APPLICATION NO:
F/2001/5288

LOCATION:
12 St. Patricks Avenue, Charvil Reading.

APPLICANT:
Mr & Mrs Mckay C/O Portland Conservatories

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

EARLIEST DATE FOR DECISION: **17/12/2001**
Member Listing date : 21/12/01
APPLICATION WILL HAVE EXPIRED ON:
08/01/2002

CASE OFFICER: **Richard Kelly**

APPROVED

No objs 10/01/02 RV

401

DO

RAILEX
Marbleboard

EASIFILE EP7

(RK)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Mckay
C/O Portland Conservatories
Cornbrook
2 Brindley Road
Old Trafford
Manchester
M16 9HR

Application Number: F/2001/5288

Parish: **CHARVIL**

Location: **12, St. Patricks Avenue, Charvil, Reading.**

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

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

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

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

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

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

Informative

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

Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policy WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 03/01/2002

Notice checked by: _____

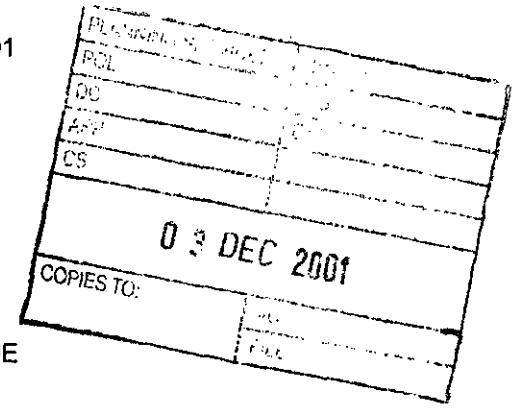
If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel. (0118) 974 6444

Date: 23 November 2001

Your Ref:

My Ref: Richard Kelly
F/2001/5288



The Owner / Occupier
13
ST. PATRICKS AVENUE
CHARVIL
READING
RG109RA

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 Sir/Madam
Application Number: F/2001/5288
Site Address: 12, St. Patricks Avenue, Charvil Reading.
Proposal: Proposed single storey rear extension to dwelling to form conservatory..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at the District Council Planning Services reception at the offices in Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/5288 to enable staff to locate the correct information.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2001/5288** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. **You can also make comments using the District Councils web site at *www.wokingham.gov.uk* , under Planning.**

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Richard Kelly**, on **(0118) 974 6444**.

Yours faithfully,

Richard Kelly

Development Control Officer

Received by Wokingham District Council

Application No: F/2001/5288

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

Location:
12, St. Patricks Avenue, Charvil, Reading.

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/2001/5288 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/12/2001. 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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5288
CASE OFFICER: Richard Kelly

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

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

Tel: (0118) 974 6444

Date: **23 November 2001**

My ref: F/2001/5288

CONFIDENTIAL

Councillor Graddon
C/O Wokingham District Council

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

Dear Councillor

Application Number: F/2001/5288
12, St. Patricks Avenue, Charvil, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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

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

If you have any questions please do not hesitate to contact **Richard Kelly** on **(0118) 974 6444**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2001/5288**
12, St. Patricks Avenue, Charvil, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Graddon

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

WORK SHEET FOR : Richard Kelly

Application Number : F/2001/5288

Applicant : Mr & Mrs Mckay C/O Portland Conservatories.

Location : 12, St. Patricks Avenue, Charvil, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		4/12

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 13/11/2001

Earliest Date for Decision : 17/12/2001

Latest Consultation Date/Site Notice Expiry Date : 17/12/2001

This application will have expired on: 08/01/2002. 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 : None

Planning Issues : Impact on adjoining properties

Application Number: F/2001/5288

Appraisal :

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

Application Number F/2001/5288
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
~~3~~	~~C018~~	~~R018~~	~~INSERT: A 1.8m high close boarded fence to the boundary with No 14~~

RECORD OF SITE VISIT

SITE ADDRESS: 12 St. Patricks Avenue Charvil Reading.

APPLICATION NUMBER: F/2001/5288

OFFICER: Richard Kelly

DATE OF SITE VISIT: 4/12

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Infill properties. Large detached to N, former council (?) terraces to south

3. DESCRIPTION OF SITE/BUILDING Semi with No 14.

4. RELATIONSHIP TO ADJOINING PROPERTIES 1.8m close boarded fence for first 2m, then 1.2m fence with 0.6m trellising on top.

5. SITE CONSTRAINTS

TREES Large conifers in SE corner of garden – 7m from nearest part of conservatory.

ACCESS/PARKING unaffected.

LEVELS flat.

BOUNDARY TREATMENT see above.

OTHERS Conservatory will be approx 2.5m from No. 14

Application Number: F/2001/5288 – 12 St Patrick's Avenue, Charvil, Reading

Appraisal

The proposal is for a single storey rear extension to form a conservatory. The application site is a semi-detached house with No 14, in a small backland development behind Nos 8 and 10 St Patrick's Avenue. I consider this application raises two issues:

Impact on adjoining properties: WBE 1, LBE 1

The proposed conservatory would be located approximately 3m from the boundary with No 14, projecting 3.8m from the existing rear wall of the house. The fence with No 14 is of 1.8m high close boarded fence to a depth of 2m from the house, with a 1.2m high fence beyond that point, which has a 0.6m wooden trellis on top. There is therefore an existing element of overlooking between the garden areas, which will not be materially altered by the erection of the conservatory. Furthermore, if the occupants of No 14 are unhappy with the level of overlooking caused they could erect a 2m fence along the boundary to remedy this.

Impact on streetscene

The proposed conservatory would be visible from Park Drive North to the rear, beside St Patrick's Church. It is considered that this distance is sufficiently great to make any impact minimal, such that it is unreasonable to warrant refusal on this ground.

Approval ~~**Refusal**~~

ENVIRONMENT AGENCY

Our Ref : SP/2001/004934-1/1
Your Ref : F/2001/5288

Date : 14 January 2002

PLANNING SERVICES	51968
POL	TLS
DC RK	ENF
APP	
CS	
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 Mr Kelly

CONSERVATORY EXTENSION TO DWELLING AT 12 ST PATRICKS AVE, CHARVIL, READING

Thank you for your letter dated 23rd November 2001, received on 26th November 2001. Please quote the following reference in any correspondence: **SU77NE/8/26**. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

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.

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

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

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

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

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: Portland Conservatories

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	13 NOV 2001
Officer: RK	Application No. F 2001/5288

Map No. 28.. Site ...0.03....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 12 ST PATRICKS AVENUE

Parish: CHARVIL Ward: Charvil
23.11.01 JB

Applicant: MR/MRS MCKAY
PD rights removed

Fee Received 00-00 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 : 23.11.01.13 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.....
.....
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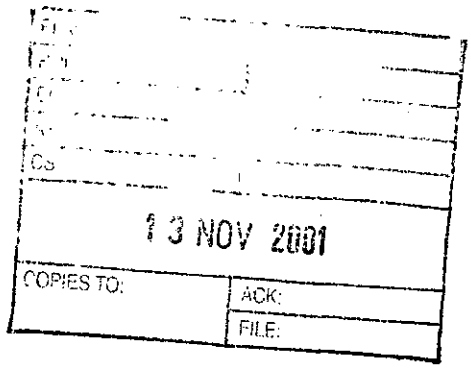
PORTLAND
conservatories



Our Ref: ES/LN/706371

Date: 12/11/01

PLANNING DEPARTMENT
SHUTE END
WOKINGHAM
BERKSHIRE
RG40 1BN.

13.NOV.2001* 5288

Dear Sirs

Re: Proposed Conservatory

Please find enclosed herewith our Planning Application for the erection of a conservatory at : 12, ST. PATRICKS AVE

I have also enclosed the necessary plans/elevations (1:50), site plan (1:1250, block plan (1:500) and a cheque (if appropriate) for £ — .00 to cover the prescribed fees.

Should you require any further details regarding this matter, please do not hesitate to contact our Planning Liaison Officer, Christine Melody on 01606 837 947.

Please quote reference No. 706371

Yours faithfully

Eric Stacey

Eric Stacey
Planning Officer

enc

NO FEE ENCLOSED BECAUSE P.D. RIGHTS REMOVED.

CORNBROOK, 2 BRINDLEY ROAD, OLD TRAFFORD, MANCHESTER M16 9HQ
TELEPHONE: 0161 872 1001 • FACSIMILE: 0161 872 5420
Portland Conservatories Ltd Registered in England No 1657801

Environmental Services

For office use only.
Application number: 13.NOV.2001* 5288

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 Address and postcode Phone number	MR & MRS MCKAY 12, ST. PATRICKS AVE CHARVIL READING BERKS RG10 9RA
2	Agent's Name Address and postcode Phone number	PORTLAND CONSERVATORIES COEDBROOK 2, BRINDLEY ROAD OLD TRAFFORD MANCHESTER M16 9HR
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.	AS APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR CONSERVATORY EXTENSION
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.	FACING BRICK TO MATCH EXIST. WHITE PVCU FRAMES CLEAR SAFETY GLASS ROOF
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: 6
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: A O Stuart

on behalf of Mr & Mrs McKAY

Date 12/11/01

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

1933

ADDRESS 12 ST. PATRICK'S AVENUE PARISH CHARVIL

PLOT No. 5 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
34701	PAROCHIAL CHURCH COUNCIL	O/L 7 HOUSES & GARAGES	13.12.89	R
35742	"	O/L 2 PRS S/DET HOUSES & GARAGES	30.5.90	C
41179	"	RENEWAL	8.7.93	C
98/68327/F	WITHDRAWN			
99/68934/F	MICHAEL SHANLEY HOMES	SEMI-DET HOUSE & GARAGE	17.3.99	CA
98/68935/F	"		23.3.99	R
C/68934/18	"	D. to C. - COND 18 of 68934 Appl of Archaeological Work	27.9.99	A
C/68934/09&20	"	D to C. COND 9&20 of 99/68934 APPR. OF EXT. WORKS (SITE OP. VEHC. & P. DRIVES)	1.11.99	

MINISTRY DECISION

SPECIAL ORDERS

1933 CONDITIONS

ADDRESS 8, 10, 12, 14, 16, 18, 20 ST. PATRICK'S AVENUE PARISH CHARVIL

PLOT No. 6, 7, 5, 4, 3, 2, 1. ORD. SHEET No. SW 7776-28

BUILDER

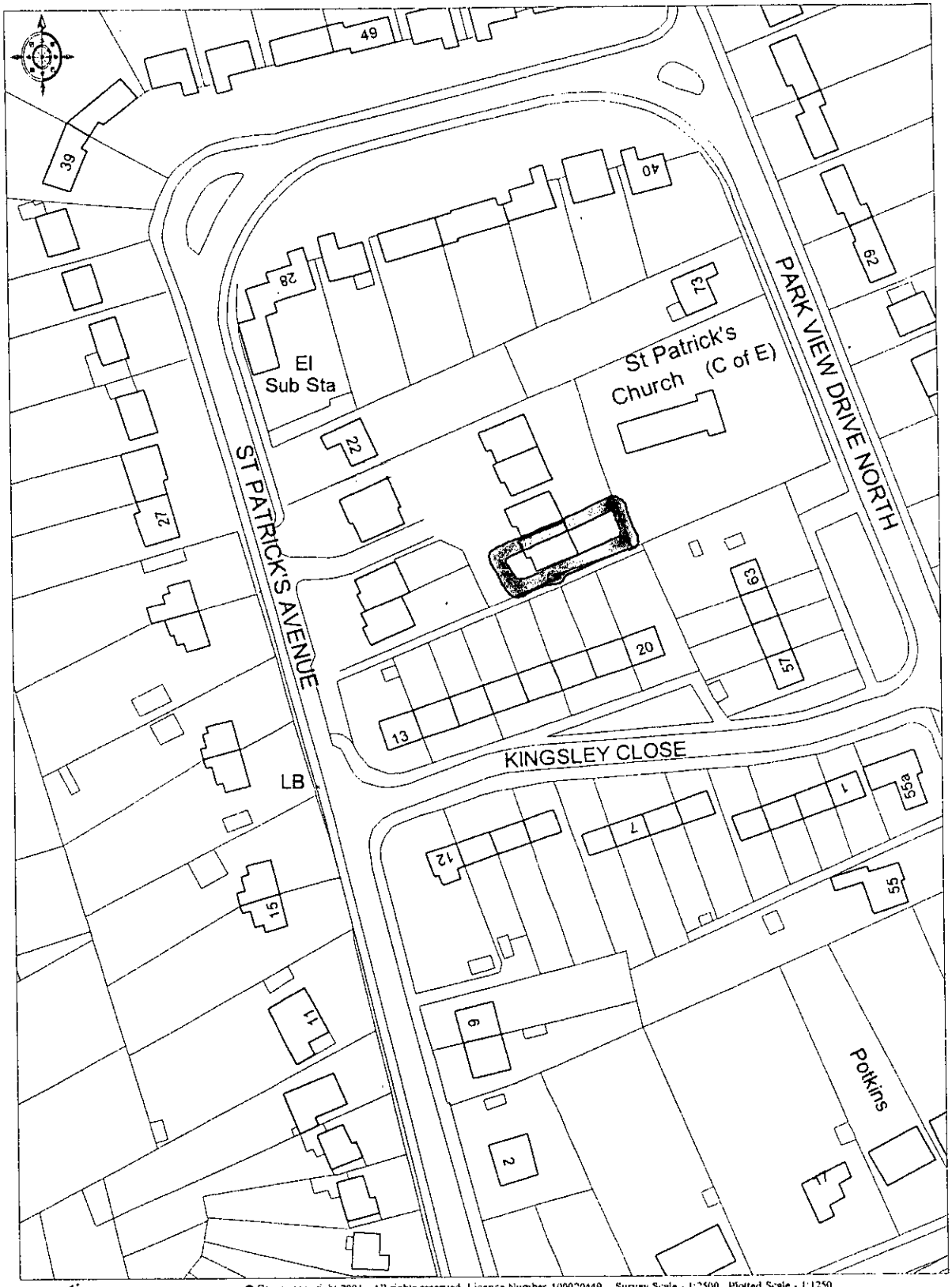
Plan No.	Applicant	Description of Development	Date of Decision	Decision
C/68934/12	MICHAEL SHANLEY HOMES	DETAILS TO COMPLY COND. 12 OF CONS. 99/68934 APPR. SOFT LANDSCAPING WORKS.	1.11.99	AP
C/68934/10	"	D. TO C. COND. 10 OF 99/68934/F WHEEL CLEANING PROPOSALS	1.11.99	AP
C/68934/14	"	D. TO C COND 14 OF 99/68934/F BOUNDARY TREATMENTS	1.11.99	A
C/68934/11	"	D. TO C COND. 11 OF 99/68934/F LANDSCAPING PLANS	1.11.99	A
C/68934/06	"	D. TO C COND. 06 OF 99/68934/F SLAB LEVELS	1.11.99	A
C/68934/17	"	D. TO C COND. 17 OF 99/68934/F MATERIALS.	1.11.99	AP

MINISTRY DECISION

SPECIAL ORDERS

Portland Conservatories

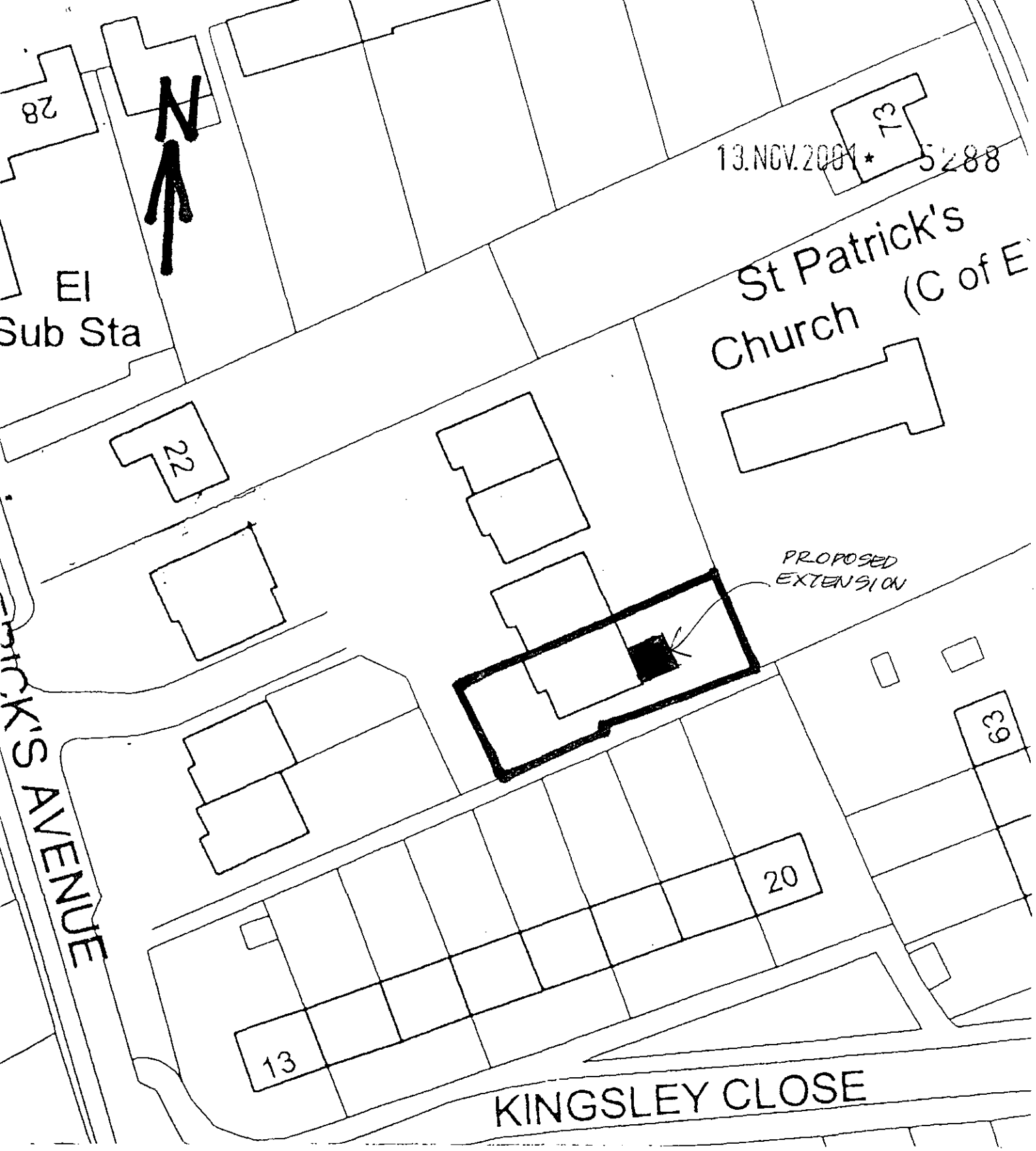
13.NOV.2001 • 5288



© Crown copyright 2001. All rights reserved. Licence Number 100020449. Survey Scale - 1:2500 Plotted Scale - 1:1250

12, St. Patricks Avenue.

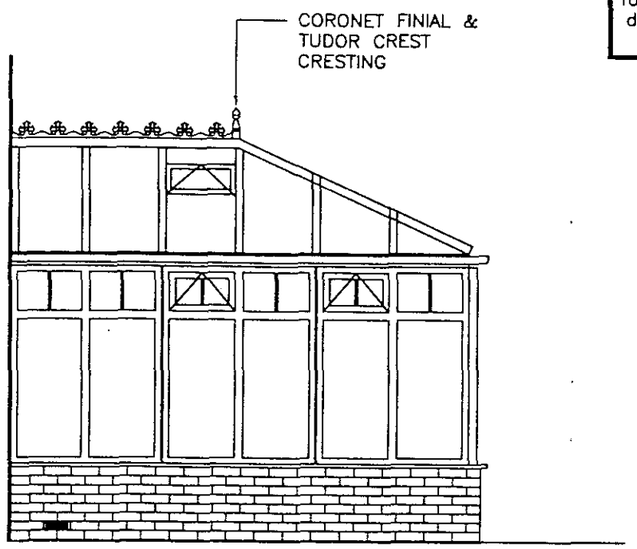
APPROVED



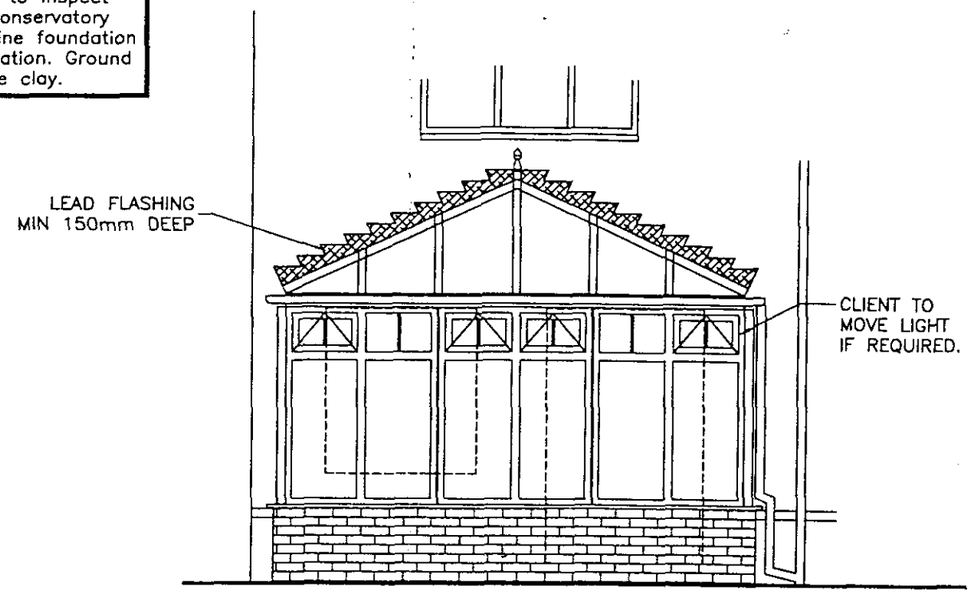
BLOCK PLAN.
SCALE · 1:500 · APPROVED

Drawing & Information © Portland Conservatories Ltd.

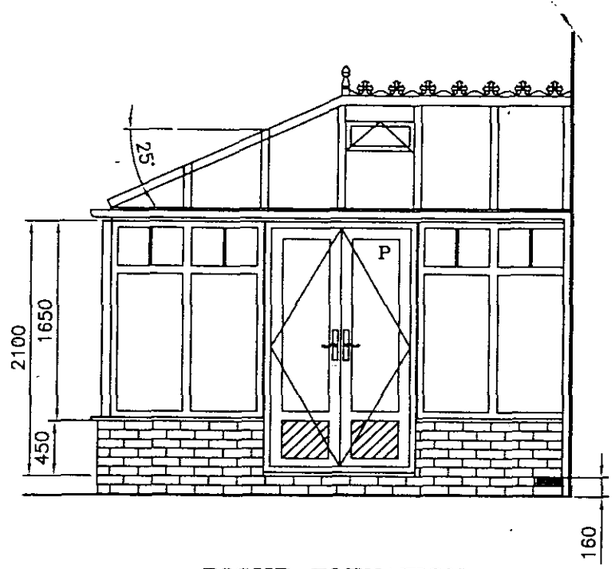
Project Manager to inspect excavation for conservatory footings to determine foundation depth and specification. Ground known to be clay.



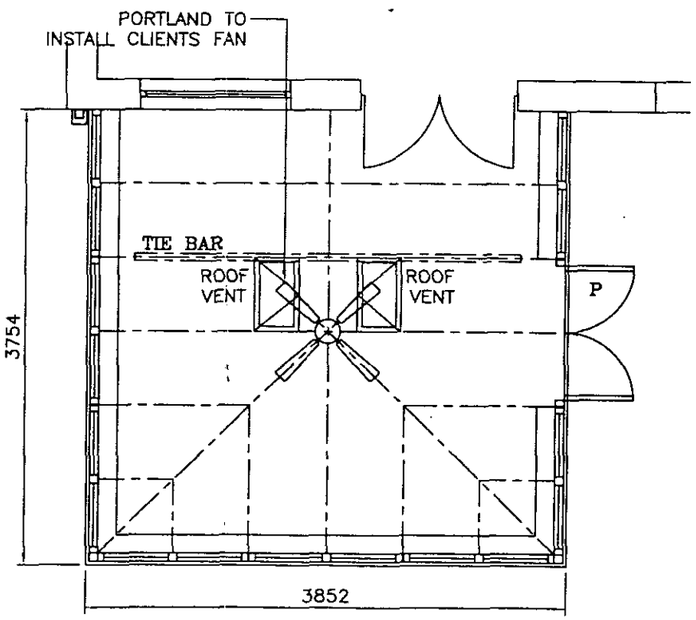
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



LAYOUT

0 10 20 30 40 50 60 70 80 90 100
0 2 3

AMENDMENTS	SPECIAL DETAILS ON OTHER SHEETS	PLANNING PERMISSION REQUIRED ~~YES~~/NO CHECK BUILDING REGULATIONS REQUIRED ~~YES~~/NO LOCAL AUTHORITY	PORTLAND – conservatories – 2 BRINDLEY ROAD, OLD TRAFFORD MANCHESTER M16 9HQ TEL 0161 872 1001 FAX 0161 872 5420

13 NOV 2001 5:08

ROOF MATERIAL CLEAR GLASS UNITS
ROOF CONSTRUCTION ALUMINIUM RAFTERS WITH WHITE PVCu CAPPINGS
FRAME MATERIAL PVCu
FRAME FINISH WHITE
WINDOW GLASS CLEAR DOUBLE GLAZED
Coloured & Leaded NONE
DOOR GLASS CLEAR DOUBLE GLAZED
Coloured & Leaded NONE
DOOR STYLE DOUBLE DOOR WITH MIDRAIL
WALLING MATERIAL/FINISH Above DPC:
External BRICKWORK TO MATCH REAR DIRECTLY ABOVE DPC
Internal BRICKWORK TO MATCH REAR DIRECTLY ABOVE DPC
Below DPC BRICKWORK TO MATCH REAR DIRECTLY ABOVE DPC
Angle Squints:red/brown/blue/N/A N/A
WALLING CONSTRUCTION 250mm CAVITY
FINISHED FLOOR LEVEL TO MATCH EXISTING FLOOR LEVEL
FLOOR CONSTRUCTION/FINISH FLOORING GRADE CHIPBOARD ON INSULATION ON CONCRETE SLAB 53mm BELOW FFL
RAINWATER GOODS WHITE MARLEY CLASSIC
DISCHARGE TO CONNECT TO EXISTING RWP
DRAINAGE WORKS MARLEY BLACK ROUND 68mm (supply connection goods) Lintel over possible drain run
DEMOLITION LIFT & RETAIN PATIO SLABS
FORM OPENING NONE

ELECTRICS 3 DOUBLE SOCKETS, BRASS FITTINGS PORTLAND TO FIT CLIENTS OWN FAN
PLUMBING P.M. TO LIAISE WITH CLIENT PLUMBER (REF. FITTING OF RADS
SKIP LOCATION ON DRIVE PROTECT WITH BOARDS & POLYTHENE (TARMAC–SHINGLE)
OTHER WORKS & NOTES

PORTLAND TO SUPPLY & FIT BEECH LAMINATE FLOOR 7 PACKS REQ.ED SET SLAB 53MM BELOW FFL

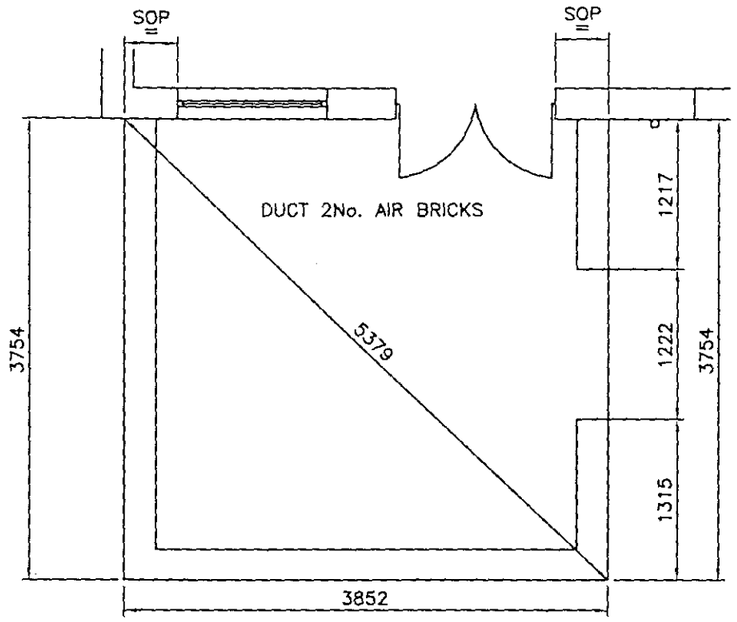
CHECKED
DATE 4/12/01

APPROVED

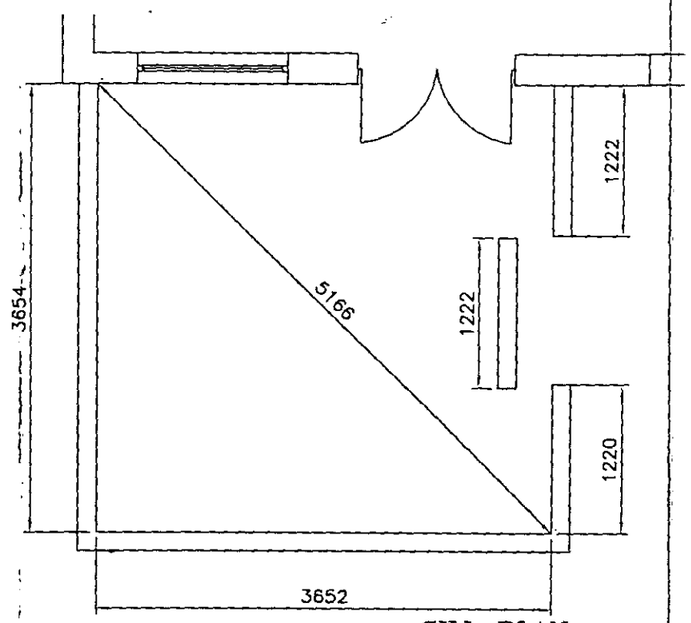
NAME MR & MRS McKAY CONTRACT 706371
ADDRESS 12 St. PATRICKS AVE SHEET 1/3
CHARUIL, READING
BERKS. RG10 9RA
PHONE 01189 349 099 DATE 31.10.01
DRAWN BY J.EVANS SURVEY BY EB SCALE 1:50

13.NOV.2001 5488

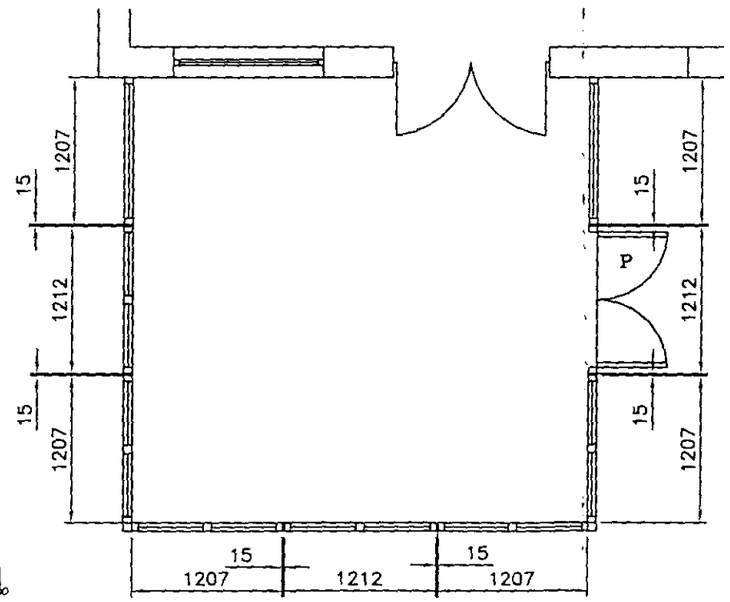
Project Manager to inspect excavation for conservatory footings to determine foundation depth and specification. Ground known to be clay.



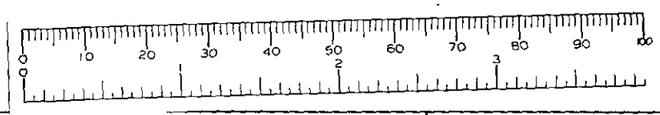
BASE PLAN



CILL PLAN



FRAME PLAN



AMENDMENTS

SPECIAL DETAILS ON OTHER SHEETS

PLANNING PERMISSION REQUIRED YES/NO
CHECK
BUILDING REGULATIONS REQUIRED YES/NO
LOCAL AUTHORITY

PORTLAND
- conservatories -

2 BRINDLEY ROAD, OLD TRAFFORD,
MANCHESTER M16 9HQ
TEL 0161 872 1001
FAX 0161 872 5420

DATE 2/11/01

APPROVED

NAME MR & MRS McKAY CONTRACT 706371
ADDRESS 12 St. PATRICKS AVE SHEET 2/3
CHARUIL,READING
BERKS. RG10 9RA
PHONE 01189 349 099 DATE 31.10.01
DRAWN BY J.EVANS

PORTLAND
CONSERVATORIES

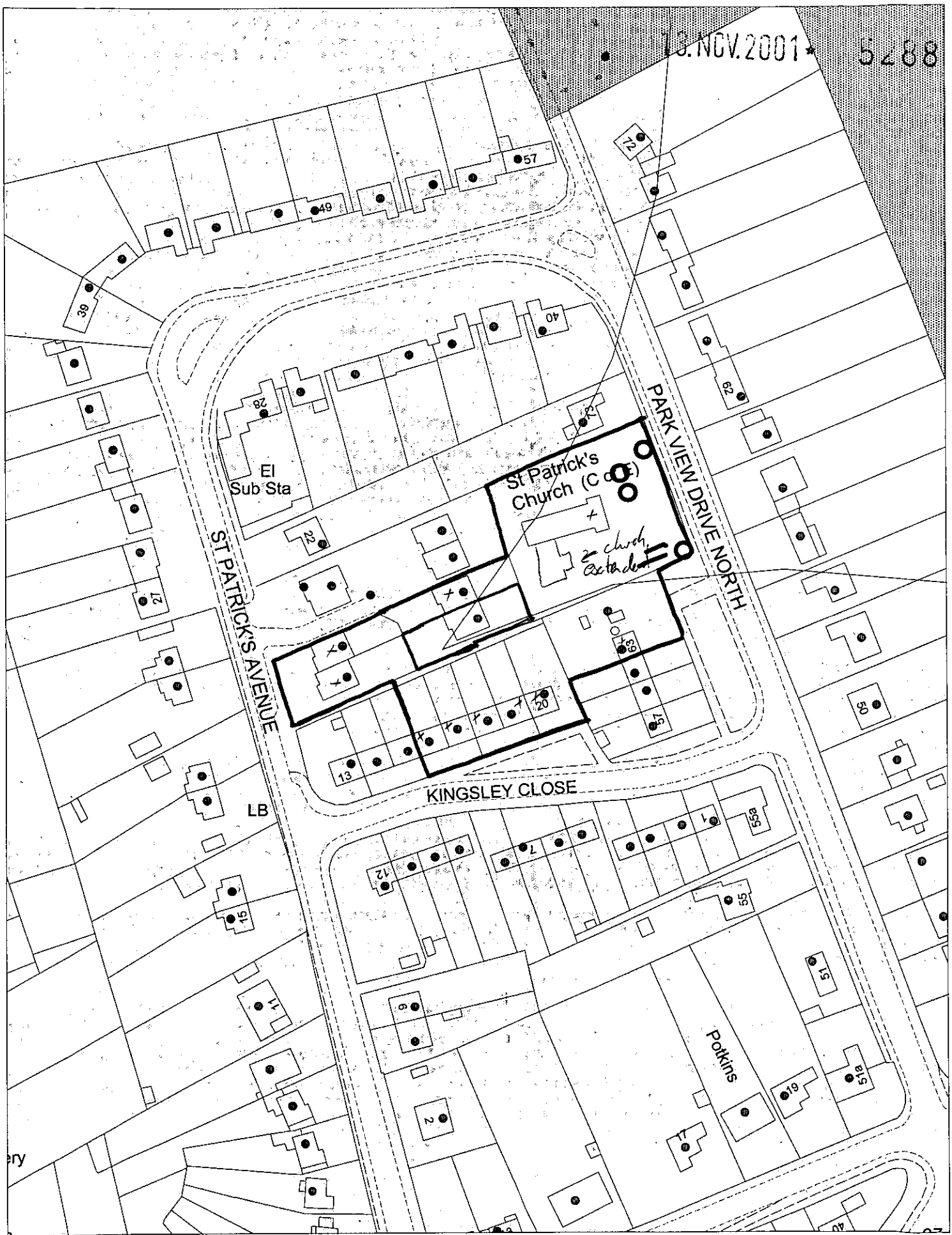


VIEW OF REAR

APPROVED

Combrook,
2 Brindley Road,
Old Trafford,
Manchester M16 9HQ.
Telephone: 0161 872 1001
Facsimile: 0161 872 5420
www.portland-conservatories.co.uk

Portland Conservatories Ltd registered in England No 1657801



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Development Control Section, Environmental Services, Wokingham District Council.
20 November 2001

Scale: 1 : 1250

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