APPLICATION NO:
F/2001/5285

LOCATION:
18 Proctors Road, Wokingham.

APPLICANT:
Mr T Beaugie C/O N D Trafford

PROPOSAL:
Proposed two storey side extension to dwelling.

APPROVED

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

APPLICATION WILL HAVE EXPIRED ON: 10/01/2002

Listing Date 21/12/01

CASE OFFICER: **Heidi Lynch**

Louise Smith

398

DO

RAILEX
Marbleboard

EASIFILE EP7

(LS)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr T Beaugie
C/O N D Trafford
51 Proctors Road
Wokingham
Berks
RG40 1RP

Application Number: F/2001/5285

Parish: **WOKINGHAM**

Location: **18, Proctors Road, Wokingham.**

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

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

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

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

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

Condition
4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) 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
6. The driveway shall be widened to a minimum of 4.8 metres, prior to the carrying out of the extension hereby approved.

Condition
7. 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 safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

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

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

Informative
1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

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.

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.

MR & MRS T R BEAUGIE
18 PROCTORS ROAD
WOKINGHAM
BERKSHIRE

21ST MAY 2002

WITHOUT PREJUDICE

MR DAVIS
44 PROCTORS ROAD
WOKINGHAM
BERKSHIRE

MR DAVIS

I AM TAKING THIS OPPORTUNITY IN ENCLOSING COPIES OF MY LETTER TO WOKINGHAM DISTRICT COUNCIL WHICH CLEARLY INDICATES MY FEELINGS TOWARDS THE INDIVIDUALS THAT HAVE WASTED VALUABLE COUNCIL TIME AND OBVIOUSLY LACK ANY FORM OF CIVIL COMMUNICATIONS.

ITEM 1 - WHICH REFERS TO EXCESSIVE NOISE IN OUR BACK GARDEN, THIS WAS MERELY A HEAVY TREE PRUNING EXERCISE, WHICH IF YOU SPEAK TO YOUR NEIGHBOURS THEY CAN CONFIRM IT ENHANCED THE BACK GARDEN ASPECT OF THEIR PROPERTY AND HAD TO BE DONE AT THE WEEKEND AS I WORK DURING THE WEEK AWAY FROM MY PREMISES.

ITEM 2 - IT IS CLEAR IF YOU VIEWED MY PROPERTY SOME 10 YEARS AGO, I TAKE GREAT PRIDE AND AM VERY FORTUNATE THAT THE SKILLS I HAVE LEARN'T CAN BE PUT TO USE TO IMPROVE MY PROPERTY AND MY OUTSIDE FACADE.

ITEM 3 - YOUR E-MAIL OF 16TH DECEMBER 2001 IS SOMEWHAT CONFUSING AS IT CONTRADICTS THE LETTER SENT ON THE 14TH DECEMBER 2001 AS TO WORKING TIMES. I THINK YOU NEED TO BE CONSISTENT WITH FICTION OR HAVE A FULL UNDERSTANDING OF THE FACTS.

ITEM 4 - WITH REGARD TO VERBAL ABUSE – IT IS CLEAR THAT IF YOU HAD COMMUNICATED YOUR CONCERNS TO ME DIRECTLY, I WOULD HAVE SHOWN YOU AROUND THE PROPERTY AND DISMISSED ANY THOUGHTS REGARDING WORKSHOP OR ANY COMMERCIAL USE. IF YOU ARE REFERRING TO A PARTY SHOUTING OVER THE FENCE WITHOUT ANY VISUAL CONTACT, IS THIS CONSTRUDE AS GOOD MANNERS AND NEIGHBOURLY ACTIONS? WE CAN ONLY REACT BY MIRRORING THAT OUTBURST AS WE DID NOT KNOW THE PERPITRATOR AND FELT IT WAS IN VERY POOR TASTE.

ITEM 5 – WITH REGARDS TO YOUR COMMENTS ON HOW MY CHILDREN HAVE DEVELOPED AND THEIR NEEDS HAVE CHANGED OVER THE YEARS, I FIND YOUR COMMENTS SOMEWHAT PERVERSE THAT YOU HAVE TAKEN THIS AMOUNT OF INTEREST IN THEIR REQUIREMENTS AND OUR OVERALL FAMILY NEEDS.

WE DO HOWEVER FEEL VERY STRONGLY THAT YOU HAVE ACTED IN A NON NEIGHBOURLY MANNER AND IF ANY FURTHER SLANDEROUS AND INACCURATE ALLEGATIONS ARE MADE, WE WILL HAVE TO CONSIDER THE ACTIONS WE TAKE IN THE FUTURE.

COPIES OF YOUR COMMUNICATIONS AND OURS WILL BE FORWARDED TO THE LOCAL COUNCELLOR MARIAN ROBERTSON, SHE MAY CHOOSE TO DISTRIBUTE THEM AS SHE WISHES.

THANKYOU FOR BEING A CONSIDERATE AND CARING NEIGHBOUR.

T R BEAUGIE

CC 42 PROCTORS ROAD
48 PROCTORS ROAD
IAN JORDAN WOKINGHAM DISTRICT COUNCIL



T. R. BEAUGIE

Building, Carpentry and Property Maintenance

Tel: (0118) 974 6452(Direct Line)
Fax: (0118) 974 6484
Email: Daniel.Ledger@wokingham.gov.uk
Date: 02 May 2002
My ref: DL/2 /RFS/02/5127



WOKINGHAM UNITARY
Environmental Services Directorate
Planning for Excellence
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33508 – Wokingham

Mr Beaugie
18 Proctors Road
Wokingham
Berkshire
RG40 1RP

Dear Mr Beaugie:

USE OF GARAGE AS WORKSHOP CONNECTED TO BUSINESS AT 18 PROCTORS ROAD, WOKINGHAM.

We have received an enquiry regarding the use of the above garage and are currently carrying out investigations.

I have visited the property twice to establish whether or not this activity is being carried out and no one has been home. I am therefore writing to you to arrange the time and date for a site visit when I will be able to ascertain whether or not a breach of planning control has occurred.

I will arrive at the site at 11:00 on Tuesday 14th May 2002, please let me know if you are unavailable at this time and I will rearrange an alternative.

Yours sincerely

D Ledger

Mr D Ledger
Planning Enforcement Officer



18 PROCTORS ROAD, WOKINGHAM, BERKSHIRE, RG40 1RP
Telephone 0118 9785295 Mobile 07958 957309

Cancel□da

From: WebComments@wokingham.gov.uk
Sent: 16 December 2001 23:22
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Comment
ApplicationNumber: F/2001/5285
Correspondent_FullName: Gordon Davies
Correspondent_StreetAddress: 44 Proctors Road
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County:
Correspondent_PostCode: RG40 1RP
Correspondent_Telephone:
Correspondent_Email:

PLANNING SERVICES	HPT
POL	TLS
DS	ENF
CS	
17 DEC 2001	
COPIES TO:	ACK: ✓
	FILE:

Comments:

Whilst I am aware that you don't normally accept comments on inconvenience, noise etc Mr Beaugie is adept at disregarding the common courtesies of any neighbourhood making loud noises with electrical machinery at all times of the day ,any day, completely spoiling the quiet enjoyment of one's garden in summer.
Beaugie runs his business from his home and when the children were smaller he used his garage as a workshop, machining timber etc. As the children grew up they needed the garage space and so the activity reduced somewhat but by no means stopped, in fact it grew more apparent as more of his work seemed to be done outside.
What is concerning us is that if thay extend their house to provide more space ,will this release the garage area to be used as a workshop again.Also if any planning permission is given, a condition should be imposed that all noisey work involving use of electrical power tools etc, should be restricted to normal working hours,excluding weekends for the duration of the work, or else our summer will become another nightmare of noise.
If the Planning Dept can't impose these restrictions then please pass on the request to the Environmental Dept that can.

HL OBS

PLANNING SERVICES
17 DEC 2001
ACK
FILE:

FROM THE RESIDENTS AT
42,44 & 48 PROCTORS ROAD,
WOKINGHAM, RG40 1RP.

14th December 2001

Your ref Heidi Lynch.
F/2001/5285

For the attention of Ms Heidi Lynch,
Development Control Officer,
Planning Services,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham,RG40 1WR.

Dear Ms Lynch,

Re 18 Proctors Road, Wokingham.
F/2001/5285. Proposed 2 storey
Extension to dwelling.

Further to our telephone conversation earlier today we are writing, as you requested, to confirm our discussion.

In principal, we have no objection to the extension proposed at the above if it is purely for domestic habitation. We do however have some serious concerns.

The current occupant at No 18 works as a carpenter/builder and appears to have converted part of his existing garage to use as a workshop. We believe he prepares work for his building jobs there and to that end, he uses machinery such as electrically operated industrial lathes, power tools or woodcutters – which make a horrendous piercing noise. This work is regularly carried out outdoors or with the workshop door open at week-ends, bank holidays, evenings and other times. This is especially upsetting during fine weather when residents are enjoying the use of their gardens.It is a total misery for anyone being in their garden at any time when this noise suddenly erupts, indeed it can even be heard through closed double glazed windows.

While we accept tolerance is important this is a quiet residential neighbourhood and one in which residents should be able to enjoy relative peace and quiet when not working. Many people carry out occasional home improvements and obviously from time to time mow their lawns etc and the noise from this is acceptable and understandable.

If however contracted carpentry/building work is carried out on a regular basis it ruins leisure time for all in the vicinity. Requests for the occupant of No 18 to stop making this noise by anyone have met with verbal abuse or a policy of being cut dead in the street. We prefer relations to be harmonious and do not wish to be vindictive. To this end Marion Robinson, a councillor who lives in the street has been approached for advice. She said she would raise the matter with the occupant of No 18. Despite this nothing has changed.

The gist of the matter is that no one objects to reasonable or sporadic noise but that which consistently emanates from No 18 is wholly unacceptable. Neighbours are extremely concerned that part of the proposed extension is in fact to enlarge the garage /workshop at No 18 as well as providing extra living accommodation.

There surely must be a stipulation, if planning permission is granted, that no part of this property is used for any type of commercial nature, which is to the detriment of neighbours. If the facility is required to do preparation work this surely should be carried out in a workshop on an industrial estate.

condition of consent perhaps

Yours sincerely,

42, Proctors road. Mr.C Tress.....

42 Proctors Road. Mrs J.Tress.....

44 Proctors Road. Mr G.Davies.....

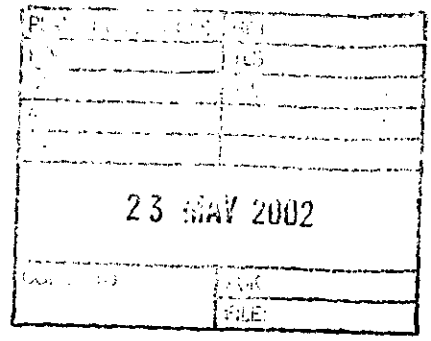
44 Proctors Road. Mrs E.Davies.....

48 Proctors Road. Mrs L.Bicket.....



T. R. BEAUGIE

Building, Carpentry and Property Maintenance



Mr D Ledger
Planning Enforcement Officer
Wokingham District Council
Shute End
Wokingham
Berks.
RG40 1WL.

08/05/02

WITHOUT PREJUDICE.

Dear Mr Ledger

Re: Use of Garage as a Workshop – Pending visit Tuesday 14th May 2002.

I am writing to you to outline my concerns I now have after thinking about your comments. I have taken advice on this matter and feel that it is a waste of the council's time and money and would like the following to be taken in to consideration.

I would have to take time off of work and would insist that I am recompensed for loss of income for myself and the inconvenience caused to my day.

As I am confident that my property is not being used as a workshop for my business and has only been used for storage of my tools, that in the past have been twice stolen from my van.

As you have made two previous visits and can see that I am currently constructing an extension to my property, which I am doing outside my normal working hours, any allegations would be based upon a normal self build and not in conjuction with any payment.

On completion of your successful visit I would insist that we were given the details of the individuals that have made this complaint and slanderous allegations against myself and my family and I would be prepared to take them to court for defermation of character and costs that relate to any legal and loss of earnings.

These points I would like to be relied to prior to your visit and have assurances that the information is available to me to make legal proceedings against the individuals who are wasting valuable council time and inconveniencing myself.

Your prompt reply would be much appreciated.

Yours Sincerely

T. R. BEAUGIE.

18 PROCTORS ROAD, WOKINGHAM, BERKSHIRE, RG40 1RP
Telephone 0118 9785295 Mobile 07958 957309

2001/5285.

PLANNING SERVICES
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18 MAR 2002
COPIES
INIT.

16 Proctors Road
Wokingham
Berkshire RG40 1RP

14TH March 2002.

Planning Department.
Wokingham District Council
Shute End
Wokingham
Berkshire.

Dear Sir/Madam,
Re Extension 18 Proctors Road, Wokingham –Mr & Mrs Beaugie. **Builder Mr Beaugie.**

Have you any idea how much aggravation this extension has caused us – I doubt it unless you live in a **link detached** house. At the onset we wrote to you explaining that we were very concerned at our two flat roofs being damaged. We have water ingress in our garage and we have had to endure Roofers trampling on our kitchen roof and garage roof with little consideration to **OUR** property.

Until I complained to Mr Beaugie about his work men walking on our roof no boarding had been put down to protect **OUR property** and no permission had been asked.

Now, We may have to wait several months to find out whether there is any seepage of water in our **NEW KITCHEN** (fitted October/November 2001) – Since Wokingham District Council passed these plans I do hope you will collect the bill should we endure any lasting damage.

Yours sincerely,

FWD to Building Regs?

C Handford

C Handford.. (Mrs)

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 26th March 2002
My ref: LS/F/2001/5285

Mrs C Handford
16 Proctors Road
Wokingham
Berkshire
RG40 1RP

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

Dear Mrs Handford

RE: CONSTRUCTION WORK AT 18 PROCTORS ROAD, WOKINGHAM (F/2001/5285)

I refer to your letter received on the 18th March 2002 with reference to the above.

I am sorry to hear about the problems you are incurring with construction work at the above property. Unfortunately, issues of building work access are not a planning matter but a civil issue between yourself and your neighbour. I would suggest seeking further advice from a solicitor or the Citizens Advice Bureau.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me.

Yours sincerely

Louise Smith
Case Officer

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 26th March 2002
My ref: LS/F/2001/5285

Mrs C Handford
16 Proctors Road
Wokingham
Berkshire
RG40 1RP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
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Yours sincerely

Louise Smith
Case Officer

HL OBS

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17 DEC 2001
COPIES TO:
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FILE:

FROM THE RESIDENTS AT
42,44 & 48 PROCTORS ROAD,
WOKINGHAM, RG40 1RP.

14th December 2001

Your ref Heidi Lynch.
F/2001/5285

For the attention of Ms Heidi Lynch,
Development Control Officer,
Planning Services,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham,RG40 1WR.

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F/2001/5285. Proposed 2 storey
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? condition of consent perhaps ?

Yours sincerely,

42, Proctors road. Mr.C Tress.....

42 Proctors Road. Mrs J.Tress.....

44 Proctors Road. Mr G.Davies.....

44 Proctors Road. Mrs E.Davies.....

48 Proctors Road. Mrs L.Bicket....

Cancel□da

From: WebComments@wokingham.gov.uk
Sent: 16 December 2001 23:22
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Comment
ApplicationNumber: F/2001/5285
Correspondent_FullName: Gordon Davies
Correspondent_StreetAddress: 44 Proctors Road
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County:
Correspondent_PostCode: RG40 1RP
Correspondent_Telephone:
Correspondent_Email:

PLANNING SERVICES RPT
POL TLS
BS ENF
PC
CS
17 DEC 2001
COPIES TO: ACK:
FILE:

LS

Comments:

Whist I am aware that you don't normally accept comments on inconvenience, noise etc Mr Beaugie is adept at disregarding the common courtesies of any neighbourhood making loud noises with electrical machinery at all times of the day ,any day, completely spoiling the quiet enjoyment of one's garden in summer.
Mr Beaugie runs his business from his home and when the children were smaller he used his garage as a workshop, machining timber etc. As the children grew up they needed the garage space and so the activity reduced somewhat but by no means stopped, in fact it grew more apparent as more of his work seemed to be done outside.
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If the Planning Dept can't impose these restrictions then please pass on the request to the Environmental Dept that can.

HL 1088
PLANNING SERVICES | HPT
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CS |
10 DEC 2001
COPIES TO: | A:
FILE:

Wokingham District Council
Planning Services
P.O.Box 107
Shute End
Wokingham
Berkshire
RG40 1WR

01 December 2001.

Dear Sir/Madam,

F/2001/5285 - 18 Proctors Road,Wokingham,Berkshire.

Thank you for your letter regarding the above matter.

Mr Beaugie our neighbour at 18 Proctors Road has shown us his intended plans.

Our main concern regarding this extension are our two flat roofs, over the kitchen and garage and the possibility of damage occurring to them whilst work is taking place.We understand that the felt over our garage will have to be cut in order to accomodate a seal to the extension work.Our roofs currently are waterproof and in good order.We have voiced our concern with our neighbour who has verbally assured us any damage will be made good,however it still remains a real area of concern to us.

A secondary point is that should we in the future wish to extend in similar fashion,ie over the garage,that our rights to do so (naturally subject to the appropriate planning permission) are not jeopardised by our neighbours intended extension.

We would appreciate your comments and advice on these points.

Thank you for your cooperation.

Yours Sincerely,

John A Handford.

John A Handford.

LS

ENVIRONMENT AGENCY

Our Ref : SP/2001/004932-1/1
Your Ref : F/2001/5285

Date : 14 January 2002

PLANNING SERVICES	HPT 5965
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18 JAN 2002	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Miss Lynch

EXTENSION TO DWELLING AT 18 PROCTORS ROAD, WOKINGHAM

Thank you for your letter dated 23rd November 2001, received on 26th November 2001. Please quote the following reference in any correspondence: **SU86NW/18/8**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Surface Water Discharge

The Environment Agency would also encourage the developer to be aware of the advice set

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

Pollution Control

Clean Surface and Roof Water

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Wildlife Conservation

Wildlife Protection

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Landscaping

Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement

Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage

The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of

permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: N O Trafford

Refused.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5285	Blonde Smith
BUILDING CONTROL NUMBER	W2001/2451	
APPLICANT/AGENT	N.D. Twaford.	
ADDRESS OF SITE	18 Proctors Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	First floor side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	TB/DT/6	TB/DT/6
ELEVATIONS	TB/DT/2 +3	TB/DT/2 +3
FLOOR PLANS	4 +1	4 +1

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/2001/5285	John A. Handford Proctors Road WOKINGHAM. RG40 1RP
F/2001/5285	The Petitioners 42 Proctors Road WOKINGHAM. RG40 1RP
Application Approved	Letters sent 10.01.02

WOKINGHAM UNITARY
Aiming for Excellence

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

Application Number : F/2001/5285

Applicant : Mr T Beaugie C/O N D Trafford.

Location : 18, Proctors Road, , Wokingham.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		28/11/01

Date of Neighbour Notifications : .....

Date of Site Visit : 17/12/01

Date Registered : 15/11/2001

Earliest Date for Decision : 16/12/2001

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

This application will have expired on: 10/01/2002. 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 :

Environmental Health - no risk - no objections (COTO.)
No18 Proctors Rd - concern over damage to flat roof of gge + kitchen during construction

No42, 44, 48 Proctors Rd - concern over levels of work noise - owner works from home - N/A as extension is for domestic purposes.

Highways - conditional approval.

Planning Issues :

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

Application Number: F/2001/5285

Appraisal:

Development
The site is a detached two-storey dwelling, situated within the identified settlement of Wokingham.

The proposed development is for a two-storey side extension to the dwelling. It would be positioned above the existing garage and utility room, forming a pitched roof (2.9m to the eaves and 6m to the ridge). A bedroom is proposed within the created loft space, with a velux in the rear elevation and a dormer window in the front.

1. Impact upon neighbouring properties
   As windows are already present in the existing first floor front and rear elevations, no adverse effects in terms of overlooking are considered for No42 Proctors Road or Nos. 1 & 2 Staverton Close.
   No16 has a hallway window in the side elevation, however, the pitched roof design of the extension would reduce massing and therefore concerns of overshadowing and being overbearing. Whilst there would be some loss of light to this window it is not to a habitable room and therefore it is not considered that the amenities of the occupiers of No16. would be adversely affected
2. Impact upon the character of the area
   Although no similar extensions are seen along the immediate road, the extension is not considered to have an adverse impact on the streetscene. The proposed pitched roof would reduce the massing, materials would match those existing and the front dormer window would be set on the same level as those existing.

3. Impact upon highway safety (parking provision)
   The proposed extension would increase the number of bedrooms to four. Provided that the garage and driveway are retained for parking and the driveway is widened to 4.8m, then highways have no objection to the extension.

Approval: **Refusal:**

✓

Application Number F/2001/5285
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	~~C010~~	~~R010~~.	
1	C001	R001	
2	C014	R014	
3	C044	R044	(insert : first floor level)
4	C070	R070	
5	C049	R049	The shall
6		R122	Driveway to be widened to a minimum
			of 4.8 metres, prior to the carrying out of the
7	C122	R122.	extension hereby
			approved

SE AREA. LOCAL PLAN
(D'D SETT)

RECORD OF SITE VISIT

SITE ADDRESS: 18 Proctors Road Wokingham.

APPLICATION NUMBER: F/2001/5285

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 17/12/01

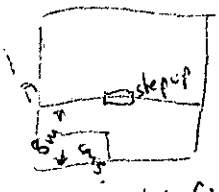
1 SITE/STATUTORY NOTICE DISPLAYED ? Y – Post in Gdn.

2. DESCRIPTION OF SURROUNDINGS
residential rd – detached modern houses. gable roof front
red brick, black/grey concrete roof tiles.

3. DESCRIPTION OF SITE/BUILDING
~~reside~~

4. RELATIONSHIP TO ADJOINING PROPERTIES
No side elevation windows proposed
Gdn slopes up to rear 0.8m. →
Care to be taken re: curtilage (NO6)

No 16 2m fence (cb). to rear.
inches space curtilage → gutering to back.
No 20 cl. boarded fence 2.4m → past slope up → fence only. 1.2m.





1st flr. Side window No 16 – but not main light source.
↳ up → couple of inches in

5. SITE CONSTRAINTS

TREES X

ACCESS/PARKING

LEVELS –

BOUNDARY TREATMENT 10cm gap 18–16.

OTHERS

Similar ext –

Overshadowing/Overbearing impact on no 16.
Neighbours Letter

HIGHWAYS CONSULTATION SHEET

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

Application Number: F/2001/5285

Proposal: Proposed two storey side extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
18, Proctors Road, , Wokingham.

Applicant:
Mr T Beaugie C/O N D Trafford.

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.

2/ Driveway to be widened to a minimum of 4.8 metres.

3/ C122, R122.

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

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Heidi Lynch
Development Control

From: John Mullaney
Environmental Heath

Your Ref: F/2001/5285

My Ref:

Date. November 27, 2001

PROPOSED: 2 STOREY SIDE EXTENSION

LOCATION: 18 PROCTORS ROAD, WOKINGHAM

According to our records there is one landfill within 220metres of the site. The site is known as Plough Lane which was filled in the 1940s and is located at Su 830 689. In view of the distance from the site, it is unlikely that landfill gas will present a risk to this proposal.

I have no environmental health objections but would recommend that standard planning condition C070 is attached regarding hours of work on site.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

Received by Wokingham District Council

Application No: F/2001/5285

Proposal:
Proposed two storey side extension to dwelling.

Location:
18, Proctors Road, , 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 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/2001/5285 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

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

Tel: (0118) 974 6442

Date: **23 November 2001**

My ref: F/2001/5285

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

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/2001/5285
18, Proctors Road, , Wokingham.
Proposed two storey side extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5285**
18, Proctors Road, , Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

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

Tel: (0118) 974 6442

Date: **23 November 2001**

My ref: F/2001/5285

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
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_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel: (0118) 974 6442

Date: **23 November 2001**

My ref: F/2001/5285

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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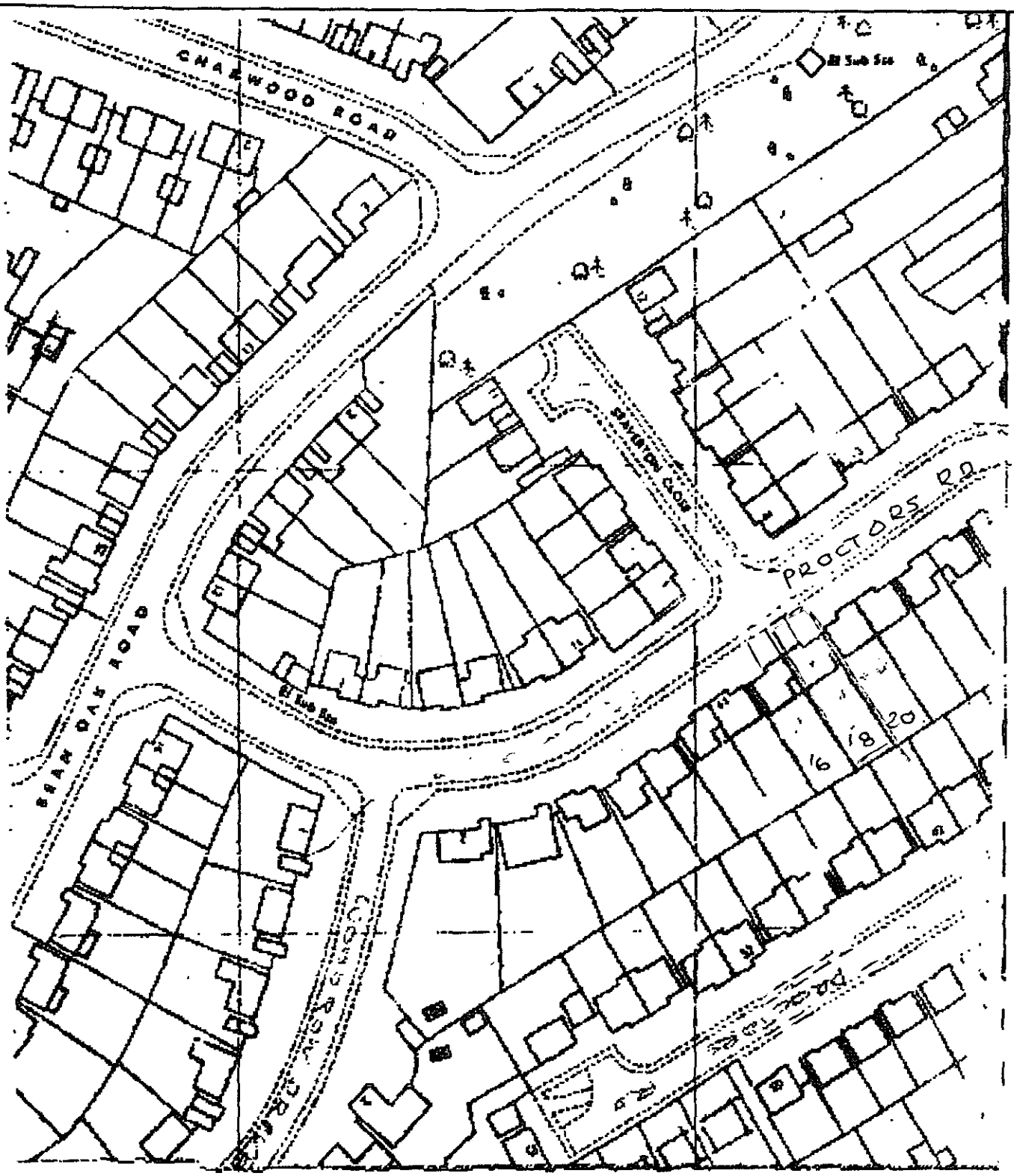
18, Proctors Road, , Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

15.NOV.2001 * 5285



JOB PROPOSED EXTENSIONS TO
18 PROCTORS RD., WOKINGHAM,
FOR MR.& MRS. BEAUGIE.

LOCATION PLAN
SCALE 1-1250

N.D.TRAFFORD RIBA
51 PROCTORS RD.
WOKINGHAM
BERKS RG40 1RP

DWG NO. TB/DT/5

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	15 NOV 2001
Officer: HL	Application No. F/2001/5285

Map No. 76 Site 0:04
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 18 PROCTORS ROAD

Parish: WOKINGHAM Ward: NORREYS

Applicant: MR T BEAUGIE

Fee (2) 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.....
.....
.....
.....
.....
.....
.....
.....
.....

15.NOV.2001* 5285

DAVID TRAFFORD DIP. ARCH.(DUNELM) R.I.B.A

51 PROCTORS RD ♦ WOKINGHAM, ♦ BERKS, ♦ RG40 1RP
Home Phone 0118 9788368 ♦ Email DAVID.TRAFFORD@VIRGIN.NET

MY REF TB/DT/1

13 November 2001

PROPOSED EXTENSION TO 18 PROCTORS RD.

WOKINGHAM FOR MR. & MRS. T.BEAUGIE

Dear Sir,

I enclose herewith 6 copies of the following drawings together with the relevant application forms for your consideration and approval under the Planning Act. The drawings are as follows:-

1) TB/DT/1 PLANS.
2) TB/DT/2 ELEVATIONS & SECTIONS.
3) TB/DT/3 ELEVATIONS & SECTIONS.
4)ROOF PLA.NS.
5) LOCATION PLAN.
6) BLOCK PLAN.

Also enclosed is a cheque for £95-00p being the required application fee.

Yours faithfully,

N.D. TRAFFORD R.I.B.A.

PLANNING SERVICES
ENVROMENTAL SERVICES,
WOKINGHAM DISTRICT COUNCIL,
PO BOX NO 157.
CIVIC OFFICES,
WOKINGHAM,
BERKS RG40 1WR.

Environmental Services

For office use only.
Application number: 15.NOV.2001* 5285

Householder planning application form

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

1	Your name	MR. T. BEACIGIE
	Address and postcode	18 PROCTORS RD WOKINGHAM RG 40 1RP
	Phone number	0118 9785617
2	Agent's Name	N. D. TRAFFORD
	Address and postcode	51 PROCTORS RD WOKINGHAM RG 40 1RP
	Phone number	0118 9788368
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	18 PROCTORS RD WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	2 STOREY SIDE EXTENSION BEDROOM OVER GARAGE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK AND TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following:		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: N. D. Trafford

on behalf of MR. T. BEAUGIE

Date 14 | 11 | 2001

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

ADDRESS 18 PROCTORS ROAD PARISH WOK

PLOT No. ORD. SHEET No. 76

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/42/65	Taylor Woodrow	Res Dev	29/7/65	C/A
B/62/65	do	Dwelling	24/2/66	C/A
BR 19111	MR P MANSER	PORCH - BEDROOM EXT	23882	APP. N/A

DATE OF COMPLETION

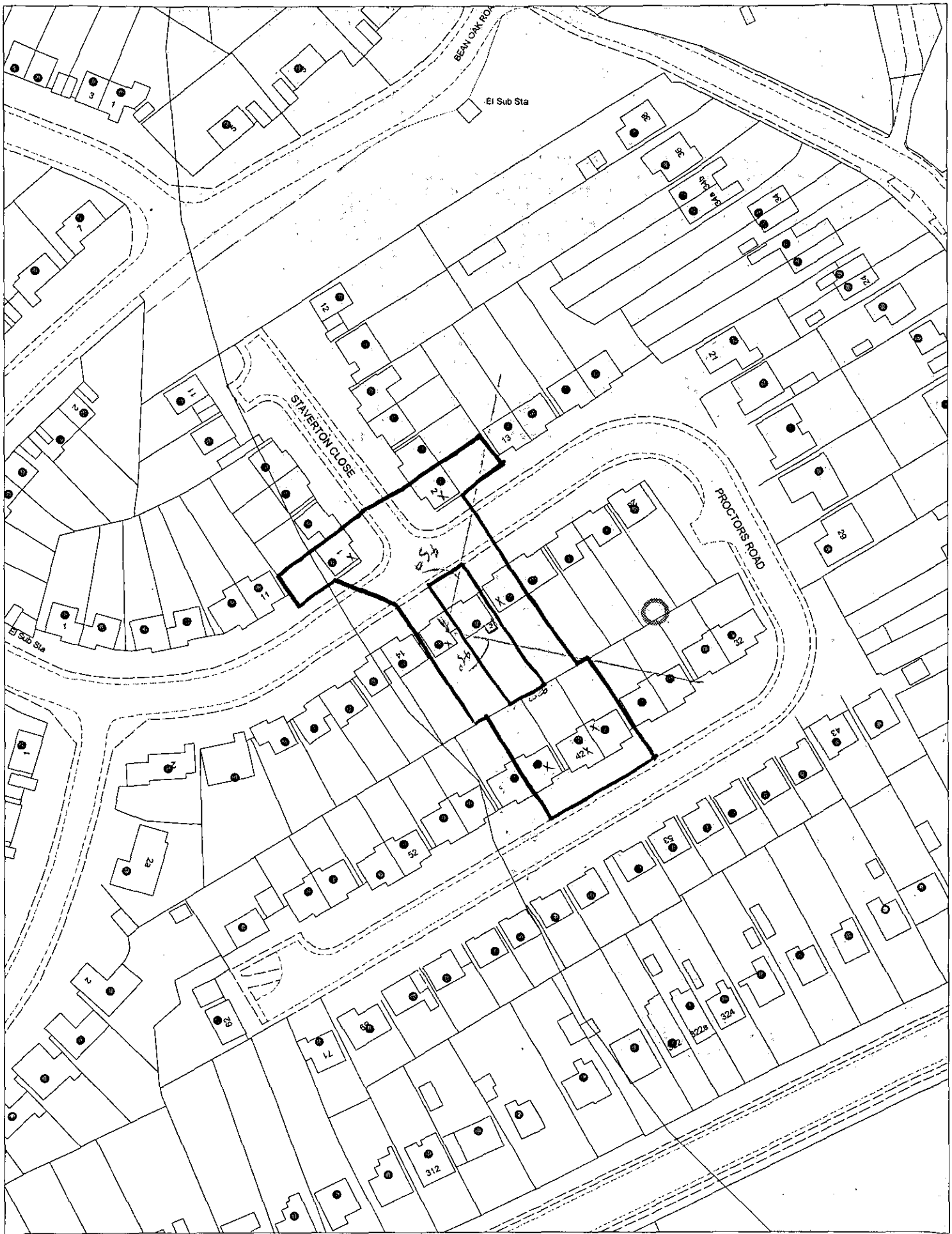
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

15.NOV.2001* 5285



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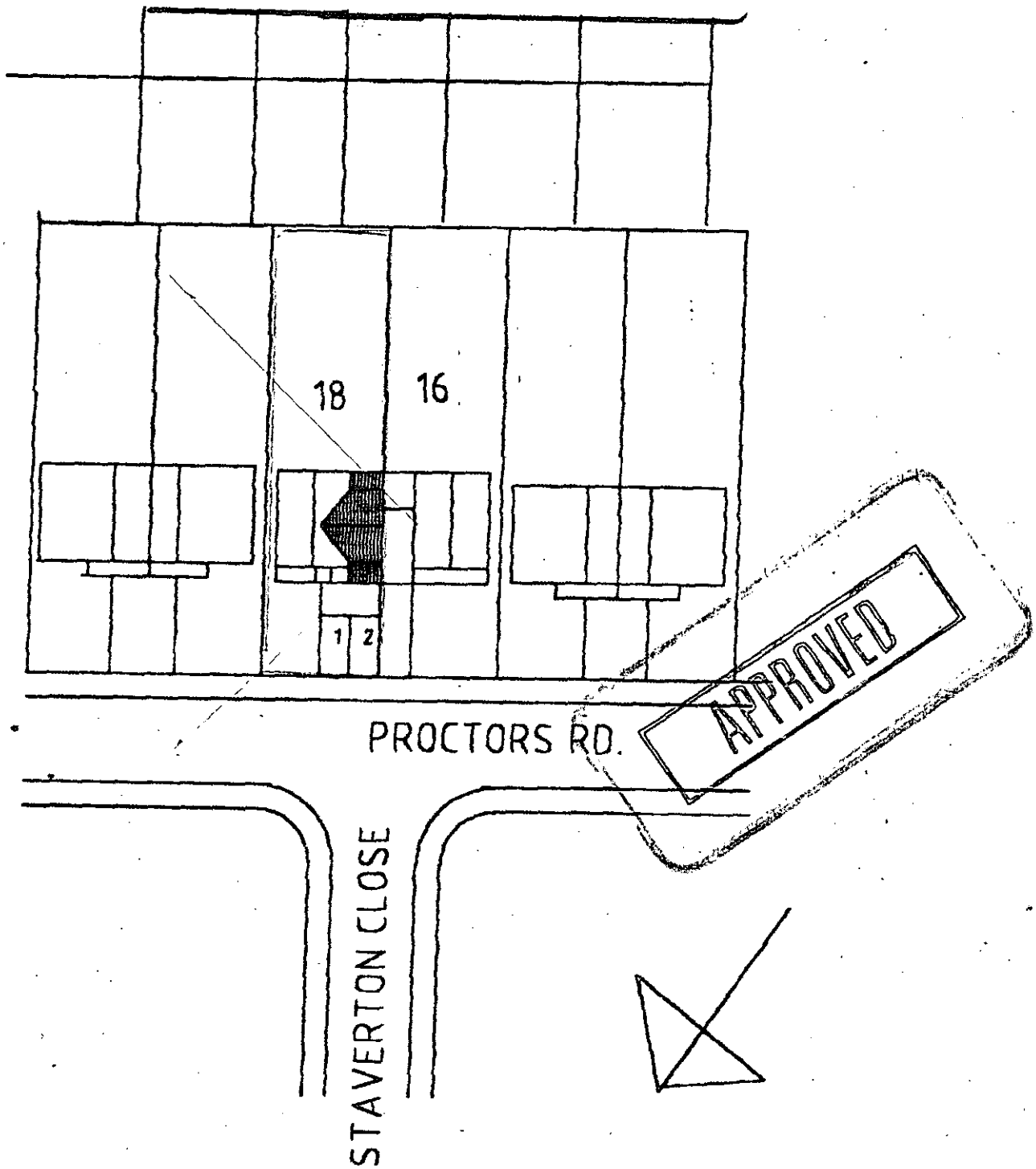
Development Control Section, Environmental Services, Wokingham District Council.

20 November 2001 Scale: 1 : 1250

N
W E
S

15.NOV.2001 * 5285



JOB

PROPOSED EXTENSIONS TO
18 PROCTORS RD. WOKINGHAM
FOR MR.& MRS. T. BEAUGIE.

BLOCK PLAN 1-500

N.D.TRAFFORD RIBA.
51 PROCTORS RD.
WOKINGHAM
BERKS RG40 1RP

DWG NO TB/DT/6

D 11/11/02

15.NOV.2001* 5285

PROPOSED EXTENSIONS
TO 18 PROCTORS RD.
WOKINGHAM, FOR
Mr. T.BEAUGIE

Dwg. No.	Date
PB/DT/1	8/11/01

Scale 1 – 50

N. D. TRAFFORD, DIP. ARCH. (DUNELM) R. I. B. A.
ARCHITECT
51 PROCTORS RD.
WOKINGHAM
BERKS.
RG40 1RP

vertical tile hanging
on 75x50mm framing
with diagonal bracing
with 2 layers of 12.5mm
plasterboard internally with
Jablite insulation in stud wall
EPs classified Type A incorporating
a flame retardant additive external
boarding with vapour barrier &
counter battens to vertical tile hanging

CONSERVATORY

8.91

rwp to t.g. to existing surface water drain

rwp

0.71 2.41 0.77 1.22 1.17 1.56 1.05

KITCHEN

UTILITY

DINING

C

2 nos 100x75mm bolted todether on thickened up ex. piers.

9.20

LOUNGE

2.62

2.46

2.57

GARAGE

2 nos 100x75mm bolted todether on thickened up ex. piers. with foundaations.

CLKS

EXISTING CONDITIONS
GROUND FLOOR

rwp connected to ex drain to ex. soakaway

6.24

0.76 2.26 0.85 1.22 1.16

BATH

3.05

BEDROOM 2

roof lighht
En– suite

1.42

.94

7.93

2.2888

Bedroom 3

6.04

9.20

4.78

2.45

0.80

BEDROOM

APPROVED

3.32

2.29

STUDY

1.27

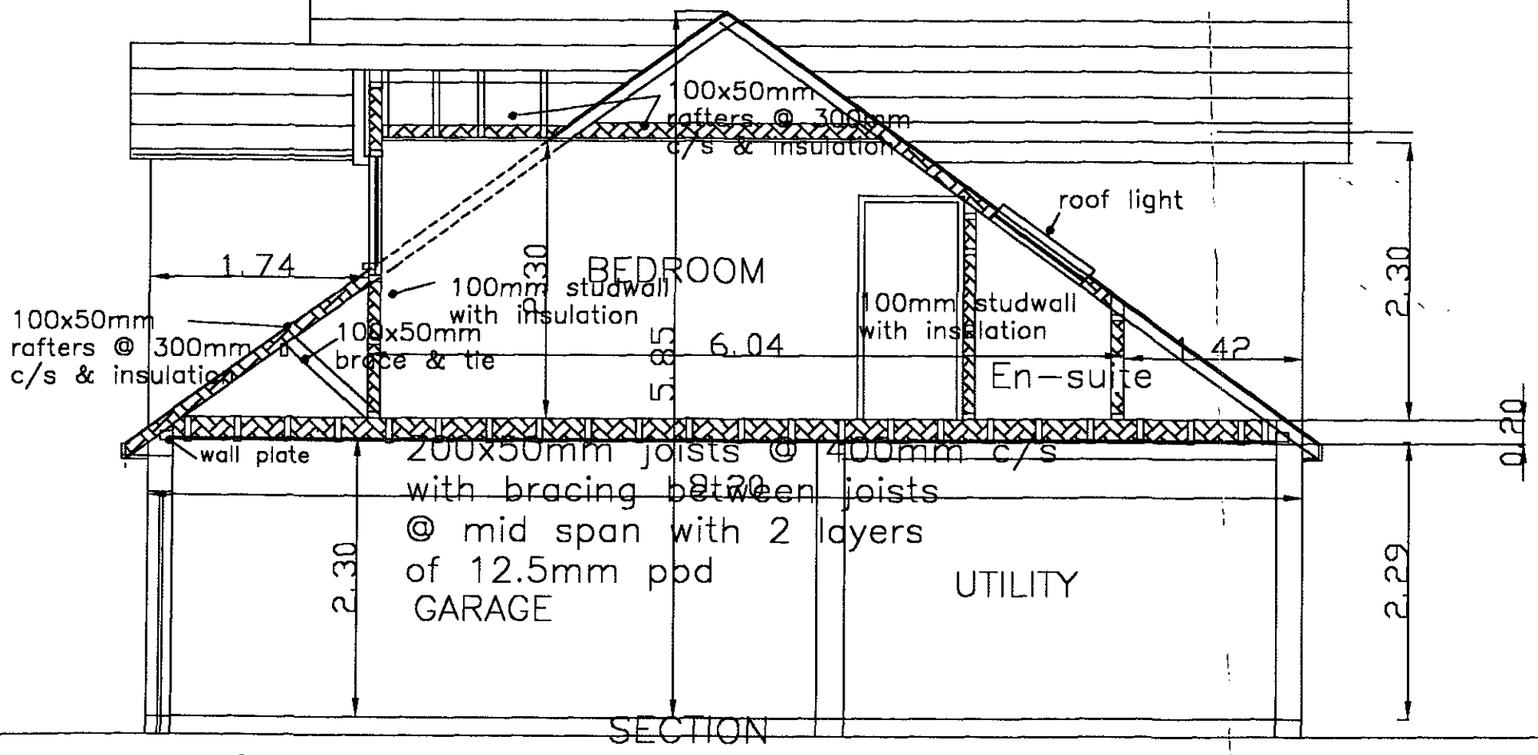
1.74

FIRST FLOOR PLAN

15.NOV.2001 5285



FRONT ELEVATION



SECTION

APPROVED

PROPOSED EXTENSIONS TO 18 PROCTORS RD. WOKINGHAM FOR Mr. T.BEAUGIE

Dwg No	Date
TB/DT/2	8/11/01

Scale 1–50

N. D. TRAFFORD, DIP. ARCH. (DUNELM) R. I. B. A.
ARCHITECT
51 PROCTORS RD.
WOKINGHAM
BERKS.
RG40 1RP

11/1/02

15 NOV 2001 5285

PROPOSED EXTENSIONS
TO 18 PROCTORS RD.
WOKINGHAM FOR
Mr. T.BEAUGIE

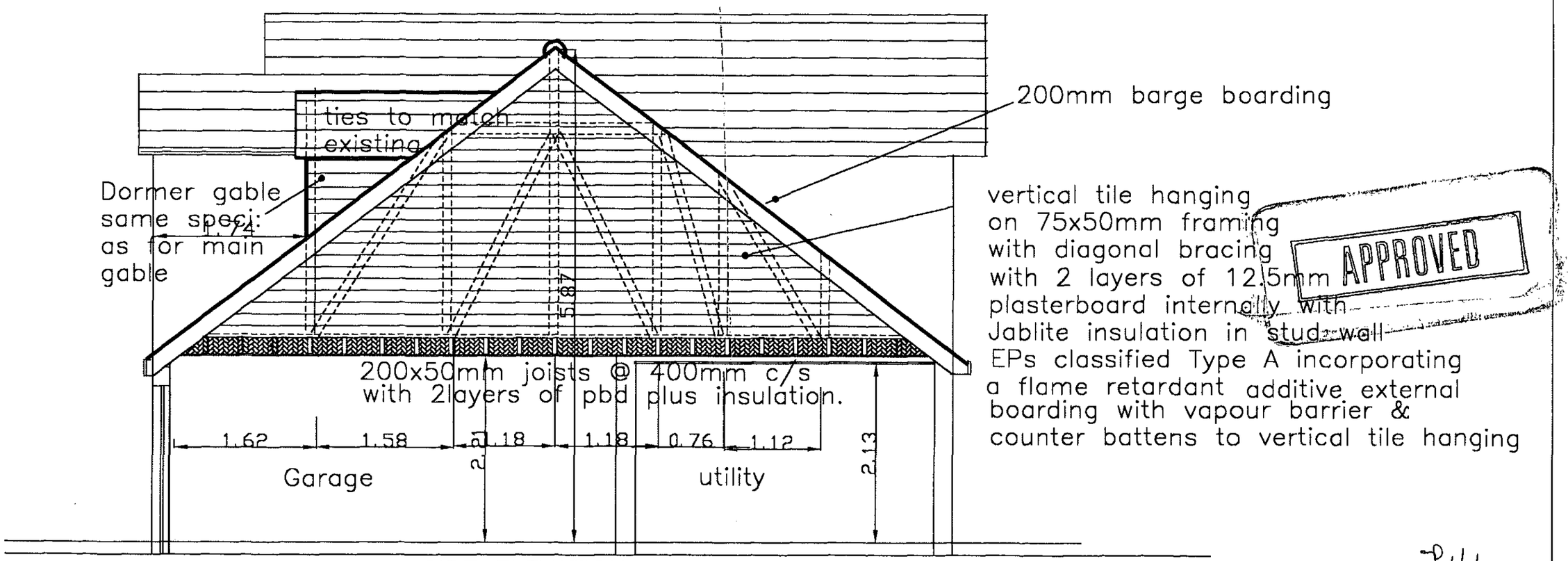
Dwg No:	Date
TB/DT/3	8/11/01

Scale 1—50

N. D. TRAFFORD, DIP. ARCH. (DUNELM) R. I. B. A.
ARCHITECT
51 PROCTORS RD.
WOKINGHAM
BERKS.
RG40 1RP



REAR ELEVATION



SIDE ELEVATION

4/1/02

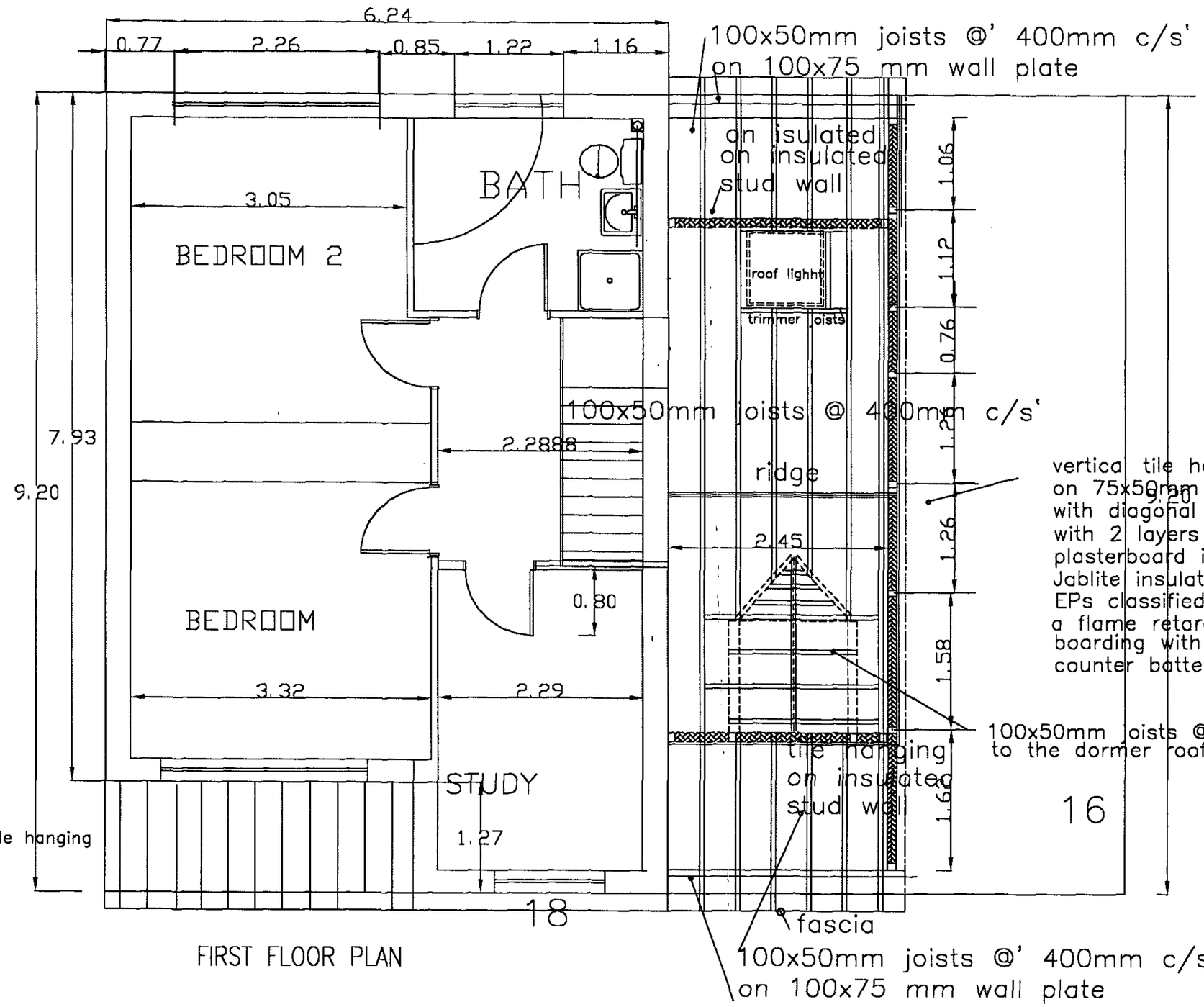
15.NOV.2001* 5285

PROPOSED EXTENSIONS
TO 18 PROCTORS RD.
WOKINGHAM FOR
Mr. T.BEAUGIE

Dwg No:	Date
TB/DT/4	8/11/01

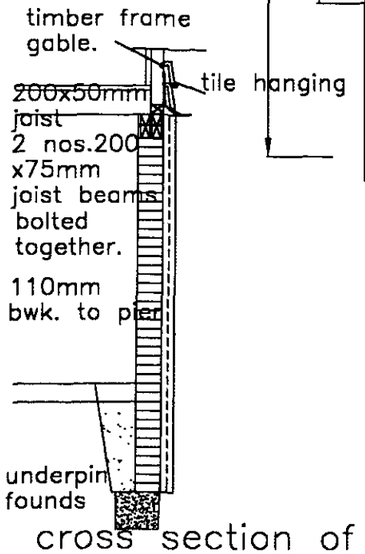
Scale 1–50

N. D. TRAFFORD, DIP. ARCH. (DUNELM) R. I. B. A.
ARCHITECT
51 PROCTORS RD.
WOKINGHAM
BERKS.
RG40 1RP



APPROVED

FIRST FLOOR PLAN



cross section of garage wall

09/11/02