plasterboard to be installed to garage ceiling.

OR, IF REQUIRED BY Building Control Officer

SUSPENDED FLOOR SLAB SPECIFICATION: Remove 150mm soil and vegetable matter, 50mm plastic covered polystyrene insulation, 1200g dpm covered by 150mm reinforced concrete slab (slab loading not to exceed 97.5kgf m2) B785 mesh with 50mm cover, 50mm screed. Dpm to be placed between insulation and slab and pulled tight against slab edge when cured. Slab and mesh to be laid across inner skin of foundation brickwork. New suspended slab to bear onto the existing foundations OR be cut into the existing wall, the brickwork to be removed in pockets to allow the slab to be keyed and bonded to existing walls. Polystyrene edge shuttering to be removed from new cavity once slab has cured.

CAR PARKING : Three car parking spaces of 2400mm x 4800mm can be provided, as shown at the front of the property, within the site boundary. The capacity of the existing garage remains unchanged.

ROOFS : Matching sand faced roofing tiles to be used on all pitched roofs. All roof timbers to be SC3 class and tanalised or similar.

New roof to be set at approximately 30 deg pitch, as existing, using roof trusses to be supplied with construction details by a specialist manufacturer. Manufacturers details of roof trusses to be provided for the approval of the Building Control Officer prior to the commencement of the works, as appropriate. Roof trusses to be provided @ 600mm centres and to be fixed and braced to comply with BS5268 Pt3 1985. Strap trusses to walls via m.s. anchor straps provided @ 2000mm centres. Spike each trussed rafter to 100mm x 50mm wall plate. Wall plate to be strapped to walls with m.s. straps @ 1000mm centres.

OR New roof to be set at approximately 30 deg pitch, as existing, using 150mm x 50mm rafters spiked @ 400mm centres and bolted to 150mm x 50mm ceiling joists @ 400mm centres, 75mm x 225mm binders @ 2100mm centres (max clear span not to exceed 2500mm). 32mm x 175mm ridge. All new rafters to be spiked to 100mm x 50mm wall plates, strapped to walls and rafters @ 1000mm centres. Gable straps to be provided @ 2000mm centres. 75mm x 225mm purlins, supported by walls, to be installed at mid span of new rafters, clear span of purlin not to exceed 2520mm, maximum span of rafter not to exceed 3600mm.

Matching tiles to be laid on s.w. battens on untearable roofing felt to BS747 & CP144. 150mm mineral felt between joists. Cross ventilation to roof void to be provided at soffit by 25mm continuous gap with galv fly mesh, a continuous gap also to be provided above the roof insulation

Garage roof to be 150mm x 50mm rafters spiked to 100mm x 50mm wall plate. Tiles to be laid on s.w. battens on untearable roofing felt to BS747 & CP144.

Lead flashing to be taken up to 150mm above roof tile level and bedded into mortar joints.

FOUL WATER : Foul waste from the new kitchen to be connected to the existing s.v.p. OR to existing foul manhole via new back inlet gully as shown. Foul waste from the new en-suite to existing foul system via new s.v.p. through ground floor w.c. Waste pipes laid to fall of 32mm diameter to basin, 40mm diameter to shower and 100mm to w.c. Pipes laid in floor zone to be supported as necessary by timber noggins laid at 450mm centres

SURFACE WATER : Surface water to existing system or to new soakaways 1000mm x 1000mm x 1000mm, connected with 100mm pipework and set 5000mm from buildings.

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	D. C. SWELL
	Address and postcode	22 DOWDING CLOSE WOODLEY READING RG5 4YL
	Phone number	01189698812
	Agent's Name	A. SWELL
	Address and postcode	24 COPSE MEAD WOODLEY READING RG5 4AP
	Phone number	01189691390
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.	22 DOWDING CLOSE WOODLEY READING RG5 4AP
4	Give brief details of the proposal for example, two storey side extension. About the application	REAR SINGLE FLOOR EXTENSION BEHIND EXISTING GARAGE + [redacted] 1ST FLOOR EXTENSION ABOVE GARAGE [redacted]
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.	BRICKS & TILES TO MATCH
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

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Please turn over

9	*How many bedrooms does the property have?*	Existing: 3	Proposed: 4
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
Mr Jones	22 Dowding Close Woodley	26/6/00

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of D.C. SWALL

Date 28.06.00

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



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Development Control Section, Environmental Services, Wokingham District Council.

3 July 2000

Scale: 1 : 1250

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