APPLICATION NO:
F/2002/6004

LOCATION:
14 Rainworth Close, Lower Earley Reading.

APPLICANT:
Mr S Green

PROPOSAL:
Proposed single storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **06/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
23/04/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

1122
DO

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Green
14, Rainworth Close
Lower Earley
Reading
RG6 4DP

Application Number: F/2002/6004

Parish: **EARLEY**

Location: **14, Rainworth Close, Lower Earley, Reading.**

Proposal: **Proposed single storey front 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.

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:

Berkshire Structure Plan Policy LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 22/04/2002

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.

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6004	Phillip Taylor.
BUILDING CONTROL NUMBER	FP 2002/2782 South	
APPLICANT/~~AGENT~~	Mr S. M. Green	
ADDRESS OF SITE	14 Rainworth Close Loves Orley	
DESCRIPTION OF PROPOSED WORK	s/s front ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec-d 26/2/02	rec-d 26/2/02
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	10/5/02	

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	

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/6004

Applicant : Mr S Green .

Location : 14, Rainworth Close, Lower Earley, Reading.
Proposal : Proposed single storey front extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		26/03

Date of Neighbour Notifications : .....

Date of Site Visit : 26th March 2002

Date Registered : 26/02/2002

Earliest Date for Decision : 06/04/2002

Latest Consultation Date/Site Notice Expiry Date : 06/04/2002

This application will have expired on: 23/04/2002. 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 :

Highways - Conditional Approval
Early Town Council - No objection

Planning Issues :

- Impact on Streetscene
- Impact on Neighbouring Properties

Policy
- LBE1, LBE2
- WBE1, WD33
- LD3

Application Number: F/2002/6004

Appraisal :

The proposed development is for a single storey front extension to form an extended lounge area and create an enclosed porch.

It would be 5.6m long running across the front of the dwelling from the garage to the side building line. The projection would be 1.4 metres bring it level with the garage.

- A catslide roof would be erected extending to the ridge height of the garage.
- No. 14 is set slightly back from the adjacent neighbour No. 15 but set forward of the adjacent neighbour No 12. However No 12's garage lies on the boundary forward of No 14 thus setting the front of the dwelling.
- The extension is not therefore considered to have any adverse impact on neighbouring properties.
- Although no other nearby properties have had similar extension work the development is considered low impact and unlikely to adversely affect the street scene.

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

Application Number F/2002/6004
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 14 Rainworth Close Lower Earley Reading. APPLICATION NUMBER: F/2002/6004	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS densely compact residential area
new development

3. DESCRIPTION OF SITE/BUILDING detached house integral gage
lowered porch small fed gardens

4. RELATIONSHIP TO ADJOINING PROPERTIES No 15 set forward by
1.9 – 2.2m
gage at no 13 project on the other side

5. SITE CONSTRAINTS not visible from neighbours.

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS ✓

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 FEB 2002	Map No. 66 Site 0.03
Officer: PT Application No. F 2002 6004	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING

Location: 14 RAIN WORTH CLOSE

Parish: EARLEY Ward: Redhatch, 14.3.02 73.

Applicant: MR S GREEN

Fee (6) 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	Parking layout?	14.3	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	~~Scale? (1:50)~~		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Confirm no encroachment at side boundary.	14.3	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14.3.02 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 ✓ .....

Encroachment

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:

.....
.....
.....

NEIGHBOURS:

.....
.....
.....
S/N + see map
.....
.....
.....
.....
NO pre-apps.
.....

Organisation_Name	Building_Name	address1	Postcode
		12RAINWORTH CLOSEREADING	RG6 4DP
		14RAINWORTH CLOSEREADING	RG6 4DP
		15RAINWORTH CLOSEREADING	RG6 4DP
		5RAINWORTH CLOSEREADING	RG6 4DP

Neighbours Consulted F/2002/6004 14.3

PLANNING SERVICES | HPT 54397
PCL | TLS
DC PT | ENF
APP |
CS |
19 MAR 2002
COPIES TO | ACK:
FILE:

Mr. & Mrs. S M Green
14 Rainworth Close
Lower Earley
Reading
Berks
RG6 4DP

Tel: 0118 9611428

16 March 2002

Environmental Services Department
Planning Services
PO Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

Your Ref: **Phillip Taylor–F/2002/6004**

Dear Sir,

Reference: **PROPOSED EXTENSION TO 14 RAINWORTH CLOSE, LOWER EARLEY, READING, BERKS**

Please find enclosed the requested block plan (amended) showing the parking layout for the property. I can confirm that the present drive for two cars is not affected in any way as a result of the proposed extension.

I also confirm that there is NO encroachment on neighbouring property.

I trust the response and revised plan is to your satisfaction and we wait to hear from you in due course.

Yours faithfully

S Green F Green

STUART and FRANCES GREEN

Enc.

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 14 March 2002

Application Number: F/2002/6004

Proposal: Proposed single storey front extension to dwelling.

Parish: EARLEY TOWN

Site Address:
14, Rainworth Close, Lower Earley, Reading.

Applicant:
Mr S Green .

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).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam 15/03/02.

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

Tel: (0118) 974 6442

Date: 14 March 2002

My ref: F/2002/6004

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2002/6004
14, Rainworth Close, Lower Earley, Reading.
Proposed single storey front extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/6004**
14, Rainworth Close, Lower Earley, Reading.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Spratling

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

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

Tel: (0118) 974 6442

Date: 14 March 2002

My ref: F/2002/6004

WOKINGHAM UNITARY
Aiming for Excellence

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

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/2002/6004
14, Rainworth Close, Lower Earley, Reading.
Proposed single storey front extension to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6004**
14, Rainworth Close, Lower Earley, Reading.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor F Rolls

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

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

Tel: (0118) 974 6442

Date: 14 March 2002

My ref: F/2002/6004

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2002/6004
14, Rainworth Close, Lower Earley, Reading.
Proposed single storey front extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/6004**
14, Rainworth Close, Lower Earley, Reading.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Hare

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

Received by Wokingham District Council

Application No: F/2002/6004

PROPOSAL:
Proposed single storey front extension to dwelling.

LOCATION:
14, Rainworth Close, Lower Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (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/2002/6004 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/04/2002. 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.

Trevor Watson
Development Control Manager
14 March 2002

26.FEB.2002* 60094

Mr. & Mrs. S M Green
14 Rainworth Close
Lower Earley
Reading
Berks
RG6 4DP

Tel: 0118 9611428

24 February 2002

Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

Dear Sir/Madam

Reference: **PROPOSED EXTENSION TO 14 RAINWORTH CLOSE, LOWER EARLEY, READING, BERKS**

Please find attached the Building and Planning Application documents for a proposed extension to our property at 14 Rainworth Close, Lower Earley, Reading, Berks.

Enclosed are:

Application for Building Regulation Consent	: 2 copies
Plans (x3) of the proposed extension	: 2 copies
Plan charge @ £129.25 for the above	
Householder Planning Application Form	: 6 copies
Plans (x3) of the proposed extension	: 6 copies
Planning Application Charge @ £95.00 for the above	

I trust the attachments are to your satisfaction and we wait to hear from you in due course.

Yours faithfully

S Green H Green

STUART and FRANCES GREEN

Enc.

ADDRESS 14 RAINWORTH CLOSE PARISH EARLEY

PLOT No. 55 Area AA Lower Earley ORD. SHEET No. SU 7469 66

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19007	Bovis		6.6.83	N/A CLA
21469	"	DET. HOUSE & GARAGE	23.8.84	N/A CLA
BR21096	"	"	28.5.85	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Recd 2.45pm 25.2.02

Environmental Services

For office use only.
Application number: 26 FEB 2002 * 6004

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MR S M GREEN 14 RAINWORTH CLOSE, LOWER EARLEY, READING RG6 4DP 0118 961 1428
2	Agent's Name Address and postcode Phone number	N/A
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 ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT 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.	BRICKWORK TO MATCH EXISTING UNDER TILES TO MATCH EXISTING COLOUR.
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: 4	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.

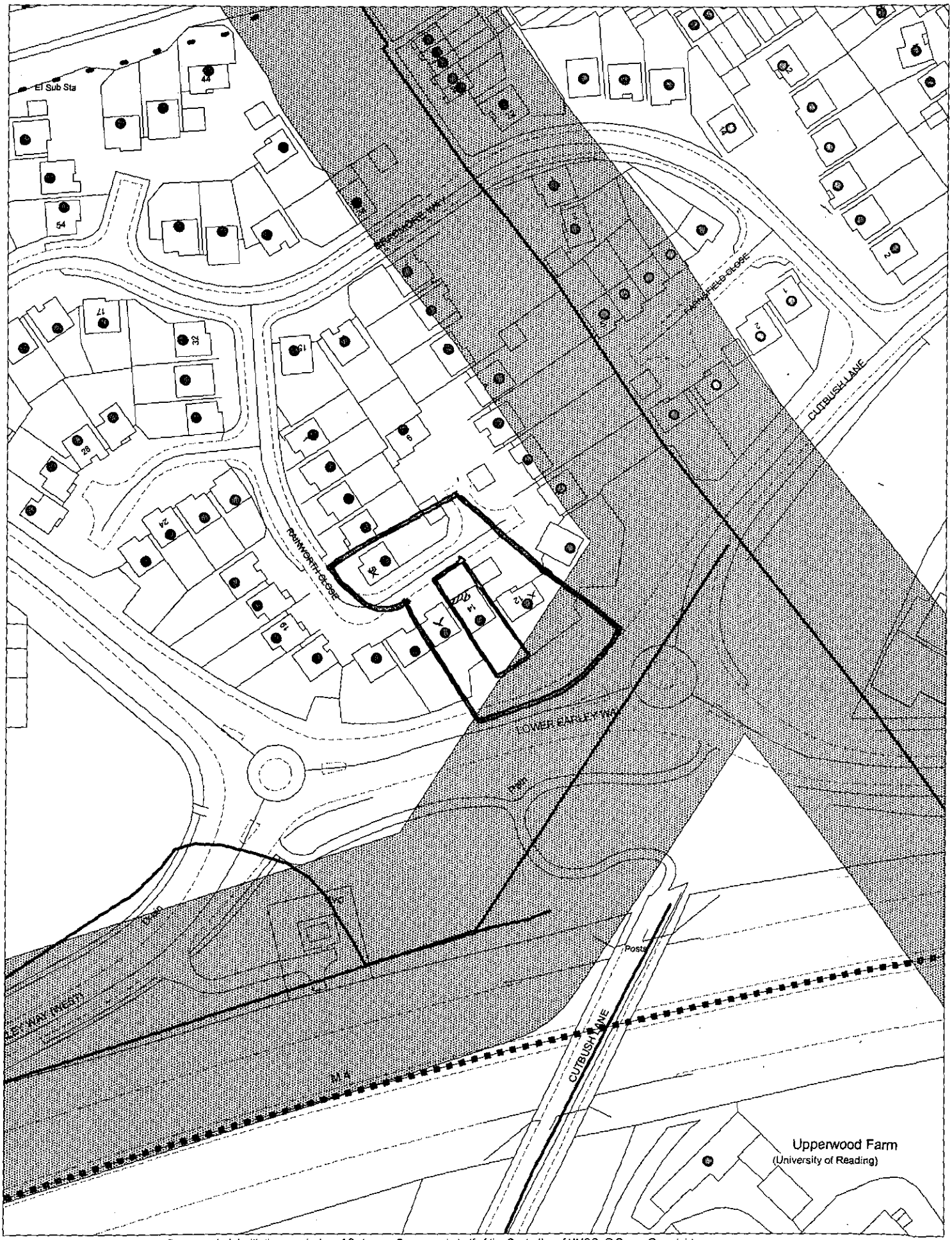
Your signature: SP

on behalf of

Date 24th Feb 2002

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

26.FEB.2002* 6004



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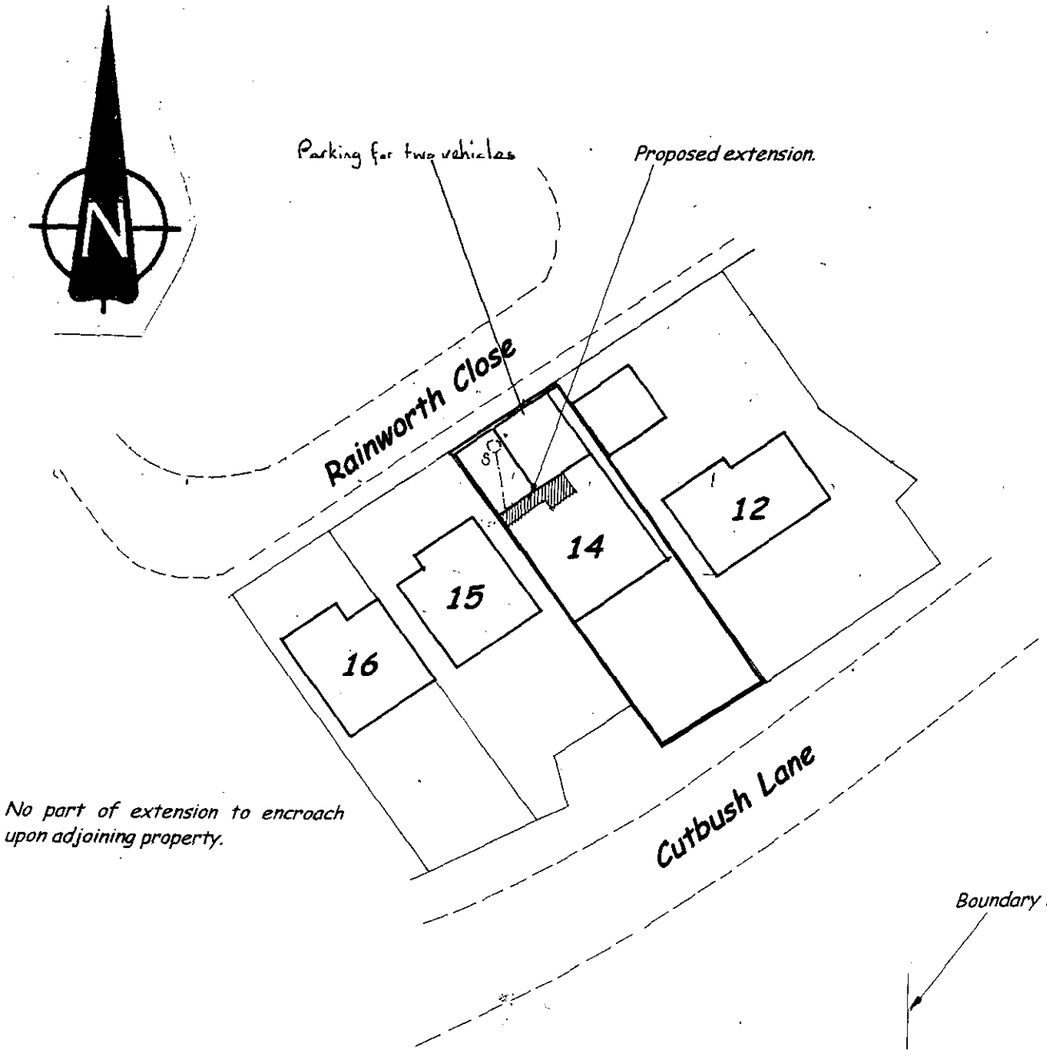
Development Control Section, Environmental Services, Wokingham District Council.

1 March 2002 Scale: 1 : 1250

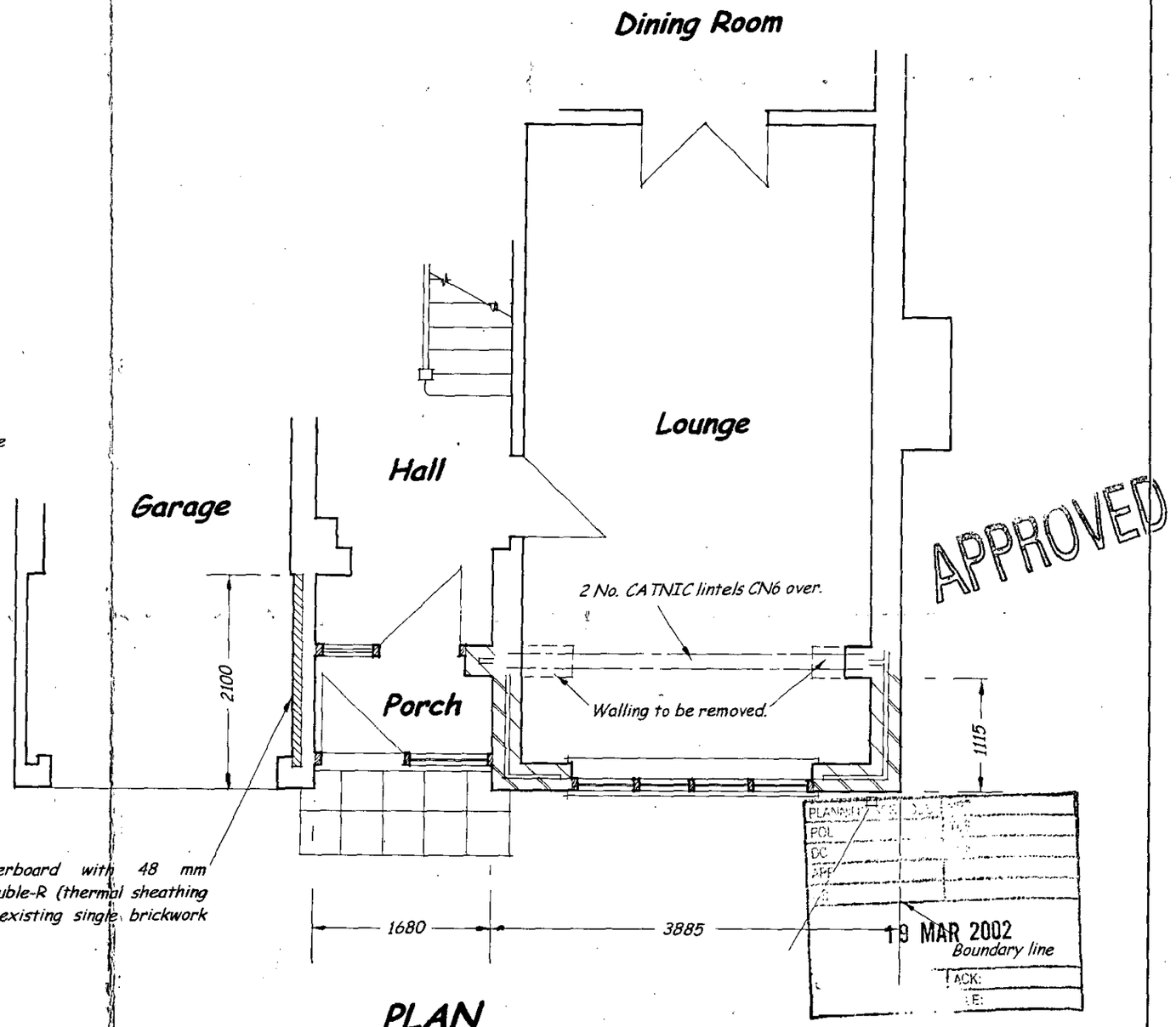
N
W E
S

PROPOSED EXTENSION for MR S M GREEN at 14 RAINWORTH CLOSE, LOWER EARLEY, READING RG6 4DP.

Scale 1:50



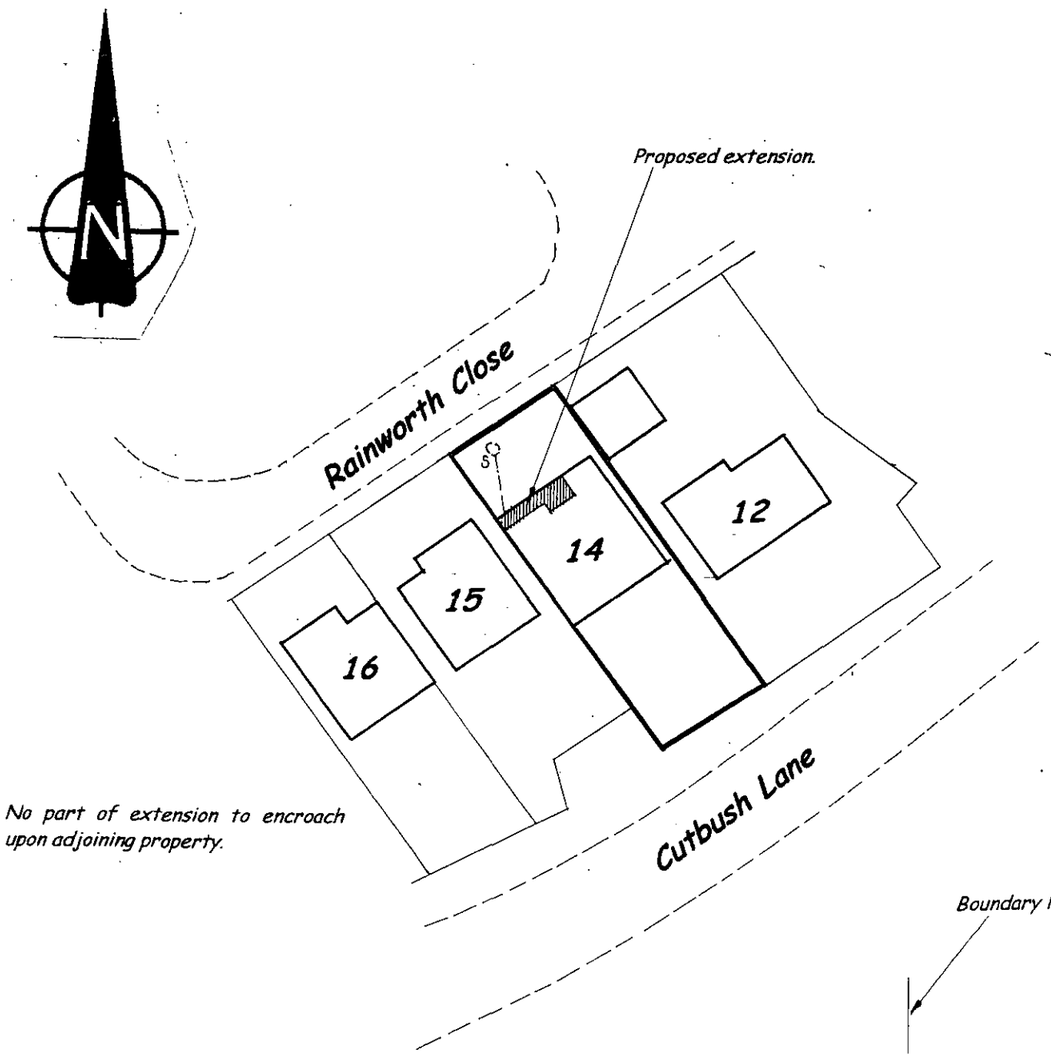
BLOCK PLAN 1:500



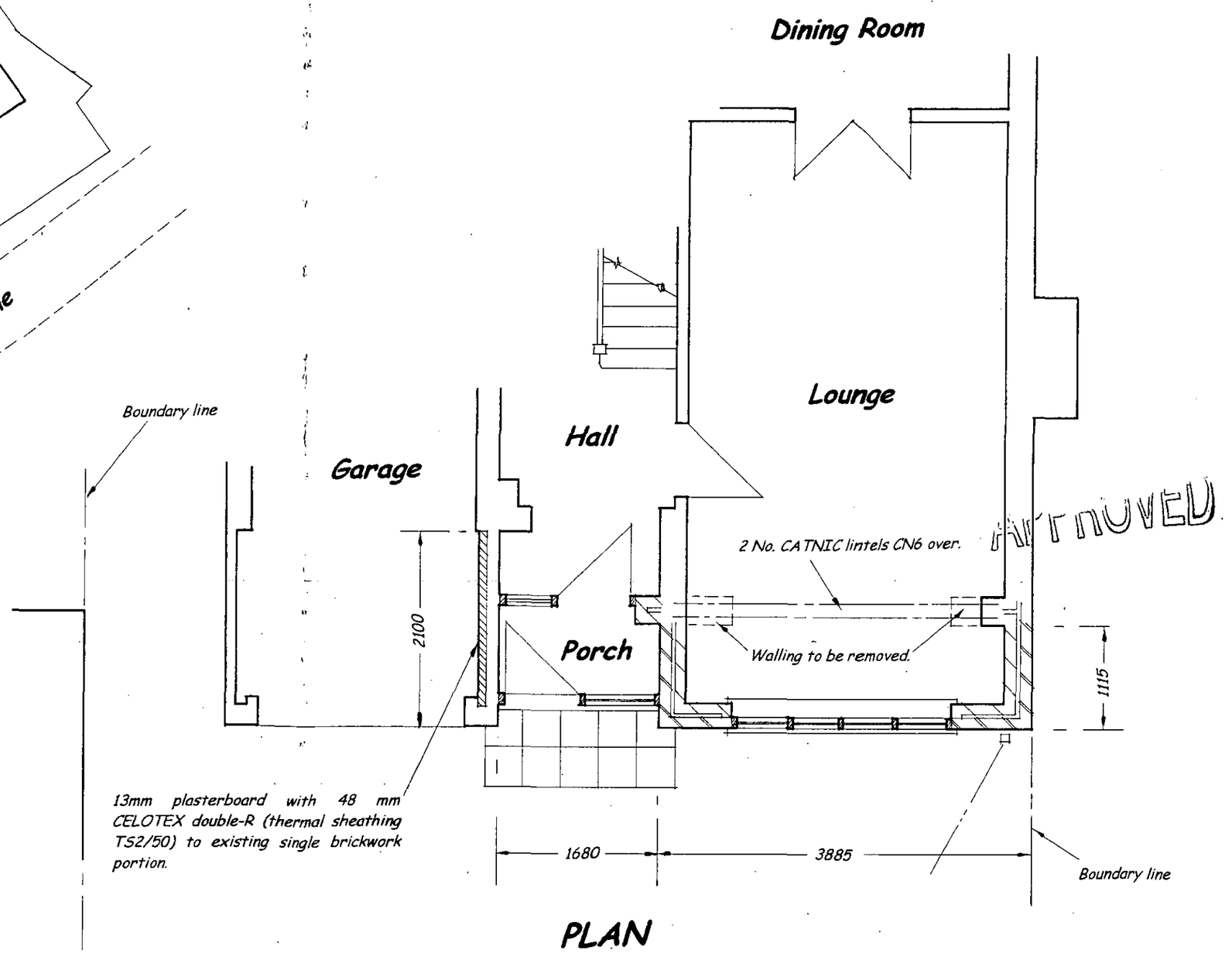
PLAN

PROPOSED EXTENSION for MR S M GREEN at 14 RAINWORTH CLOSE, LOWER EARLEY, READING RG6 4DP.

Scale 1:50



BLOCK PLAN 1:500

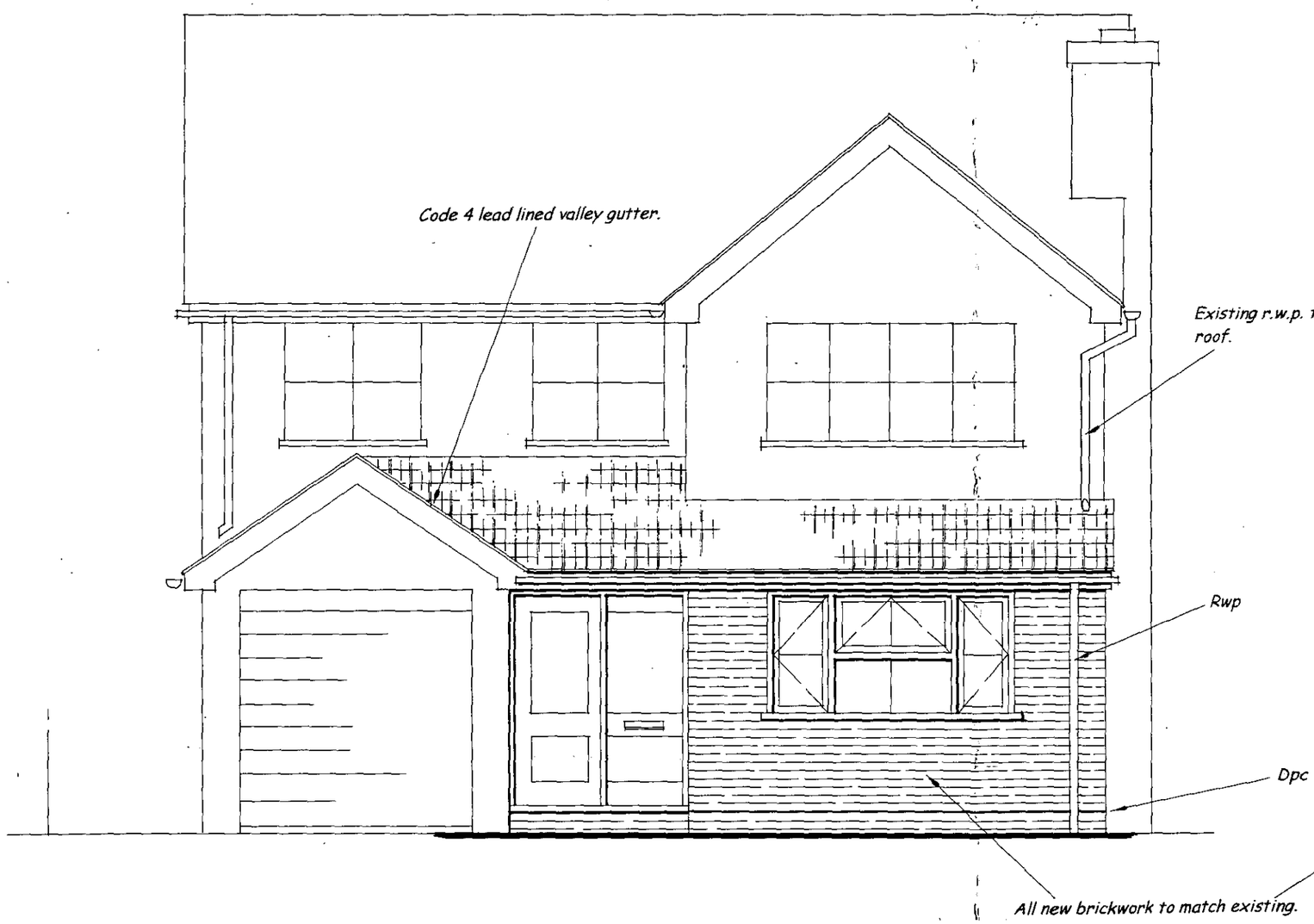


PLAN

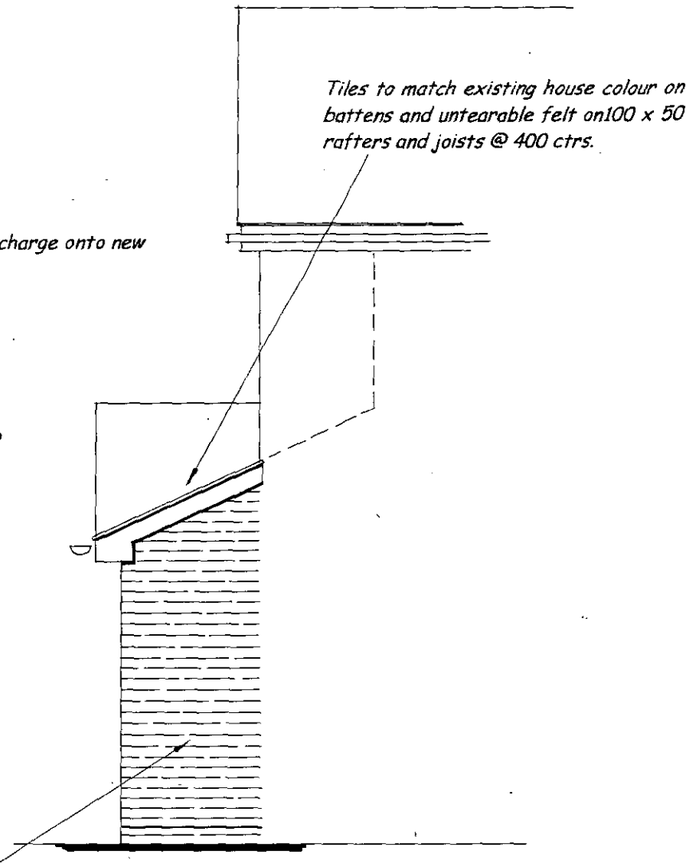
APPROVED

1:50

23.FEB.2002* 6004



FRONT ELEVATION



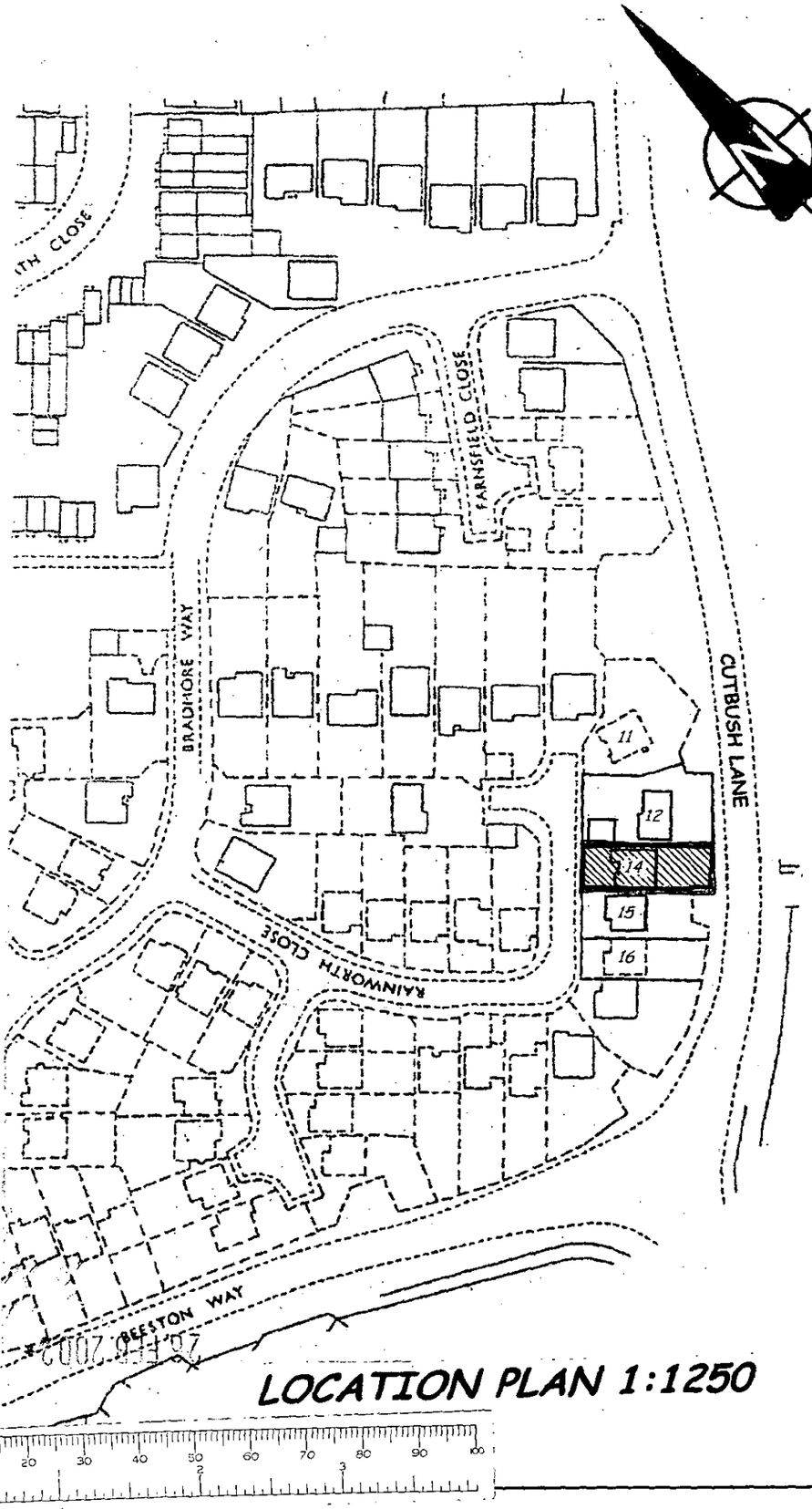
SIDE ELEVATION

APPROVED

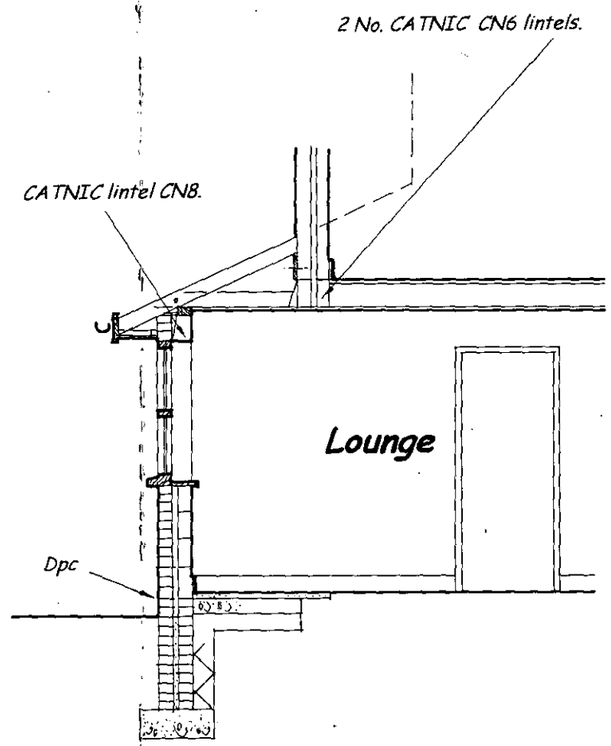
26.FEB.2002* 6004



CD 10/5/02



LOCATION PLAN 1:1250



SECTION

Walls to be single brick, 50 cavity with DRITHERM fill and 100 THERMALITE (TURBO TYPE). Ties: 900 horizontal, 450 vertical and double at all reveals. Reveals to have THERMABATE INSULATED CAVITY CLOSERS to prevent cold bridging and provide vertical d.p.c. All cavities to be filled to ground level and closed at roof level. All brickwork to match existing.

150 x 100 r.c. lintel to be provided to each wall skin at point of any pipe crossing.

All foundations to be 600 x 225 to suitable subsoil, 1000 deep if in clay but at least to level of existing building and invert level of all drains passing within 1000 of new works. Notwithstanding the representation on the drawings the foundations are to meet the requirements of the L.A. in all respects.

All steel beams to have 150 minimum end bearings on padstones and covered with 2 No. sheets of 12.5 plasterboard wired at 100 centres.

Code 4 lead flashings to be used throughout.

Mild steel anchors to be provided at not greater than 2000 centres having a cross section of 30 x 5.

All soffites to have a 25 gap fitted with a flyscreen to ventilate the roof space.

70 dia. r.w.p's or equivalent to soakaway 5000 minimum from building. (Unless to existing surface water system). Soakaway to be 1 cubic metre minimum in capacity filled with brick hardcore only and taken down to a previous substrata and capped with concrete. Gutters to be 115 half round or equivalent.

All new drains to be 100 dia. Flexible jointed and bedded and surrounded in pea shingle. (OSMA or HEPSLEEVE). Laid to fall of 1:40.

All ceilings to be 10 foil backed plasterboard.

All roofs to be insulated with 70mm CELLOTEX double-R (thermal sheathing TS2/500) and be contiguous with wall insulation at eaves.

Solid floors to be 50 screed on 100 concrete on 1200g polythene d.p. membrane laid on 50 JABLITE grade SD on sand on 150 min. hardcore.

All windows and glazed doors to be double-glazed and comply with BS6206. All habitable rooms to have permanent ventilation of 8,000 sq mm minimum area

All lintels over external openings to be insulated to prevent cold bridging.

APPROVED

Contractor to check all dimensions on site and adequacy of existing structure before any additional loading is applied. Do not scale from drawings.