APPLICATION NO:

F/2000/2819

LOCATION:

69 Reading Road, Finchampstead Wokingham

APPLICANT:

Mr & Mrs Howes C/O Anglian Home Improvements (Simon Dickerson)

PROPOSAL:

Proposed single storey rear extension to dwelling to form conservatory.

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

APPLICATION WILL HAVE EXPIRED ON: 11/01/2001

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Howes
C/O Anglian Home Improvements (Simon Dickerson)
Conservatory Admin Department
P O Box 65
Norwich
NR6 6EJ

Application Number: F/2000/2819

Parish:	**FINCHAMPSTEAD**
Location:	**69, Reading Road, Finchampstead, Wokingham.**
Proposal:	**Proposed single storey rear extension to dwelling to form conservatory.**

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

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

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

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

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

Informative

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

Berkshire Structure Plan Policy C2.

South East Area Local Plan Policies SBE1, SBE2, STV2 and SC19.

Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1 and WCC7.

John Mitchell CH
Development Control Manager
Date: 19/12/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Received by Wokingham District Council

Application No: F/2000/2819

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

Location:
69, Reading Road, Finchampstead, 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 16/12/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

22 November 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2819
CASE OFFICER: Natalie Brown

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

EXTNS:

16.NOV.2000* 2819

* Plan 21490:

g/f: entrance hall	3.55 x 2.25 = 7.99
lounge	6.350 x 4.00 = 25.4
utility	2.7 x 2.1 = 5.67
	68.06

* Plan 31281

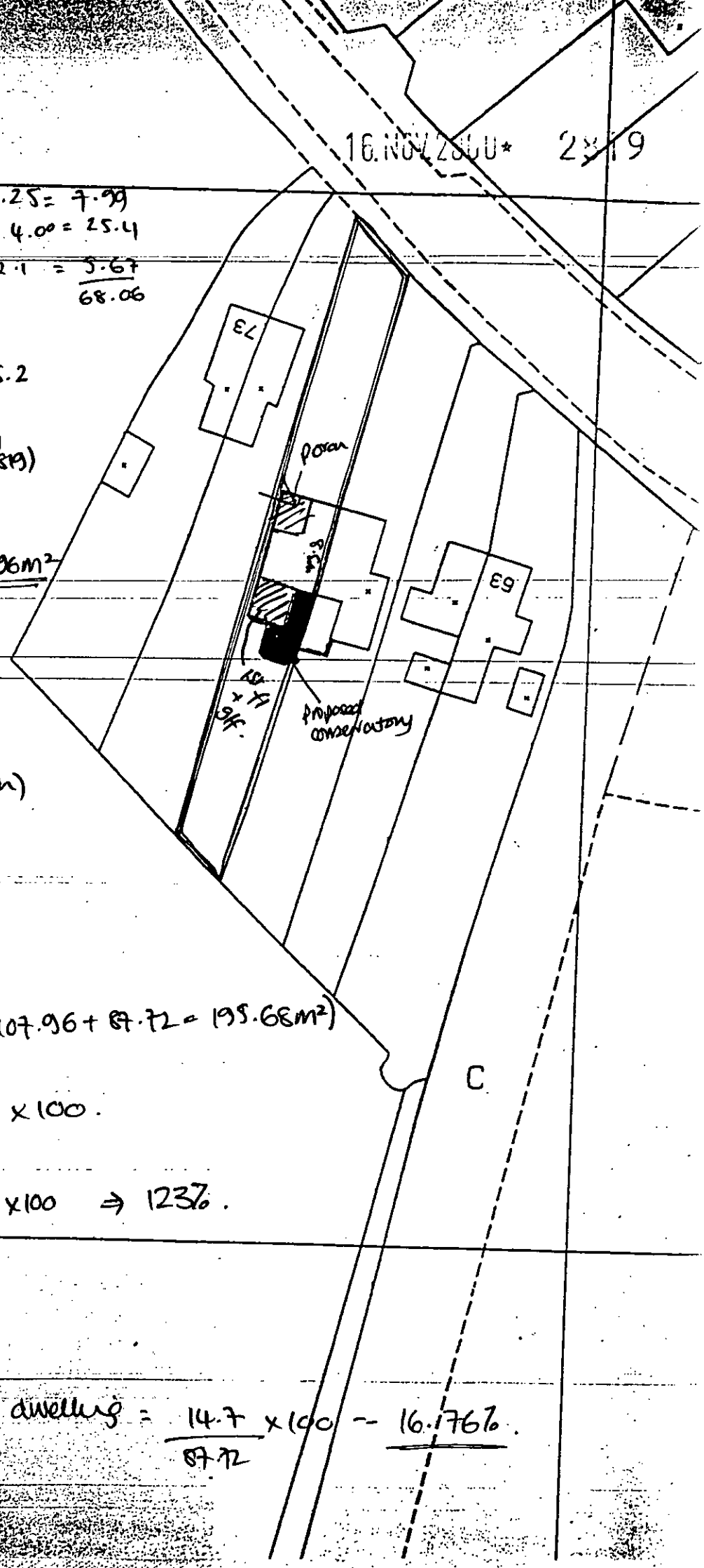
1st floor : 6.3 x 4.00 = 25.2

51.12m

* Proposed conservatory (F/2000/2819)

= 14.7m²

TOTAL INC IN FLOOR AREA = 107.96m²



Original dwelling:
(from plan 21490)

g/f = (4 + 2.1) x 8.5 − (porch)

= 51.85 − 7.99

= 43.86

1st f = 43.86

TOTAL = 87.72m²

(Proposed total floor area = 107.96 + 87.72 = 195.68m²)

% inc = $\frac{\text{proposed}}{\text{existing}}$ x 100.

= $\frac{107.96}{87.72}$ x 100 ⇒ 123%.

(87.72 x 2.23 = 195.6).

% inc over original dwelling = $\frac{14.7}{87.72}$ x 100 = 16.76%.

ADDRESS 67 READING ROAD 3 THE SHRUBBERIES

PARISH Linden

ORD. SHEET No.

PLOT No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~BR10522~~	~~MR. C. PADIDSON~~	~~GARAGE~~	~~23.3.79~~	~~APP N/A~~
10408	MR. C. PADIDSON	GARAGE (SCHEME 'B')	12.4.79	N/A REF
10409	"	" (" 'A')	12.4.79	N/A REF
11513	MR. A. CLARKE	1ST FLOOR EXT.	30.8.79	N/A C/A
BR12214	"	" " and alteration	13.11.79	app N/A
BR12618	"	PARTY WALL & ENCL. OF SPACE TO FORM TRANSPARENT ROOF	4.1.80	APP. N/A
17552	"	NEW FRONT PORCH	1.7.82	N/A C/A
BR18929	"	"	27.7.82	APP. N/A
21489	"	GARAGE	31.5.84	N/A REF
21912	"	"	26.7.84	N/A C/A
34344			25.10.89	C/A
BRA8315	MR & MRS P. ARSCOTT	HALL/WC/PLAYROOM	~~3.1.90~~ 9.1.90	~~REF~~ APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Check whether conservatory @ No 67 requires P.P.

2.4 x 2.9 m

2.6 (eaves)

3.5 (ridge)

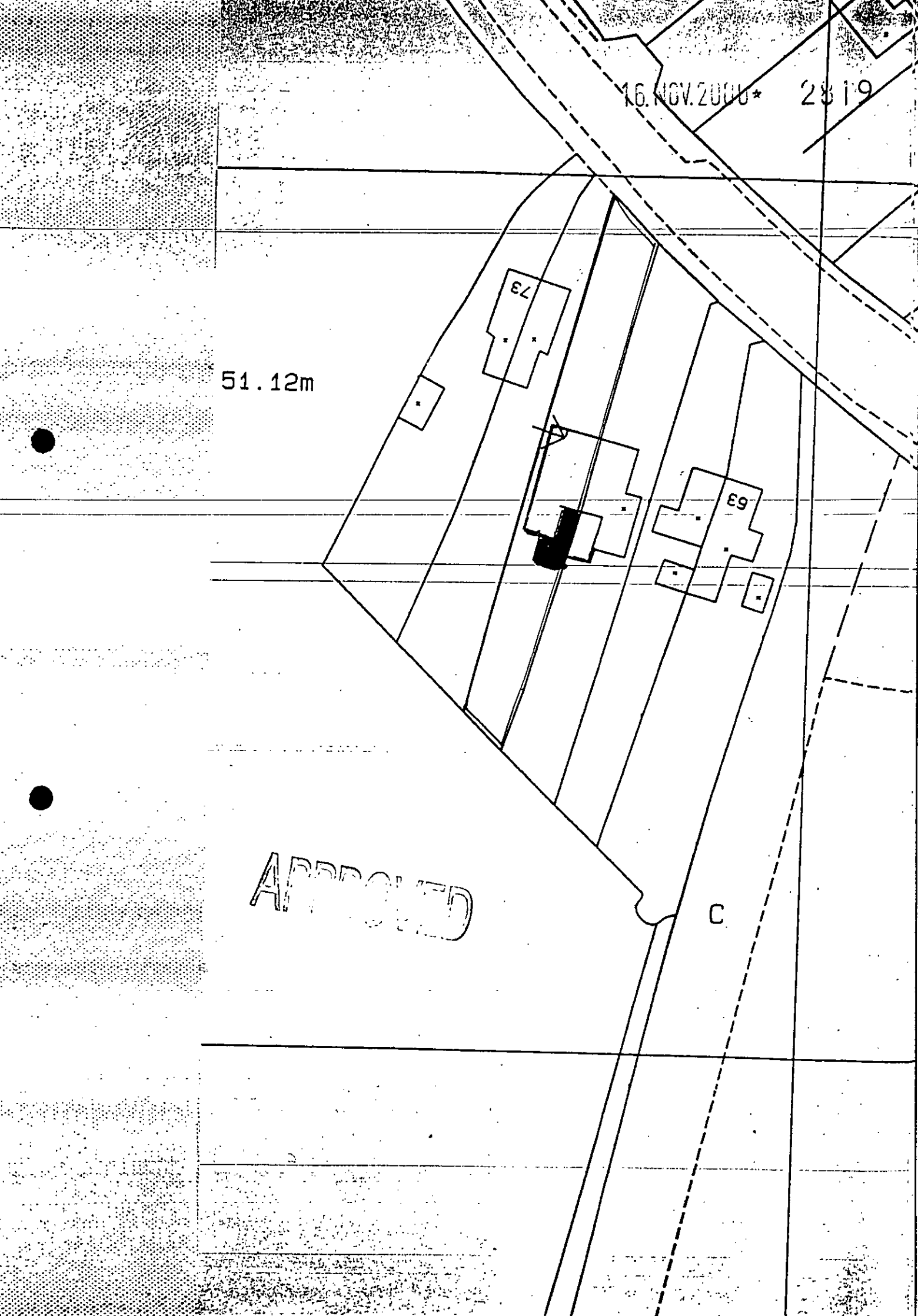
$\frac{1}{3}(3.5 - 2.6) \times 2.4 \times 2.9$

+

$2.6 \times 2.4 \times 2.9$

$= 2.1 + 18.1 \Rightarrow 20.2 m^3$

2.5


16.NOV.2000*
2819
73
51.12m
63
APPROVED
C

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

Tel: (0118) 974 6492

Date: **22 November 2000**

My ref: F/2000/2819

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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/2000/2819
69, Reading Road, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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

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

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2819**
69, Reading Road, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

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

Tel: (0118) 974 6492

Date: **22 November 2000**

My ref: F/2000/2819

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2819**
69, Reading Road, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/2819

Applicant : Mr & Mrs Howes C/O Anglian Home Improvements (Simon Dickerson).

Location : 69, Reading Road, Finchampstead, Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		4/12

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 16/11/2000

Earliest Date for Decision : 16/12/2000

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

This application will have expired on: 11/01/2001. 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 :

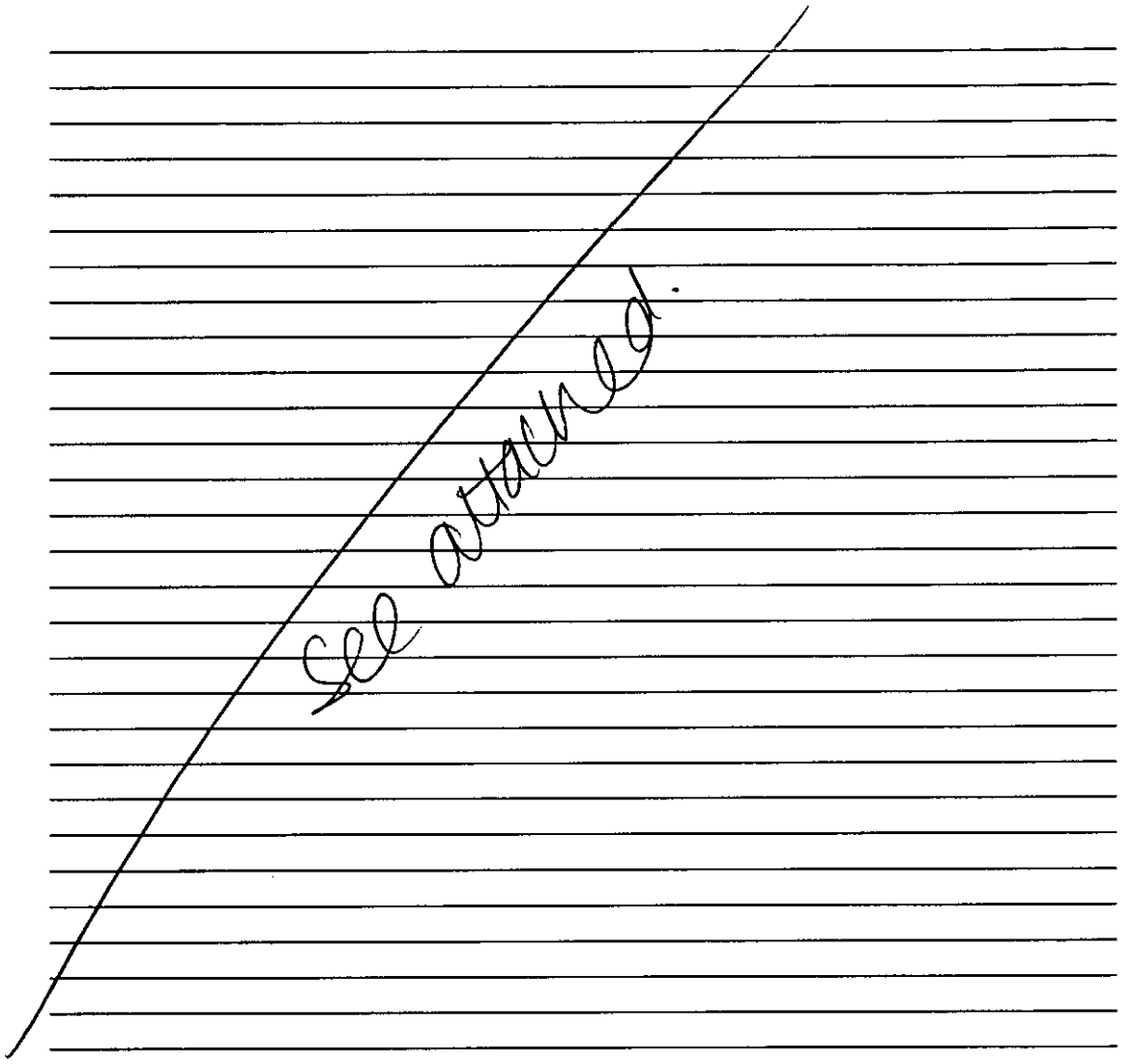
f'stead PC: no objection

Neighbours/SN: none received

Planning Issues : (SEALP: Area Sporadic d'Met, rural) WOLP: c'side -

Application Number: F/2000/2819

Appraisal :



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

Application Number F/2000/2819
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	
	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 69 Reading Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/2819

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? by entrance on fence

2. DESCRIPTION OF SURROUNDINGS
Rural - mix of houses.

3. DESCRIPTION OF SITE/BUILDING shed in rear garden + patio area.
rear garden - hedging at rear over aspect to side.
2s rear extn + S.S flat roof (flush rear b'line)
conservatory to be ~~[illegible]~~ beyond this.

4. RELATIONSHIP TO ADJOINING PROPERTIES
attached.
neighbour has flat roof rearextn level with that at N° 69 - x1 window in rear elev.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING n/a

LEVELS —

BOUNDARY TREATMENT 1.8m fence with neighbour.
hedging on other side @ rear.

OTHERS —

Application Number: F/2000/2819

Appraisal:

Development
For a single storey rear extension to form a conservatory. This would be along the boundary with No.67. (No.67 itself is going ahead with a conservatory that did not require planning permission). It would be 3m beyond the existing rear building line, and be 2.7m in width. There are to be changes to the existing party wall – notice has been served to No.67. The proposed conservatory would have a pitched roof, 2.6m to the eaves and 3.6m to the ridge (not including the decorative spike). Along the boundary with No.67, there would be a 2.1m wall to the conservatory with small stained glass window panes above. (These were changed from obscurely glazed glass by the revised drawing received on the 24/11/00.

The site lies within a rural location. The property has been extended in the past by virtue of single storey extension under consent 24190 and by a first floor extension under consent 31281. These combine to a floor area of 93.26m^2. The floor area of the proposed conservatory would be 14.7m^2. Therefore there would be total of 107.96 m^2 of extensions (the original dwelling prior to these consents covered 87.72 m^2 floor area).

1) Impact upon neighbouring properties
   The proposed development would effectively mean that a 2.1m wall would be along the boundary with No.67 for 2.8m of the length of the boundary. Under Permitted Development a wall could be built along the whole length of the boundary at 2.0m height. It is not considered that a wall 2.1 by 2.8m would have any adverse effect upon the neighbouring property. According to the plans for this application, No.67 are having a conservatory built. The proposed wall to the conservatory at No.69 would be beyond that at No.67. There may be some loss of light, however, the conservatory at No.67 would have light coming through its roof and side elevation. It is therefore considered that there would be no adverse effects.

2) Impact upon the character of the streetscene.
   Both Nos. 67 and 69 have been extended. It is not considered that the conservatory and No.69 would have any adverse effect upon the streetscene, in terms of scale, bulk and massing, and the proposed materials would fit in with the dwelling. In terms of impact upon the countryside, the previous and proposed extensions amount to a 123% over the original dwelling (see attached calculations), the conservatory itself would result in a 17% increase over the original dwelling. Whilst the cumulative increase of extensions is far in excess of the original groundfloor area, it is not considered the amount of built form proposed would have an adverse effect upon the character of the countryside. The conservatory would also be a lightweight structure, so by virtue of the materials would not create any additional massing within the countryside.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	16 NOV 2000
Officer: NAB	Application No. F/2000/2819

Map No. 113.. Site ...O..04....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 69 READING ROAD

Parish: FINCHAMPSTEAD Ward: Finch Southn.
22-11-2000 D.

Applicant: MR/MRS HOWES

Fee Received 95-00 (4) 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	Scale?		
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 : 22.11.2000 D 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: (Rural Area Archaeological Site)

.....

.....

No pre-apps

.....

NEIGHBOURS:

S/N + 67, 71, 64, 66, 68, 70 Reading Road, Finchampstead

23 NOV 2000

FROM: Natalie Brown

DATE: 22 November 2000

DISPATCHED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/2819

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

Site Address: 69, Reading Road, Finchampstead, Wokingham.

Applicant: Mr & Mrs Howes C/O Anglian Home Improvements (Simon Dickerson).

CS
ACK:

Your observations are required in respect of this application **by 16/12/2000** .

The Parish Council has no objections to this application.

SIGNED: C S C _____ DATE: 15-12-00

Clerk To Finchampstead Parish/Town Council.

Date: 04 December 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2819

Location: 69, Reading Road, Finchampstead, Wokingham.

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

Applicant: Mr & Mrs Howes C/O Anglian Home Improvements (Simon Dickerson).

Case Officer: Natalie Brown

The new plans show the following: Note of 'Obscure glass to be advised' removed from plan. (Covering letter from agent states decorative stained glass panels would go in the panes instead of obscure glass panels. Drawing no 099/03542.

For information only.

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

(RING ONE)

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

App No. F/2000/2819 (Planaps) / (Ludhouse) Date Rec. 24/11/00

Location: 69 Reading Road

Parish Hutchampstead

Applicant:

Description of attached plans "Note of 'Obscure glass to be advised' removed from plan - (covering letter from agent states decorative stained glass panels would go in the panes instead of obscure glass panels).

Drawing No's: 099/03542

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

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

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

NEIGHBOURS: 67 Reading Road.

Date for Responses 16/12/00 (end of consultation)

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER

Consultations Sent by Admin. on 04.12.PS

Yellow - Part One Copy
Green - Officer's Copy

A/2000/2819

Anglian Home improvements

PLANNING SERVICES	HPT 36983
POL	TLS
DC	ENF
APP	
CS	
24 NOV 2000	
COPIES TO:	ACK:
	FILE:

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

Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
GR11 1WR

Our ref: AS/CW 099/03542 Howes

2819

23rd November 2000

REVISED PLAN

Dear Sir or Madam

REF: PROPOSED DEVELOPMENT AT: THE SHRUBBERIES 69 READING ROAD FINCHAMPSTEAD WOKINGHAM RG40 4RH

Further to submitting our planning application for a conservatory at the above address, please find enclosed six copies of the side elevation of the conservatory detailing the removal of obscure glass to the panes on the high brickwork. There still is decorative stained glass to go in those panes.

Please replace the originals you have with the new enclosures

Yours faithfully,

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

16.NOV.2000 2819

Anglian Home improvements

15 November, 2000

Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berkshire GR11 1WR

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

Our Ref: AM 99/03542 Howes

Dear Sirs,

REF: PROPOSED DEVELOPEMENT AT: THE SHRUBBERIES 69 READING ROAD FINCHAMPSTEAD WOKINGHAM RG40 4RH

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

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

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

I enclose a cheque payable to yourselves for £95.00.

Yours faithfully,

pp Mr Simon Dickerson
PLANNING OFFICER

c.c.

Enc.

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

ADDRESS 69 READING ROAD (4 THE SHRUBBERIES) PARISH LINCHMERE.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21490	MR. N. PATTERN	S/St. EXTENSION	28.6.84	N/A CLA
BA23075	"	GR. FLOOR "	18.7.84	APP N/A
312 81	"	1ST FLOOR EXT.	9.9.88	CLA
BA6234	"	"	16.11.88	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:
16.NOV.2000 * 2819

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR + MRS HOWES
	Address and postcode	THE SHRUBBERIES 69 READING ROAD FINCHAMPSTEAD, WOKINGHAM, RG40 4RH
	Phone number	
2	Agent's Name	SIMON DICKERSON
	Address and postcode	ANGLIAN HOME IMPROVEMENTS CONS ADMIN DEPT, PO BOX 65, NORWICH, NR6 6EJ
	Phone number	01603 420775
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	THE SHRUBBERIES 69 READING ROAD, FINCHAMPSTEAD WOKINGHAM, RG40 4RH.
4	Give brief details of the proposal for example, two storey side extension.. About the application	ERECT PVCU CONSERVATORY TO REAR OF PROPERTY
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	WALLS: WHITE PVCU FRAMES / DOUBLE GLAZING ROOF: BRONZE TOUGHENED GLASS
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

1305B

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

Owner's name	Address at which the notice was served	Date on which the notice was served
MR+MRS ARSCOTT	67 READING ROAD. FINCHAMPSTEAD, WOKINGHAM. RG40 4RH	15/11/00

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of MR+MRS HOWES

Date 15/11/00

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

SCHEDULE OF WORKS

[X] WHERE APPLICABLE

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

SITE ACCESS (SPECIFY): VIA SIDE ACCESS

EXISTING PROPERTY FOUNDATION TYPE: GROUND CONDITIONS WILL BE GRAVEL

COUNCIL TEL. NO. & POINT OF CONTACT :

BRICK TYPE (IF KNOWN):

	YES	NO	DETAILS
Skip Required	✓		ON ROAD / (DRIVE)
Remove Site Obstruction	✓		TYPE : SPOIL VOLUME :
Trees		✓	TYPE : DISTANCE FROM UNIT: :
Full Base	✓		
Extra Depth Foundations		✓	TOTAL DEPTH :
Break Up Hardstanding	✓		TYPE : EXISTING CONC AREA (m²):
Excessive Earth Removal		✓	QUANTITY :
Retaining Wall		✓	HEIGHT : LENGTH :
Rainwater Drainage	✓		Soakaway [ ] Connect To Existing [✓] Other [ ]
Manhole, Plastic/Brick/Concrete		✓	RAISE & SEAL / MOVE | INVERT DEPTH :
Gulley/Rodding Eye		✓	RAISE & SEAL / MOVE
Re-Route Rainwater Pipe	✓		(PLASTIC) / CAST | ROUND / (SQUARE) COLOUR : BLACK | DIAMETER : 100
Box In Pipes		✓	
Additional Height On Base At Front Of Unit	✓		Height Over 225mm :
Suspended Timber Floor		✓	
Cut Garden Room Ridge Around SVP		✓	

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

16 NOV 2000 2819

Customers Signature	Date	
.....	.....	

Drawing No.	Description	Scale	Drawn
099/03542	CHECK SHEET.	N/A	OER
		Date: 28-09-00	Surveyor: P. SMITH