SOUTHPORT U.K
LONDON OFFICE
X SYSTEMS LTD

APPLICATION NO:
F/2000/0332

LOCATION:
3 Irvine Way Reading.

APPLICANT:
Mr & Mrs Godfrey C/O Anglian Home Improvements (Simon Dickerson)

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

EARLIEST DATE FOR DECISION: **14/02/2000**

APPLICATION EXPIRY DATE: **06/03/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Godfrey
C/O Anglian Home Improvements (Simon Dickerson)
Conservatory Admin.Dept.
PO Box 65
Norwich
NR6 6EJ

Application Number: F/2000/0332

Parish: **EARLEY**

Location: **3, Irvine Way, Lower Earley, Reading.**

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 external works shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

Head of Planning and Transportation
Date: 22 February 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/2000/0332

PROPOSAL:

Proposed single storey rear extension to dwelling to form conservatory.

LOCATION:

3 Irvine Way Lower Earley.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday)
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

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 14/02/2000. 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 of Planning and Transportation

Application Number F/2000/0332
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	INS: WORK.

RECORD OF SITE VISIT

SITE ADDRESS: 3 Irvine Way Reading.

APPLICATION NUMBER: F/2000/0332

OFFICER: Natalie Brown

DATE OF SITE VISIT: 31/01/2000.

1 SITE/STATUTORY NOTICE DISPLAYED ? yes (31/1)
stake in front garden.

2. DESCRIPTION OF SURROUNDINGS
residential — mixed designs.
detached with integral garages.
open plan front gardens
driveway in front of garage.

3. DESCRIPTION OF SITE/BUILDING
2m (app) - boundary with N°1.
conservatory will be set back from boundary.
mono-pitched roof above existing lounge/kitchen extn.
- existing UPVC patio doors & window frames.
- dark brown plastic guttering

4. RELATIONSHIP TO ADJOINING PROPERTIES
N°1 : 1st floor side window - ob. glazed.
1st floor window overlooking rear garden - ob. glazed } same room?
garage & house doors — ob glazed
NO views to stonea close (tall conifers).

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING N/a

LEVELS /

BOUNDARY TREATMENT 1.8m fence with N°1,
tall conifers to rear & with stonea close
PAA 1.8m fence/conifers all rear with N° 39

OTHERS /

Tel: (0118) 974 6492

Date: 16/2/2000

My ref: F/2000/0332

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

CONFIDENTIAL

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

Dear Councillor

Application Number: F/2000/0332
3 Irvine Way Lower Earley.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Natalie Brown on (0118) 974 6492. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 28/2/2000

Yours faithfully

Chris Lowe
Head of Planning and Transportation

LISTING FORM
Case officer: Natalie Brown Application Number: F/2000/0332
3 Irvine Way ~~Reading~~. (Earley)
Proposed single storey rear extension to dwelling to form conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 16/2/2000

My ref: F/2000/0332

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

CONFIDENTIAL

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2000/0332
3 Irvine Way ~~Reading~~. (Earley)
Proposed single storey rear extension to dwelling to form conservatory..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

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Yours faithfully

Chris Lund

Head of Planning and Transportation

Tel: (0118) 974 6492

Date: 16/2/2000

My ref: F/2000/0332

WOKINGHAM DISTRICT COUNCIL
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

CONFIDENTIAL

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2000/0332
3 Irvine Way ~~Reading~~. (Earley)
Proposed single storey rear extension to dwelling to form conservatory..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

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Yours faithfully

Chris Bird

Head of Planning and Transportation

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0332

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

Location : 3 Irvine Way Lower Earley.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		31/01/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 31/01/2000

Date Registered : 10/01/2000

Earliest Date for Decision : 14/02/2000

Latest Consultation Date/Site Notice Expiry Date : 14/02/2000

Application Expiry Date: 06/03/2000

Consultation Responses :
Earley PC : none received (received 21/2/2000 after listing letters sent)

Neighbours/SN : none received .

Planning Issues : (ID'd sett)
1) Impact upon neighbouring properties
2) Impact upon the street scene.

Application Number: F/2000/0332

Appraisal :

1) Impact upon neighbouring properties :-
The proposed development is a single storey rear extn to form a conservatory. It will be height 2.3m to eaves & 3.3m to the ridge It will of width 3.5m and ~~protrude~~ from the b'line by 3.6m. Currently the existing building line is about 2m from the boundary with N° 1 (a 1.8m fence) The conservatory will bring the b'line closer as it extends beyond the existing dining room extn by 70cm.
There are no views from N°3 through to stones close due to tall conifers along the boundary. There is PAT 1.8m fence & tall conifers at the rear, for all properties are set from the rear boundary ~~with~~ of N° 3.
There will be no detrimental impact upon neighbours by overlooking overshadowing & by overbearing. (N° 1 has some 1ST floor windows visible from N° 3, but these will not be affected) & ground floor garage/house doors have obscured windows).

2) Impact upon the street scene :-
There are existing UPVC patio door & window frames - this will match the UPVC frames of the proposed conservatory :. no detrimental impact upon the street scene.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 10 JAN 2000	Map No. ..... Site 0.04
Officer: NAB / Application No. F/2000/0332	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: 3 IRVINE WAY

Parish: EARLEY Ward: Redhatch ✓ 21/01/00

Applicant: MR/MRS GODFREY

Fee Received 95-00 Required ..... Additional ..... Refund .....
(3)

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 : 21/01/00 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

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

NEIGHBOURS:

S/N + 1 Irvine Way ✓ 21/01/00

1, 2, 3, 4 Stonea Close ✓

.....

.....

.....

.....

.....

.....

.....

Tel: (0118) 974 6492

Date: 16/2/2000

My ref: F/2000/0332

CONFIDENTIAL

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

Environmental Services Department
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Dear Councillor

Application Number: F/2000/0332
3 Irvine Way Lower Earley.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Natalie Brown on (0118) 974 6492. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 28/2/2000

Yours faithfully

Chris Lowe
Head of Planning and Transportation

LISTING FORM
Case officer: Natalie Brown Application Number: F/2000/0332
3 Irvine Way ~~Reading~~. (Earley)
Proposed single storey rear extension to dwelling to form conservatory.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: F Rolls Date: 17/2/00

Print Name: Fiona Rolls

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

FROM: Natalie Brown

DATE: 21 January 2000

Earley Town Council Consultation Sheet

Application Number: F/2000/0332

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

Site Address: 3 Irvine Way Lower Earley.

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

Your observations are required in respect of this application **by 14/02/2000** .

NO OBJECTION

SIGNED: _____ DATE: 17 FEB 2000

CLERK TO Earley Town Council

Anglian Home improvements

Our Ref: SD/AM 014/71804 Godfrey

7 January, 2000

Conservatories Admin. Dept.
Anglian Windows Limited
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 787000
Facsimile: 01603 420535

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

10.JAN.2000* 0332

Dear Sirs,

REF: PROPOSED DEVELOPEMENT AT: 3 IRVINE WAY LOWER EARLEY READING BERKS RG6 4JW

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. Reading Branch

Enc.

G:\DATA\WORD\POOL\Copy of Planning Letters\simon2.doc

ADDRESS 3 IRVINE WAY PARISH EARLEY

PLOT No. 364 ORD. SHEET No. 41.7570 58

BUILDER AREA P PH. IV LOWER EARLEY 7569 66

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01945	PYE & OTHERS	LOWER EARLEY PLAN	APP. ACC. TO	MINUTES
13956	T.A. FISHER	O/L. RES. DEV.	23-10-80	CIA
24869	BRYANT	DET. HOUSE & GARAGE	6-2-86	CIA
BRA 537	"	"	8-4-86	APP
BRA 5859	MR. GODFREY	GARAGE EXT.	17-6-88	APP
32965	"	S/ST. "	17-4-89	CIA
BRA 6612	"	"	20-3-89	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 232/83

DRAINAGE

091074

1959/a

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, RG11 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 0734 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	MR & MRS GODFREY
	ADDRESS	3 IRVINE WAY, LOWER EARLEY
		READING, BERKS
	POST CODE	RG6 4JW Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ANGLIAN HOME IMPROVEMENTS
	ADDRESS	CONSERVATORY ADMIN. DEPT.
		PO BOX 65, NORWICH
		SIMON DICKERSON
	POST CODE	NR6 6EJ Tel. No. 01603 420775
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	3 IRVINE WAY, LOWER EARLEY
		READING, BERKS
		RG6 4JW
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	ERECT P.V.C.u CONSERVATORY TO
		REAR OF PROPERTY

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
WALLS: WHITE P.V.C.u FRAMES
DOUBLE GLAZING
ROOF: TOUGHENED GLASS

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? If YES, please show details of any changes on the plans. ~~YES~~ / NO

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:

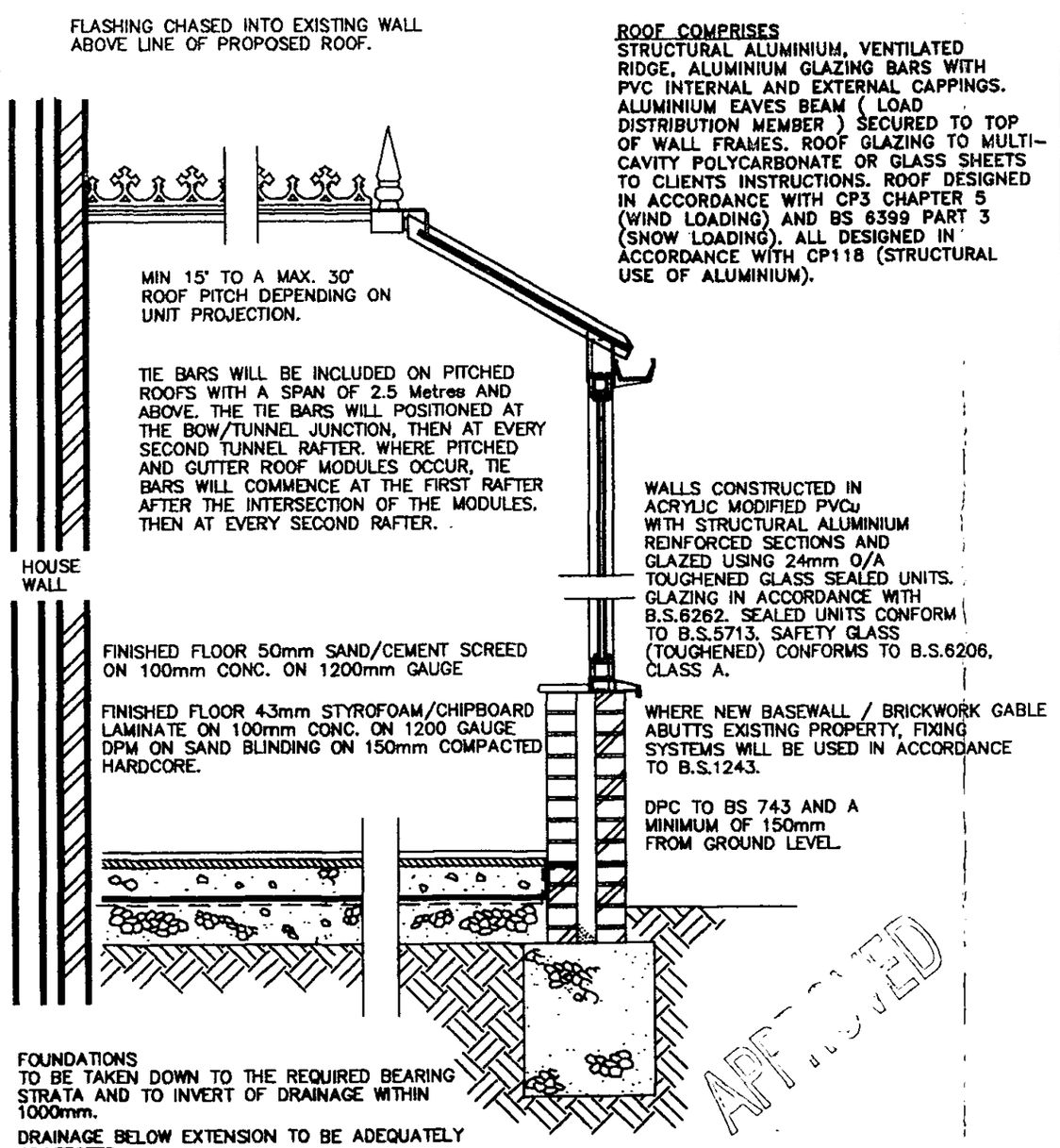
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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 Smith ON BEHALF OF MR & MRS GODFREY

DATE 07/01/2000



NOTE:- CONSERVATORIES WITH A PITCHED TRANSLUCENT ROOF, UNDER 30m² AREA, ARE NOT SUBJECT TO BUILDING REGULATIONS, PROVIDED IT IS BUILT AT GROUND LEVEL.

TYPICAL SECTION

NOTE:
This cross sectional drawing is shown as a "Typical Example" And is intended for information purposes only. Site Conditions and sub-soil bearing strata will dictate final Design.

DWG: SHT2NVBW REV: E

Anglian Home improvements

PROPOSED . PVCu CONSERVATORY.
AT . . . . . 3 IRVINE WAY 10.JAN.2000* 0532
LOWER EARLEY
READING, BERKS.
RG6 4JW
FOR . . . . MR & MRS GODFREY

SURVEYOR: PLEASE CONFIRM THAT ALL THE ABOVE DETAILS ARE CORRECT. . YES ☐

DATE.	REVISIONS.	BY.

DRAWING No. 014/71804 | DRAWN BY.. GREIG HAYNES | DATE 09/12/99

BRANCH NAME READING | SURVEYOR.. M.SMITH | DATE 22/12/99

The Company Surveyor has discussed the above survey with me and I agree to the designs and other details finalised during the Surveyor's visit and I understand that I must settle the account with the Installers upon completion.

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

Expected Installation Date .....

Comments on deferred installation .....

Method of payment OPTIONS | **Code** ..... | **Confirmed with customer as:** OPTIONS A.T.A.
(Anglian does not accept final balance payment by credit card.)

APPROVAL REQUIRED ☑ **Where applicable**

PLANNING PERMISSION	YES ☑	NO ☐	RESTRICTIVE COVENANTS	YES ☐	NO ☑
BUILDING REGULATION	YES ☐	NO ☑	HOUSING ASSOC. CONSENT	YES ☐	NO ☑
LISTED BUILDING CONSENT	YES ☐	NO ☑	BUILDERS CONSENT	YES ☐	NO ☑
CONSERVATION AREA	YES ☐	NO ☑	LANDLORDS CONSENT	YES ☐	NO ☑

10.JAN.2000* U552

PRODUCT CHECK SHEET.

☑ Where applicable

PRODUCT: EXCALIBUR ☐ PVCu ☑ DUAL KNIGHT ☐ CRUSADER * ☐

EXCALIBUR COLOUR: N/A OUT/WHITE IN.

ROOF COLOUR: WHITE OUT/WHITE IN.

ROOF MATERIAL: POLYCARBONATE ☑ GLASS ☐ TIMBER ☐ GRP ☐

ROOF MATERIAL COLOUR: BRONZE /SPEC. (Glass) 16mm

ROOF VENT: YES ☑ NO ☐

HANDLE COLOUR: GOLD/STRAIGHT

SPECIAL GLASS TO FRAMES: PILKINGTON'K' (If required)

OBSCURE GLAZING PATTERN: N/A (If required)

EXTRA TIMBER: YES ☐ NO ☑ IF YES PLEASE SUPPLY TIMBER SHEET.

EXTRA FRAMES: YES ☐ NO ☑ IF YES PLEASE SUPPLY MATRIX OR TOSHIBA PRINT.

* NOTE:- ALL CRUSADER CONSERVATORIES ARE GLAZED EXTERNALLY.

NOTE:
IF NO TIMBER SHEET OR MATRIX/TOSHIBA PRINT SUPPLIED , IT IS THE RESPONSIBILITY OF THE BRANCH TO ORDER EXTRA ITEMS AS REQUIRED.

NUMBER OF DOWNPIPES: ____

POSITION OF DOWNPIPE(S) L/H ☐ R/H ☐ INTERMEDIATE ☐
(AS VIEWED FROM OUTSIDE).

BRANCH SURVEYORS No. ☐

☑ Where applicable

LOCAL COUNCIL ☐ HOUSING ASSOCIATION ☐ BUILDER ☐ OTHERS ☐

ADDRESS - NOTTINGHAM D.C.

PRODUCT POSITION : REAR ☑ SIDE ☐ FRONT ☐ BALCONY ☐

FLOOR SYSTEM : INSULATED BOARDS (FOR SOFT COVERINGS) ☑
SCREED (FOR CERAMIC TILES) ☐

SOAKAWAY REQUIRED YES ☐ NO ☑ Position Left/Right

R.W. LINK TO EXISTING SYSTEM YES ☑ NO ☐

REMOVE SITE OBSTRUCTION YES ☐ NO ☑ Type:_____ Dims:_____

TREES (mature) YES ☐ NO ☑ Type:_____ Height:_____ Proximity:_____

SURVEYOR:
Please ensure existing walls are plumb.

Base Layout to follow on completion of survey.

Customers Signature	Date		Drawing No.	Description.	Scale..	Drawn..
.....	.....		014/71804	CHECK SHEET.	1:50	GJH
					Date.. 09/12/99	Surveyor. M.SMITH

DWG: ENGNTBW	REV: C

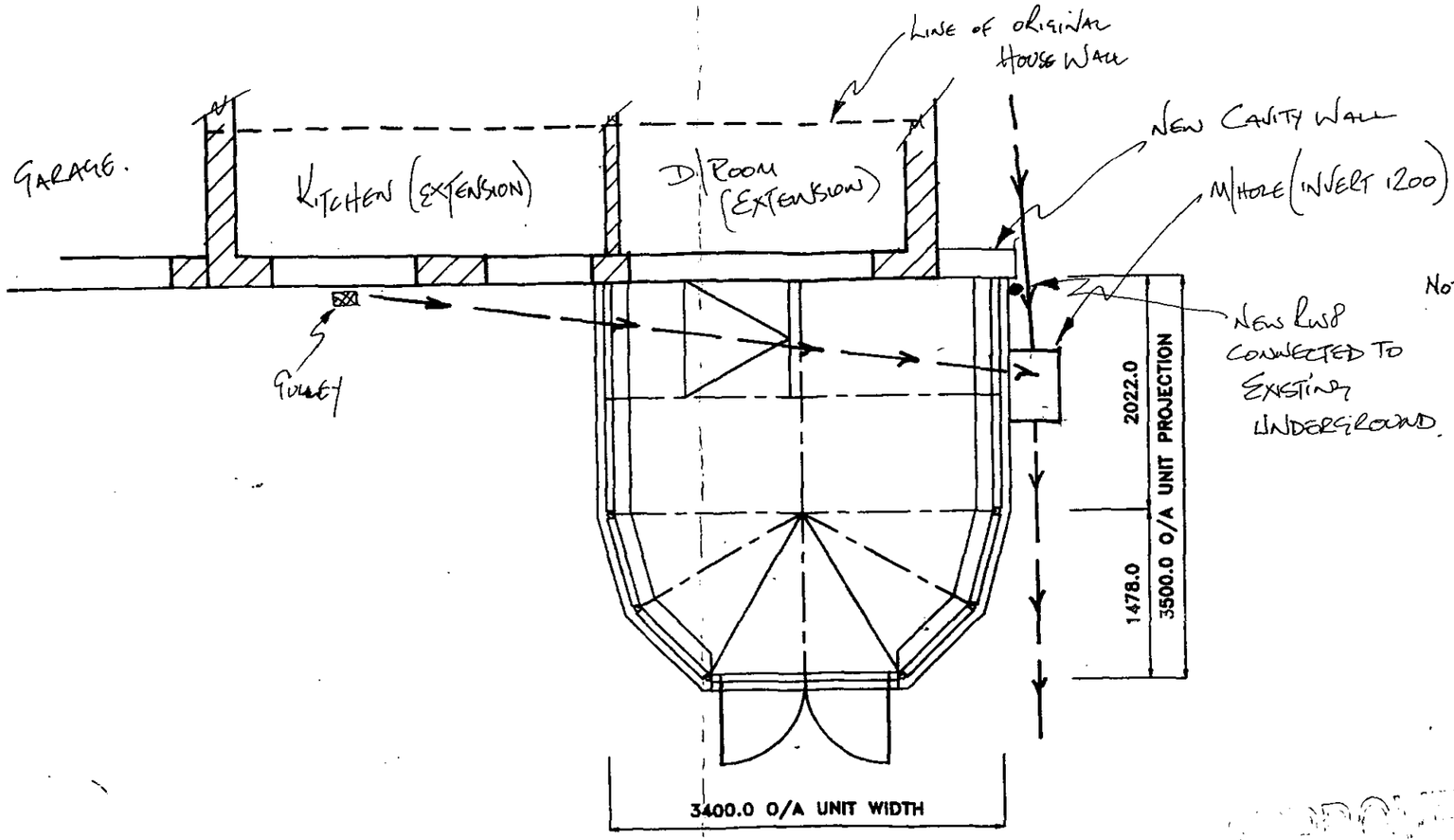
NOTES

1. ALL DIMENSIONS IN MILLIMETRES AND TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
2. ONLY FIGURED DIMENSIONS TO BE TAKEN FROM THIS DRAWING.
3. DO NOT SCALE OFF DRAWING.
4. ANY EXISTING BRICK VENTS TO BE DUCTED THROUGH PROPOSED BASE.
5. GROUND LEVEL TO BE LOWERED LOCALLY TO GIVE REQUIRED CLEARANCE FOR D.P.C.
6. SURFACE WATER TO BE DISCHARGED VIA NEW 68 DIA. RAINWATER DOWN PIPE AND SHOED INTO GRATING OVER GULLEY AND INTO 100 DIA. UPVC DRAIN BEDDING ON PEA-SHINGLE TO FALL 1:40 min INTO NEW SOAKAWAY 5.0 m. MIN. AWAY FROM BUILDINGS, TO BE FILLED WITH HARDCORE, AGGREGATE AND PEA GRAVEL.
7. BUILD NEW 525 mm (7 COURSE) BASE WALL ABOVE D.P.C LEVEL OF UNIT.
   BASE WALL TO BE CONSTRUCTED IN 100 MM THICK BLOCKWORK/BRICKWORK INTERNALLY, 50 MM THICK CAVITY FILLED WITH FIBREGLASS INSULATION BATS, 100 MM THICK BRICKWORK EXTERNALLY, AND TO INCORPORATE D.P.C MIN 150 MM ABOVE GROUND LEVEL AND TO INCLUDE "BUTTERFLY" GALVANISED WIRE TYPE WALL-TIES STAGGERED 900 MMM HORIZONTALLY, 450 MM VERTICALLY AND TO BE DOUBLED UP AROUND CORNERS AND REVEALS.
   CLOSE INTERNAL SKIN AT JAMBS AGAINST 150 MM WIDE D.P.C
   CAVITY BELOW GROUND LEVEL TO BE FILLED WITH LEAN MIX CONCRETE TO WITHIN 150 MM OF D.P.C. LEVEL OF UNIT.
   ALL NEW VISIBLE BRICKWORK, INCLUDING BRICKWORK BELOW D.P.C. LEVEL AND ABOVE EXTERNAL GROUND LEVEL TO PERIMETER OF UNIT TO MATCH EXISTING HOUSE BRICKWORK (WHERE POSSIBLE).
8. SITE SKIP ON ROAD
9. WIRE MESH REQ. TO FLOOR AREA.

BASELAYERS NOTE * ALL DIMENSIONS MUST BE TAKEN AT D.P.C LEVEL FROM FACE OF FASCIA BOARD TO INCORPORATE SOFFIT OVERHANG

Customers Signature	Date		Drawing No.	Unit Elevation.	Scale..	Drawn..
.....	.....		014/71804	BASE LAYOUT.	1:50	GJH
					Date.. 09/12/99	Surveyor. M. SMITH

10.JAN.2000* 0552



NOTES: (1) SET BASE OUT 50mm FROM KITCHEN DOOR

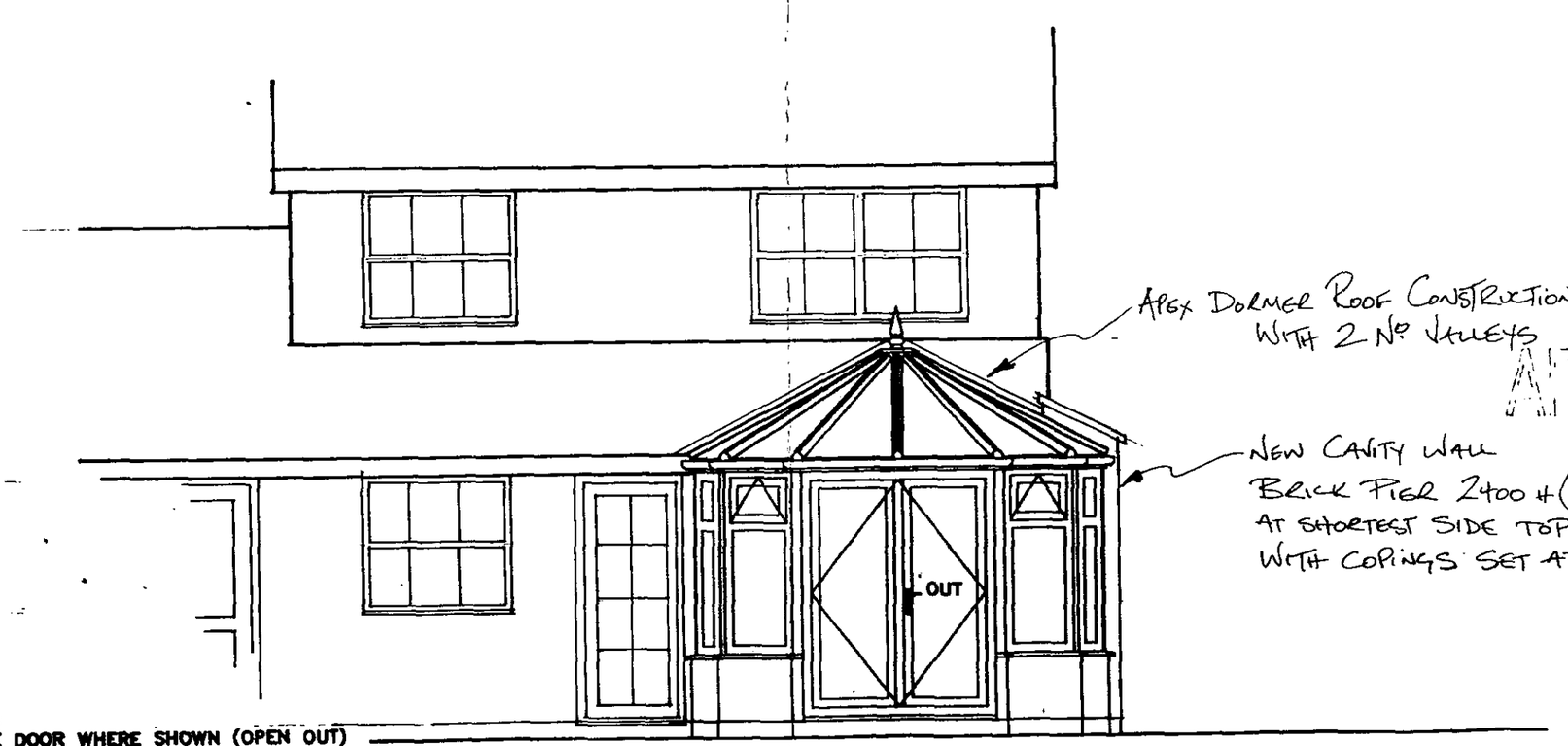
(2) FOOTING TO RIGHT SIDE OF CONSERV. MUST BE MIN. OF 1200 DEEP.

(3) F.F.L TO MATCH HOUSE. SET CONC. 43mm BELOW HOUSE F.F.L READY TO ACCEPT CORKFLOOR.

APPROVED

Customers Signature	Date	Drawing No.	Unit Elevation.	Scale..	Drawn..
.....	.....	014/71804	PLAN LAYOUT / ROOF DETAILS.	1:50	GJH
				Date.. 09/12/99	Surveyor. M. SMITH

16.JAN.2000* U662

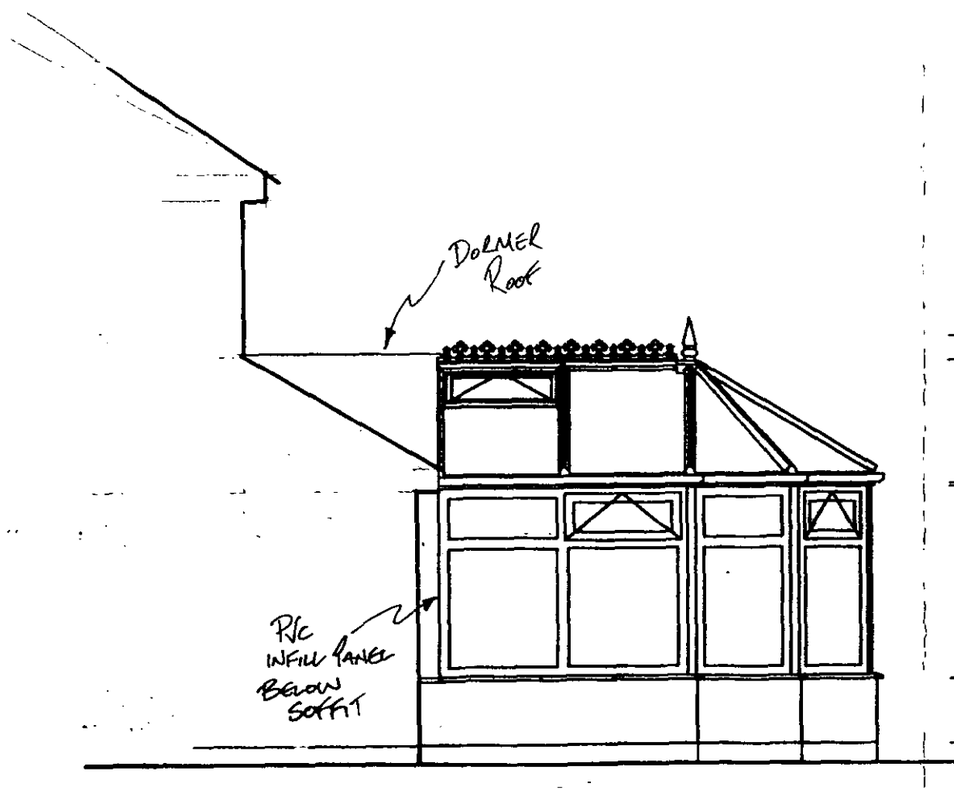


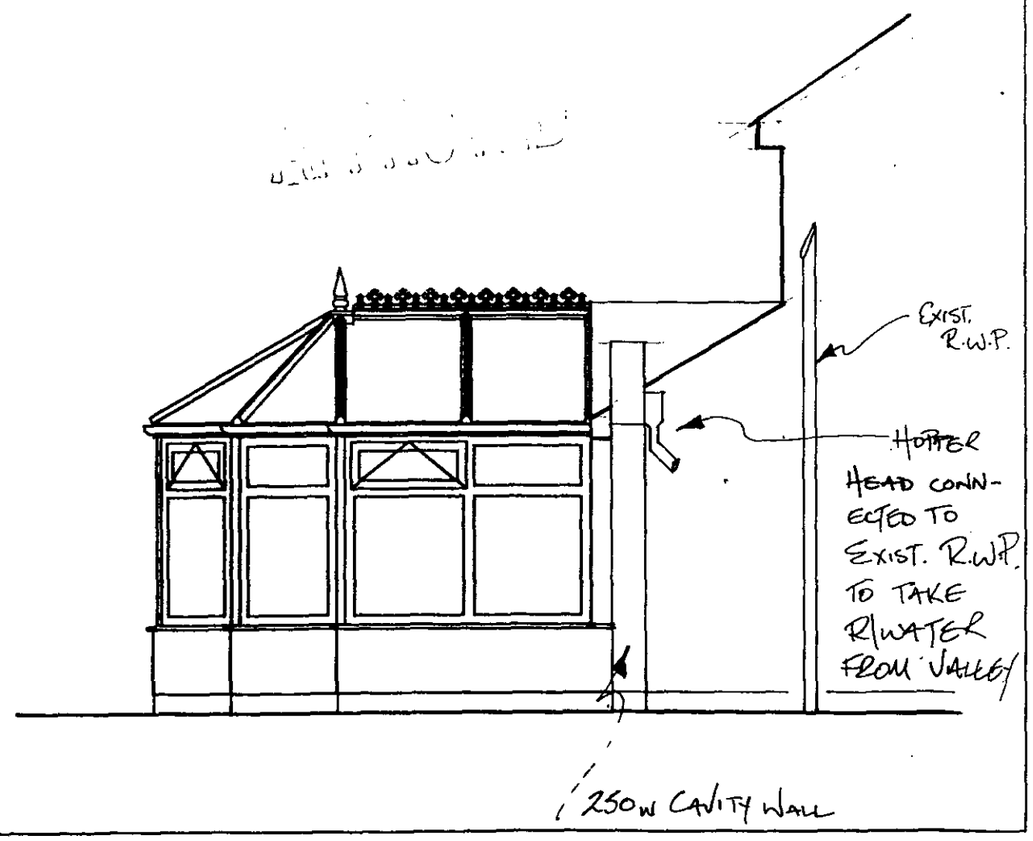
APPROVED

SPECIFICATION:
1 No. DOUBLE DOOR WHERE SHOWN (OPEN OUT)
4 No. FANLIGHT VENTS WHERE SHOWN
1 No. ROOF VENT WHERE SHOWN
HIGH TRANSOMS WHERE SHOWN
ROOF PITCH 25°
DENTIL MOULDING REQUIRED

Customers Signature	Date	Drawing No.	Property Elevation:	Unit Elevation:	Scale..	Drawn..
.....	.....	014/71804	Rear.	FRONT ELEVATION.	1:50	GJH
					Date.. 09/12/99	Surveyor. M.SMITH

10. JAN. 2000* U552





Customers Signature	Date	Drawing No.	Property Elevation:	Unit Elevation:	Scale..	Drawn..
.....	.....	014/71804	SIDES	SIDE ELEVATIONS.	1:50	GJH
					Date.. 09/12/99	Surveyor. M.SMITH

Ordnance Survey®

Superplan

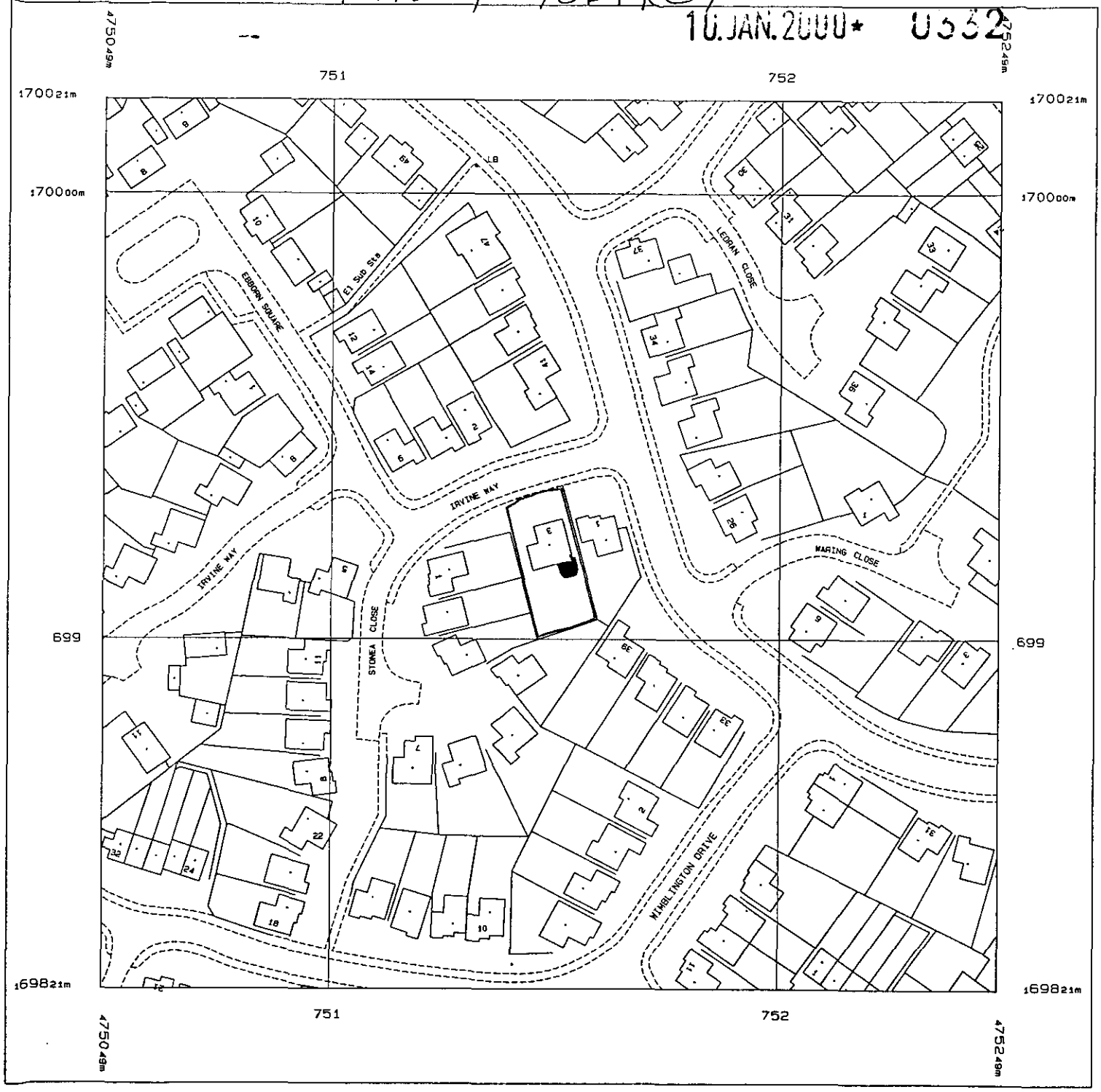
07 JAN

Planning Extract - 1

Site-centred

1471804 GODFREY

10.JAN.2000* 0552



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Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU7569NW

This Superplan product does not contain all recorded map information.

Centre Coordinates: 475149 169921

Supplied by: National Map Centre