APPLICATION NO:
F/2000/2749

LOCATION:
8 Cricket Hill, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Manuel C/O Excel Design

PROPOSAL:
Proposed two storey rear extension to dwelling and single storey side extension.

EARLIEST DATE FOR DECISION: **09/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
28/12/2000

CASE OFFICER: **Farah Humayun**

RAILEX
Marbleboard

EASIFILE EP7

Jan:

Someone is coming in to collect their Decision Notice this afternoon (Mon. 19 Feb)

Pam

applicant for corrected copy.

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2000/2749

Parish: **FINCHAMPSTEAD**

Location: **8, Cricket Hill, Finchampstead, Wokingham.**

Proposal: **Proposed two storey rear extension to dwelling and single storey side extension.**

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

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

Condition
2. All new 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. 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 side elevations of the extensions hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. 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
5. Prior to the commencement of the development, details shall be submitted showing the proposed garage and car parking spaces in relation to the existing driveway and access.

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

Reason
5. 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 Policies LTV1 and EN1.

Loddon Area Local Plan Policy LBE1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 14/02/2001

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.

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2749	FH
BUILDING CONTROL NUMBER	FP2000/1268 Brom	
~~APPLICANT~~/AGENT	Excel Design Ltd.	
ADDRESS OF SITE	Molewell & Cricket Hill BERKHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext + S/S side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00671/4	00671/4
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	14/2/01.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	2/3/01.	

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	

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 15 November 2000

Application Number: F/2000/2749

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

Parish: FINCHAMPSTEAD PARISH

Site Address:
8, Cricket Hill, Finchampstead, Wokingham.

Applicant:
Mr & Mrs Manuel C/O Excel Design.

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 supply an additional plan showing the proposed garage & spaces in relation to the existing driveway and access.

Signed: _____ **Print name:** Adam Caggin
22/11/00

Date: 15 January 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2749

Location: 8, Cricket Hill, Finchampstead, Wokingham.

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

Applicant: Mr & Mrs Manuel C/O Excel Design.

Case Officer: Farah Humayun

The new plans show the following: Reduction in ridge height. Drawing nos 9A, 10A, 11A, 17A.

Comments are required by 25/01/2001.

Should you have any queries regarding this application please contact the case officer Farah Humayun on 0118 974 6482.

(RING ONE)

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

App No. F/2330 | 279 (Planaps) / (Ludhouse) | Date Rec. 8/01/01

Location: 8 CRICKET HILL, FINCHAMPSTEAD

Parish

Applicant: MR + MRS MANUEL c/o FOSSIL DESIGN

Description of attached plans REDUCTION IN RIDGE HEIGHT

Drawing No's: 9A, 10A, 11A, 17A.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

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

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

NEIGHBOURS:

Date for Responses 10 DAYS

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER FH

Consultations Sent by Admin. on 15.01.01

Yellow - Part One Copy
Green - Officer's Copy

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

Miss F Humayun
Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

38411

REVISED PLAN
2749 1

Our ref. 00671
Your ref. F/2000/2749

5th January 2001

Dear Miss Humayun

Re: 8 Cricket Hill, Finchampstead.

Further to your letter of the 21st December 2001, please find enclose our revised drawings 9A, 10A, 11A and 17A.

As you will see, we have reduced the height of the roof by 900mm. This will reduce the impact considerable from the street scene, as the majority of this rear extension will be hidden by the side extension.

We hope this satisfies your requirements.

Yours sincerely

George Avis

PLANNING SERVICES	HPT
POL	TLS
DC FH	ENF
APP	
CS	
08 JAN 2001	
COPIES TO:	ACK:
	FILE:

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/2749

Applicant : Mr & Mrs Manuel C/O Excel Design.

Location : 8, Cricket Hill, Finchampstead, Wokingham.
Proposal : Proposed two storey rear extension to dwelling and single storey side extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		29/11/00

Date of Neighbour Notifications : .....

Date of Site Visit : 29/11/01

Date Registered : 02/11/2000

Earliest Date for Decision : 09/12/2000

Latest Consultation Date/Site Notice Expiry Date : 09/12/2000

This application will have expired on: 28/12/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Finchampstead Parish Council → No objection.
Environmental Design → No objection, prop. adjacent to ASLI ∴ size of extension in relation to location should be considered.
Highways → Request additional plan.

Planning Issues :

+ Impact upon neighbouring properties
+ Impact upon street scene.

Application Number: F/2000/2749

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The app being considered is prop. two storey rear extension to dwelling and single storey rear extension. The prop. two storey has a pitched roof design. Under original drawings the ridge height was reduced by approx. 30 cm. Under the original drawings the two storey rear extension had an overmassing impact, particularly from the prop. left side elevation. Under revised plans the ridge height is reduced by 1m this significantly reduces the massing impact of the rear extension.

The neighbouring property of No 9 Cruet Hill is located at an angle to No 8. There is a distance of approx 10 m from the side elev of No 9 + prop exten of No 8. It is not considered that there will be an adverse overshadowing impact upon No 9. No 9 is located at a lower level to No 8 which may somewhat exaggerate any overmassing impact. However it is considered that with the reduction in height under rev. plans the impact will be reduced.

The single storey extension has a pitched roof design which stands at 5.5 m to the pitch and 2.5 m to the eaves. It is considered that a single storey the extension does not have an adverse impact upon the res. amenity of neighbouring properties.

IMPACT UPON STREET SCENE

Due to the siting of the property the south-east side elevation of the property is clearly visible in the street scene. It is considered that the prop exten will have an impact upon the street scene, however it is considered that the prop. is keeping in character with the area and will not have an adverse impact upon the street scene.

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

Application Number F/2000/2749
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	SIDE ELEVATIONS OF THE EXTENSIONS
4	C019	R019	
5		R121	PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT DETAILS SHALL BE SUBMITTED SHOWING THE PROPOSED GARAGE + CAR PARKING SPACES IN RELATION TO THE EXISTING DRIVEWAY AND ACCESS.

RECORD OF SITE VISIT

SITE ADDRESS: 8 Cricket Hill Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/2749

OFFICER: Farah Humayun

DATE OF SITE VISIT: 29/11/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - FRT GATE.

2. DESCRIPTION OF SURROUNDINGS

RES. - MIXTURE OF HOUSING TYPES

3. DESCRIPTION OF SITE/BUILDING

2 STOREY DETACHED.

4. RELATIONSHIP TO ADJOINING PROPERTIES

NEIGHBOUR SET BACK - FRANK WALL FACING. AT LOWER LEVEL.
NO SIDE FACING WINDOWS TO NEIGHBOUR.
TO REAR. EXISTING SHED/GARAGE + 2M BRICK WALL TO RIGHT
PROPERTIES FACE ONTO REAR.

5. SITE CONSTRAINTS

TREES IN GARDEN.

ACCESS/PARKING 2

LEVELS - RISE TO BACK OF GARDEN so EXPOSING NEIGHBOUR AT

BOUNDARY TREATMENT 1.5 M CB FENCE TO FRONT.

OTHERS

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: December 21, 2000
My ref: FH/F/2000/2749
Your ref:

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

Mr G Avis
Excel Design
17 Gorse Ride South
Finchampstead
Wokingham
Berkshire
RG40 4EH

Dear Mr Avis

PLANNING APPLICATION F/2000/2749
PROPOSED TWO STOREY REAR EXTENSION TO DWELLING AND SINGLE STOREY SIDE EXTENSION
8 CRICKET HILL, FINCHAMPSTEAD, WOKINGHAM

I am writing with regards to the above. Further to a full consideration of the application I must inform you that the application is at present an unacceptable proposal due to the overbearing and massing impact of the two storey rear extension. I would propose that the extension would be considered more acceptable if the ridge height of the rear extension was reduced by approximately 0.5 - 1 metre. This would reduce the massing impact of the extension, particularly from the side elevation which is clearly visible in the street scene.

It is advisable to submit 6 copies of revised plans within 14 days so we can proceed with the application. Please do inform me of your intentions regarding this matter. However, I advise you that the receipt of revised plans will not commit the authority to approving the application. If you require any further information please do not hesitate to contact me.

Yours sincerely

MISS F HUMAYUN
Planning Assistant

TO: **DEVELOPMENT CONTROL**
Farah Humayun

FROM: Environmental Design

DATE: 29 November 2000

Location:	8 Cricket Hill, Finchampstead, Wokingham
Proposal:	Proposed two storey rear extension to dwelling and single storey rear extension.
Application Number:	F/2000/2749

In response to your consultation dated 15 November 2000 for the above application, the landscape comments are as follows:

I have no objections to an extension to the property in principle, however the size of the extension in relation to its location should be considered. The property is adjacent to an ASLI designation to the east and is on higher ground than the neighbouring property to the south east. The extension is a considerable size in comparison to the existing dwelling and will be much closer no. 9 Cricket Hill than at present. The height of extension will be exaggerated by the difference in ground level between the two properties.

Longer views to the property from within the ASLI to the east from Lower Sandhurst Road, are mostly restricted by intervening vegetation along field boundaries.

Catherine Brimble

Catherine Brimble
Landscape Architect

FROM: Farah Humayun

DATE: 15 November 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/2749

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

Site Address: 8, Cricket Hill, Finchampstead, Wokingham.

Applicant: Mr & Mrs Manuel C/O Excel Design.

Your observations are required in respect of this application **by 09/12/2000** .

The Parish Council have no objection to this application

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
28 NOV 2000	
COPIES TO:	

SIGNED: C Scott PP VW

DATE: 23/11/00

Clerk To Finchampstead Parish/Town Council.

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

Tel: 0118 974 6482

Date: **15 November 2000**

My ref: F/2000/2749

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/2000/2749
8, Cricket Hill, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling and single storey side extension.

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

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

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2749**
8, Cricket Hill, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling and single storey side extension.
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 6482

Date: **15 November 2000**

My ref: F/2000/2749

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2749**
8, Cricket Hill, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling and single storey side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

Received by Wokingham District Council

Application No: F/2000/2749

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

Location:
8, Cricket Hill, 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/12/2000. 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

15 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 NOV 2000

Officer: ~~PAS~~ PH. | Application No. F/2000/2749

Map No. 21 Site ...0.09....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING AND SINGLE STOREY SIDE EXTENSION

Location: 8 CRICKET HILL

Parish: FINCHAMPSTEAD Ward: Finch South 15.11.2000

Applicant: MR | MRS MANUEL

Fee Received 95-00 (2) 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	Q6 materials	phoned 10/11	
4	Correct S 66 certificate	confirmed details.		
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 : 15.11.2000 → Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape Area of Special Landscape Importance .....
Trees ✓ .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services ✓ .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

NO PRE-APPS

NEIGHBOURS:

SIN + 7, 9, 19-20 CRICKET HILL

① ADDRESS 7 & 8 Cricket Hill PARISH Finchampst.

PLOT No. (8 is called Moleswell) ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
12186	MR. P. COSGROVE	2 DET. BUNGALOWS ON SITE OF	13.12.79	N/A C/A
BR 15375	MR. I. COOPER	RETURNISH & EXTEND NO. 7	18.1.80	APP. N/A
13965	"	ENTRANCE, CLOAKROOM, KITCHEN (7)	25.9.80	N/A C/A
BR 17771	Mr Mrs Matthews	Kitchen lobby & bedroom	21.12.81	APP
17317	"	at No 8.	~~17.5.82~~	N/A C/A
26165			8.9.86	C/A
BRA 1145	MR & MRS J. ROBINSON 7	2/ST EXTENSION	15.8.86	APP
31268	7		4.11.88	C/A
BRA 5548	MR & MRS A. PONELL 7	"	2.8.88	APP
97/66441/F	" 7	"	8.12.97	C/A
FP97/6902/A	"	S/St. R. ext	28.11.97	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933

② ADDRESS 7+8 CRICKET HILL PARISH FINCH

PLOT No. (No 8 called Moleswell) ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decis

MINISTRY DECISION

SPECIAL ORDERS

1959/a

07.NOV.2000 WOKINGHAM 2749

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 MANDER
	ADDRESS	MOLESWELL & CRICKET HILL
		FINCHAMPSTEAD.
		BERKS.
	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	MOLESWELL & CRICKET HILL
		FINCHAMPSTEAD.
		BERKS.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY REAR EXTENSION
		SINGLE 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 & TILES TO MATCH EXISTING

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:

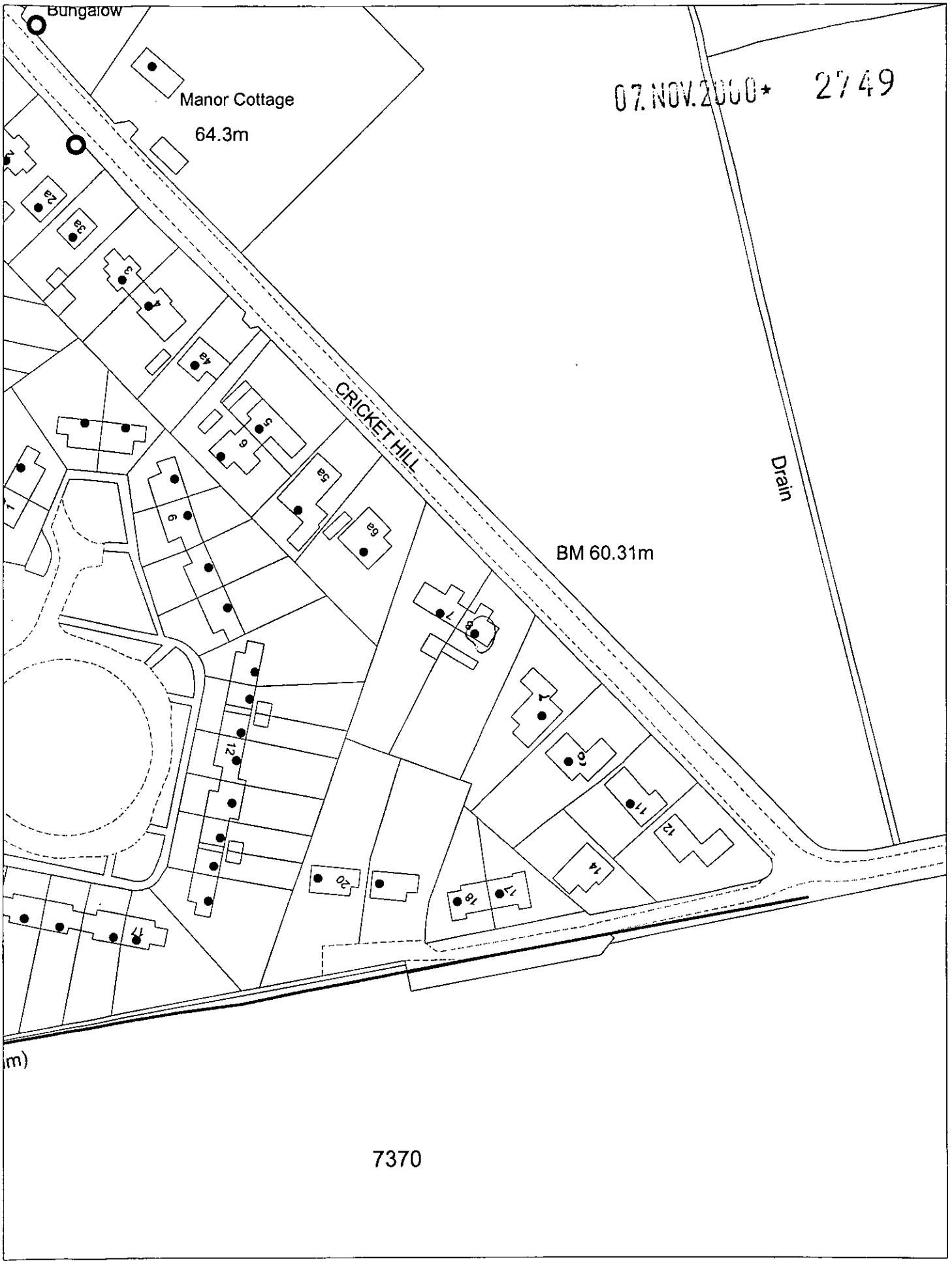
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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 [signature] ON BEHALF OF Wells Hannah

DATE 23-10-00



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Development Control Section, Environmental Services, Wokingham District Council.

8 November 2000

Scale: 1 : 1250

REVISED PLAN

2749



EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

CLIENT:	Mr and Mrs Manuel, Moleswell, 8 Cricket Hill, Finchampstead	DESCRIPTION:	Left Side Elevations		
PROJECT:	Two storey rear extension and single storey side extension	SCALE:	1:100	DRAWING No:	00671/ 9 A
DATE:	January 2001	REVISION:	Ridge line lowered on rear extension		

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

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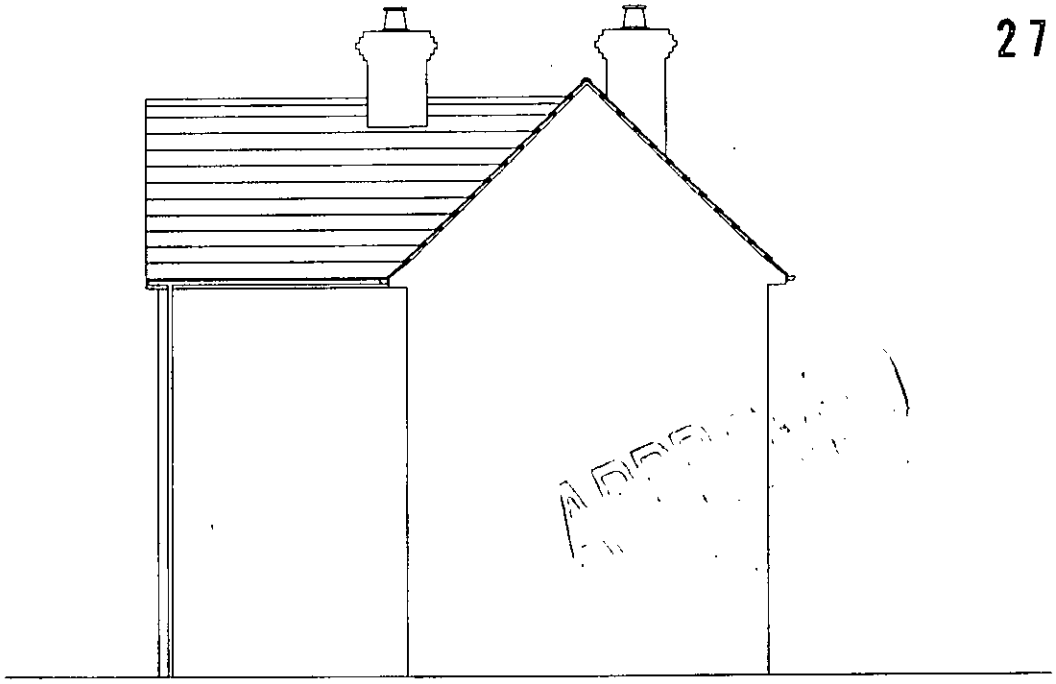
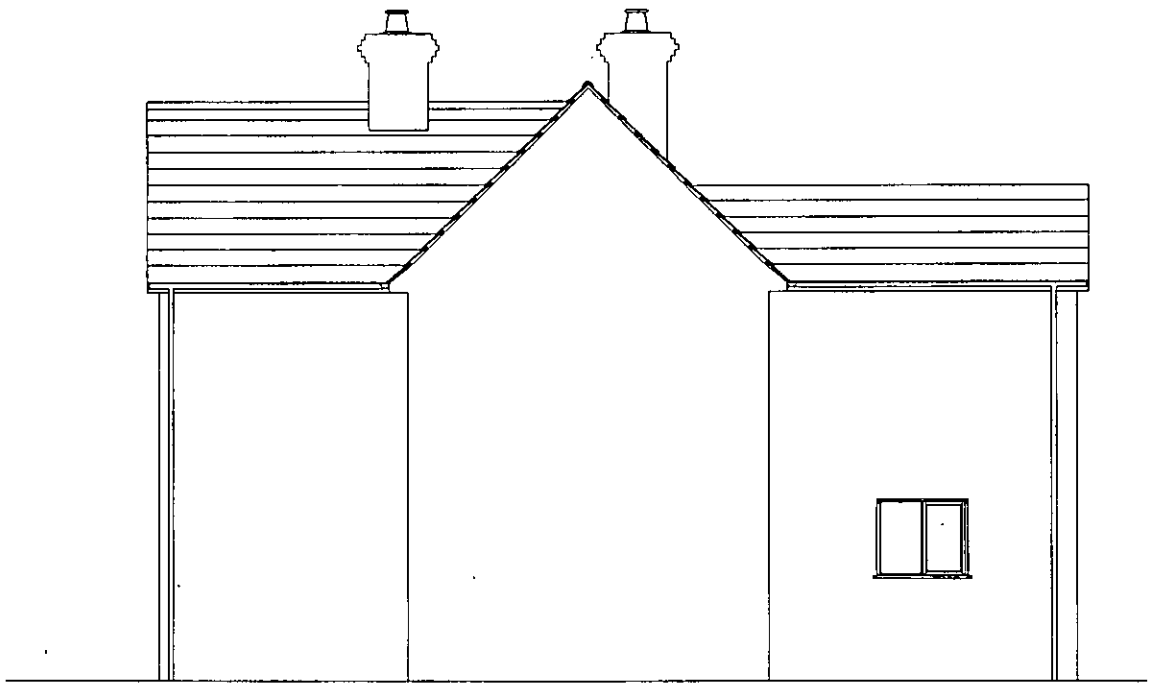
REVISED PLAN

2749



EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

CLIENT:	Mr and Mrs Manuel, Moleswell, 8 Cricket Hill, Finchampstead	DESCRIPTION:	Right Side Elevations		
PROJECT:	Two storey rear extension and single storey side extension	SCALE:	1:100	DRAWING No:	00671/ 10 A
DATE:	January 2001	REVISION:	Ridge line lowered on rear extension		

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REVISED PLAN

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EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

CLIENT:	Mr and Mrs Manuel, Moleswell, 8 Cricket Hill, Finchampstead	DESCRIPTION:	Rear Elevations		
PROJECT:	Two storey rear extension and single storey side extension	SCALE:	1:100	DRAWING No:	00671/ 11 A
DATE:	January 2001	REVISION:	Ridge line lowered on rear extension		

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07.NOV.2006

2749

Client:

Mr and Mrs Manuel
Moleswell
8 Cricket Hill
Finchampstead
Berkshire

Project:

Two Storey Rear Extension
Single Storey Side Extension

Location:

Moleswell
8 Cricket Hill
Finchampstead
Berkshire

Excel Design
XL00671

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 Through Rear Extension	✓
18	Section Through Side Extension	✓

CLIENT:	Mr and Mrs Manuel, Moleswell, 8 Cricket Hill, Finchampstead	DESCRIPTION: Drawing List	
PROJECT:	Two storey rear extension and single storey side extension	SCALE:	DRAWING No: 00671/ 2
DATE:	October 2000	REVISION:	

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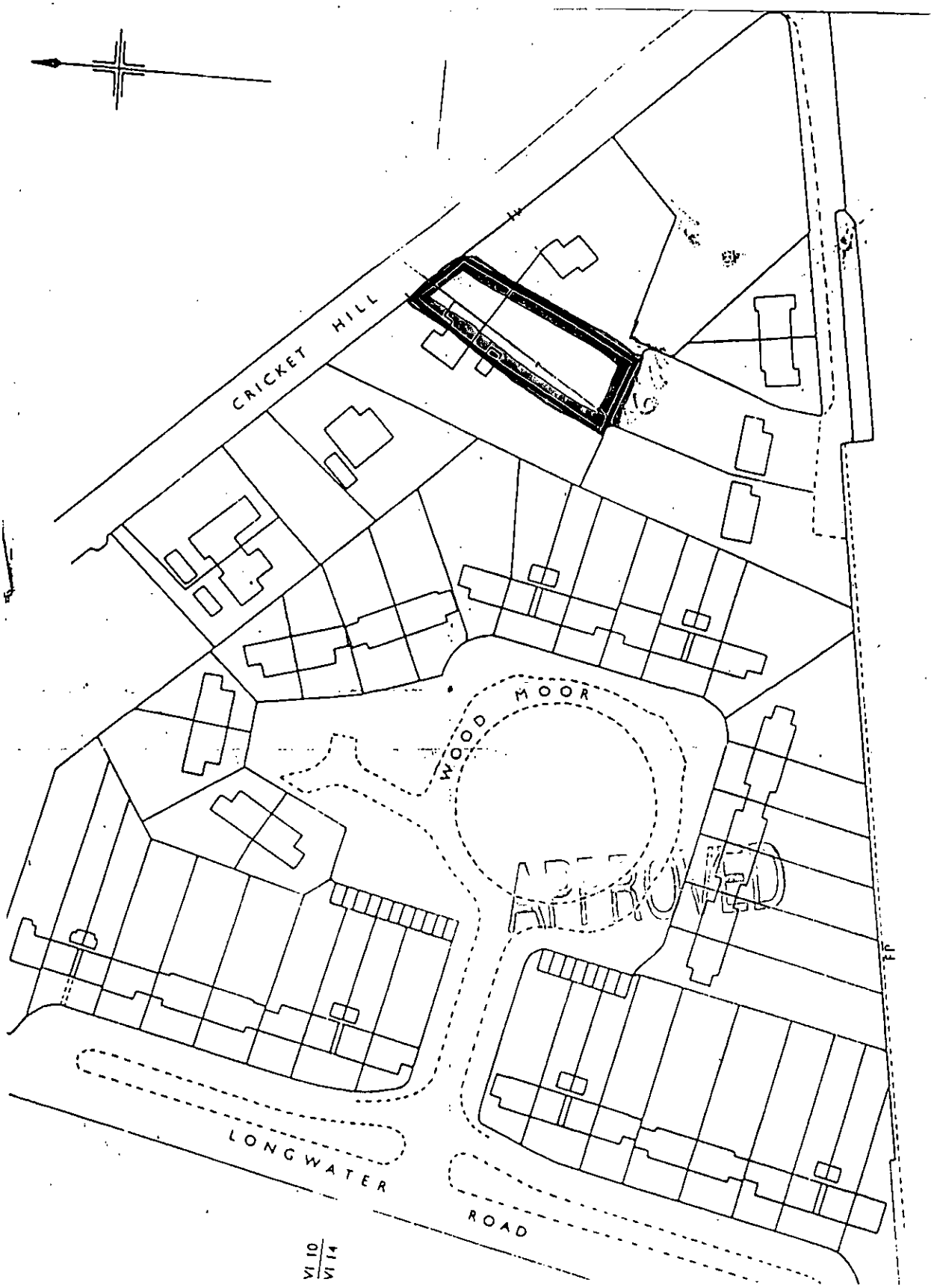

CLIENT:	Mr and Mrs Manuel, Moleswell, 8 Cricket Hill, Finchampstead	DESCRIPTION:	Location Plan	
PROJECT:	Two storey rear extension and single storey side extension	SCALE:	1:2500	DRAWING No: 00671/ 3
DATE:	October 2000	REVISION:		

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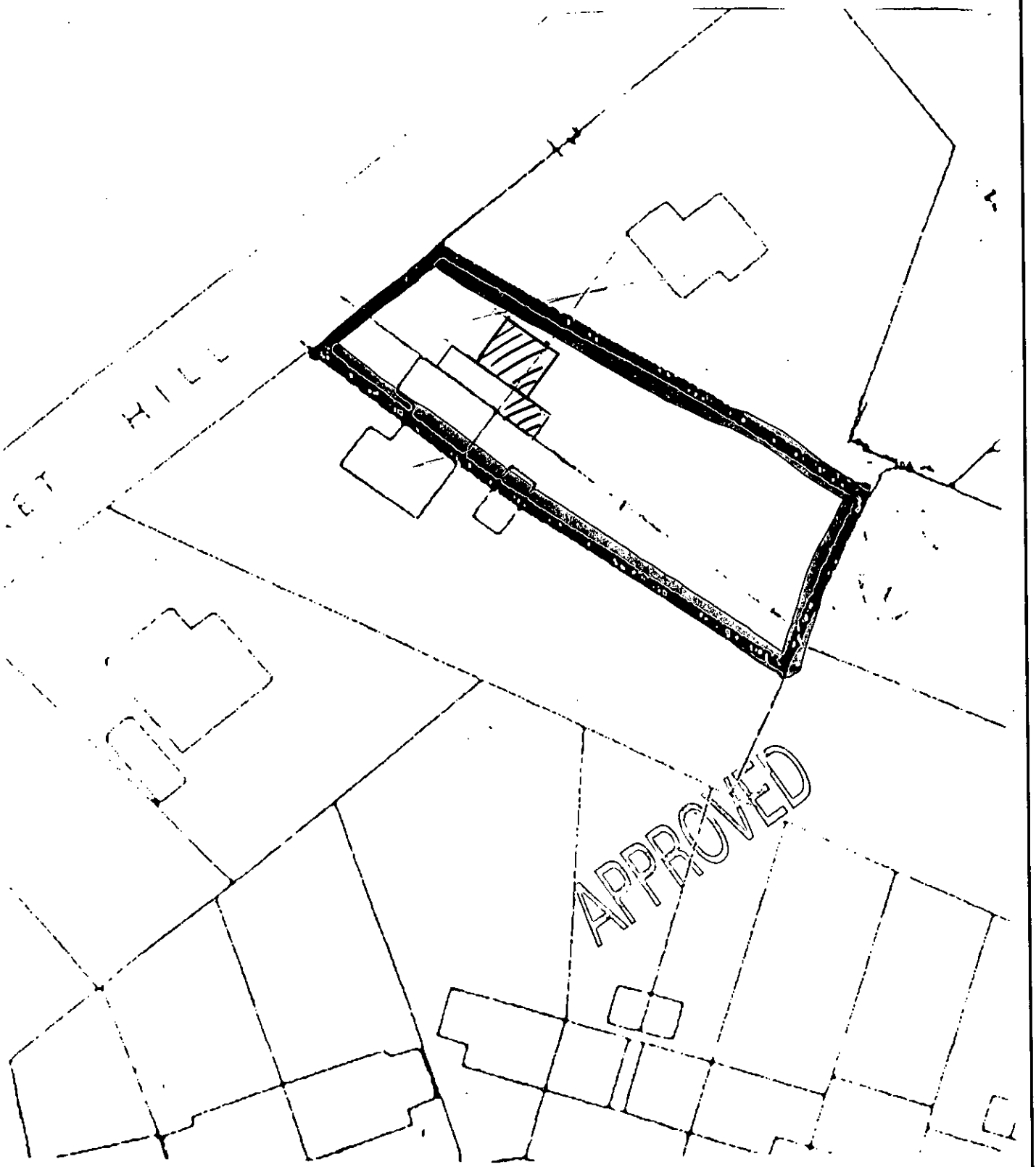

CLIENT:	Mr and Mrs Manuel, Moleswell, 8 Cricket Hill, Finchampstead	DESCRIPTION:	Block Plan		
PROJECT:	Two storey rear extension and single storey side extension	SCALE:	1:500	DRAWING No:	00671/ 4
DATE:	October 2000	REVISION:			

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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. Construct support walls for slab 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
Facing brickwork 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 timber studdding at 400 vertical c-c, 10mm plasterboard and plaster skim where shown unless otherwise shown.

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 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 Manuel, Moleswell, 8 Cricket Hill, Finchampstead	DESCRIPTION: Notes	
PROJECT:	Two storey rear extension and single storey side extension	SCALE:	DRAWING No: 00671/ 5
DATE:	October 2000	REVISION:	

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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 design and 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 joists as specified on section drawing.. Underside of joists lined with 10mm plasterboard and finished to match existing. All joists to be herring bone strutted at 1800 mm c-c. Provide mild steel galvanized restraining straps at maximum 1200 centres fixed to 3 no. floor joists and build into walls. Double up joists below first floor 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.
Bathroom & *W.C.:* 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, W.h.b's 32 dia. Sink and shower 38mm 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.

CLIENT:	Mr and Mrs Manuel, Moleswell, 8 Cricket Hill, Finchampstead	DESCRIPTION: Notes	
PROJECT:	Two storey rear extension and single storey side extension	SCALE:	DRAWING No: 00671/ 6
DATE:	October 2000	REVISION:	

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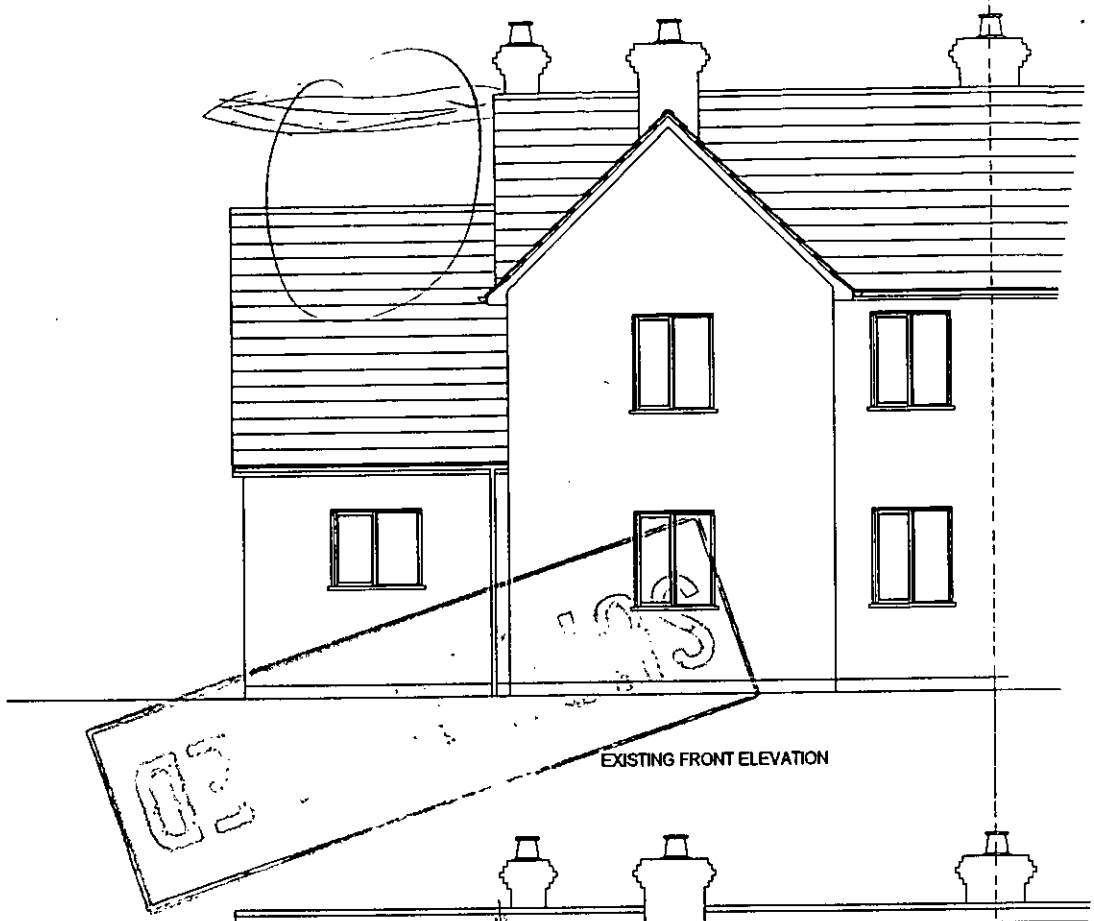

EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

CLIENT:	Mr and Mrs Manuel, Moleswell, 8 Cricket Hill, Finchampstead	DESCRIPTION:	Front Elevations		
PROJECT:	Two storey rear extension and single storey side extension	SCALE:	1:100	DRAWING No:	00671/ 8
DATE:	October 2000	REVISION:			

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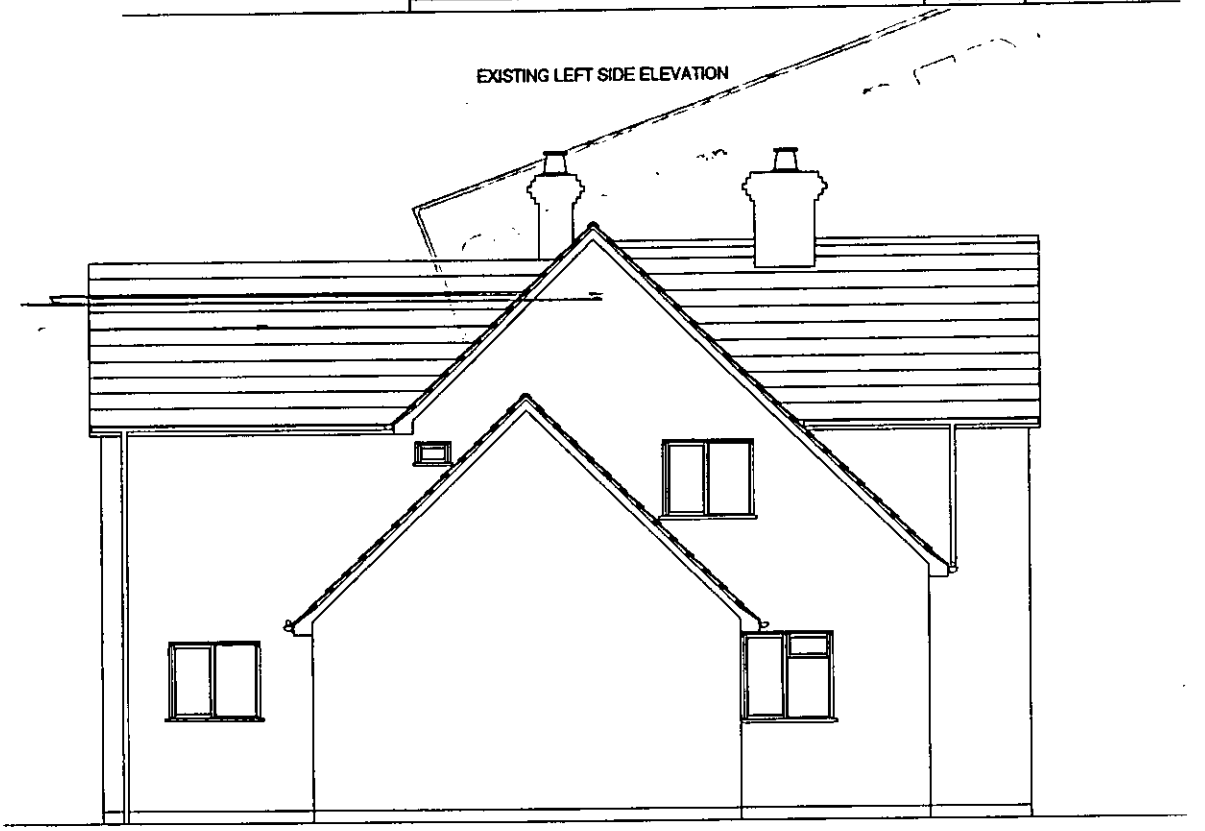
EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

CLIENT:	Mr and Mrs Manuel, Moleswell, 8 Cricket Hill, Finchampstead	DESCRIPTION:	Left Side Elevations		
PROJECT:	Two storey rear extension and single storey side extension	SCALE:	1:100	DRAWING No:	00671/ 9
DATE:	October 2000	REVISION:			

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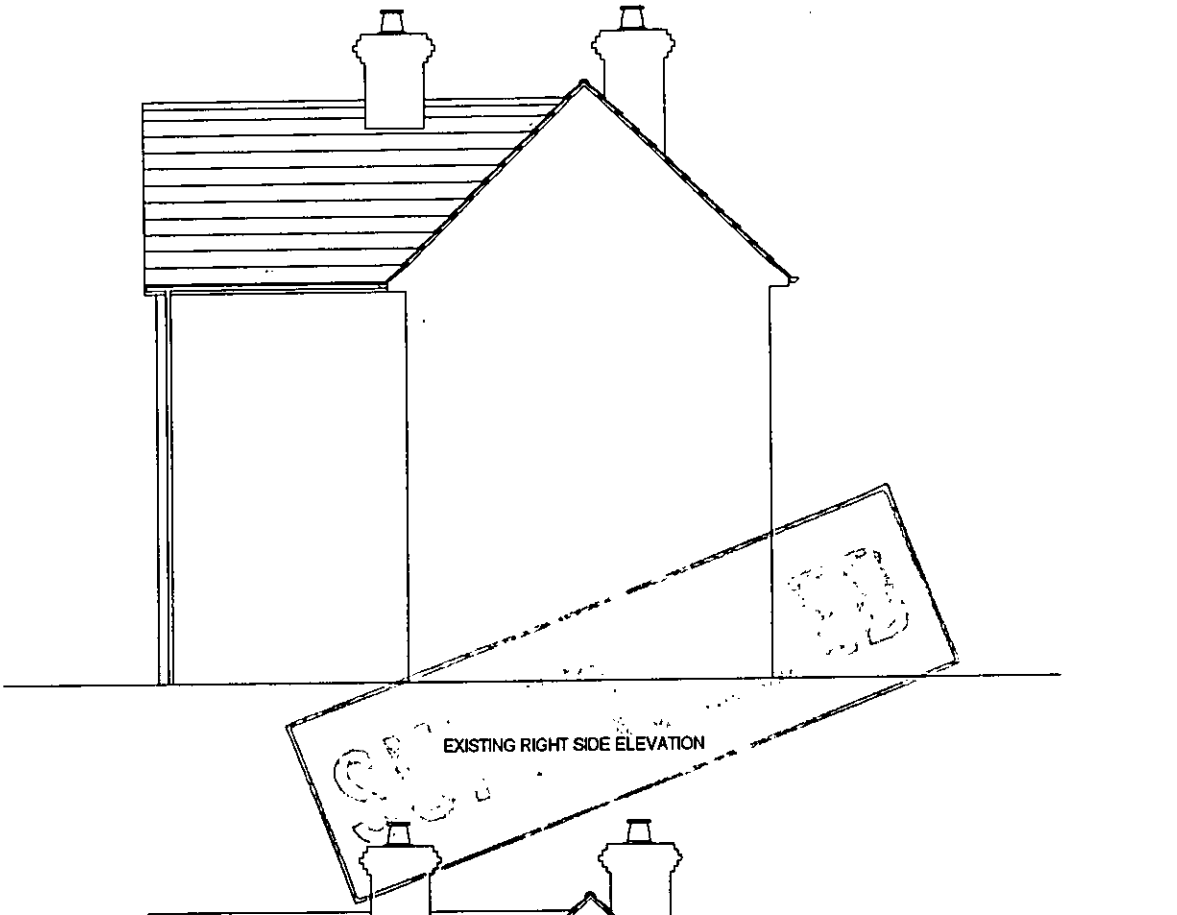

PROPOSED RIGHT SIDE ELEVATION

CLIENT:	Mr and Mrs Manuel, Moleswell, 8 Cricket Hill, Finchampstead	DESCRIPTION:	Right Side Elevations		
PROJECT:	Two storey rear extension and single storey side extension	SCALE:	1:100	DRAWING No:	00671/ 10
DATE:	October 2000	REVISION:			

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EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

CLIENT:	Mr and Mrs Manuel, Moleswell, 8 Cricket Hill, Finchampstead	DESCRIPTION:	Rear Elevations		
PROJECT:	Two storey rear extension and single storey side extension	SCALE:	1:100	DRAWING No:	00671/ 11
DATE:	October 2000	REVISION:			

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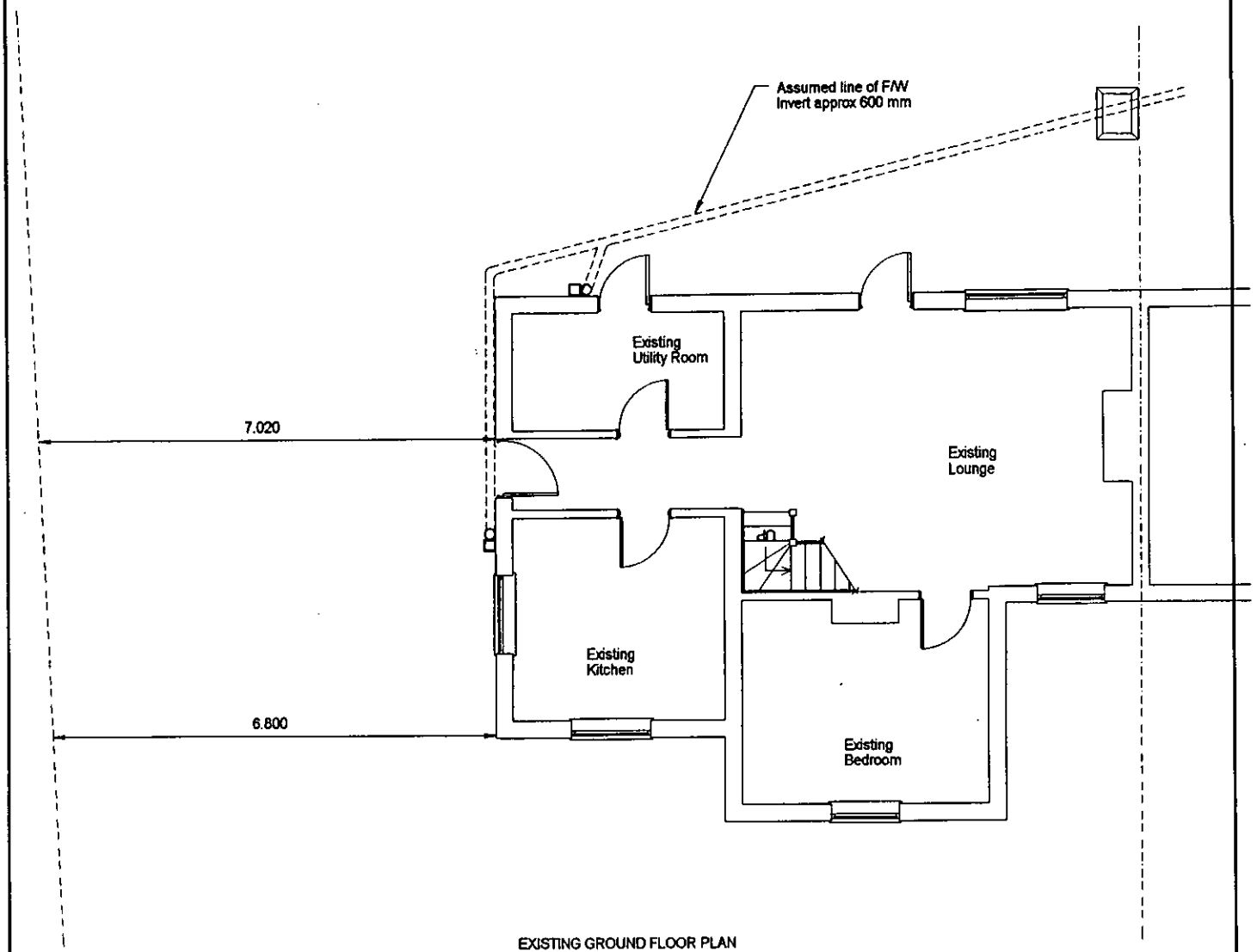

EXISTING GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Manuel, Moleswell, 8 Cricket Hill, Finchampstead	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Two storey rear extension and single storey side extension	SCALE:	1:100	DRAWING No:	00671/ 12
DATE:	October 2000	REVISION:			

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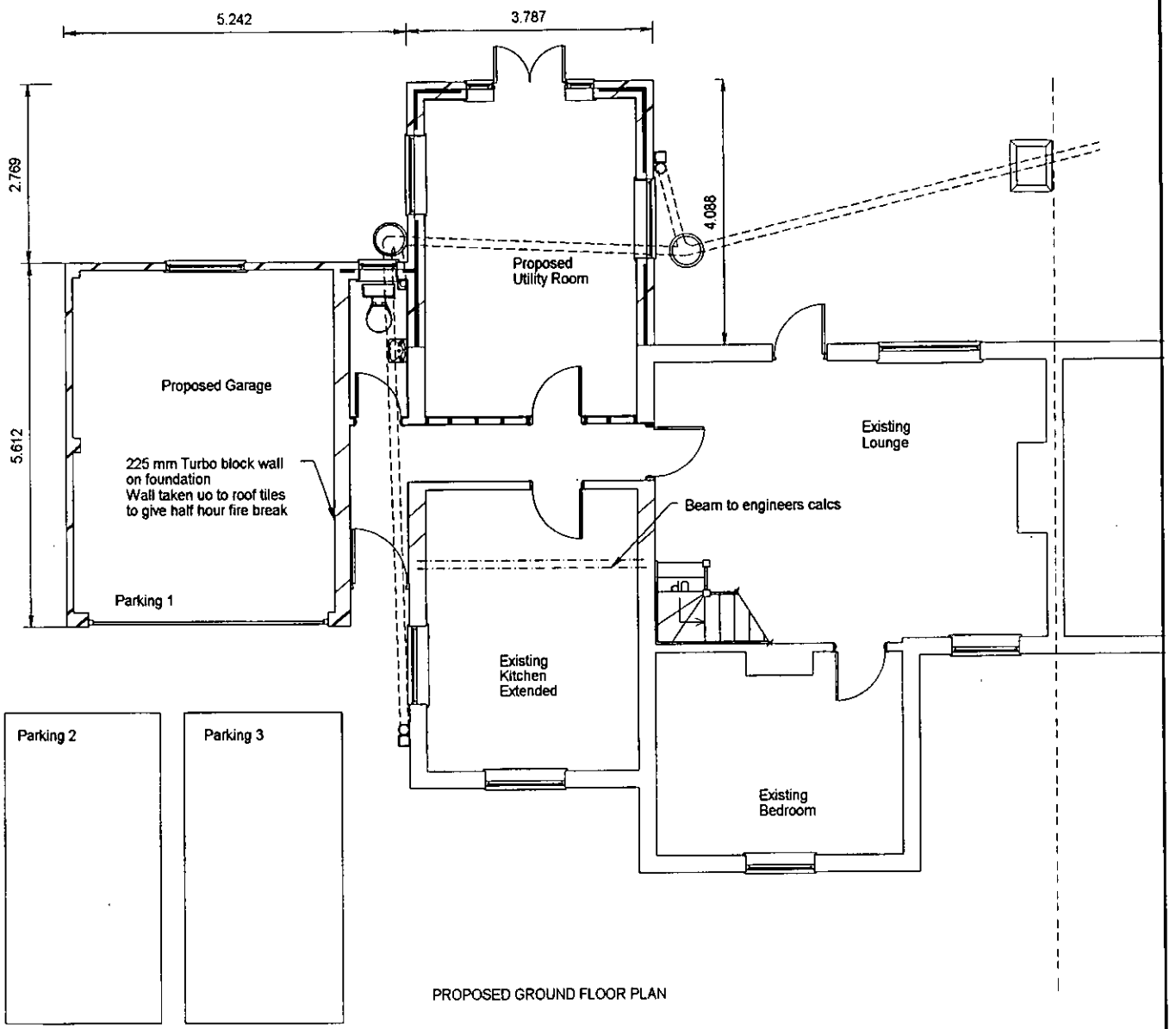

PROPOSED GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Manuel, Moleswell, 8 Cricket Hill, Finchampstead	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Two storey rear extension and single storey side extension	SCALE:	1:100	DRAWING No:	00671/ 13
DATE:	October 2000	REVISION:			

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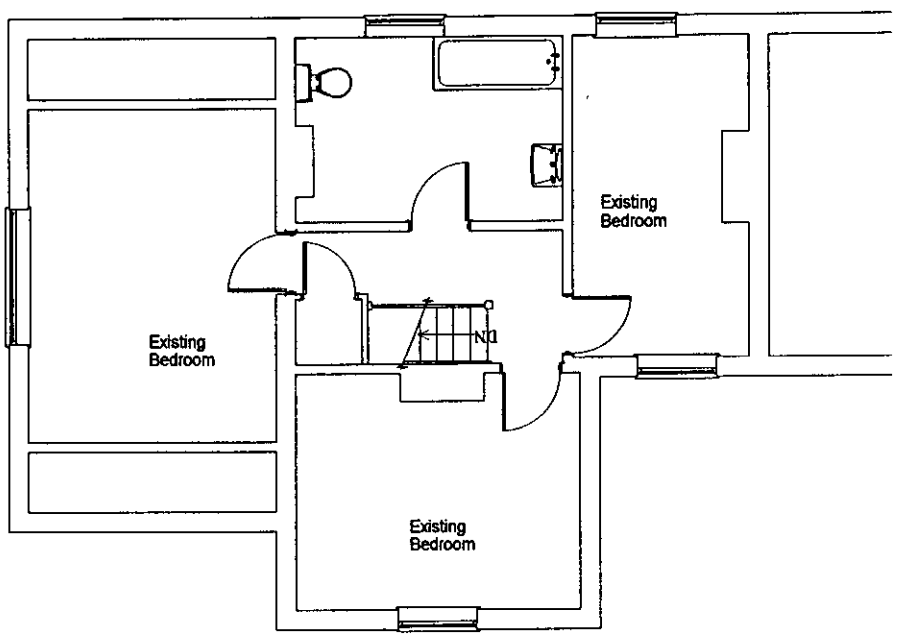

EXISTING FIRST FLOOR PLAN

CLIENT:	Mr and Mrs Manuel, Moleswell, 8 Cricket Hill, Finchampstead	DESCRIPTION:	First Floor Plans		
PROJECT:	Two storey rear extension and single storey side extension	SCALE:	1:100	DRAWING No:	00671/ 14
DATE:	October 2000	REVISION:			

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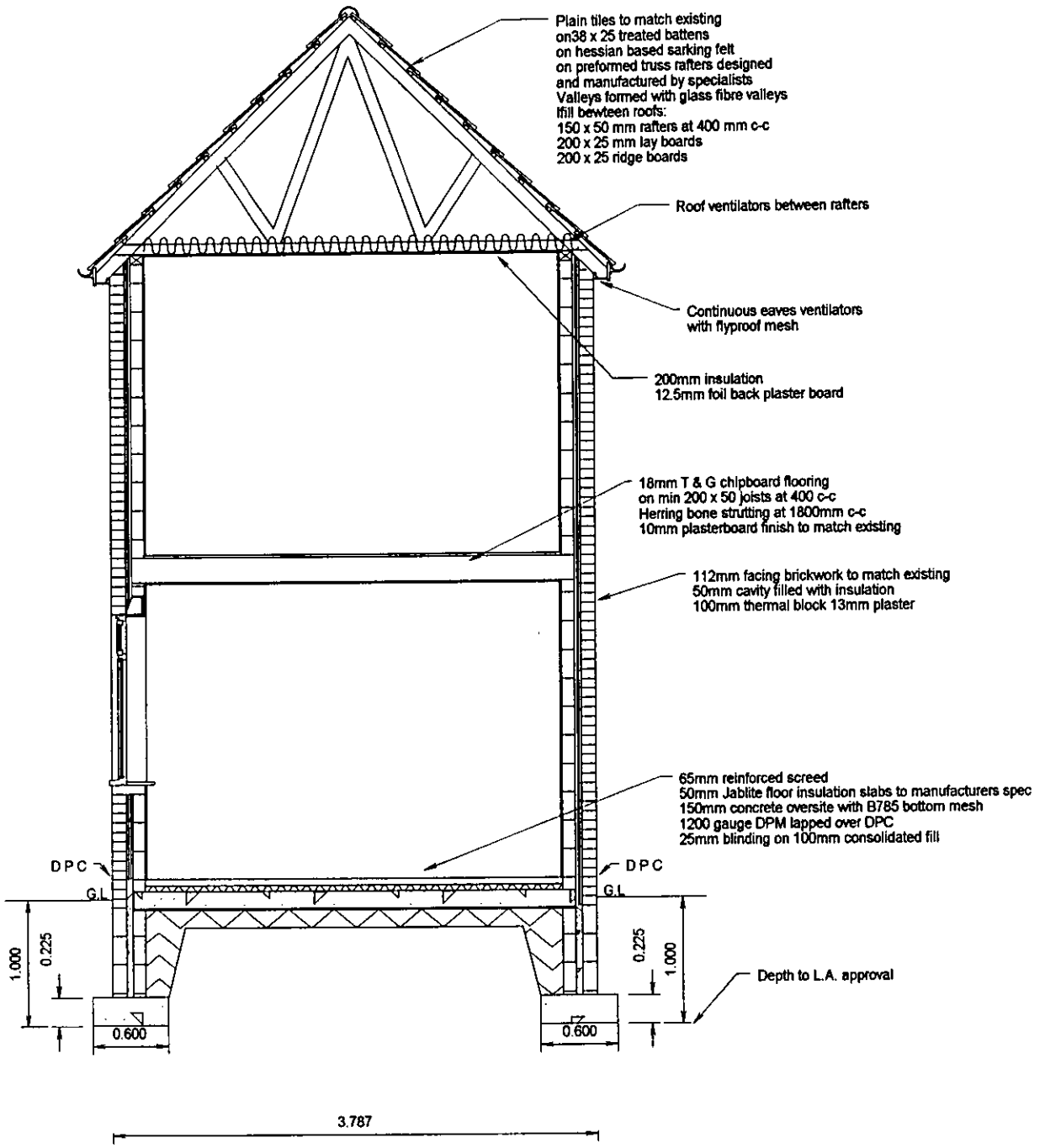

CLIENT:	Mr and Mrs Manuel, Moleswell, 8 Cricket Hill, Finchampstead	DESCRIPTION:	Section		
PROJECT:	Two storey rear extension and single storey side extension	SCALE:	1:50	DRAWING No:	00671/ 17
DATE:	October 2000	REVISION:			

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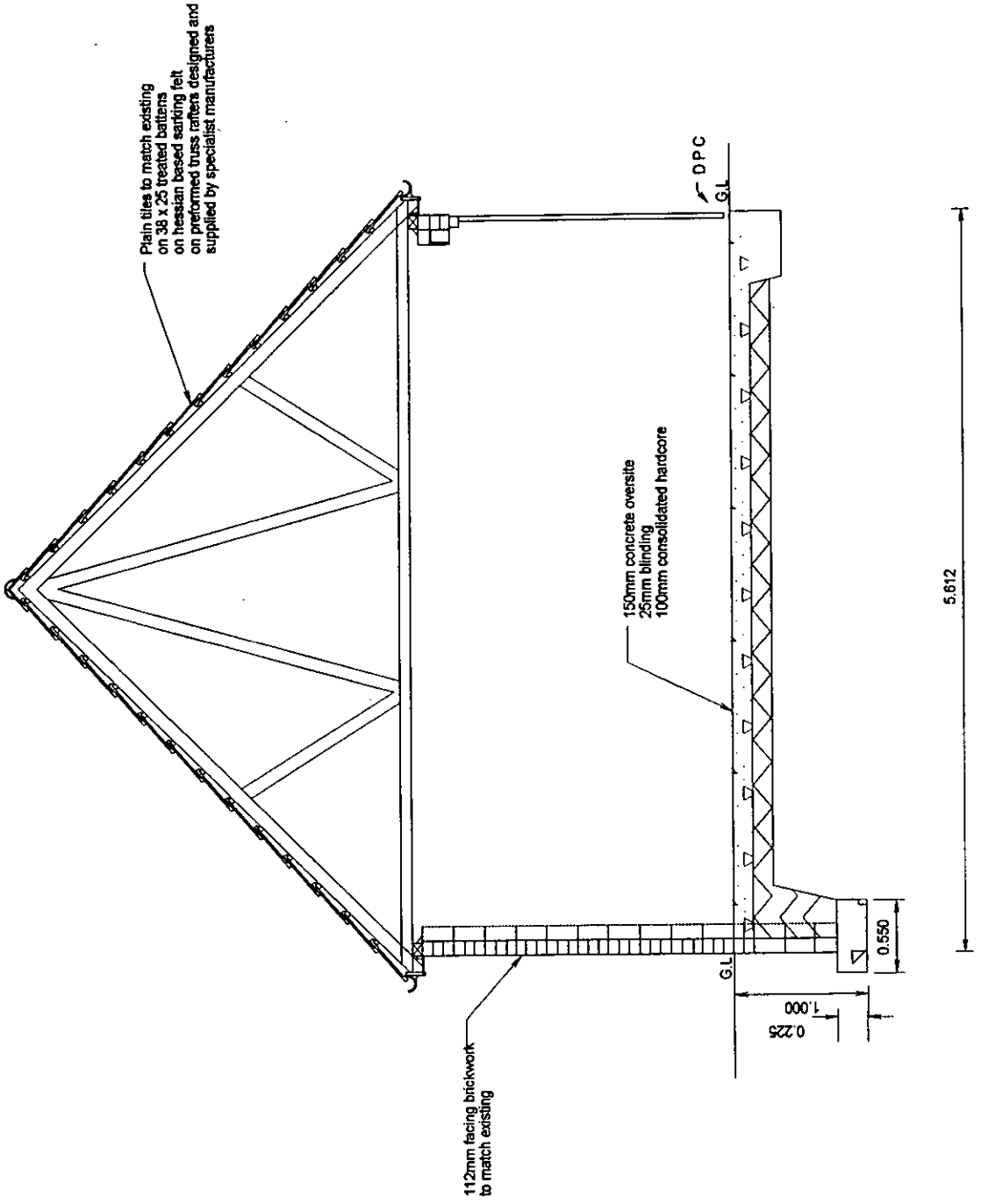

CLIENT:	Mr and Mrs Manuel, Moleswell, 8 Cricket Hill, Finchampstead	DESCRIPTION:	Section		
PROJECT:	Two storey rear extension and single storey side extension	SCALE:	1:50	DRAWING No:	00671/ 18
DATE:	October 2000	REVISION:			

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Additional Notes:

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GeorgeAvis@ExcelDesign.Ltd.UK

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