APPLICATION NO:

F/2000/2906 ✓

LOCATION:

11 Albany Park Drive, Winnersh Wokingham.

APPLICANT:

Mr & Mrs Blair C/O Excel Design Ltd

PROPOSAL:

Proposed two storey side extension to dwelling.

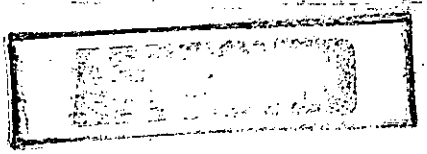
EARLIEST DATE FOR DECISION: **30/12/2000**

28 day exp: 05/01/01

APPLICATION WILL HAVE EXPIRED ON:

22/01/2001

CASE OFFICER: **Natalie Brown**



(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Blair
C/O Excel Design Ltd
17 Gorse Ride South
Finchampstead
Berkshire
RG40 4EH

Application Number: F/2000/2906

Parish: **WINNERSH**

Location: **11, Albany Park Drive, Winnersh, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. The cloakroom/shower room window in the front elevation (ground floor) of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

Condition
4. The en-suite window in the front elevation (1st floor) of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

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

Condition
6. The extension hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of and ancillary to the residential dwelling located on the site.

Condition
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
8. Prior to the commencement of the development hereby permitted, a parking plan for the provision of 4 off-road parking spaces shall be provided: 5.5m x 2.4m (in front of a garage) and 4.8m x 2.4m (standard space). The associated dropped crossing shall be extended to accommodate these spaces.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

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

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

Reason
6. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

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

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

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LTV1, LBE1, LBE2, LT5 and LT6.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WT6 and WT7.

Informative
2. If any Great Crested Newts are encountered during the construction of the development, ALL works must stop immediately and the Local English Nature Office must be informed. Great Crested Newts are a protected species and to knowingly kill one or destroy their habitat would be liable to a fine of up to £5,000.

John Mitchell

John Mitchell
Development Control Manager
Date: 18/01/2001

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.

Enlarged

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2906	NB
BUILDING CONTROL NUMBER.	FP2000/1356	Howard
~~APPLICANT~~/AGENT	Excel.	
ADDRESS OF SITE	11. Albany Park Drive WINNERSH	
DESCRIPTION OF PROPOSED WORK	2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00675/4	00675/4
ELEVATIONS	8, 9, 10, 11	8, 9, 10, 11
FLOOR PLANS	13, 15	13, 15

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	26/1/01.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

HIGHWAY AUTHORITY CONSULTATION ON PLANNING APPLICATION
Application No. 43[illegible]77 Parish: WINNERSH
TWO STOREY SIDE EXTENSION TO PROVIDE TWO ADDITIONAL
BEDROOMS WITH ENSUITE BATHROOMS
11 ALBANY PARK DRIVE WINNERSH
Applicant: J BLAIR Application Type: F

REFER TO REGIONAL CONTROLLER [illegible]108
REFER TO COUNTY RIGHTS OF WA[illegible] [illegible]ICER

PLEASE RETURN THE PLANS TO WDC CENTRAL SUPPORT SECTION [ ]

RECOMMENDATIONS

(1) Does not wish to restrict the grant of permission.

(2) Recommends that permission be refused for the following reasons:-

(3) Recommends that any permission which the DPA may give shall include the following conditions.-

Comment

A plan is required indicating 2 no additional parking spaces within the curtilage of the property

[illegible]

[illegible]

25

Application 43277 continued

Date 04 OCT 1994

R.F. Wilson

District Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

PLANNING PERMISSION GR

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: J BLAIR
C/O L E HALTON
12 SHIRES WAY
YATELEY
CAMBERLEY GU17 7SX

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.43277 (F)

Proposal:
TWO STOREY SIDE EXTENSION TO PROVIDE TWO ADDITIONAL BEDROOMS WITH ENSUITE BATHROOMS
11 ALBANY PARK DRIVE WINNERSH

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (N4)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act 1990. (N4R)

02 Prior to the commencement of development details of the proposed materials shall be submitted to and approved by the Local Planning Authority. (N9)

02 REASON Because inadequate details have been submitted with the application. (N9R)

03 Notwithstanding the provisions of the current Town and Country Planning General Development Order, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for the purpose. (N70)

03 REASON To ensure that garage accommodation is retained on the site in accordance with the Local Planning Authority's Vehicle Parking Standards. (N70R)

continued/-

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: MR J.W.BLAIR
11 ALBANY PARK DRIVE
WINNERSH
WOKINGHAM
BERKS RG11 5HZ

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM BERKS RG11 1BN

Application No 3B254 (F)

Proposal:
RE-SITING OF FLANK BOUNDARY FENCE
11 ALBANY PARK DRIVE WINNERSH

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission (5)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act, 1990 (3R)

02 No screen wall or screen fence shall be moved from its approved position, particularly along any flank frontage of a corner plot, without the prior written permission of the District Planning Authority (23J)

02 REASON In the interests of visual amenity (13R)

03 The development hereby permitted shall be planted with evergreen climbers such as Hedera helix 'Green Ripple', Hedera colchica, Dentota or Dentota Aurea.

03 REASON To ensure the implementation of a satisfactory scheme of landscaping which will in due course improve the environmental quality of the development and soften its impact on the area (19GR)

continued/-

25 x 10

Application 38234 continued

08 APR 1992

R.F.W.

Date 08 APR 1992 District Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscape tidy.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986 - SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

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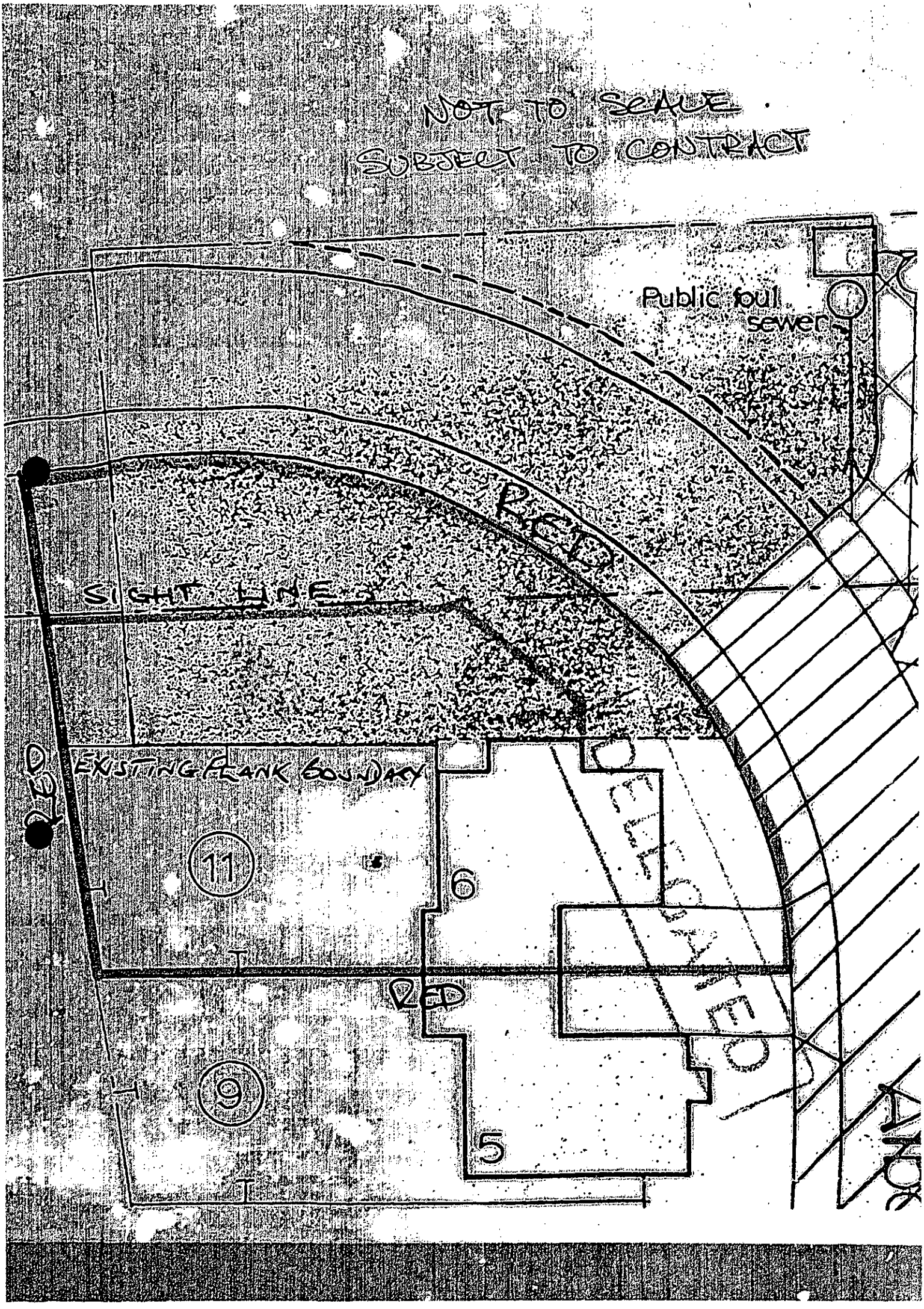
NOT TO SCALE
SUBJECT TO CONTRACT
Public foul sewer
RED
SIGHT LINE
EXISTING BLANK BOUNDARY
11
6
RED
9
5

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

Tel: (0118) 974 6492

Date: **06 December 2000**

My ref: F/2000/2906

CONFIDENTIAL

Councillor Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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/2000/2906
11, Albany Park Drive, Winnersh, Wokingham.
Proposed two storey side extension to dwelling.

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

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

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2906**
11, Albany Park Drive, Winnersh, Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

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

Tel: (0118) 974 6492

Date: **06 December 2000**

My ref: F/2000/2906

CONFIDENTIAL

Councillor Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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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/2000/2906**
11, Albany Park Drive, Winnersh, Wokingham.
Proposed two storey side extension to dwelling.
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____

Signed: _____ Date: _____
Councillor Turner

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

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

Tel: (0118) 974 6492

Date: **06 December 2000**

My ref: F/2000/2906

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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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11, Albany Park Drive, Winnersh, Wokingham.
Proposed two storey side extension to dwelling.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2906**
11, Albany Park Drive, Winnersh, Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bray

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

Received by Wokingham District Council

Application No: F/2000/2906

Proposal:
Proposed two storey side extension to dwelling.

Location:
11, Albany Park Drive, Winnersh, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/12/2000. 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

06 December 2000

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/2906

Applicant : Mr & Mrs Blair C/O Excel Design Ltd.

Location : 11, Albany Park Drive, Winnersh, Wokingham.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		5/1

Date of Neighbour Notifications : .....

Date of Site Visit : 5/1

Date Registered : 27/11/2000

Earliest Date for Decision : 30/12/2000

Latest Consultation Date/Site Notice Expiry Date : 30/12/2000

This application will have expired on: 22/01/2001. 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 :

Winnersh PC : 21/12 - "No comments"

Highways : 12/12 - request P. Plan for 4 vehicles.

Rail Track : 21/12 - unlikely to affect railtracks interests adversely

Dinton Pastures : 15/12 : as there are great crested Newts recorded in nearby ponds - information should be added.

Neighbours (SN . 4/1 (by e-mail) : 15 Albany Park Drive - effect surroundings loss of light overlooking to rear.

Planning Issues : (Old set).

Application Number: F/2000/2906

Appraisal :

See attached sheet

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

Application Number F/2000/2906
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C001	R001	full perm - 5yrs
(2)	C014	R014	Ex finishes to match
(3)	C045	R045	ob. glazing
			ins: cloakroom + shower room.
			front elev (ground floor)
			del. it shall be fixed shut.
(4)	C045	R045	ob. glazing
			ins: en-suite
			front elev (1st floor)
			del: it shall be fixed shut.
(5)	C044	R044	no windows
			ins: 1st floor, side elev.
(6)	C062	R062	Ancillary accom.
			ins: extension.
(7)	C049	R049	Garaging to remain
(8)		R022	Prior to the commencement of the development hereby
			permitted, a parking plan for the provision of 4 off-road
			parking spaces shall be provided: 5.5m x 2.4m (in front of
			a garage) and 4.8m x 2.4m (standard space). The associated
			dropped crossing shall be extended to accomodate these spaces.

Informative for approvals

N16	
LODDON AREA LOCAL PLAN POLICIES:	—
SOUTH-EAST AREA LOCAL PLAN POLICIES:	LTV1, LBE1, LBE2, LT5, LT6
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1, WT6, WT7
GREEN BELT LOCAL PLAN POLICIES:	—
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1,
MINERALS LOCAL PLAN POLICIES:	—

(9) Informative

If at any point ~~during~~ the construction of ~~the development~~ (hereby approved), Newts ~~are~~ encountered.

If any Great Crested Newts are encountered during the construction of the development, ALL works must stop immediately and the local English Nature office must be informed.

~~To knowingly kill~~ ~~Reason~~ Great Crested Newts are a protected species and to knowingly kill one or destroy their habitat would ~~make~~ be liable to a fine of up to £5000

[signature]
18/1/07

RECORD OF SITE VISIT

SITE ADDRESS: 11 Albany Park Drive Winnersh Wokingham.

APPLICATION NUMBER: F/2000/2906

OFFICER: Natalie Brown

DATE OF SITE VISIT: 5/1

1 SITE/STATUTORY NOTICE DISPLAYED ? At front of property

2. DESCRIPTION OF SURROUNDINGS

Residential · link detached + detached.

Railway is upon an embankment adj to road.

3. DESCRIPTION OF SITE/BUILDING

1x1st floor window side elev @ front end of dwelling at present + pitched roof s.s @ side (porch/wc)

site forms a corner plot - road snakes round front/side of house

Proposed dwelling would be right up to side boundary & beyond existing rear line, but set back from the front mtn to following fence line (App 38254)

slightly lowered ridge height.

4. RELATIONSHIP TO ADJOINING PROPERTIES

see plan

Previous 2S extn app: 43277 - not implemented (Oct '94 C/A)

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m fencing with concrete posts with rd (set back from pavement edge.

OTHERS

Application Number: F/2000/2906

Appraisal:

Development

For a two storey side extension. The site lies within the identified settlement of Winnersh and is a semi-detached property occupying a corner plot within Albany Drive. A scheme for a 2 storey side extension in the same position as the current proposal (43277) was approved in 1994. The proposed development would be built up to the existing side fence line. This fence line was approved under application 38254 in 1992, and follows the line of the side fence at No.15. (Copies plans for 43277 & 38254 can be found in the file).

The proposed ground floor element of the development would be 3.2m behind the front building line and extend 3m beyond the rear building line of the dwelling. It would be 6.9m in width and 8.6m in length. In plan form, due to the fence line, the ground floor would be a trapezium in shape (see plans). The proposed first floor element would be 4.2m behind the front building line and extend 3m beyond the rear. It would be 4.3m in width and be 6.9m to the ridge (0.2m lower than the main ridge line).

1) Impact upon neighbouring properties

There are no properties to the right of No.11 (when viewed from the front). To the right is Albany Park Drive then an embankment for the railway. The proposed development would be 12m from the shared rear boundary with No.15 and approximately 23m from the rear building line of No.15. A letter of objection was received from No.15 with regards to loss of light to their garden and overlooking. At these distances, it is not considered that there would be an overlooking issue. The relationship between the rear building lines would reflect those 2 & 3 doors down from both Nos. 11 & 15.

It is considered that the proposed development would cause no overbearing nor overshadowing to any properties.

2) Impact upon the character of the streetscene

Whilst the property does occupy a corner plot within the estate, and would effectively double the width of the property, an application for a similar at this site was approved in 1994. It is not considered that circumstances have changed enough to warrant the refusal of this application. The development would not extend beyond the side fence line, so a gap would be retained alongside Nos. 11 & 15 and the road edge.

3) Impact upon highway safety

There are 5 bedrooms proposed so there would need to be provision for 4 off-road parking spaces in order to comply with Council standards.

Approval: ✓ **~~Refusal:~~**

Applicationo	Name & Address
F/2000/2906	M Hansell & R Murphy 15 Albany Park Drive Winnersh RG41 5HZ

App. approved
Letter sent 25/01/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	27 NOV 2000
Officer: NAB	Application No. F/2000/2906

Map No. 53 Site 0.05
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 11 ALBANY PARK DRIVE

Parish: WINNERSH Ward: Winnersh 6.12.2000 B.

Applicant: MR/MRS BLAIR

Fee Received 95-00 (5) 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 : 6.12.2000 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

.....

.....

- Dinton Pastures (Nawts cons) ✓

NEIGHBOURS:

.....
9, 15, 17, 19 Albany Park Drive Winnersh ✓
6, 8, 10 Albany Park Drive "
.....
.....
.....
.....
.....
.....

Ian Jordan

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 035	NB
04 JAN 2001	
COPIES TO:	ACK:
2000/2906	

NB

From: WebComments@wokingham.gov.uk
Sent: 03 January 2001 11:59
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2000/2906
Correspondent_FullName: Martin Hansell and Rose Murphy
Correspondent_StreetAddress: 15 Albany Park Drive
Correspondent_Address2: Winnersh
Correspondent_Town: Wokingham
Correspondent_County: Berks
Correspondent_PostCode: RG41 5HZ
Correspondent_Telephone: 0118 961 9546
Correspondent_Email: martin@doublehit.tele2.co.uk

Comments:

We would like to stress our objection to the planned extension of number 11 Albany Park Drive and on the following grounds. This is a massive extension in comparison to the existing house and will dramatically affect the immediate area surrounding it.

It is right on a very important corner which has already been the subject of past problems in the area of safety and sight line, and I would suggest that this extension will similarly reduce the quality of the visibility and aesthetic appearance of the road and corner. With the number of children on a road such as this and the existing problems with parking and safety on this stretch of road we do not think this will help at all.

Our principle concerns are the fact that our neighbours already have a reasonable view of our house from the rear, and we would be considerably more exposed to this with the advent of the extension. This is not just just true from the ground floor; we can see our neighbours looking into our bedrooms from their ground floor and if there are more bedroom and ground floor windows then our privacy will be all the more destroyed. Furthermore part of the proposed extension will jut further into the neighbour's garden by a further 15 feet or more and this will give even greater exposure to us in our day to day living.

It is hard to say from the plans just how much loss of lighing we will experience, however this aspect is the main one of our house as the sun rises from this side of the house in the mornings and lights the garden for the majority of the day. Should this extension be allowed it will almost definitely reduce (and I suspect by some margin) the light into our house and garden.

By Hand 4/01/2001

Excel Design XL
17 Gorse Ride South
Finchampstead . Wokingham
Berkshire RG40 4EH
Phone: 0118 973 7336
Fax: 0118 973 4175
E-mail: Enquiries@ExcelDesign.Ltd.UK

PLANNING SERVICES	HPT 38308
POL	TLS
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APP	
CS	
04 JAN 2001	
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	FILE:

Reply Req

Ms N Brown
Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

Our ref. 00675
Your ref. ~~F/2000/1354~~ F/2000/2006

2nd January 2001

Dear Ms Brown

Re: 11 Albany Park Drive, Winnersh.

Further to your fax of the 20 December the proposed parking layout for three cars is shown on our drawing 13.

This proposal is for a Granny Annex for my client's elderly Mother who does no drive and will not require additional parking.

Similar applications for Granny Annexes, submitted by us previously, have not required additional parking, would you please clarify your request.

Yours sincerely

George Avis

9/1 - spoke to Adam - parking plan for 4 vehicles still required (esp. if move then these would only be 3 spaces for 5 beds)

9/1 4.15pm - spoke to agent & agreed for plan for 4 vehicles
He said he would send one in (although seemed reluctant to do so - said they could re-name one bed to family room so would only need 3 spaces do 4 beds)

38053

RAILTRACK

Southern
M HOLDEN Director

NAB

21 DEC 2000

COPIES TO: | ACK: | FILE:

19th December 2000

Development Control Manager
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire. RG40 1WR

Tel: 020-7902-3183

Y/r F/2000/2906
O/r C7/01/523/0/394/AN

Dear Ms Brown,

TOWN & COUNTRY PLANNING ACT
WINNERSH, 11 ALBANY PARK DRIVE
PROPOSED 2 STOREY SIDE EXTENSION
APPLICATION No F/2000/2906.

Thank you for your letter of 6th December 2000, concerning the above Application.

As it would appear this proposal is situated on the far side of Albany Park Drive, the above proposal is unlikely to affect Railtrack's interests adversely.

However, I reserve the right to make any further comments or conditions considered necessary to ensure the safe operation of the railway if and when the proposal proceeds, should the need arise.

Yours faithfully,

Mon Nield.

pp. B. Purcell
Outside Parties Engineer.

Engineering Manager. Suite 2 CP2 2H General Offices WaterlooStation London SE1 8SW
Tel: 020-7902-3183 Fax: 020-7902-3632 DX 119552 WATERLOO STN 2:
Railtrack PLC Registered Office Railtrack House Euston Square London NW1 2EE Registered in England and Wales No. 2904587 http://www.railtrack.co.uk

FROM: Natalie Brown

DATE: 06 December 2000

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/2906

Proposal: Proposed two storey side extension to dwelling..

Site Address: 11, Albany Park Drive, Winnersh, Wokingham.

Applicant: Mr & Mrs Blair C/O Excel Design Ltd.

Your observations are required in respect of this application **by 30/12/2000** .

- 8 DEC 2000

FILE:

No comments

SIGNED: _____ DATE: 20.12.00

Clerk To Winnersh Parish/Town Council.

FROM: Natalie Brown

DATE: 06 December 2000

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

PLANNING SERVICES
POL
DC
APP
GS

Application Number: F/2000/2906

Proposal: Proposed two storey side extension to dwelling..

Site Address: 11, Albany Park Drive, Winnersh, Wokingham.

Applicant: Mr & Mrs Blair C/O Excel Design Ltd.

Your observations are required in respect of this application **by 30/12/2000**

No comments

SIGNED: _____ DATE: 20.12.00

Clerk To Winnersh Parish/Town Council.

Wokingham District Council Environmental Services Department, PO Box 157, Shute End, Wokingham
Berks, RG40 1WR

FAX

Date: 20/12/2000.

Number of pages including cover sheet: 2

To:
G. Avis of
Excel Design Ltd.

Phone: 0118 973 7336
Fax phone: 0118 973 4175
CC:

From:
NATALIE BROWN

Phone: 0118 974 6492
Fax phone: 0118 9746484

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

Re: Application F/2000/2906
11 Albany Park Drive, Winnersh.

I have been trying to contact you - but your phone is engaged.
Please find attached a copy of the highways comments for this application
As there are 5 bedrooms proposed, 4 parking spaces are required.
Could you please send a revised plan to show this.

Thankyou. Natalie Brown (case officer)

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 06 December 2000

Application Number: F/2000/2906

Proposal: Proposed two storey side extension to dwelling.

Parish: WINNERSH PARISH

Site Address:
11, Albany Park Drive, Winnersh, Wokingham.

Applicant:
Mr & Mrs Blair C/O Excel Design Ltd.

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).

Comment

Please could Highways have an ~~additional~~ revised plan showing the parking layout for 4 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

Please show the extent of the driveway as well.

Signed: _____ **Print name:** Adam Coggins

12/12/00

Natalie Brown

From: Andy Glencross
Sent: 15 December 2000 12:37
To: Natalie Brown
Subject: Planning Application No F/2000/2906

11 Albany Park Drive - Connaught.

Hi Natalie

My comments on the above are as follows.

There appear to be no ecological grounds to object to this planning application.

However there are great crested newts recorded in nearby ponds and we should attach the following rider to the application "If Newts are encountered at any point during development then all works must stop immediately and local English Nature office must be informed."

I hope this is of help to you.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 06 December 2000

Application Number: F/2000/2906

Proposal: Proposed two storey side extension to dwelling.

Parish: WINNERSH PARISH

Site Address:
11, Albany Park Drive, Winnersh, Wokingham.

Applicant:
Mr & Mrs Blair C/O Excel Design Ltd.

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).

Comment

Please could Highways have an ~~additional~~ revised plan showing the parking layout for 4 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

Please show the extent of the driveway as well.

Signed: _____ **Print name:** Adam Coggins

12/12/00

20/12
11.50 Tried to phone agent - no answer

ADDRESS 11 ALBANY PARK DRIVE

PARISH WINNERSH E

PLOT No. 6

ORD. SHEET No. SU.777/53

BUILDER PH I

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19461	HUGHES	O/L.	2.6.83	C/A
BRA 144	ALFRED McALPINE	S/DET. HOUSE & GARAGE	17.1.86	APP
24764	"	"	7.1.86	C/A LA
38254	MR. J. BLAIR	RESITE BOUNDARY FENCE	8.4.92	C/A
43277	"	2/ST. EXTENSION	4.10.94	C/A
FP94/3094	"	"	10.11.94	C/APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

6

1959/a

27.NOV.2000* 2906

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows *only. You must use the General* Planning Application form for all other types of application.

1.	YOUR NAME	MRS MRS BLAIR
	ADDRESS	11 ALBANY PARK DRIVE WINNERSH
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	EXCEL DESIGN LTD
	ADDRESS	17 GORSE RIDE SOUTH FINCHAMPSTEAD
	POST CODE	RG40 4EH Tel. 01189737336
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	11 ALBANY PARK DRIVE WINNERSH
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY SIDE EXTENSION

5. ARE THERE ANY TREES ON THE SITE? YES / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BRICK + TILE TO MATCH

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / NO
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? YES / NO
If YES, please show details of any changes on the plans.

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? YES / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

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 (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

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

* None of the land forms part of an agricultural holding

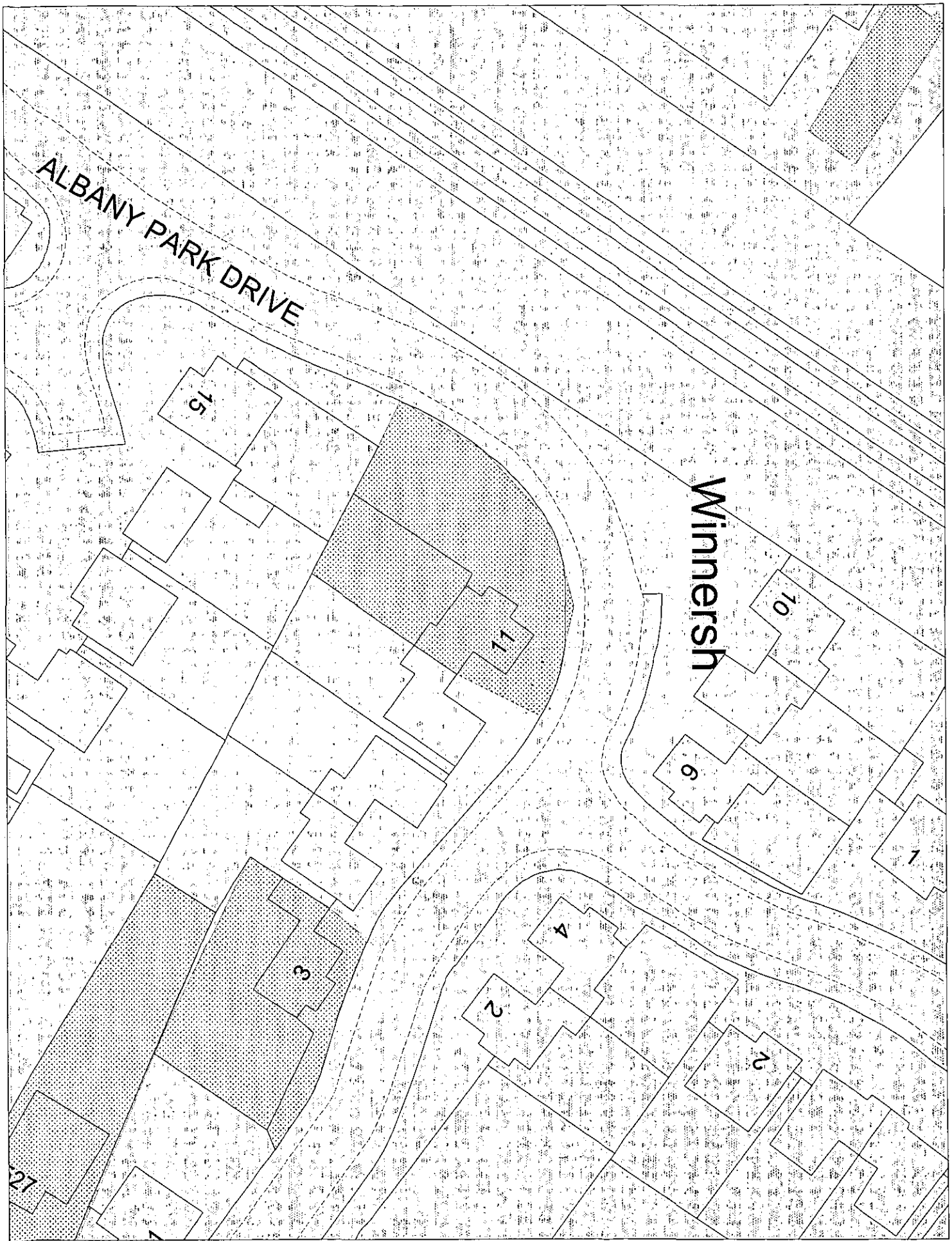
SIGNED [signature] ON BEHALF OF Mr & Mrs BLAIR

DATE 22-11-02

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2906**
CASE OFFICER: **Natalie Brown**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT	8 (parking plan)			
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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Development Control Section, Environmental Services, Wokingham District Council.
17 January 2001 Scale: 1 : 500

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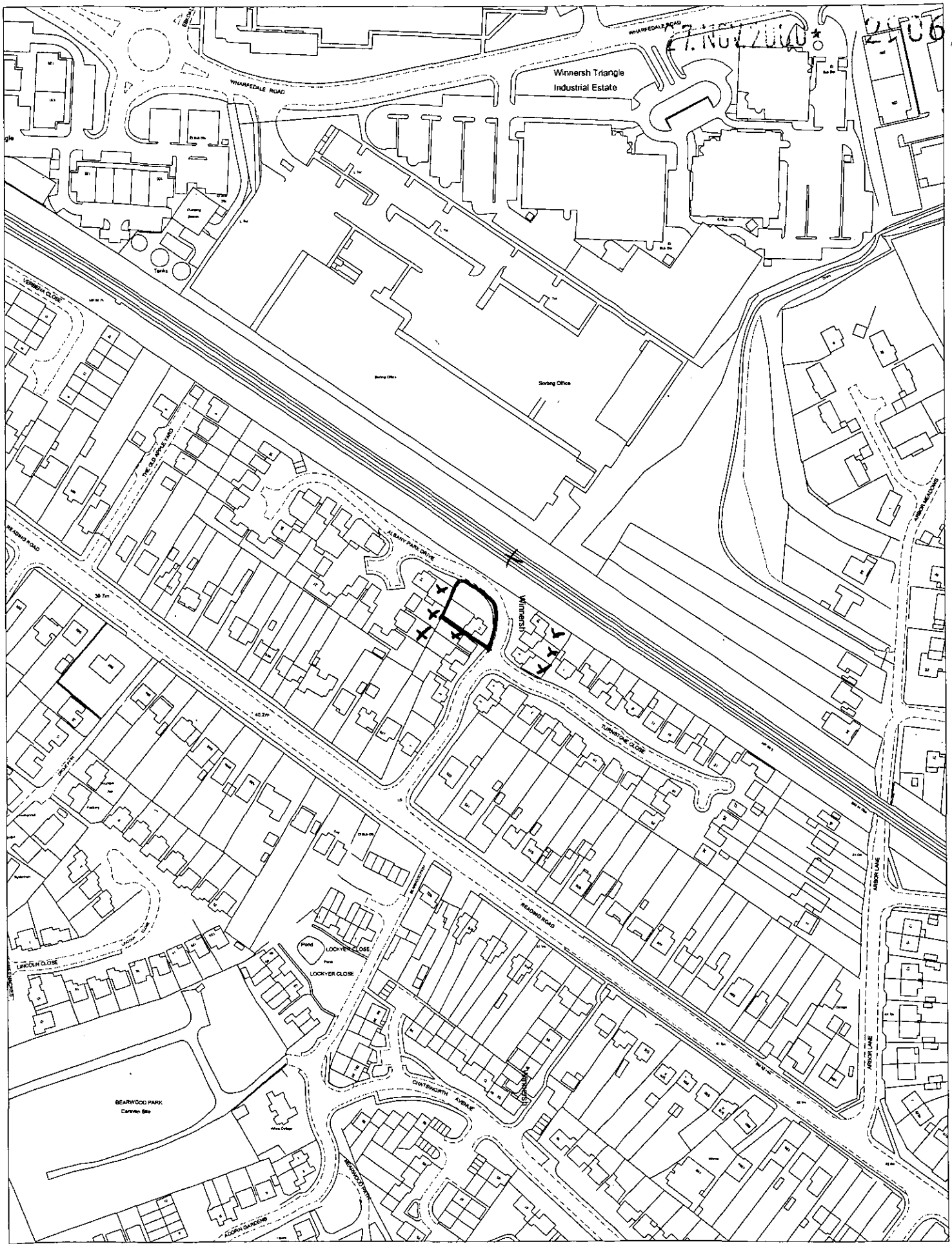

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Central Support Section, Environmental Services, Wokingham District Council.

5 December 2000

Scale: 1 : 2500

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27.NOV.2006* 2986

Client:

Mr and Mrs Blair
11 Albany Park Drive
Winnersh
Berkshire

Project:

Two Storey Side Extension

Location:

11 Albany Park Drive
Winnersh
Berkshire

Excel Design
XL00675

Drawing Number	Drawing List	Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	✓
5	Notes 1	✓
6	Notes 2	✓
7	Notes 3	
8	Front Elevations	✓
9	Left Side Elevations	✓
10	Right Side Elevations	✓
11	Rear Elevations	✓
12	Ground Floor Plans 1	✓
13	Ground Floor Plans 2	✓
14	First Floor Plans 1	✓
15	First Floor Plans 2	✓
16	Second Floor Plan	
17	Section	✓

CLIENT:	Mr and Mrs Blair, 11 Albany Park Drive, Winnersh	DESCRIPTION:	Drawing List
PROJECT:	Two storey side extension.	SCALE:	DRAWING No: 00675/ 2
DATE:	November 2000	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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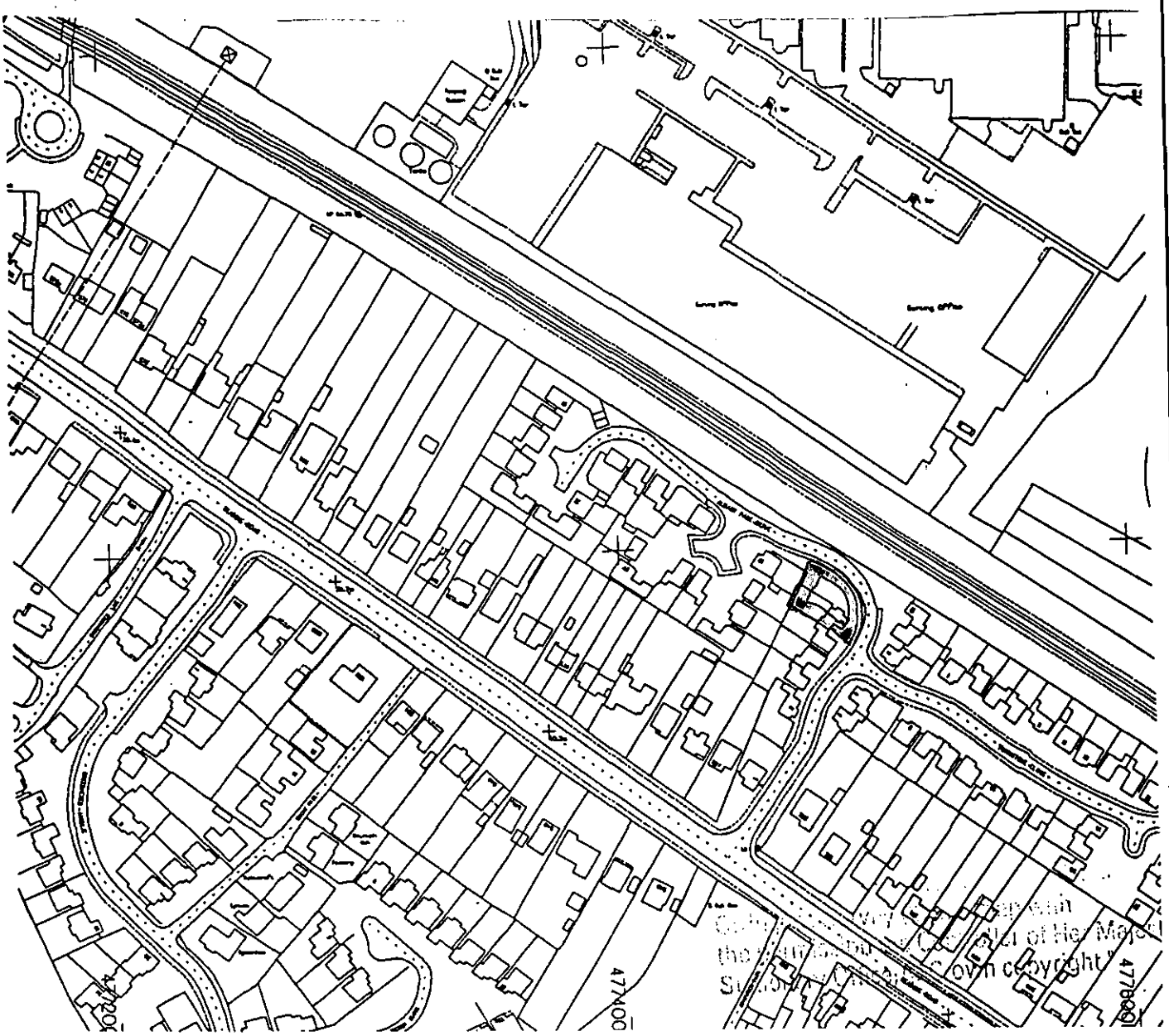

CLIENT:	Mr and Mrs Blair, 11 Albany Park Drive, Winnersh	DESCRIPTION:	Location Plan		
PROJECT:	Two storey side extension.	SCALE:	1:1250	DRAWING No:	00675/ 3
DATE:	November 2000	REVISION:			

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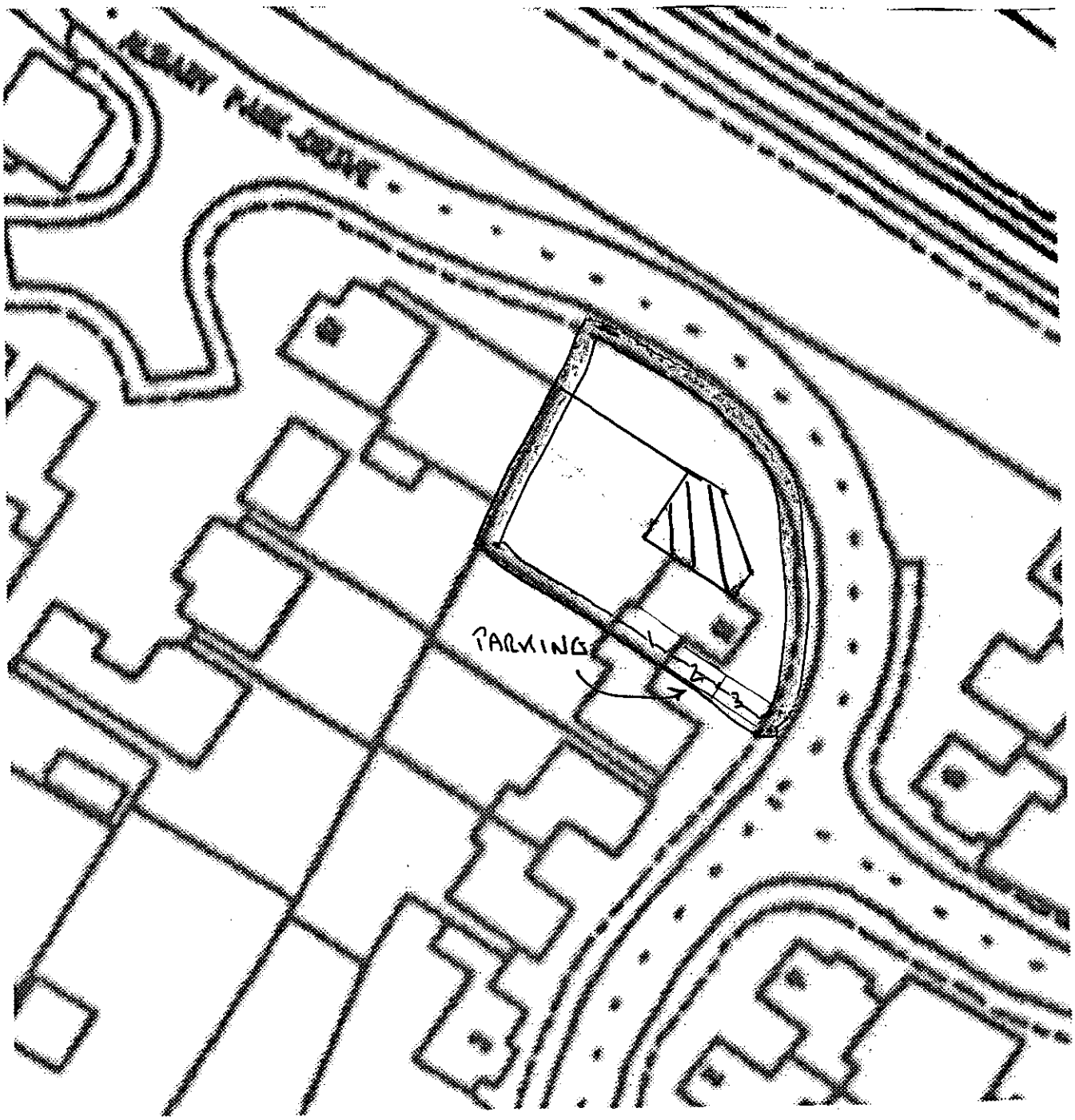

CLIENT:	Mr and Mrs Blair, 11 Albany Park Drive, Winnersh	DESCRIPTION:	Block Plan		
PROJECT:	Two storey side extension.	SCALE:	1:500	DRAWING No:	00675/ 4
DATE:	November 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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D 26/1/01

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)

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
100 mm concrete block rendered 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 x 50 mm timber studding at 400 mm vertical c-c. 10.5 mm plaster board and skim.

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

CLIENT:	Mr and Mrs Blair, 11 Albany Park Drive, Winnersh	DESCRIPTION: Notes	
PROJECT:	Two storey side extension.	SCALE:	DRAWING No: 00675/ 5
DATE:	November 2000	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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GENERAL NOTES
(Not a specification)

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. FIRST FLOOR
18mm tounge and groove flooring grade chipboard on SC3 timber joists as section drawing. 18mm w.b. plywood to bathroom floor. Underside of joists lined with 12.5mm plasterboard and finished to match existing. All joists to be herring bone strutted at mid-span. Provide mild steel galvanized restraining straps at maximum 1200 centres fixed to 3 no. floor joists and build into walls. Double up joists below partitions.

11. 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.

12. 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.

13. MECHANICAL VENTS
Kitchen: Provide mechanical vent extract unit through wall providing 60 liters per second minimum extract rate. Alternatively provide cooker hood giving 30 liters per second extract rate ducted through wall.
WC and Bathroom: Provide mechanical vent unit ducted through wall giving 15 liters per second extract rate operated intermittent

14. 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.

15. 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.

16. FIRE RESISTANCE AND PRECAUTIONS
Every habitable room, which does not open directly onto the hallway or stair leading to an exit to the outside, will have a window or door through which escape can be made. Such a door or window will have an unobstructed opening that is at least 850 mm high and 500 mm wide. The bottom of the window opening will be not more than 1100 mm and not less than 800 mm above the floor. Smoke detectors are to be installed on the landing and other locations to be agreed with the Building Inspector. The smoke detectors are to be hard wired back to the distribution board and fitted with battery backups.

CLIENT:	Mr and Mrs Blair, 11 Albany Park Drive, Winnersh	DESCRIPTION: Notes	
PROJECT:	Two storey side extension.	SCALE:	DRAWING No: 00675/ 6
DATE:	November 2000	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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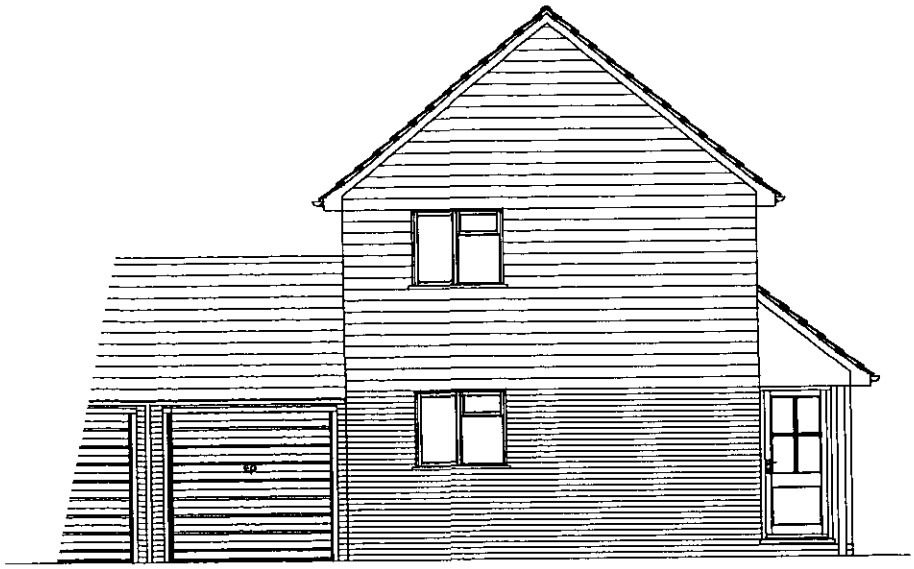

EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

APPROVED

CLIENT:	Mr and Mrs Blair, 11 Albany Park Drive, Winnersh	DESCRIPTION:	Front Elevations		
PROJECT:	Two storey side extension.	SCALE:	1:100	DRAWING No:	00675/ 8
DATE:	November 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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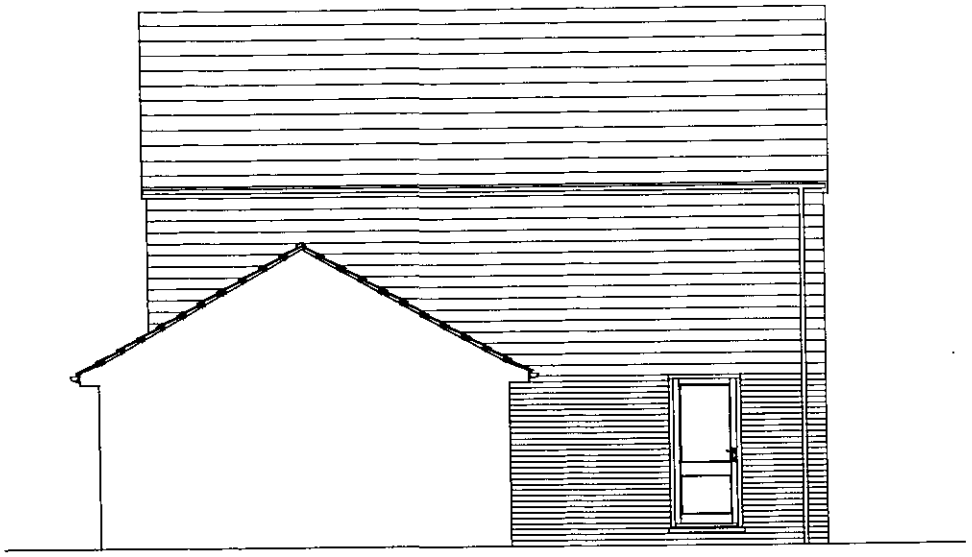
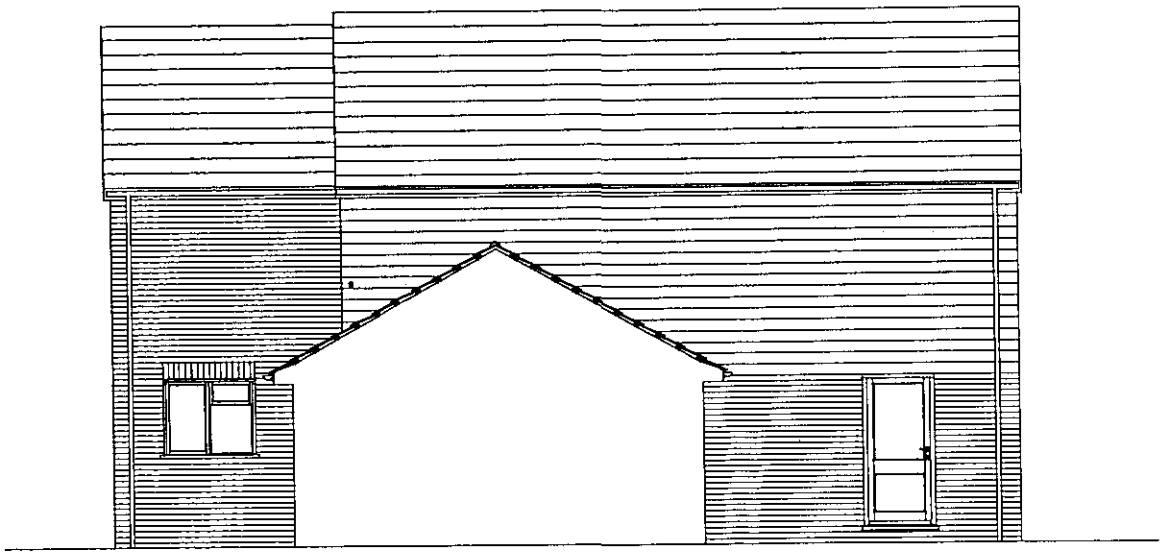


EXISTING LEFT ELEVATION



PROPOSED LEFT SIDE ELEVATION

APPROVED

CLIENT:	Mr and Mrs Blair, 11 Albany Park Drive, Winnersh	DESCRIPTION:	Left Side Elevations		
PROJECT:	Two storey side extension.	SCALE:	1:100	DRAWING No:	00675/ 9
DATE:	November 2000	REVISION:			

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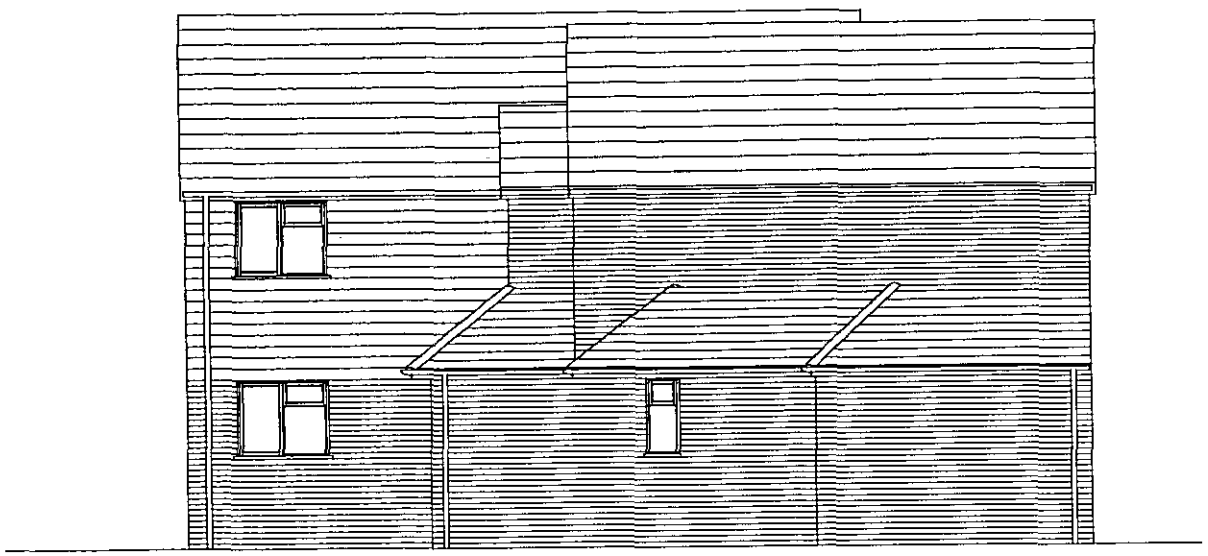
EXISTING RIGHT ELEVATION



PROPOSED SIDE RIGHT ELEVATION

APPROVED

CLIENT:	Mr and Mrs Blair, 11 Albany Park Drive, Winnersh	DESCRIPTION:	Right Side Elevations		
PROJECT:	Two storey side extension.	SCALE:	1:100	DRAWING No:	00675/ 10
DATE:	November 2000	REVISION:			

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EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

APPROVED

CLIENT:	Mr and Mrs Blair, 11 Albany Park Drive, Winnersh	DESCRIPTION:	Rear Elevations		
PROJECT:	Two storey side extension.	SCALE:	1:100	DRAWING No:	00675/ 11
DATE:	November 2000	REVISION:			

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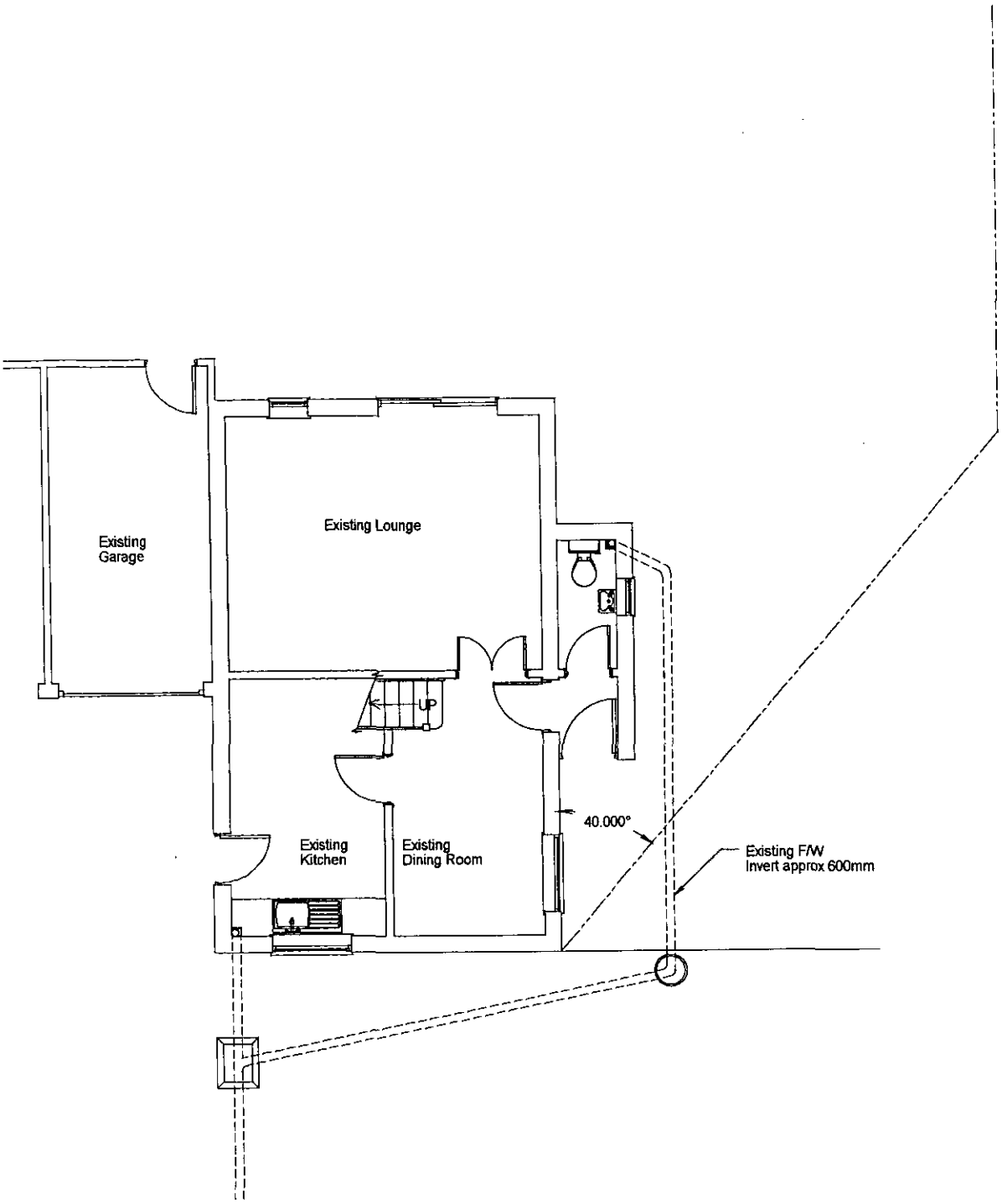

EXISTING GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Blair, 11 Albany Park Drive, Winnersh	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Two storey side extension.	SCALE:	1:100	DRAWING No:	00675/ 12
DATE:	November 2000	REVISION:			

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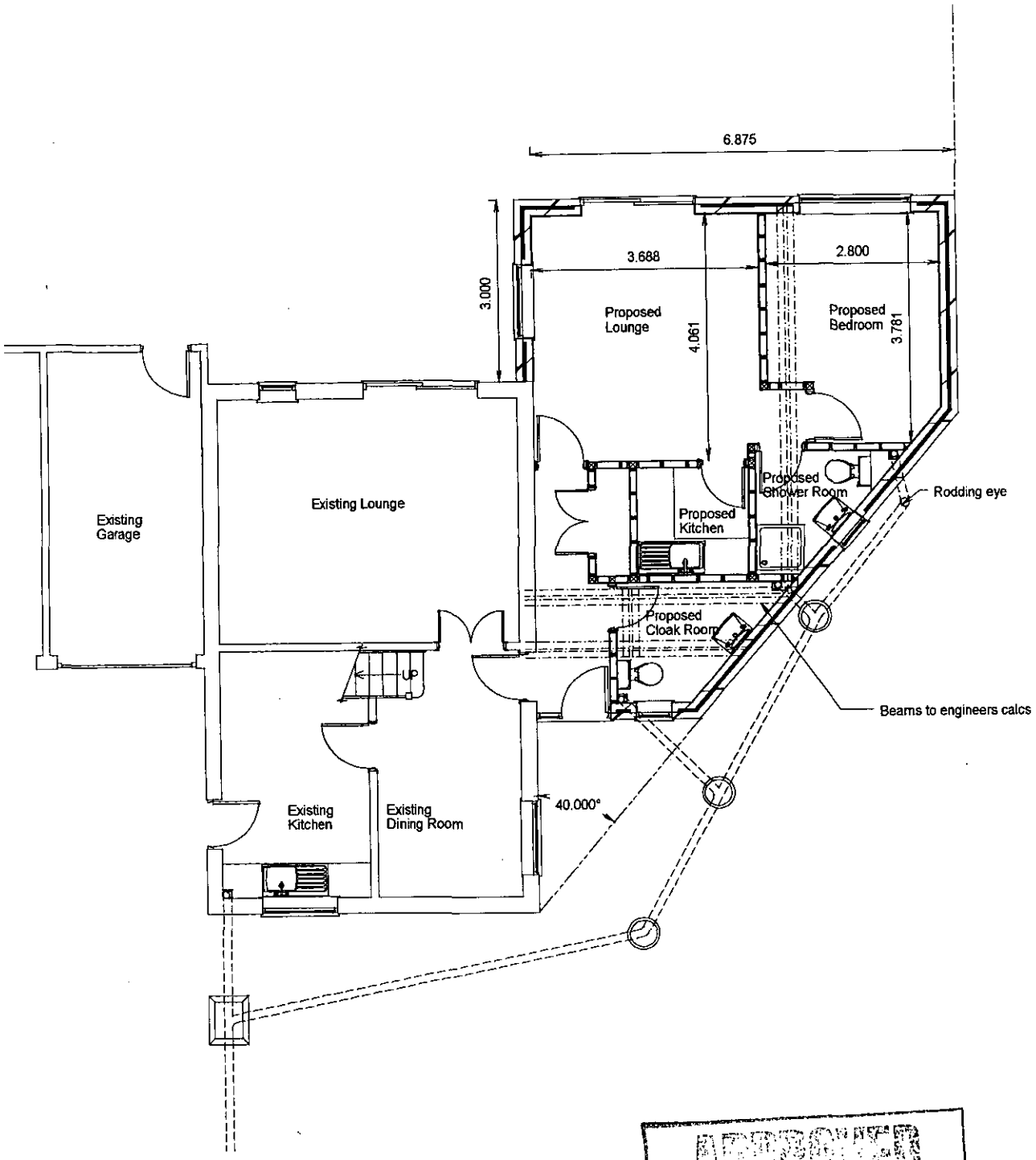

PROPOSED GROUND FLOOR PLAN

APPROVED

CLIENT:	Mr and Mrs Blair, 11 Albany Park Drive, Winnersh	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Two storey side extension.	SCALE:	1:100	DRAWING No:	00675/ 13
DATE:	November 2000	REVISION:			

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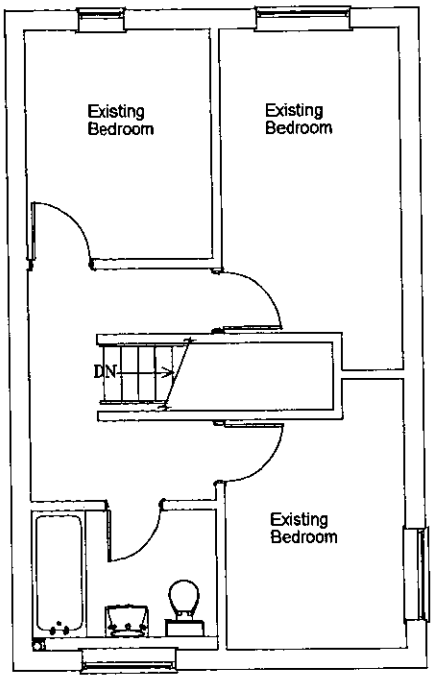

EXISTING FIRST FLOOR PLAN

CLIENT:	Mr and Mrs Blair, 11 Albany Park Drive, Winnersh	DESCRIPTION:	First Floor Plans		
PROJECT:	Two storey side extension.	SCALE:	1:100	DRAWING No:	00675/ 14
DATE:	November 2000	REVISION:			

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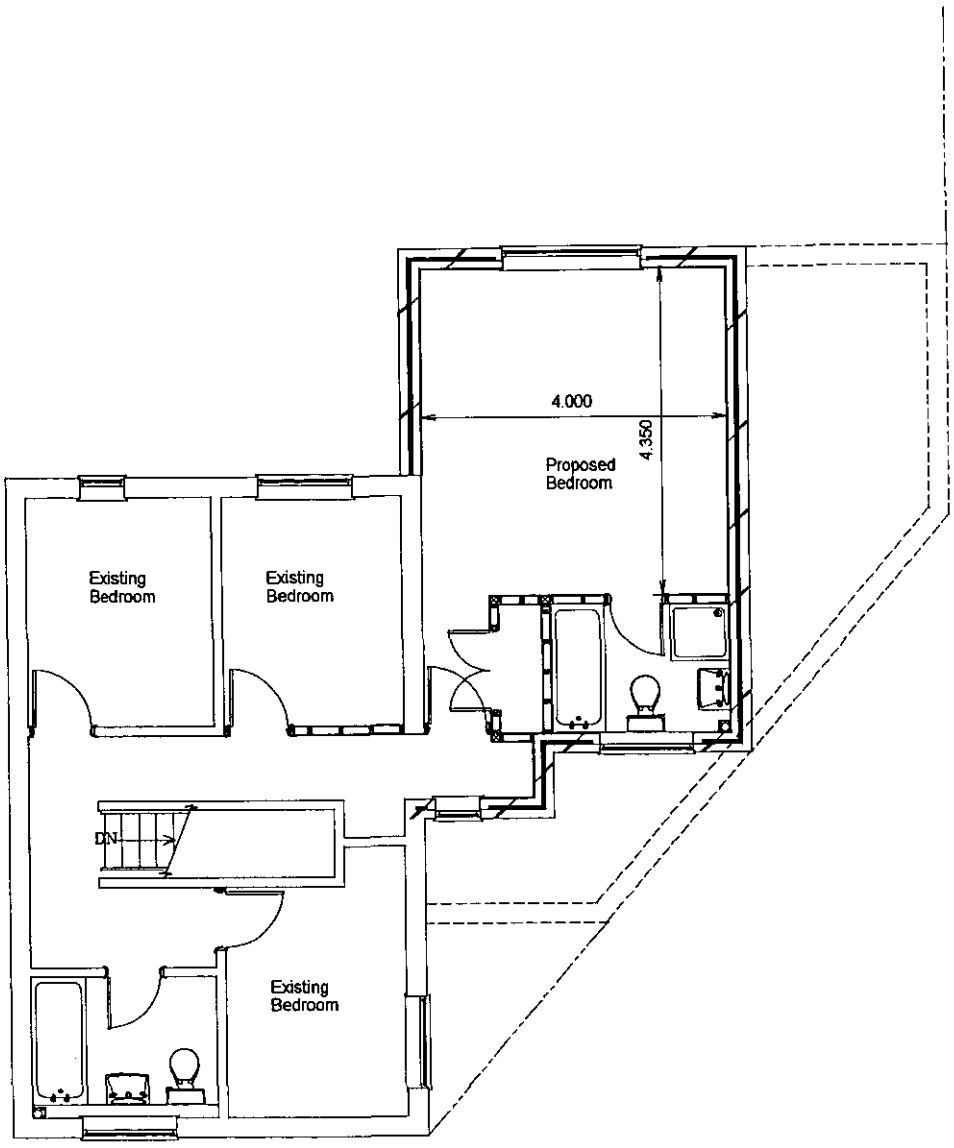

PROPOSED FIRST FLOOR PLAN

APPROVED

CLIENT:	Mr and Mrs Blair, 11 Albany Park Drive, Winnersh	DESCRIPTION:	First Floor Plans		
PROJECT:	Two storey side extension.	SCALE:	1:100	DRAWING No:	00675/ 15
DATE:	November 2000	REVISION:			

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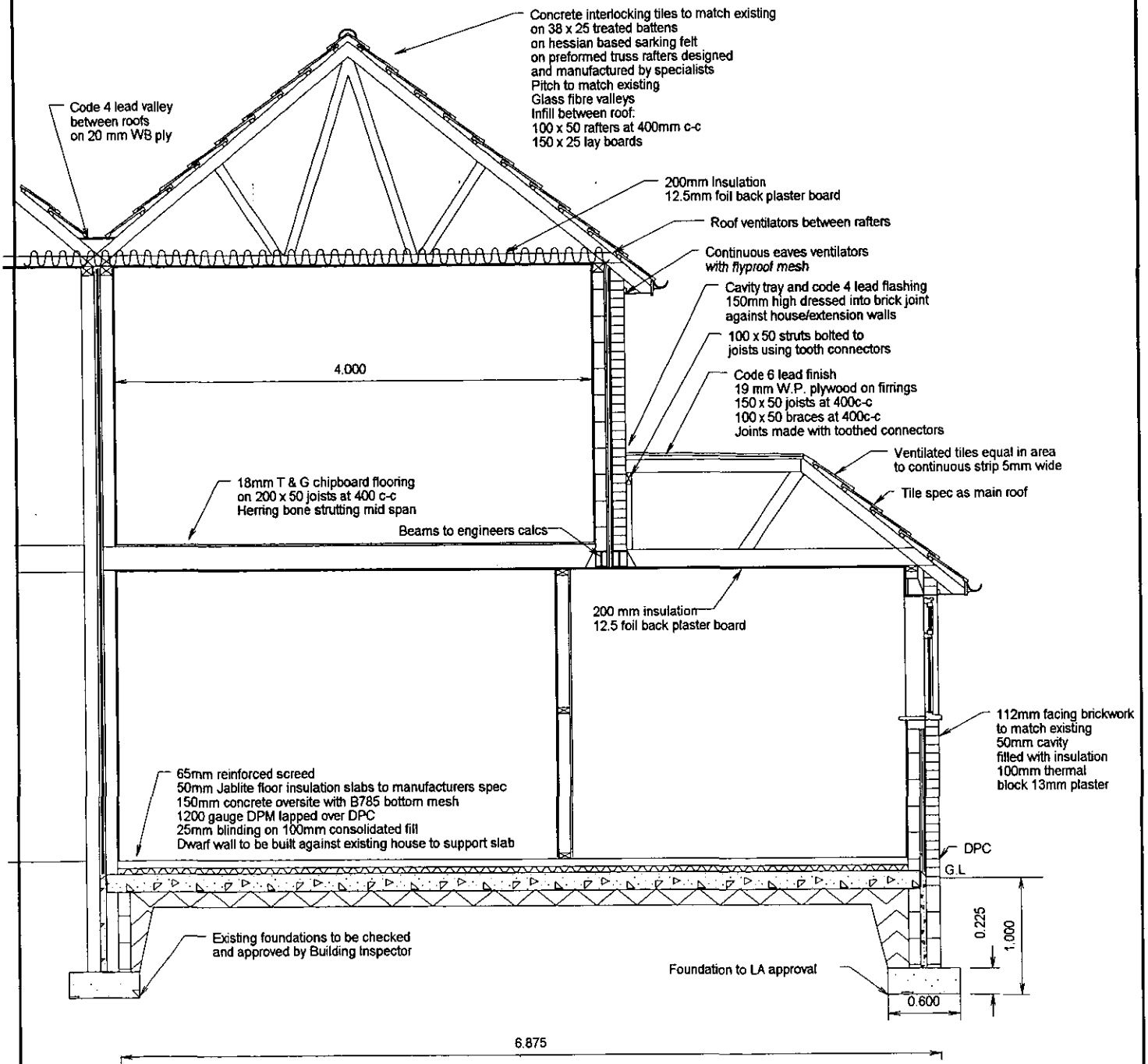

CLIENT:	Mr and Mrs Blair, 11 Albany Park Drive, Winnersh	DESCRIPTION:			
PROJECT:	Two storey side extension.	SCALE:	1:50	DRAWING No:	00675/ 17
DATE:	November 2000	REVISION:			

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Additional Notes:

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