APPLICATION NO:
F/2001/5284

LOCATION:
24 Belmont Road, Crowthorne.

APPLICANT:
Mr & Mrs Golightly C/O Excel Design Ltd

PROPOSAL:
Proposed single storey side and rear extensions to dwelling and loft conversion wit rear dormer extension

APPROVED

EARLIEST DATE FOR DECISION: **16/12/2001**

APPLICATION WILL HAVE EXPIRED ON: 09/01/2002

CASE OFFICER: ~~Heidi Lynch~~
Louise Smith

397

DO

RAILEX
Marbleboard

EASIFILE EP7

(LS)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2001/5284

Parish:	**WOKINGHAM WITHOUT**
Location:	**24, Belmont Road, Crowthorne.**
Proposal:	**Proposed single storey side and rear extensions to dwelling and loft conversion with rear dormer 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) 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
4. The driveway shall be a minimum of 4.8 metres wide and the associated crossing extended to accommodate this prior to the carrying out of the extension hereby approved.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

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

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. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies STV1, SBE1, SBE2, ST3 and ST5.
Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1, WOS3, WT7 and WT6.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 08/01/2002

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	5284 — # Louise Smith
BUILDING CONTROL NUMBER.	FP 2001/2444 South
~~APPLICANT~~/AGENT	Excel.
ADDRESS OF SITE	24 Belmont Road Cranthorne WOK WITHOUT.
DESCRIPTION OF PROPOSED WORK	S/S dde + rear ext + loft conversion with rear dormer ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	01734/4	01734/4
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	8/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	11/1/02	

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	



Applicationo	Name & Addres
F/2001/5284	Malcolm Lang Taylo 26 Belmont road CROWTHORNE RG45 6SB
Application Approved	Letters sent 10.01.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : ~~Heidi Lynch~~ Louise SMITH

Application Number : F/2001/5284

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

Location : 24, Belmont Road, , Crowthorne.
Proposal : Proposed single storey side and rear extensions to dwelling and loft conversion with rear dormer extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		1/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 19/12/01

Date Registered : 14/11/2001

Earliest Date for Decision : 16/12/2001

Latest Consultation Date/Site Notice Expiry Date : 16/12/2001

This application will have expired on: 09/01/2002. 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 :

Parish Council - overbearing, overdevelopment.

No 24 Belmont Road - concerns over drainage systems

Highways - conditional approval.

Planning Issues :

Identified Settlement
Impact on Neighbours
Impact on Streetscene
Parking and Highways.

Application Number: F/2001/5284 – 24 Belmont Road, Crowthorne

Appraisal:

Development

The site is a semi-detached chalet bungalow, situated within the identified settlement of Crowthorne.

The proposed development is for a single storey side and rear extension to the dwelling with loft conversion and rear dormer extension.

The development would project 2.8m from the side of the dwelling, and 2.7m to the rear, forming an L - shaped extension.
The front elevation would incorporate a hip roof, 2.7m to the ridge and 5.6m to the eaves. Beyond this would be a flat roof extending back to a pitched roof with eaves height of 6.2m. The rear elevation would incorporate a pitched roof, 3.1m to the ridge and 4.2m to the eaves, extending back to the existing pitched roof and the proposed dormer extension beyond.

1. Impact upon neighbouring properties
   The extension would be set back 1m from the boundary with No26. The neighbouring garage forms the boundary treatment, extending 8m back from the front of the proposed extension. Thereafter the boundary continues as a lower 1.8m brick wall to the existing rear line of the dwellings, and then as a 2.3m close-boarded fence. Both gardens slope down to the rear but no difference in level is seen between the two. The extension is not considered to have adverse effects in terms of overshadowing, overlooking or being overbearing, due to the distance and boundary treatment between the two dwellings, and the pitched roof of the loft conversion.

   Although dormer windows are proposed in the rear elevation, the distance to the neighbouring property beyond is sufficient so as not to cause overlooking.

   Overshadowing would not be an issue with regards to No22, as the proposed single storey and dormer window extension would not breach the 45° angle. Similarly, overlooking and overbearing are not considered issues.

2. Impact upon the character of the area
   The proposed extension would be in keeping with the existing style and materials of the dwelling, the overall frontage design would be maintained. Similar extensions have been approved in the locality, notably No8 Belmont Road.

3. Impact upon highway safety (parking provision)
   The proposed extension would increase the number of bedrooms to three, and therefore the need for two parking spaces. Provided that the garage is retained for parking, the driveway parking and turning space is maintained and set at a minimum of 4.8m in width, then the Highways department have no objections toward the development.

Approval:	**Refusal:**
✓	

Application Number F/2001/5284
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
~~3~~	~~C044~~	~~R044~~	~~(ground floor level or above)~~
3. ~~4~~	C049	R049	
4. ~~5~~		~~[illegible]~~	The driveway ~~must~~ shall be a minimum of 4.8m
		R122	wide and the associated crossing must
			be extended to accomodate this, prior to the
6	C122	R122	carrying out of the extension hereby approved.

Informative for approvals

N16 N07.

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE1, SBE2, ST3 ST5

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WBE1, WOS3, WT7, WT6.

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1.

MINERALS LOCAL PLAN POLICIES:

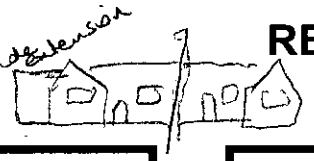
RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: ~~4.1.2001~~ 8.1.02

No15 porch extension
No11 gge joined to building.
No9

SE Area Local Plan
Id'd Sett.

No8 Side 2 storey ext rear?



RECORD OF SITE VISIT

SITE ADDRESS: 24 Belmont Road Crowthorne.

APPLICATION NUMBER: F/2001/5284

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 19/12/01

Care within curtilage.

1 SITE/STATUTORY NOTICE DISPLAYED ? Y - Telegraph Pole.

2. DESCRIPTION OF SURROUNDINGS symetrical bungalow semi-detached dwellings +

Red brick chalet bungalow, brown concrete roof tile

3. DESCRIPTION OF SITE/BUILDING

No 26+24 back gdns shelve down.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Rear - c/b fence 1.8m

No 26 Gge next to Gge dist 0.4m, next door gge extends further back — brick wall 1.8m then 0.5m beyond line of house close boarded fence 2.3 (for 2.7m long) then lower fence 1.2m with next door conifers up to 2.3m.

No22 - 1.8m close boarded fence then 4m immediately from house ds 2m in height

Patio raised 0.7m, No 22 patio higher by 0.4m

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 2 + Gge

LEVELS ~~higher 28 than 26~~ No 26 - 1.5m lower level at front no real difference at rear.

BOUNDARY TREATMENT see above.

OTHERS
Aspect - No overshadowing on adjoining semi.

MARK WINDOWS ON TEMPLATE SHEET

ANY OTHER VISIBLE SIMILAR EXTENSIONS.

Referred to Building Control

1th SBS

PLANNING	
POL	TLS
DC	EMS
APP	
CS	
17 DEC 2001	
COPIES TO:	AD ✓
	FILE:

26 Belmont Road
Crowthorne
Berkshire
RG45 6SB

12th December 2001

Environmental Services Department
Planning Services
Shute End
Wokingham
RG40 1WR

Your ref: Heidi Lynch F/2001/5284

Dear Madam,

Regarding the planning application of 24 Belmont Road. Crowthorne. I wish to raise my concerns over the proposed drainage system. On the Plans it shows all the drainage running down the side of the property 24 Belmont Road, and out to an existing manhole. This is not how the systems runs at the moment.

The drainage from 24 Belmont Road runs from just outside the bathroom and crosses into the pipe that runs under my property, my garage, and out into the main system down my drive way, and the existing manhole is in my drive.

My concerns are that there will be additional waste and are these existing pipes suitable to take this increase, also if there is a large amount of foundation work being excavated over the existing run what damage could be done to the drainage system, and what possible blockages could occur.

Yours faithfully,

M. Taylor

Malcolm Lang Taylor.

Wokingham Without Parish Council Consultation Sheet

Officer	Heidi Lynch
No	F 2001 5284
Proposal	single storey side extension and rear extensions to dwelling and loft conversion with rear dormer extension.
Site	24 Belmont Road, Crowthorne.

PLANNING SERVICES	HPT
POL	TLS
TC	ENF
APP	
CS	

12 DEC 2001

COPIES TO:	ACK:
	FILE:

Committee's Comments

Felt to be overdevelopment of site, overbearing and out of keeping with neighbouring property.

Signed : _____
Clerk to Wokingham Without Parish Council

11 December 2001

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 23 November 2001

Application Number: F/2001/5284

Proposal: Proposed single storey side and rear extensions to dwelling and loft conversion with rear dormer extension.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
24, Belmont Road, , Crowthorne.

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

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

1/ C049, R049. Gge retained

2/ The driveway must be a minimum of 4.8 metres wide and the associated crossing must be extended to accommodate this.

R:1HS&C.

3/ C122, R122. parking & turning space.

NOT.

Signed: _____ **Print name:** AC 23/11/01

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

Tel: (0118) 974 6442

Date: **23 November 2001**

My ref: F/2001/5284

CONFIDENTIAL

Councillor Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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/2001/5284
24, Belmont Road, , Crowthorne.
Proposed single storey side and rear extensions to dwelling and loft conversion with rear dormer 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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5284**
24, Belmont Road, , Crowthorne.
Proposed single storey side and rear extensions to dwelling and loft conversion with rear dormer extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

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

Tel: (0118) 974 6442

Date: **23 November 2001**

My ref: F/2001/5284

CONFIDENTIAL

Councillor Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

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/2001/5284
24, Belmont Road, , Crowthorne.
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If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5284**
24, Belmont Road, , Crowthorne.
Proposed single storey side and rear extensions to dwelling and loft conversion with rear dormer extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Helliar-Symons

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

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

Tel: (0118) 974 6442

Date: **23 November 2001**

My ref: F/2001/5284

CONFIDENTIAL

Councillor Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

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/2001/5284
24, Belmont Road, , Crowthorne.
Proposed single storey side and rear extensions to dwelling and loft conversion with rear dormer 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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5284**
24, Belmont Road, , Crowthorne.
Proposed single storey side and rear extensions to dwelling and loft conversion with rear *dormer extension.*
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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

Received by Wokingham District Council

Application No: F/2001/5284

Proposal:
Proposed single storey side and rear extensions to dwelling and loft conversion with rear dormer extension.

Location:
24, Belmont Road, , Crowthorne.

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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5284 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/12/2001. 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 be possible for an individual reply to be issued 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

23 November 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14 NOV 2001	Map No. 108 Site 0.05
Officer: HL | Application No. F/2001/5284	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY SIDE & REAR EXTENSIONS TO DWELLING AND LOFT CONVERSION WITH REAR DORMER EXTENSION

Location: 24 BELMONT ROAD

Parish: WOK W/OUT Ward: WOK W/OUT

Applicant: MR/MRS GOLIGHTLY

Fee (5) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 23/11..... Parish Council Informed - YES / NO ✓

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

S/N + see map.....
.....
.....
.....
.....
.....
.....
.....
.....

14.NOV.2001 5284

Client:

Mr and Mrs Golightly
24 Belmont Road
Crowthorne
Berkshire

Project:

Single Storey Side and Rear Extensions
And
Loft Conversion

Location:

24 Belmont Road
Crowthorne
Berkshire

Excel Design
XL01734

14.NOV.2001 5284

Drawing List

Drawin	Description	Drawings
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 Plan 1	✓
13	Ground Floor Plan 2	✓
14	First Floor Plan 1	✓
15	First Floor Plan 2	✓
16	Second Floor Plan	
17	Section	✓
18	Section	✓
19	Section	✓

CLIENT:	Mr and Mrs Golightly, 24 Belmont Road, Crowthorne	DESCRIPTION: Drawing List	
PROJECT:	Single storey rear and side extension and Loft conversion	SCALE:	DRAWING No: 01734/ 2
DATE:	October 2001	REVISION:	

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

© COPYRIGHT RESERVED

Excel Design

14.NOV.2001 5284

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.

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.

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 Damcor 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
63mm sand and cement screed with light reinforcing mesh on 50mm thick S.D grade Jablite floor insulation fitted to manufactures specification on suspended insitu slab resting on inner skin of cavity walls and internal walls. Remove all vegetation below slab. Slab and reinforcing mesh with 40mm cover as shown on section drawing. 100mm ducts to be laid from existing suspended floor vents to new vents fitted in the new external walls (if required to vent existing floor).

4. EXTERNAL WALLS
102mm thick facing brickwork to match existing, 50mm insulated cavity, 100mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13mm lightweight plaster and skim internally. Cavity insulated with 50mm thick 'Rockwool' cavity batts fitted to manufacturer's specification to give 0.45 $w/m^2 K$ 'U' value. Provide mild steel galvanized wall ties at 900mm horizontal and 450mm 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
Unless otherwise stated, 100 x 50 timber studding at 400 vertical c-c, 10mm plater board and skim finish.

6. JOINERY
All doors and windows to be fitted with double glazed factory sealed units. All opening lights to give minimum 1/20th floor area in ventilation. All softwood to be pressure impregnated preservative treated to B.S 4072. All windows fitted with 8000 mm^2 trickle ventilator.

7. LINTELS
To be Catnic insulated steel lintels or similar to manufacturer's span/load tables. Minimum 150mm end bearing with cavity trays over.

8. GLAZING
Windows to be fitted with double glazed factory sealed units. Full height glazed screens, doors and sidelights to be fitted with class B safety glass. Fit obscure glass to all bathroom and w.c windows

9. PITCHED ROOF
Plain tiles to match existing, fixed in accordance with manufacturers specification. on 19 x 19mm softwood treated battens on untearable roofing felt to B.S 747. Rafter details as shown on section drawings. 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. 200mm fiberglass quilt insulation laid between joists. Provide mild steel galvanized gable straps at 1000mm centers fixed to 3 No. rafters and wall. Fix 25mm thick softwood fascia and 6mm w.b.p external quality plywood soffite to match existing with continuous ventilation to give cross ventilation.

CLIENT:	Mr and Mrs Golightly, 24 Belmont Road, Crowthorne	DESCRIPTION: Notes	
PROJECT:	Single storey rear and side extension and Loft conversion	SCALE:	DRAWING No: 01734/ 5
DATE:	October 2001	REVISION:	

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

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Excel Design

GENERAL NOTES
(Not a specification) 14.NOV.2001* 5284

10. FIRST FLOOR

18mm tongue and groove flooring grade chipboard on joists as shown on section drawings. Underside of joists lined with 10.5mm plasterboard finished to match existing. All joists to be herring bone strutted at mid-span. Provide mild steel galvanized restraining straps at maximum 1200 centers fixed to 3 no. floor joists and build into walls.

11. STRUCTURAL STABILITY/ STRUCTURAL TIMBERS

Where ceiling joists run parallel to external walls, lateral restraint to be achieved by metal straps at 1200mm centers spanning three joists. Provide m.s. galv. gable straps at 1000 centres fixed to three rafters and wall. Wall plates to be anchored down with 30 x 5mm straps at 2m centres.

12. FIRE DETECTION

Smoke detectors are to be installed on the landing and in the hall. The smoke detectors are to be interlinked and hard wired back to the distribution board and fitted with battery backups.

13. MECHANICAL VENTS

Kitchen and Utility Room: 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. Both units operate intermittently.

Bathrooms and W. C: Provide mechanical vent units ducted through roof vent tile giving 15 liters per second extract rate operated intermittently.

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 or to existing system as directed by the Building Inspector. Existing storm water sewers should be used in preference to soakaways. 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. 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. Existing drains to be checked for exact depth and position prior to construction.

16. STAIRCASE

100 sq. newel posts, headroom min. 2000mm measured vertically above nosing line. Balusters to be maximum 100 centres so that 100mm sphere will not pass through. Handrail 850mm above nosings and 900mm above landings. Minimum going not less than 220mm and rise of not greater than 220mm. Minimum tread width at narrow end 50mm. Maximum pitch of stairs to be 42 degrees.

17. MEANS OF ESCAPE

Escape windows are to be provided to all habitable rooms on the first floor for emergency egress. These windows should have an unobstructed openable area that is at least $0.33m^2$ and at least 750 mm high and 450 mm wide. The bottom of the openable area should be not more than 1100 mm above the floor.

CLIENT:	Mr and Mrs Golightly, 24 Belmont Road, Crowthorne	DESCRIPTION:	Notes
PROJECT:	Single storey rear and side extension and Loft conversion	SCALE:	DRAWING No: 01734/ 6 B
DATE:	October 2001	REVISION:	Notes 16 and 17 amended

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

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1959/a

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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	MR & MRS GOLIGHTLY
	ADDRESS	24 BELMONT ROAD
		CROWTHORNE
		BERKSHIRE
	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 4EN 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	24 BELMONT ROAD
		CROWTHORNE
		BERKSHIRE
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY SIDE & REAR EXTENSIONS
		& LOFT CONVERSION

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

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

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

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

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

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

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

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

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

CERTIFICATE A

I certify that:

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

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

CERTIFICATE B

I certify that:

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

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Mr & Mrs GOLIGHTLY

DATE 1-11-07

ADDRESS 24 BELMONT ROAD PARISH WEM / WITHOUT

PLOT No. 96 ORD. SHEET No. SJ.8364

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1036/55	MR. A. McDONALD	O/APP. RES. DEV	17.5.56	N/A
743/56	PITCHO HOMES LTD	BUNGALOW	12.10.56	
926/56	"	SEMI-DET. BUNGALOW & GARAGE	6.12.56	APP.
PD/537/59	M SIMMONS	GARAGE	8.12.59	APP.
PD/248/63	"	BEDROOM	13.6.63	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

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Development Control Section, Environmental Services, Wokingham District Council.
20 November 2001 Scale: 1 : 1250

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14 NOV 2001 5284

Client:

Mr and Mrs Golightly
24 Belmont Road
Crowthorne
Berkshire

Project:

Single Storey Side and Rear Extensions
And
Loft Conversion

APPROVED

Location:

24 Belmont Road
Crowthorne
Berkshire

Excel Design
XL01734

Drawing List

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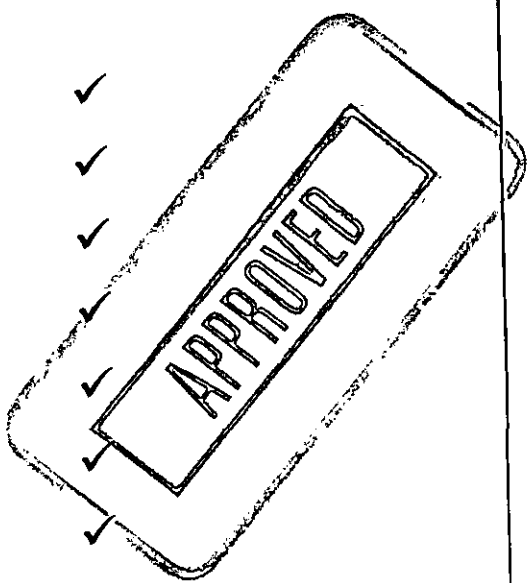
Drawin	Description	Drawings
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	✓
5	Notes 1	✓
6	Notes 2	✓
7	Notes 3	
8	Front Elevations	✓
9	Left Side Elevations	✓
10	Right Side Elevations	✓
11	Rear Elevations	✓
12	Ground Floor Plan 1	✓
13	Ground Floor Plan 2	✓
14	First Floor Plan 1	✓
15	First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



CLIENT:	Mr and Mrs Golightly, 24 Belmont Road, Crowthorne	DESCRIPTION:	Drawing List
PROJECT:	Single storey rear and side extension and Loft conversion	SCALE:	DRAWING No: 01734/ 2
DATE:	October 2001	REVISION:	

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

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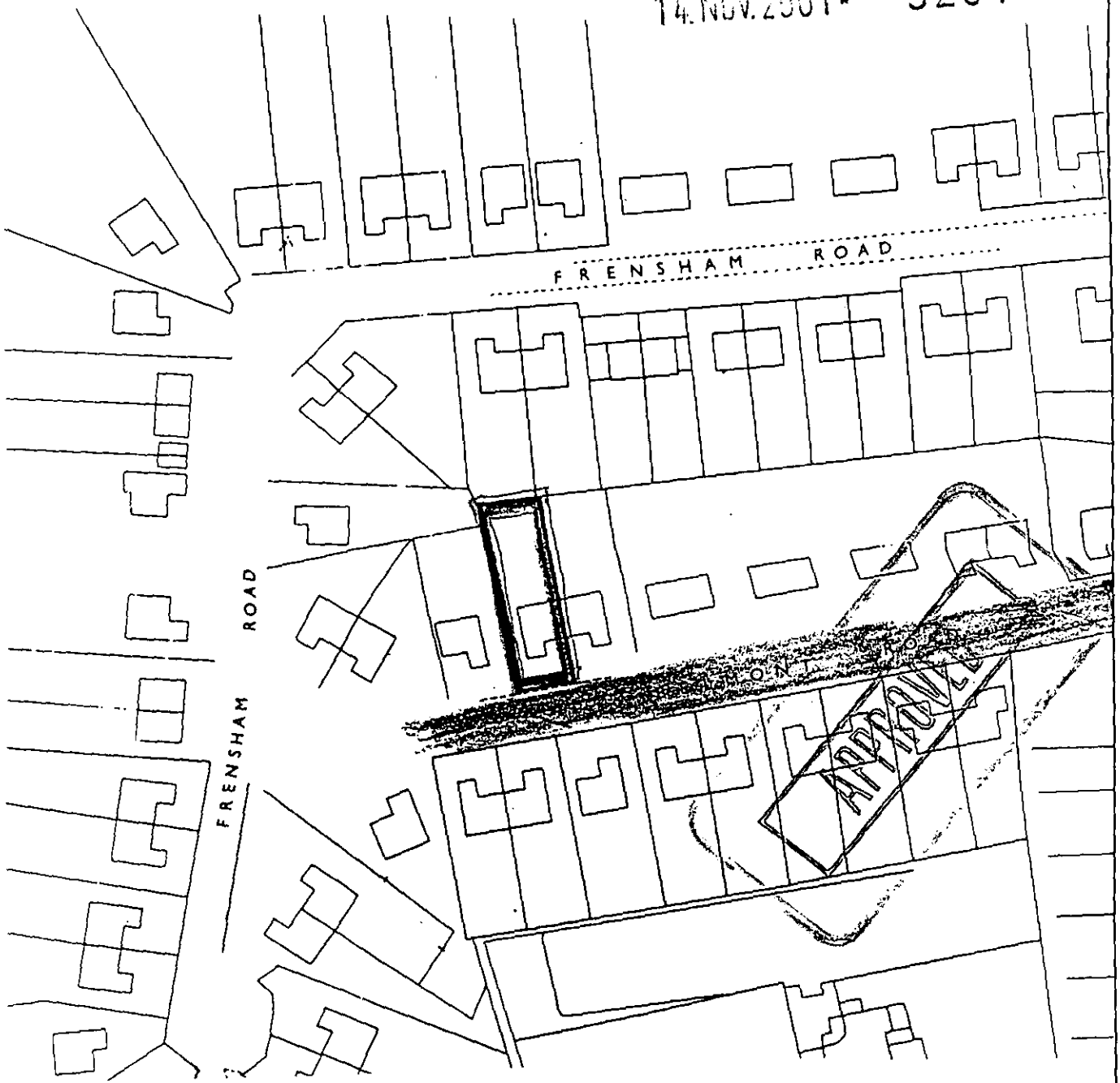

CLIENT:	Mr and Mrs Golightly, 24 Belmont Road, Crowthorne	DESCRIPTION:	Location Plan		
PROJECT:	Single storey rear and side extension and Loft conversion	SCALE:	1:2500	DRAWING No:	01734/ 3
DATE:	October 2001	REVISION:			

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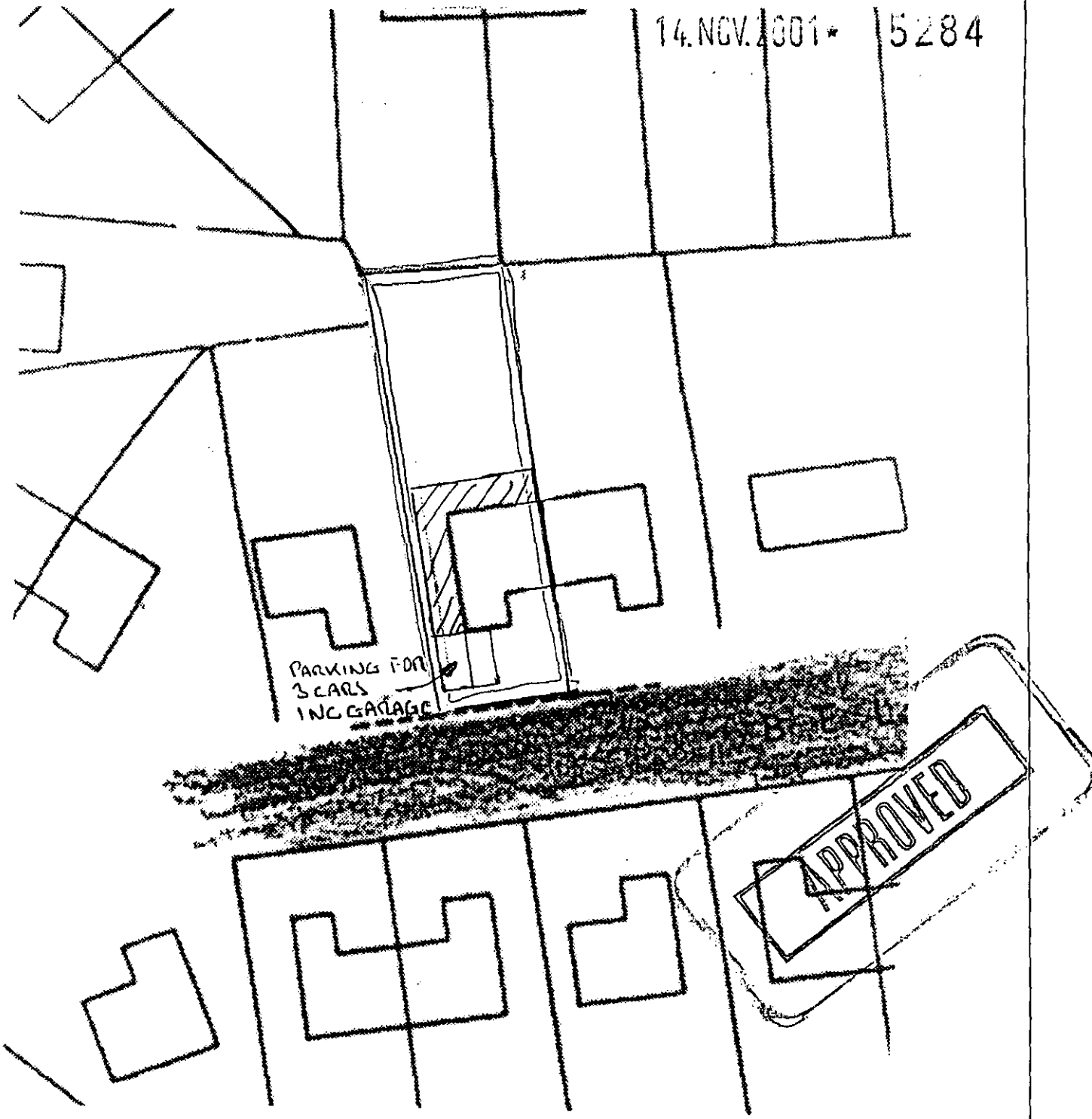

CLIENT:	Mr and Mrs Golightly, 24 Belmont Road, Crowthorne	DESCRIPTION:	Block Plan		
PROJECT:	Single storey rear and side extension and Loft conversion	SCALE:	1:500	DRAWING No:	01734/ 4
DATE:	October 2001	REVISION:			

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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.

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.

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 Damcor 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
63mm sand and cement screed with light reinforcing mesh on 50mm thick S.D grade Jablite floor insulation fitted to manufactures specification on suspended insitu slab resting on inner skin of cavity walls and internal walls. Remove all vegetation below slab. Slab and reinforcing mesh with 40mm cover as shown on section drawing. 100mm ducts to be laid from existing suspended floor vents to new vents fitted in the new external walls (if required to vent existing floor).

4. EXTERNAL WALLS
102mm thick facing brickwork to match existing, 50mm insulated cavity, 100mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13mm lightweight plaster and skim internally. Cavity insulated with 50mm thick 'Rockwool' cavity batts fitted to manufacturer's specification to give 0.45 w/m^{2}K 'U' value. Provide mild steel galvanized wall ties at 900mm horizontal and 450mm 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
Unless otherwise stated, 100 x 50 timber studding at 400 vertical c-c, 10mm plater board and skim finish.

6. JOINERY
All doors and windows to be fitted with double glazed factory sealed units. All opening lights to give minimum 1/20th floor area in ventilation. All softwood to be pressure impregnated preservative treated to B.S 4072. All windows fitted with 8000 mm^2 trickle ventilator.

7. LINTELS
To be Catnic insulated steel lintels or similar to manufacturer's span/load tables. Minimum 150mm end bearing with cavity trays over.

8. GLAZING
Windows to be fitted with double glazed factory sealed units. Full height glazed screens, doors and sidelights to be fitted with class B safety glass. Fit obscure glass to all bathroom and w.c windows

9. PITCHED ROOF
Plain tiles to match existing, fixed in accordance with manufacturers specification. on 19 x 19mm softwood treated battens on untearable roofing felt to B.S 747. Rafter details as shown on section drawings. 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. 200mm fiberglass quilt insulation laid between joists. Provide mild steel galvanized gable straps at 1000mm centers fixed to 3 No. rafters and wall. Fix 25mm thick softwood fascia and 6mm w.b.p external quality plywood soffite to match existing with continuous ventilation to give cross ventilation.

APPROVED

CLIENT:	Mr and Mrs Golightly, 24 Belmont Road, Crowthorne	DESCRIPTION: Notes	
PROJECT:	Single storey rear and side extension and Loft conversion	SCALE:	DRAWING No: 01734/ 5
DATE:	October 2001	REVISION:	

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GENERAL NOTES
(Not a specification)

14.NOV.2001 * 5284

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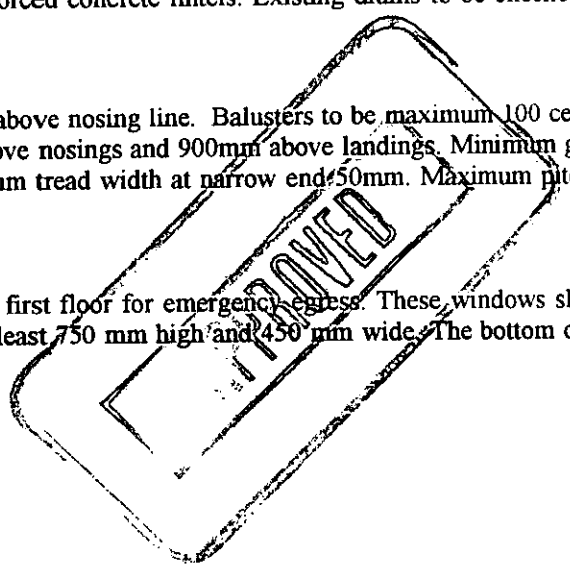

CLIENT:	Mr and Mrs Golightly, 24 Belmont Road, Crowthorne	DESCRIPTION:	Notes
PROJECT:	Single storey rear and side extension and Loft conversion	SCALE:	DRAWING No: 01734/ 6 B
DATE:	October 2001	REVISION:	Notes 16 and 17 amended

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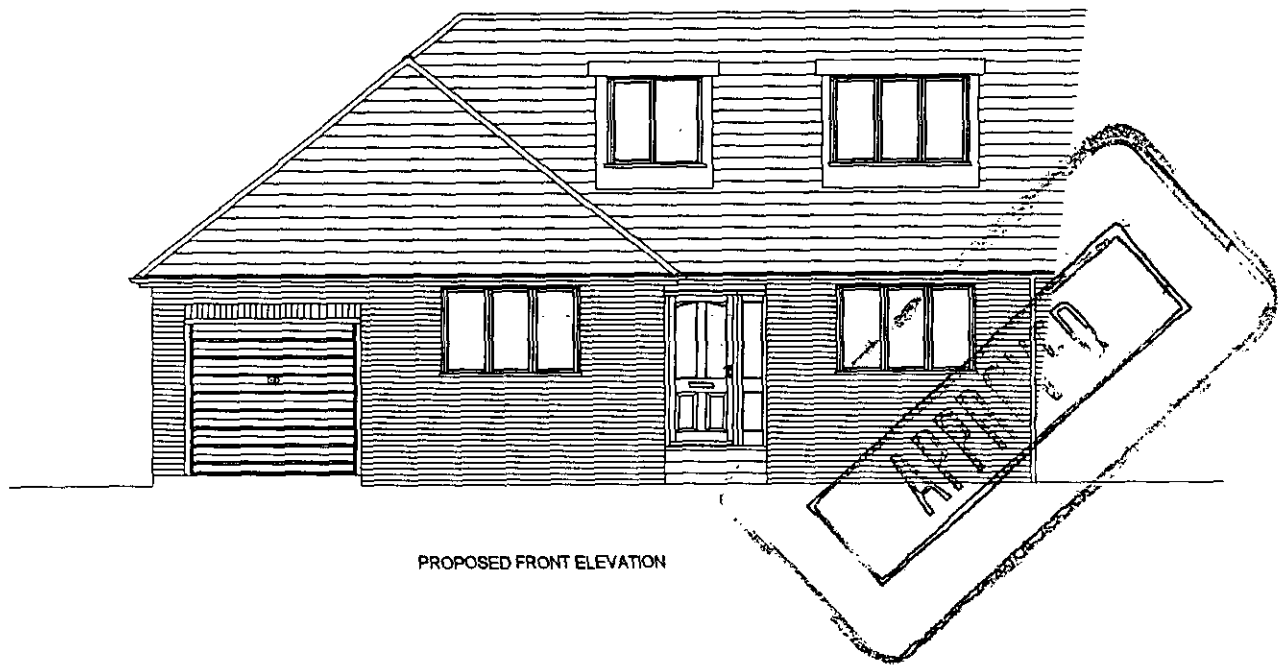
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

CLIENT:	Mr and Mrs Golightly, 24 Belmont Road, Crowthorne	DESCRIPTION:	Front Elevations		
PROJECT:	Single storey rear and side extension and Loft conversion	SCALE:	1:100	DRAWING No:	01734/ 8
DATE:	October 2001	REVISION:			

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EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

CLIENT:	Mr and Mrs Golightly, 24 Belmont Road, Crowthorne	DESCRIPTION:	Left Side Elevations	
PROJECT:	Single storey rear and side extension and Loft conversion	SCALE:	1:100	DRAWING No: 01734/ 9
DATE:	October 2001	REVISION:		

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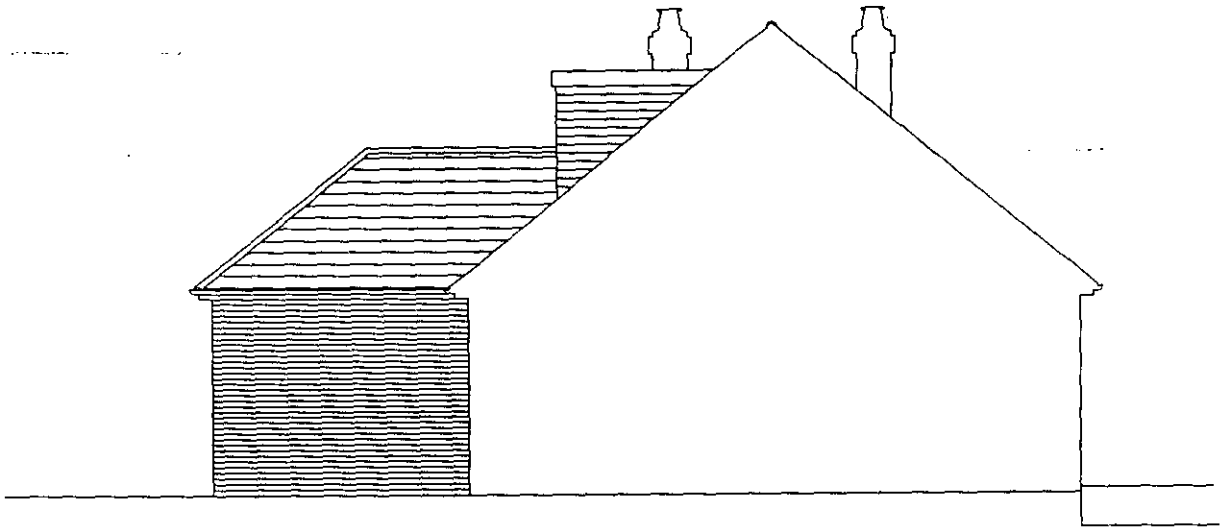
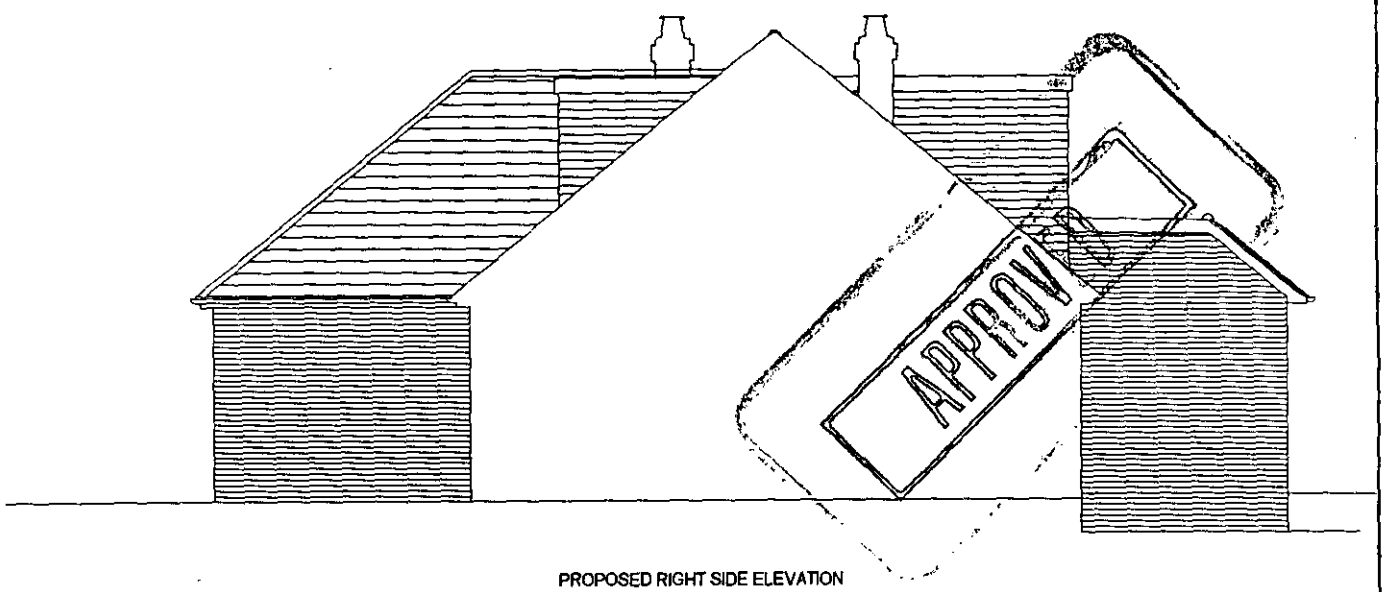


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

CLIENT:	Mr and Mrs Golightly, 24 Belmont Road, Crowthorne	DESCRIPTION:	Right Side Elevations		
PROJECT:	Single storey rear and side extension and Loft conversion	SCALE:	1:100	DRAWING No:	01734/ 10
DATE:	October 2001	REVISION:			

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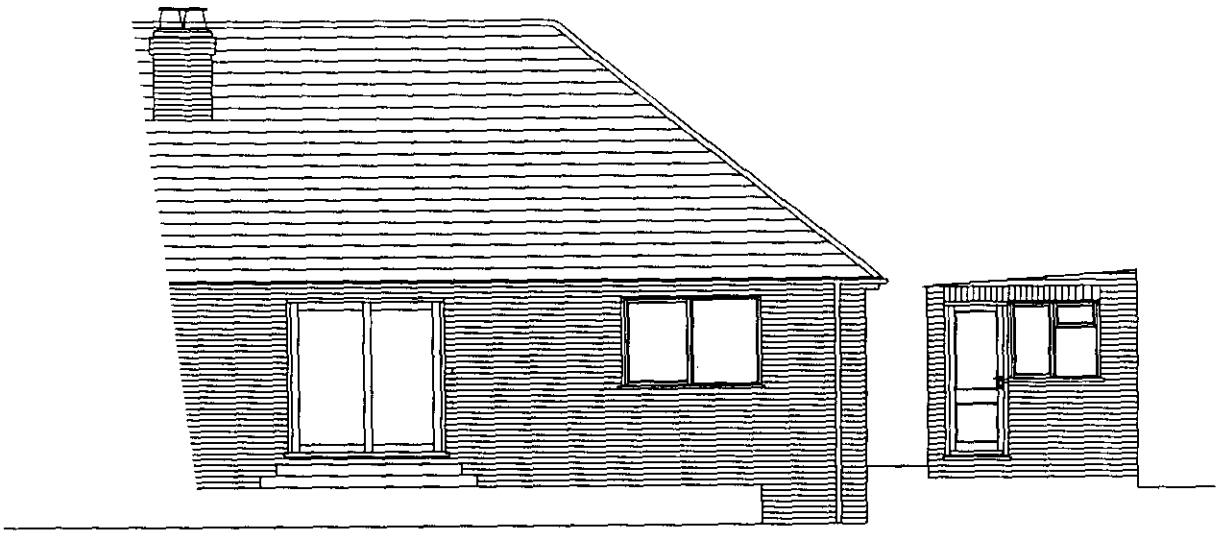
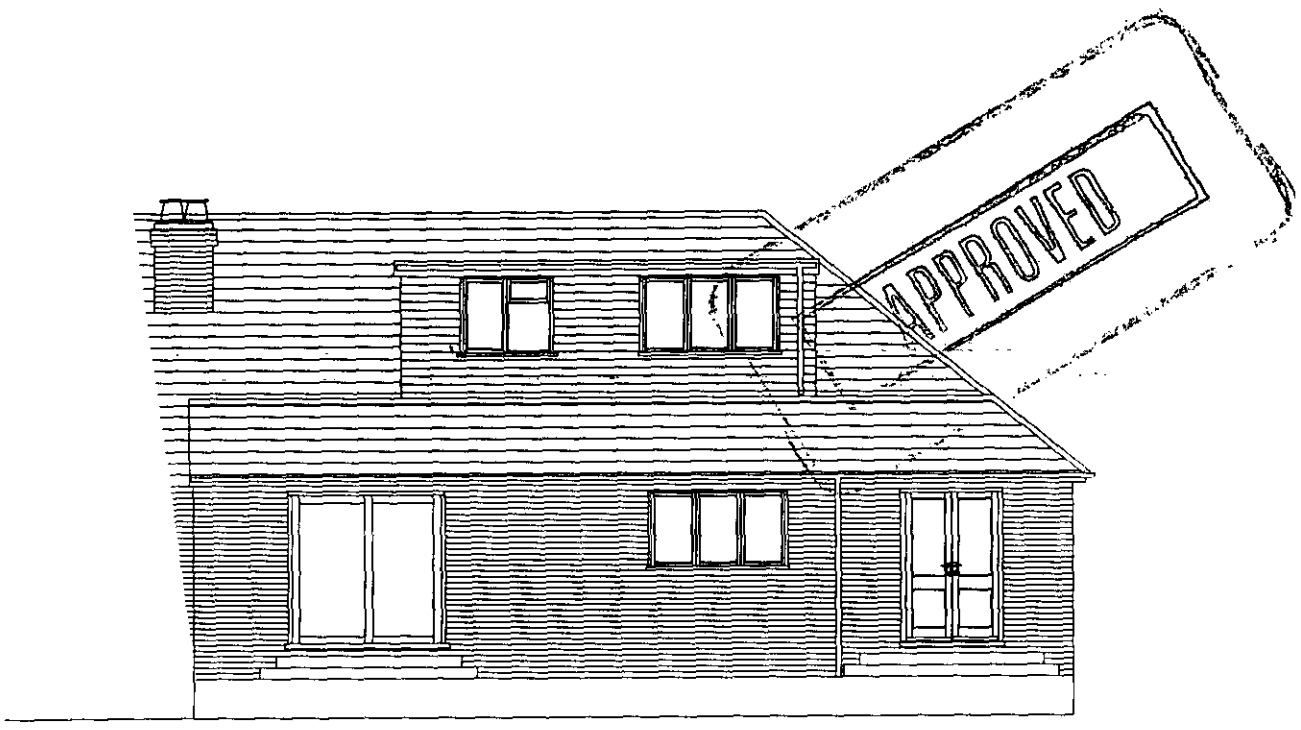


EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

CLIENT:	Mr and Mrs Golightly, 24 Belmont Road, Crowthorne	DESCRIPTION:	Rear Elevations		
PROJECT:	Single storey rear and side extension and Loft conversion	SCALE:	1:100	DRAWING No:	01734/ 11
DATE:	October 2001	REVISION:			

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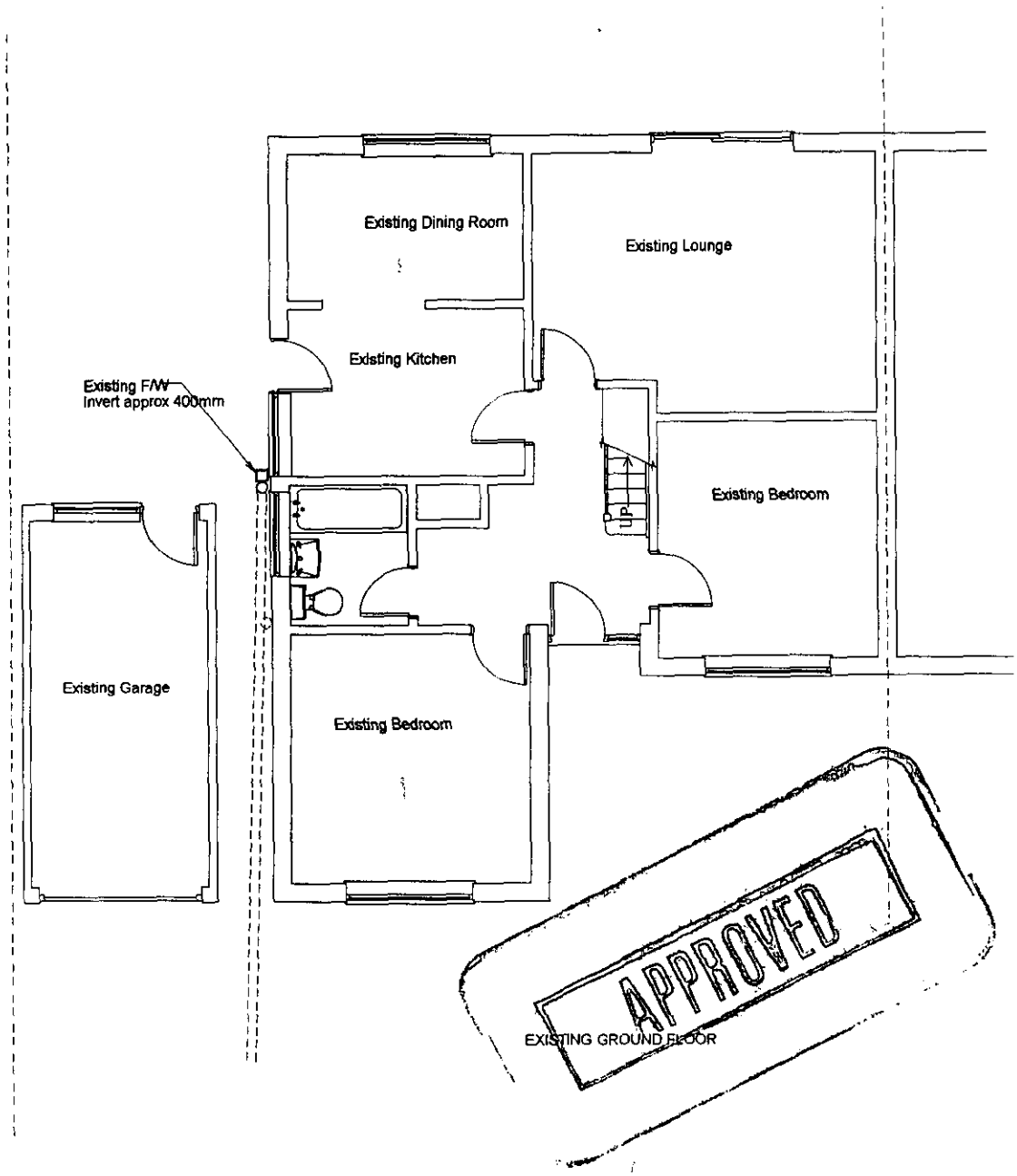

CLIENT:	Mr and Mrs Golightly, 24 Belmont Road, Crowthorne	DESCRIPTION:	Ground Floor Plan		
PROJECT:	Single storey rear and side extension and Loft conversion	SCALE:	1:100	DRAWING No:	01734/ 12
DATE:	October 2001	REVISION:			

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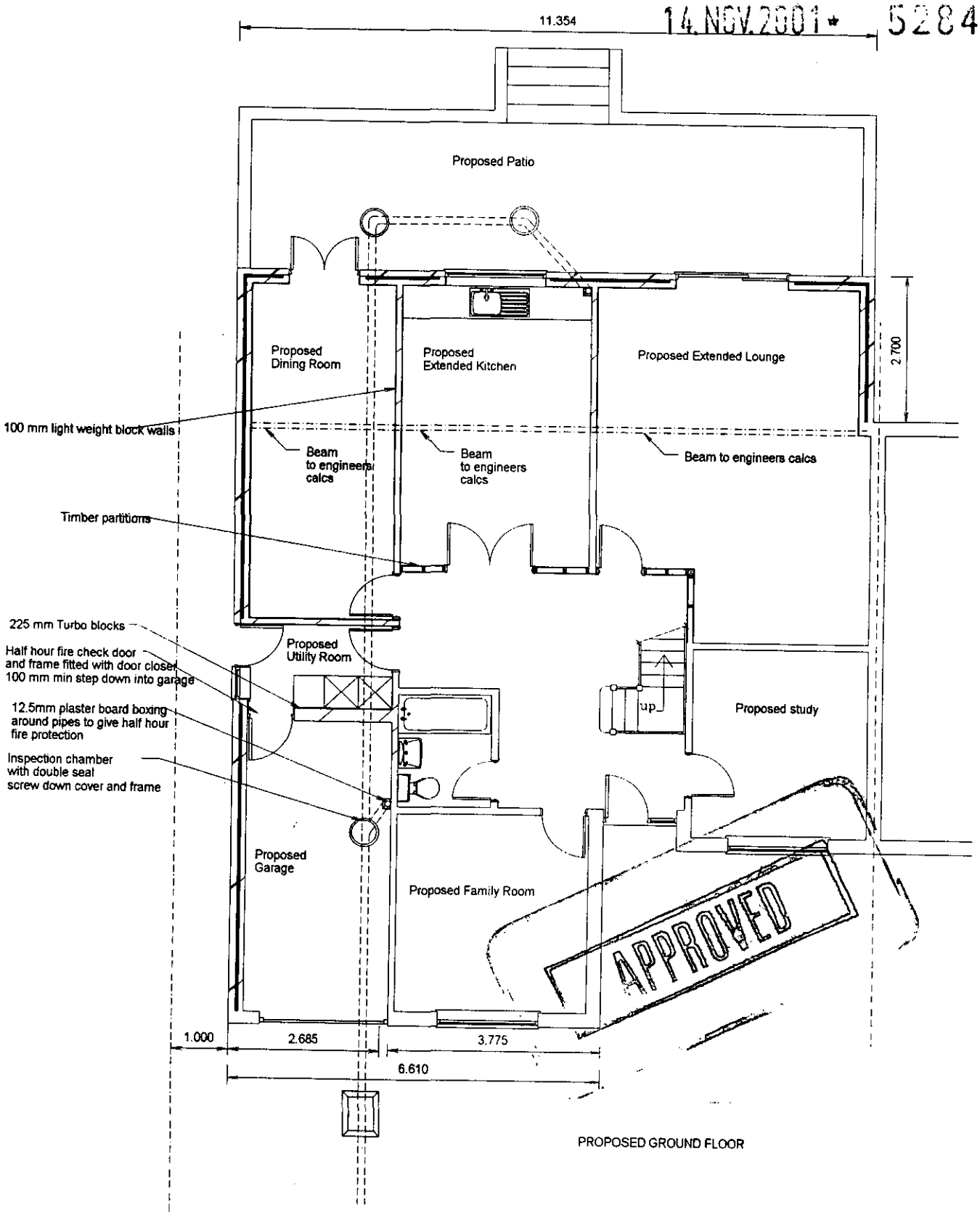

PROPOSED GROUND FLOOR

CLIENT:	Mr and Mrs Golightly, 24 Belmont Road, Crowthorne	DESCRIPTION:	Ground Floor Plan		
PROJECT:	Single storey rear and side extension and Loft conversion	SCALE:	1:100	DRAWING No:	01734/ 13
DATE:	October 2001	REVISION:			

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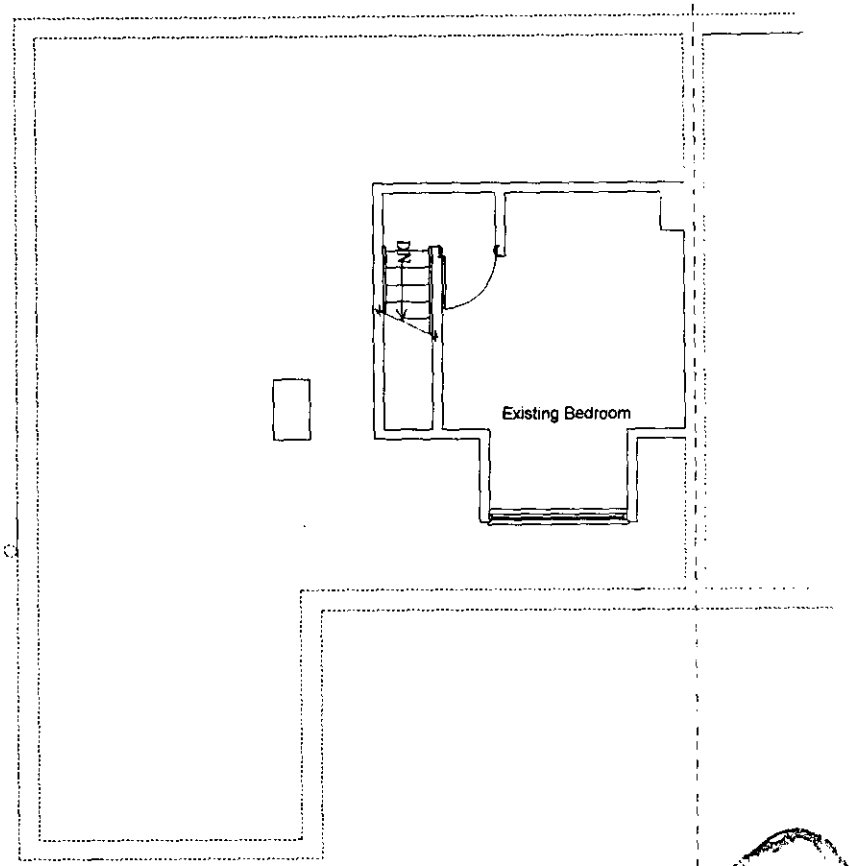

EXISTING FIRST FLOOR

APPROVED

CLIENT:	Mr and Mrs Golightly, 24 Belmont Road, Crowthorne	DESCRIPTION:	First Floor Plan		
PROJECT:	Single storey rear and side extension and Loft conversion	SCALE:	1:100	DRAWING No:	01734/ 14
DATE:	October 2001	REVISION:			

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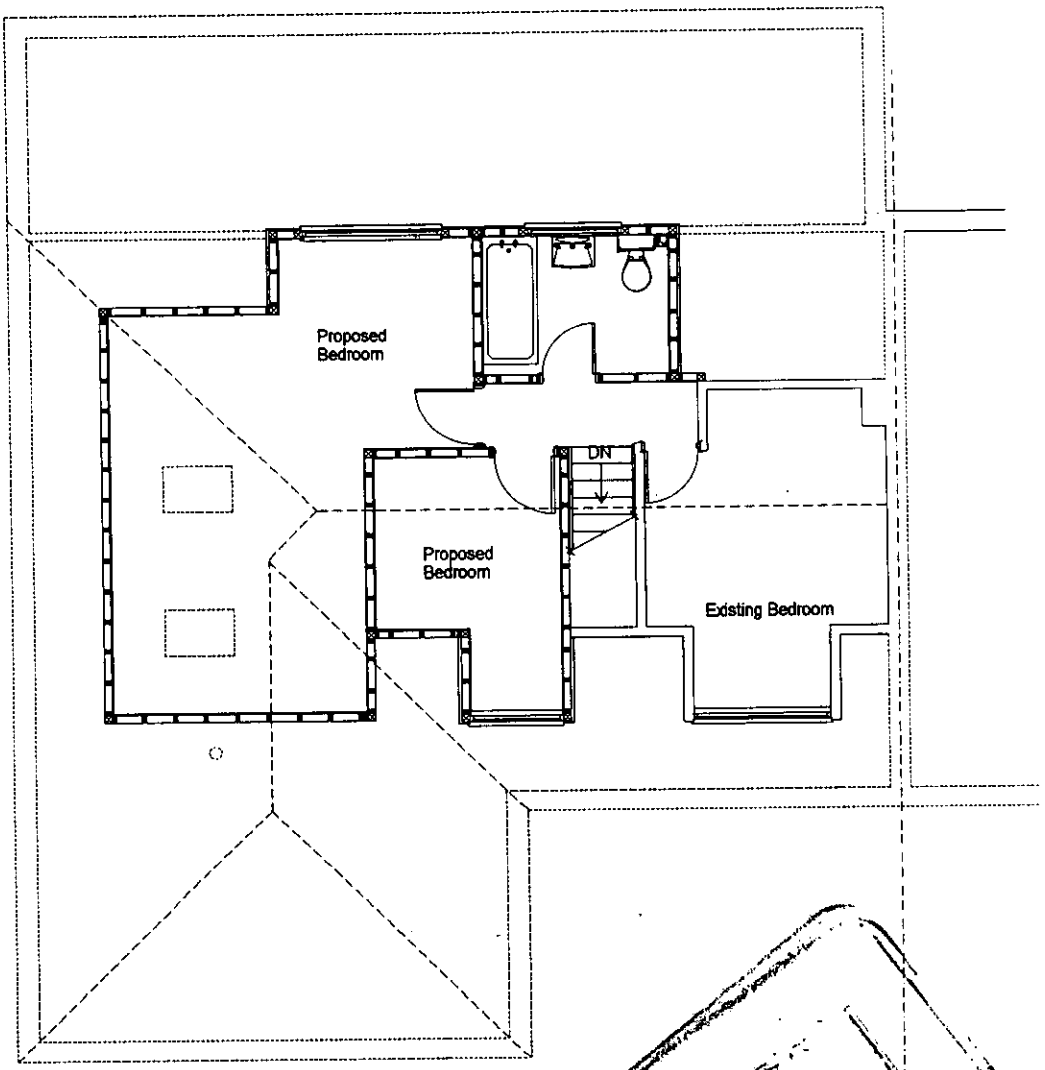

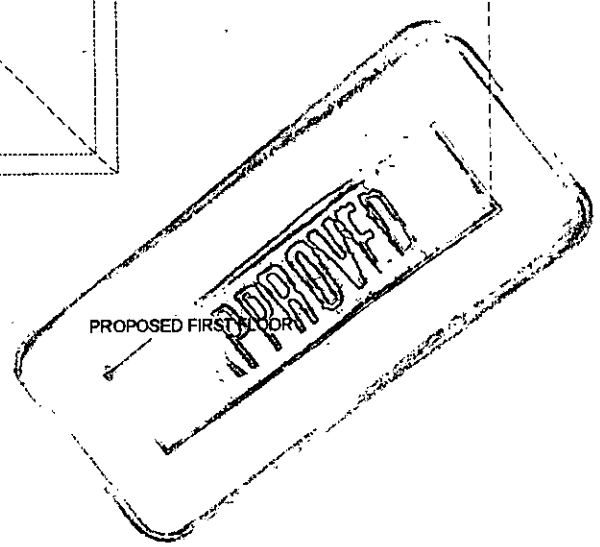

CLIENT:	Mr and Mrs Golightly, 24 Belmont Road, Crowthorne	DESCRIPTION:	First Floor Plan		
PROJECT:	Single storey rear and side extension and Loft conversion	SCALE:	1:100	DRAWING No:	01734/ 15
DATE:	October 2001	REVISION:			

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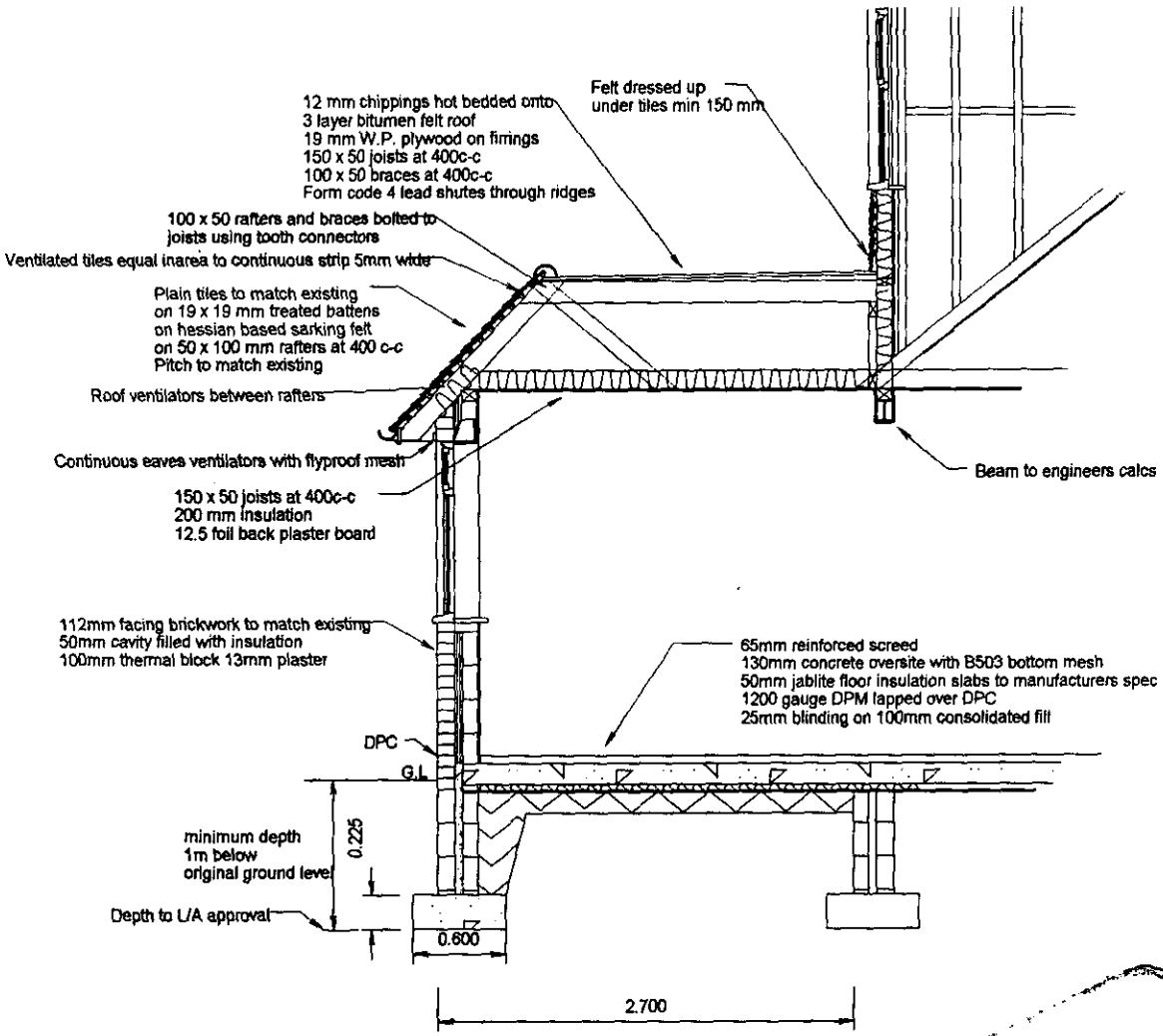

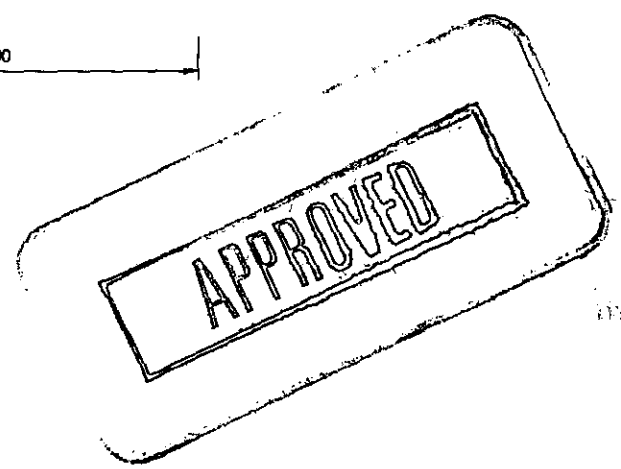

CLIENT:	Mr and Mrs Golightly, 24 Belmont Road, Crowthorne	DESCRIPTION:	Section		
PROJECT:	Single storey rear and side extension and Loft conversion	SCALE:	1:50	DRAWING No:	01734/ 17
DATE:	October 2001	REVISION:			

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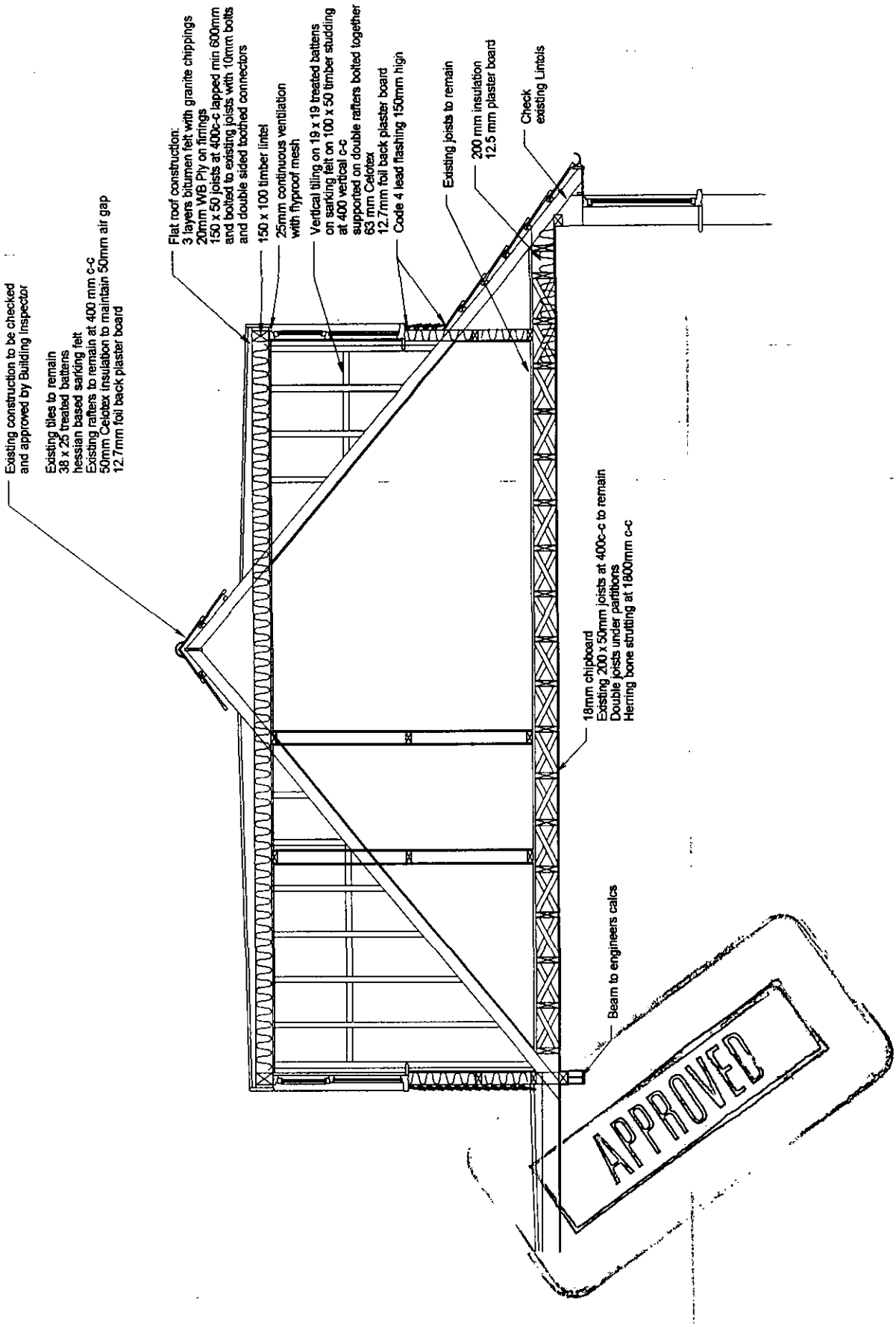

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PROJECT:	Single storey rear and side extension and Loft conversion	SCALE:	1:50	DRAWING No:	01734/ 18
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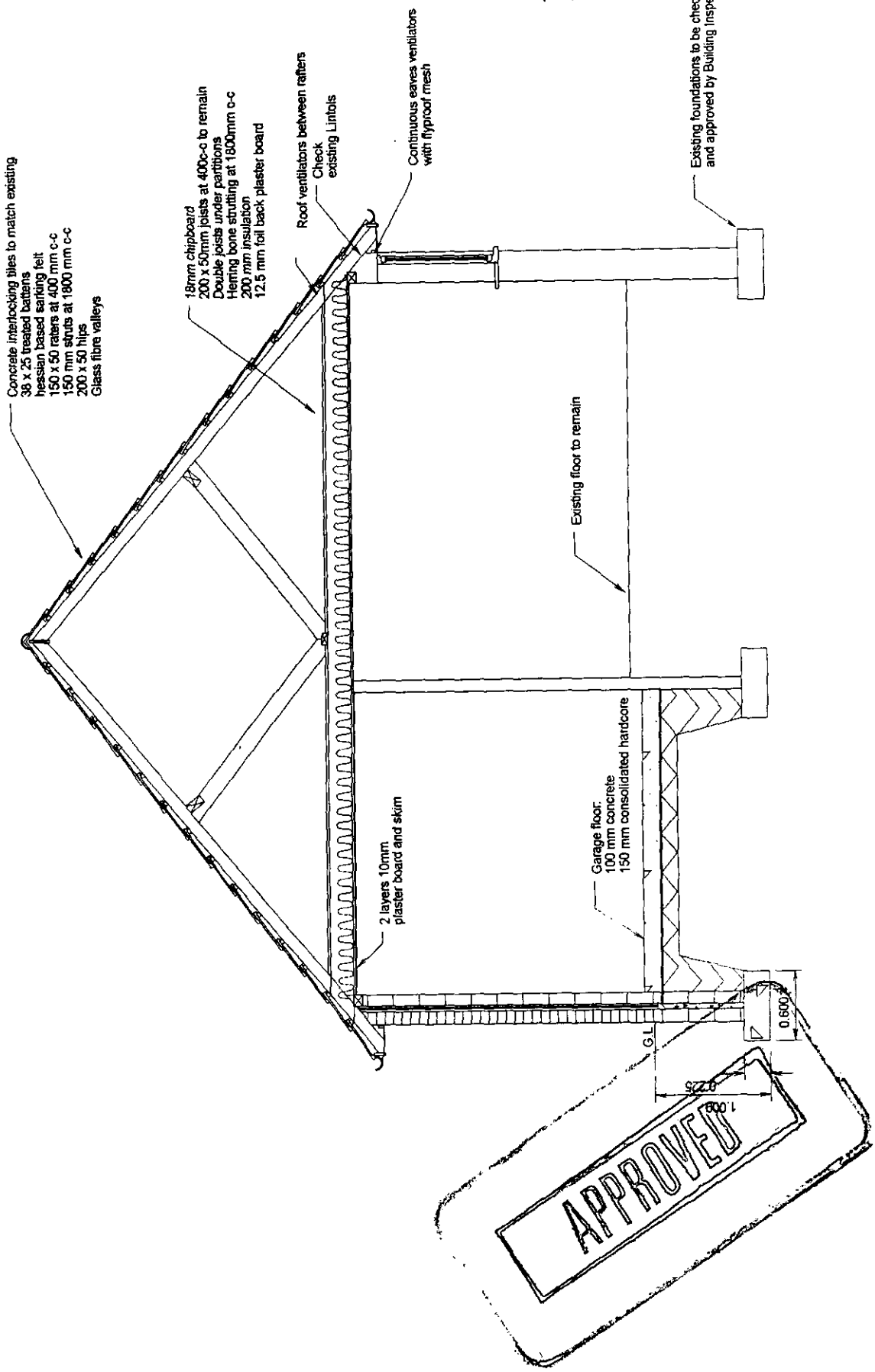

CLIENT:	Mr and Mrs Golightly, 24 Belmont Road, Crowthorne	DESCRIPTION:	Section		
PROJECT:	Single storey rear and side extension and Loft conversion	SCALE:	1:50	DRAWING No:	01734/ 19
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