APPLICATION NO:
F/2000/1467

LOCATION:
9 Mays Close, Earley Reading.

APPLICANT:
Mr Baskerville C/O Vesey Design

PROPOSAL:
Proposed single storey rear extension and 1st floor to dwelling

EARLIEST DATE FOR DECISION: **17/06/2000**

APPLICATION EXPIRY DATE: **12/07/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Baskerville
C/O Vesey Design
Po Box 1482
Sutton Coldfield
West Midlands

Application Number: F/2000/1467

Parish: **EARLEY**

Location: **9, Mays Close, Earley, Reading.**

Proposal: **Proposed single storey and first floor rear extensions 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle garaging/parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell

John Mitchell CH
Development Control Manager
Date: 29/06/2000

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 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 4 August 2000
My ref: EXC/F/2000/1467

Mr R Baskerville
9 Mays Close
Earley
READING
RG6 1JY

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 Mr Baskerville

AMENDMENTS TO PLANNING PERMISSION F/2000/1467, 9 MAYS CLOSE, EARLEY

I write in response to your letter of 24 July, regarding changes to the windows in the ground-floor, side elevation of the above extension. The reduction in the size of the kitchen window and the replacement of the WC window with two smaller ones, as shown in the drawings submitted with your letter, is acceptable as a minor amendment, providing the WC windows are not at any time glazed other than with obscure glass.

Yours sincerely

John Mitchell,
Development Control Manager

File: 9 Mays Close, Earley, Minor amendments.doc

Full plans, NO - FP/2000/0566.
" NO - F/2000/1467.

Mr R. Baskerville
9 Mays Close
Earley Reading
Berkshire
RG6 1SY
24/07/2000
0118 - 3776758.

PLANNING SERVICES	HPT 32229
POL	TLS
DC EXC	ENF
APP	
CS	
25 JUL 2000	
COPIES TO:	ACC:
	FILE:

Reply req

Dear Sir

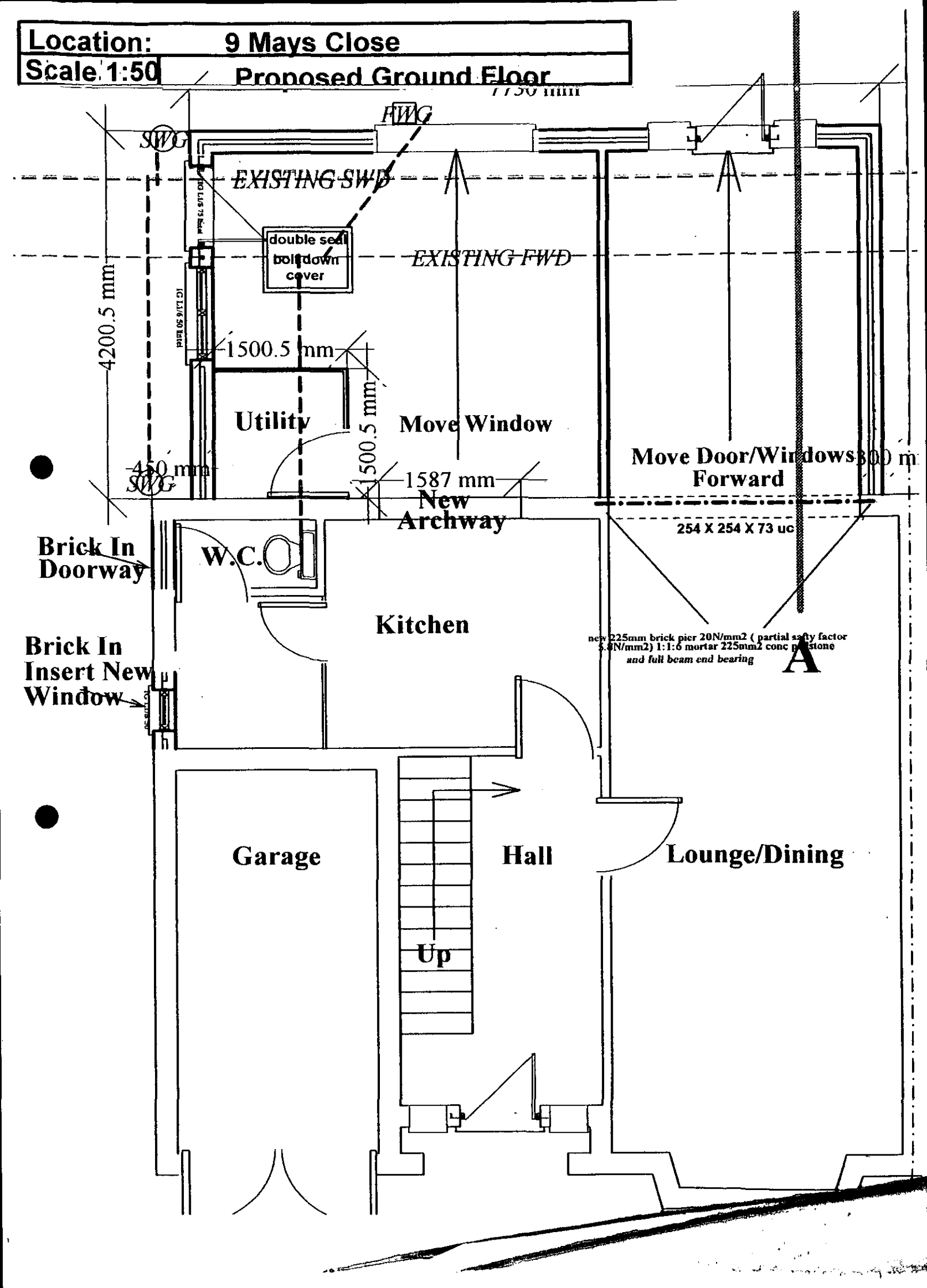
Please find enclosed altered drawings to my Passed planning application, as you can see from drawings I am seeking permission to repositum the ground floor side windows & reduce one in size.

My main aim of doing this is to give me a small window in both my downstairs toilet & shower room.

Yours Sincerely

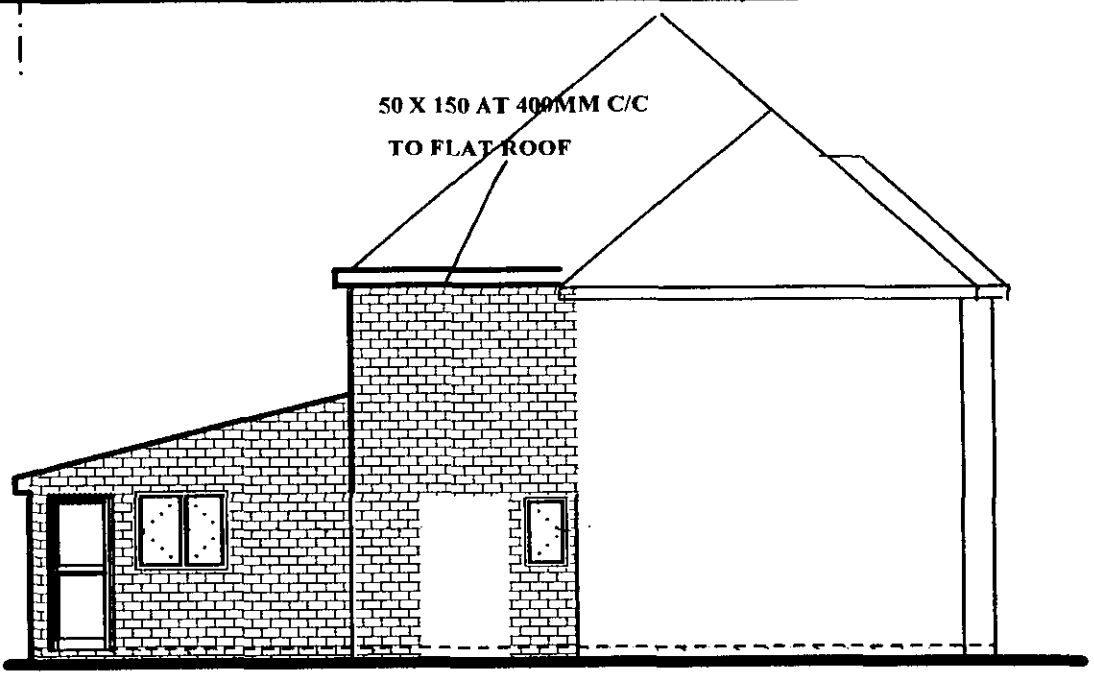
R. Baskerville

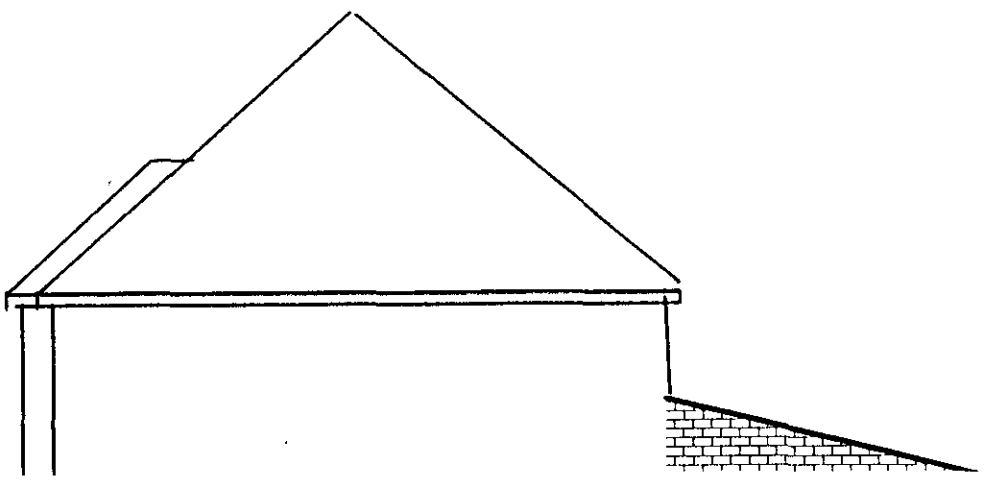
-Request for minor Amendment.

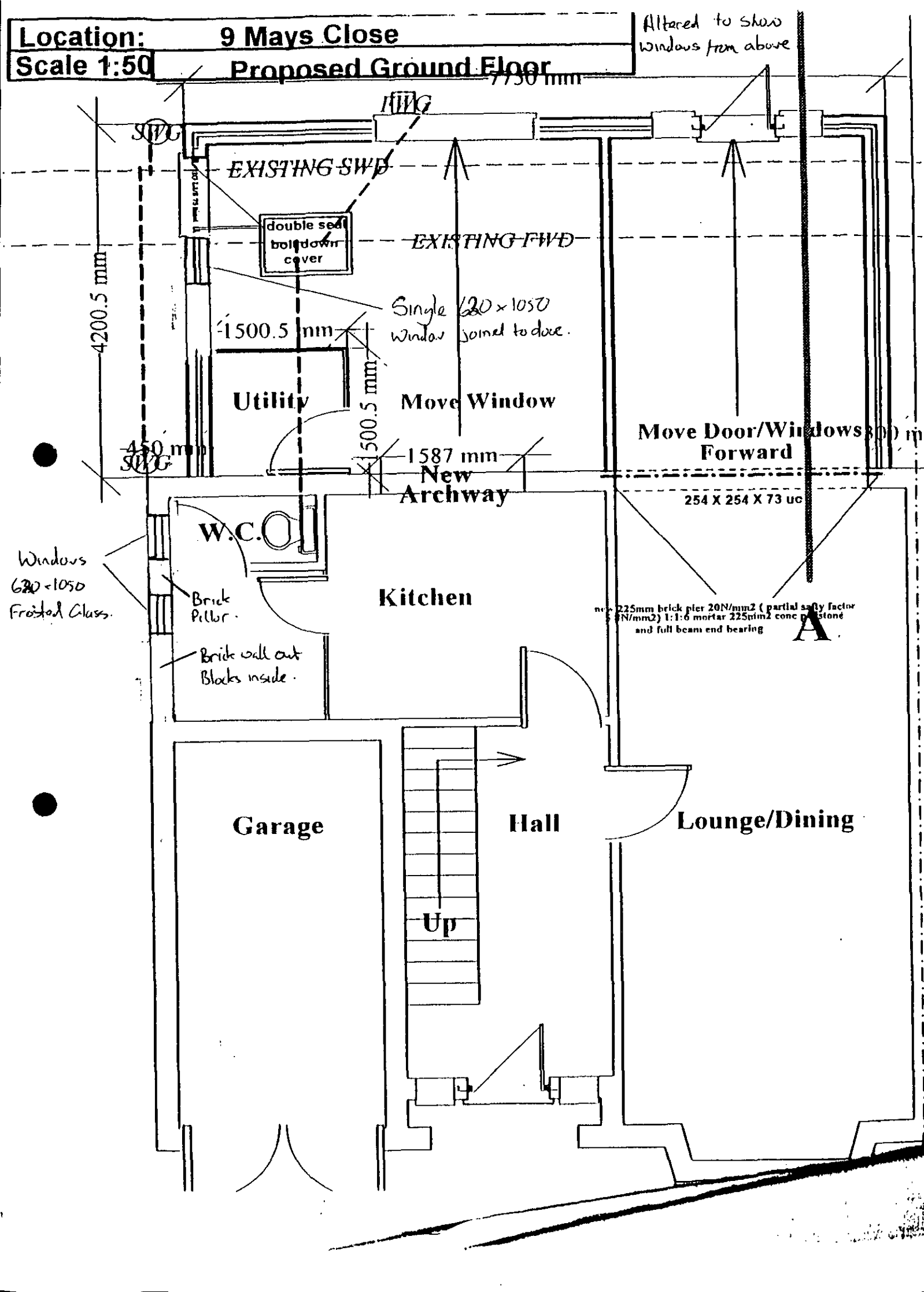

Location: 9 Mays Close
Scale 1:50 Proposed Ground Floor
FWG
SWG
EXISTING SWD
EXISTING FWD
double seal bolt down cover
4200.5 mm
1500.5 mm
1500.5 mm
Utility
Move Window
450 mm
SWG
1587 mm
New Archway
Move Door/Windows Forward
300 m
254 X 254 X 73 uc
Brick In Doorway
W.C.
Kitchen
Brick In Insert New Window
new 225mm brick pier 20N/mm2 (partial safty factor
5.0N/mm2) 1:1:6 mortar 225mm2 conc p stone
and full beam end bearing
A
Garage
Hall
Lounge/Dining
Up

Scale 1:100	New Elevation Plan
Location	9 Mays Close Earley Reading RG6 1JY





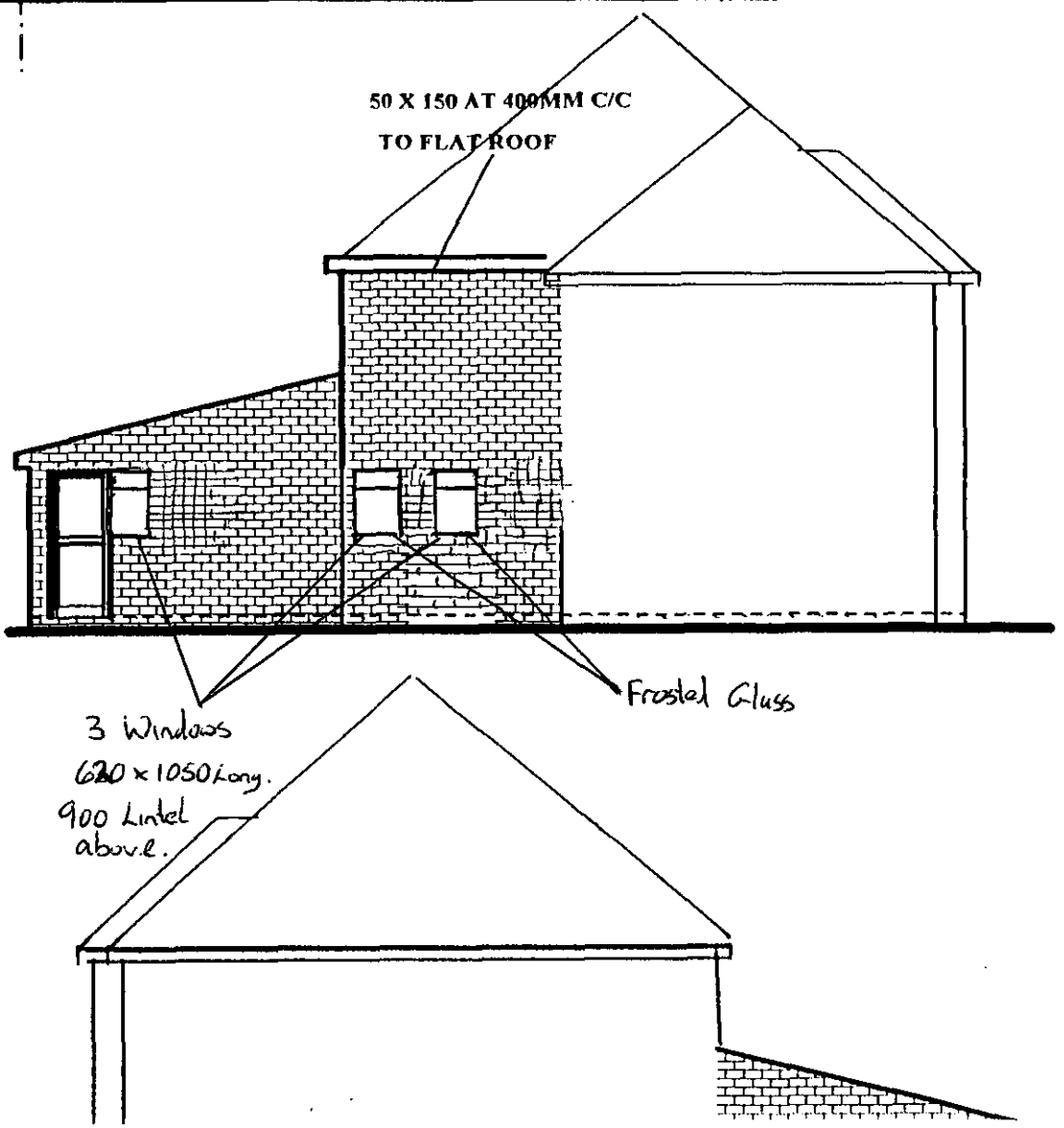


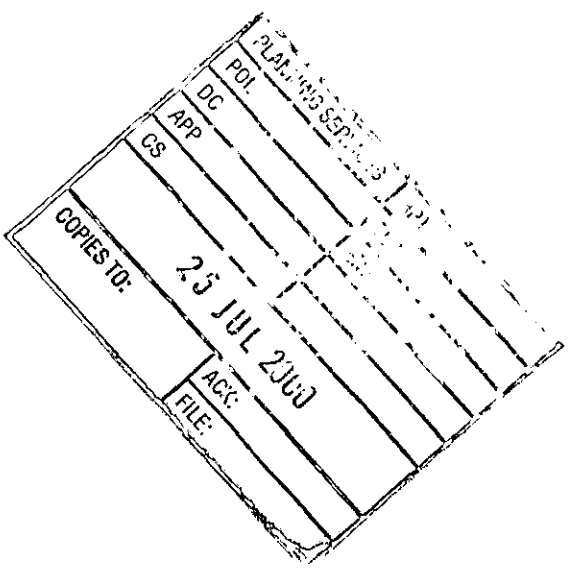

Location: 9 Mays Close
Scale 1:50
Proposed Ground Floor
Altered to show windows from above
7750 mm
HWG
SWG
EXISTING SWD
EXISTING FWD
double seal bolt down cover
4200.5 mm
Single 620 x 1050 Window joined to door.
1500.5 mm
Utility
1500.5 mm
Move Window
450 mm
SWG
1587 mm
New Archway
Move Door/Windows Forward
254 X 254 X 73 uc
W.C.
Windows 620 x 1050 Frosted Glass.
Brick Pillar.
Kitchen
Brick wall out Blocks inside.
A
Garage
Hall
Lounge/Dining
Up

Plan altered for approval.

Scale 1:100	New Elevation Plan
Location	9 Mays Close Earley Reading RG6 1JY






POL
DC
APP
CS
COPIES TO:
25 JUL 2000
ACK:
FILE:

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1467 EXC
BUILDING CONTROL NUMBER	FP 2000/0566. Alan.
~~APPLICANT~~/AGENT	Vesey Design.
ADDRESS OF SITE	9. Mays Close EARLEY.
DESCRIPTION OF PROPOSED WORK	~~2 storey side~~ first floor rear + S/S rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Rec'd 20/6/00 ✓	✓ Rec'd 12/5/00
ELEVATIONS	— ✓	— ✓
FLOOR PLANS	— ✓	— ✓

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	29/6/00.	
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	6/7/00.	

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 : Emy Circuit

Application Number : F/2000/1467

Applicant : Mr Baskerville C/O Vesey Design.

Location : 9, Mays Close, Earley, Reading.
Proposal : Proposed single storey & 1st floor rear extension to dwelling

Site Notice Displayed ? :	YES	NO	DATE
	✓		6 June 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 6 June 2000 (+ revised site notice)

Date Registered : 17/05/2000

Earliest Date for Decision : 17/06/2000

Latest Consultation Date/Site Notice Expiry Date : 17/06/2000

Application Expiry Date: 12/07/2000

Consultation Responses :

Earley TC - " no objection"
Highways - no objection

Planning Issues :

Identified Settlement
neighbours | street scene

Application Number: F/2000/1467
9 Mays Close, Earley

Appraisal: 9 Mays Close is a two-storey, semi-detached dwelling with a 5 metre deep, two-storey side extension and a 3 metre deep, single-storey extension to the rear of this, the rear of which is flush with that of the original building. The proposal is for a first-floor extension above the existing single storey extension and a single-storey extension.

The first-floor extension would be flush with the side of the earlier extension and the rear of the original dwelling and have a flat roof. A flat roof at first-floor level would usually be considered unacceptable in design terms. However, the roof would hardly be visible from the street and it would be difficult to achieve a pitched roof without increasing the height and massing of the proposals, which could be detrimental in terms of both the impact on the street scene and on 7 Mays Close, which is set forward by 4 metres. Therefore it is considered acceptable on this occasion.

The single-storey rear extension would span almost the whole width of the dwelling and project 4.2 metres. This would not cause overshadowing or be overbearing to either of the neighbouring properties and no side windows are proposed so loss of privacy would not be an issue.

Recommendation: conditional approval

WOKINGHAM DISTRICT COUNCIL

Application Number F/2000/1467
Conditions/~~Reasons~~ for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	Work
03	SC23	SR06	garage/parking

John Murrain
29/6/00

RECORD OF SITE VISIT

WOKINGHAM DISTRICT COUNCIL

SITE ADDRESS: 9 Mays Close Earley Reading.

APPLICATION NUMBER: F/2000/1467

OFFICER: Emy Circuit

DATE OF SITE VISIT: (6) June 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS residential
2 storey - semis
close to railway + A329(M)

3. DESCRIPTION OF SITE/BUILDING
semi-detached house, 2 storey

4. RELATIONSHIP TO ADJOINING PROPERTIES

See attached.

5. SITE CONSTRAINTS

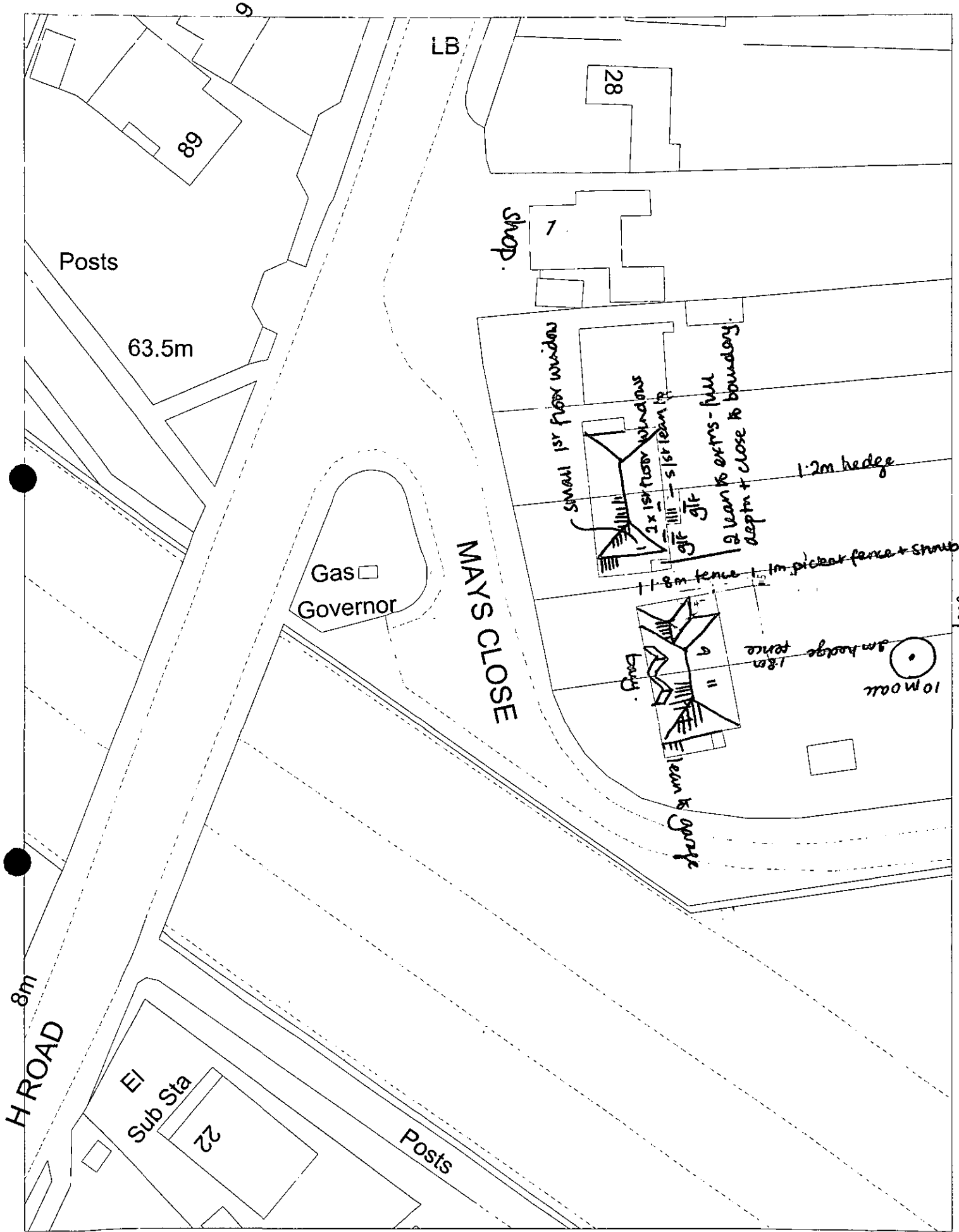
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



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Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

26 May 2000

Scale: 1 : 500

N
W E
S

Received by Wokingham District Council

Application No: F/2000/1467

PROPOSAL:
Proposed single storey rear extension to dwelling

LOCATION:
9, Mays Close, 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. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/06/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

24 May 2000

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

Tel: (0118) 974 6479

Date: **24 May 2000**

My ref: F/2000/1467

CONFIDENTIAL

Councillor Storry
50 Church Road
Earley
RG6 1HT

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

Dear Councillor

Application Number: F/2000/1467
9, Mays Close, Earley, Reading.
Proposed single storey rear 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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1467**
9, Mays Close, Earley, Reading.
Proposed single storey rear extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Storry

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

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

Tel: (0118) 974 6479

Date: **24 May 2000**

My ref: F/2000/1467

CONFIDENTIAL

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 1HL

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

Dear Councillor

Application Number: F/2000/1467
9, Mays Close, Earley, Reading.
Proposed single storey rear extension to dwelling

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If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1467**
9, Mays Close, Earley, Reading.
Proposed single storey rear extension to dwelling

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lissaman

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

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

Tel: (0118) 974 6479

Date: **24 May 2000**

My ref: F/2000/1467

CONFIDENTIAL

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 1HL

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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DX: 33506 – Wokingham

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1467**
9, Mays Close, Earley, Reading.
Proposed single storey rear extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lissaman

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

WOKINGHAM D.C. DEVELOPMENT CONTROL (*) PRE-APP ATTACHED (*)

Start date: ~~24 APR 2000~~ VALID 17 MAY 2000	Map No. 46 Site 0-09
Officer: EXC Application No. F/2000/1467	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Location: 9 MAYS CLOSE

Parish: EARLEY Ward: Whitegates 24.5.2000

Applicant: MR BASKERVILLE

Fee Received 95-00 (3) 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?	9/5	✓ 17/5
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Other side elevation New rear upstairs window not shown on rear elevation.	9/5	✓ 17/5
6	Floor plans	Label 1st floor rooms – is this an extra bedroom? How many in total (4?)	9/5	? No mention of bedrooms
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 :24.5.2000. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... Pre-app attached .....

NEIGHBOURS:

..... S/N + 4 & 11 Mays Close. ✓

.....

.....

.....

.....

.....

.....

.....

.....

FROM: Emy Circuit

DATE: 24 May 2000

25 MAY 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1467

Proposal: Proposed single storey rear extension to dwelling.

Site Address: 9, Mays Close, Earley, Reading.

Applicant: Mr Baskerville C/O Vesey Design.

Your observations are required in respect of this application **by 17/06/2000** .

NO OBJECTION

27 JUN 2000
COPIES TO:
ACK:
FILE:

SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 24 May 2000

Application Number: F/2000/1467

Proposal: Proposed single storey rear extension to dwelling

Parish: EARLEY TOWN

Site Address:
9, Mays Close, Earley, Reading.

Applicant:
Mr Baskerville C/O Vesey Design.

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

✓ below as applicable;

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

The garage + one further existing on plot parking space meet requirements for 2 car parking places.
No adverse highways comments.

Signed: A. Linnell **Print name:** A LINNELL

1789/a

SECTION 66 CERTIFICATE

Application No.

17.MAY2039* 1467

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . N. Bastard

On behalf of . . . . . .

Date 18-4-96

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

17 MAY 2000* 1467

1. APPLICANT'S NAME Mr R Bastenville.

ADDRESS 9 Hays Close, Early, Reading.

POST CODE **PHONE**

2. If the applicant has an agent, all correspondence will be sent to the agent

AGENT'S NAME Vesey Design

ADDRESS PO Box 1482, Sutton Coldfield, West Mids.

POST CODE **PHONE**

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.

SITE LOCATION 9 Hays Close.

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.

Domestic extension

5. Give the area in hectares or part of a hectare **AREA OF SITE**

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee **OWNERSHIP** owner.

7. List all the plans and drawings submitted with the application **PLANS/DRAWINGS**

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐		ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☒	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

House.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

to match

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

N/A.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

existing sud.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

existing

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

NO.

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO

If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

95-00.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF M Barker DATE 18-4-20

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS.
Please give all floor areas in SQUARE METRES.

		Existing floor space		Proposed additional floorspace created by	
	USE CLASS	Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

ADDRESS 9 MAYS ~~LANE~~ CLOSE PARISH EARLEY

PLOT No. Old Property Renewed 7/6/77 ORD. SHEET No. SU 7472(4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
727/54	Mr. G. E. Bateman	W.C.	14/9/54	~~App.~~ N
PD/185/62	"	Extension	17/5/62	~~App.~~ Nil

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 947/1999

DRAINAGE



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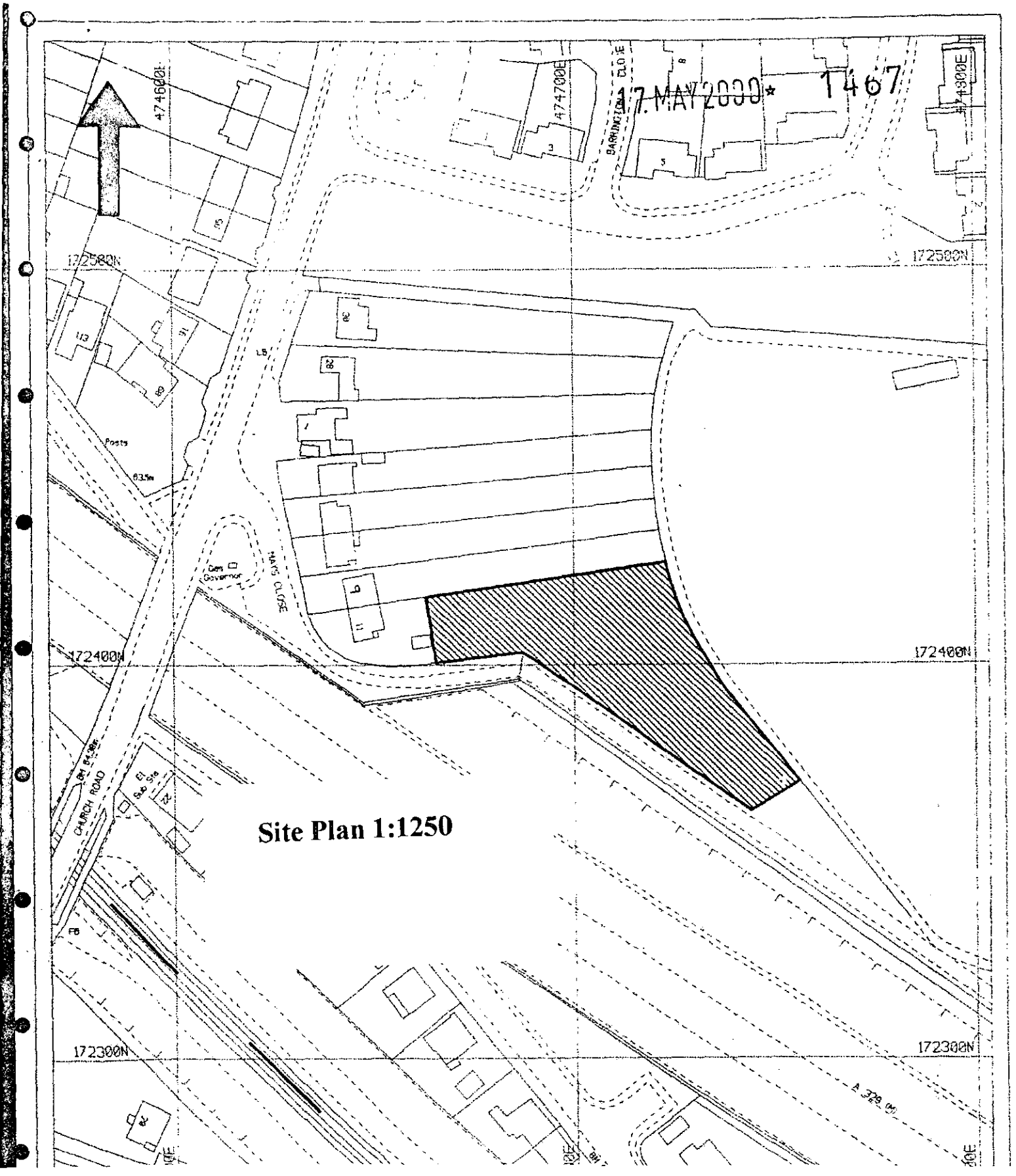
Development Control Section, Environmental Services, Wokingham District Council.
4 May 2000

Scale: 1 : 1250

17 MAY 2000 ★ 1467



Site Plan 1:1250

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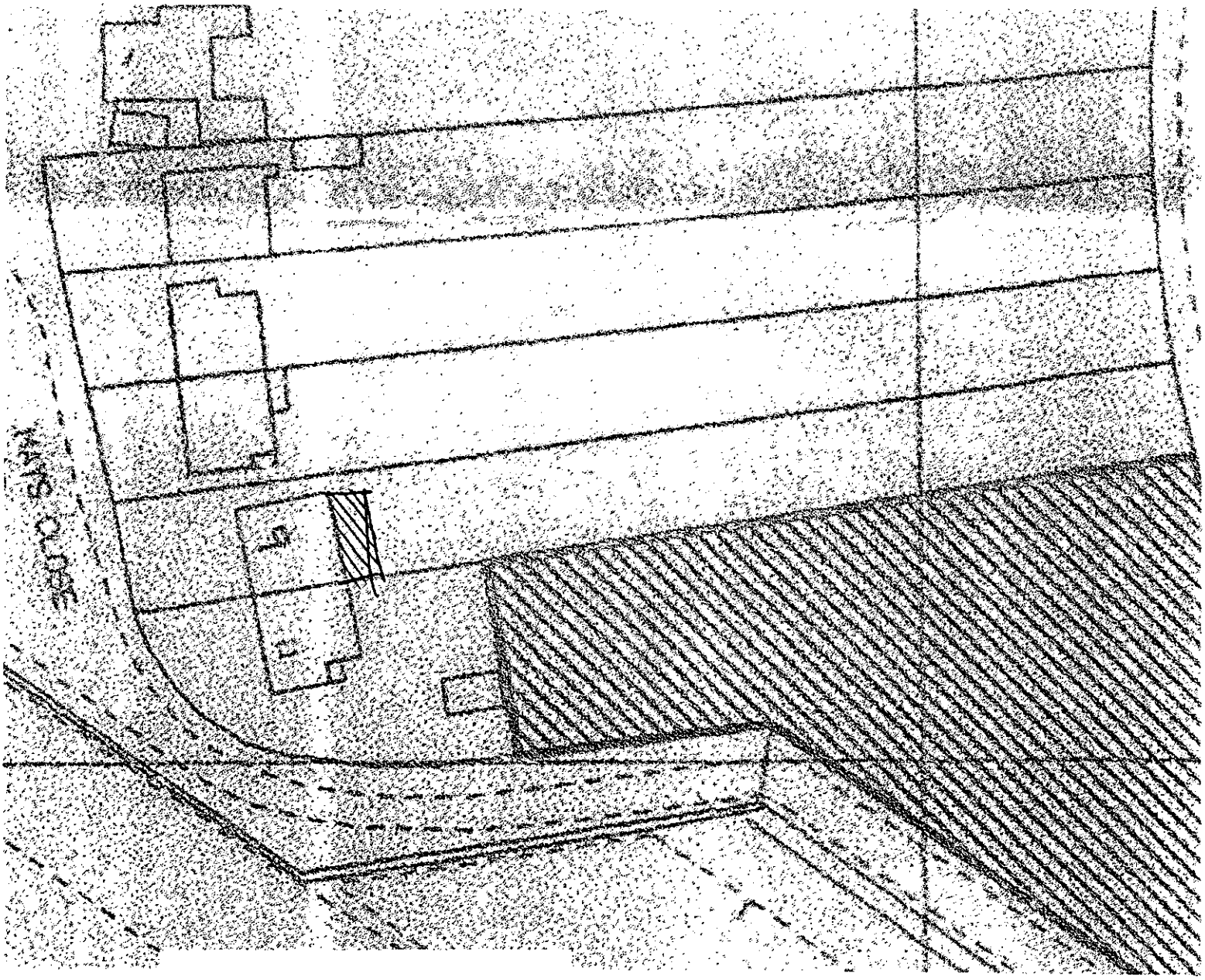


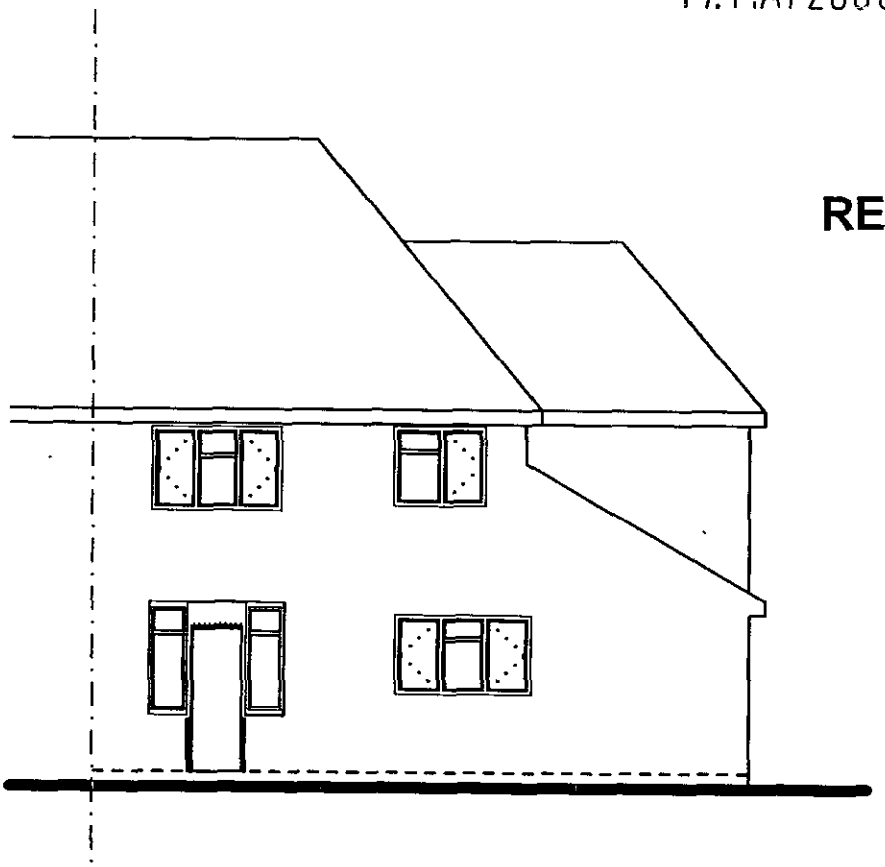
Block Plan 1:500

APPROVED

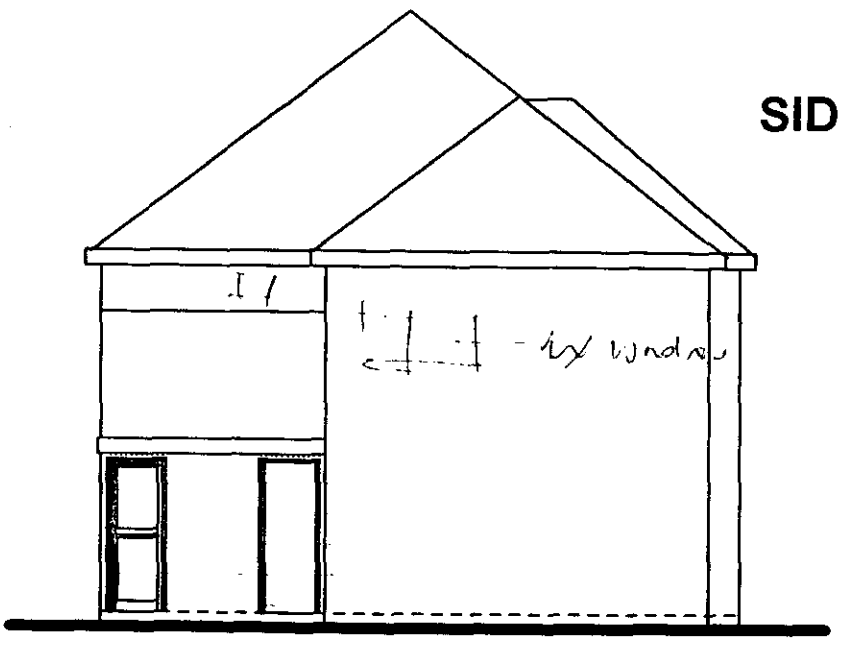
Location :	9 Mays Close
Scale 1:100	Existing Elevations

8

17.MAY2000* 1467



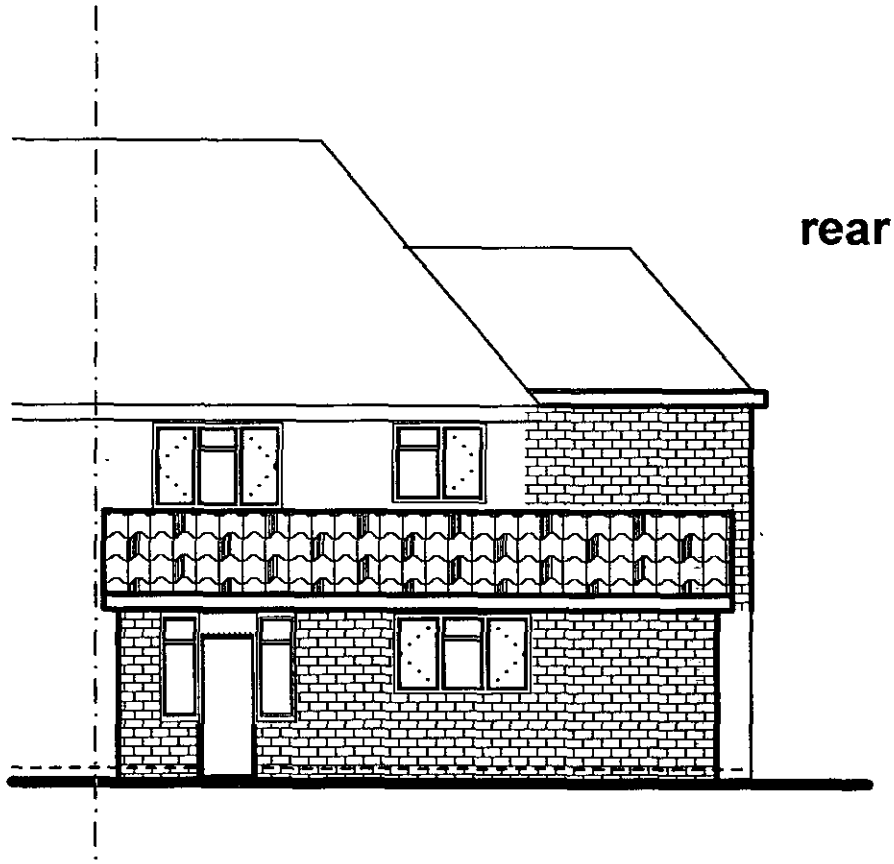
REAR



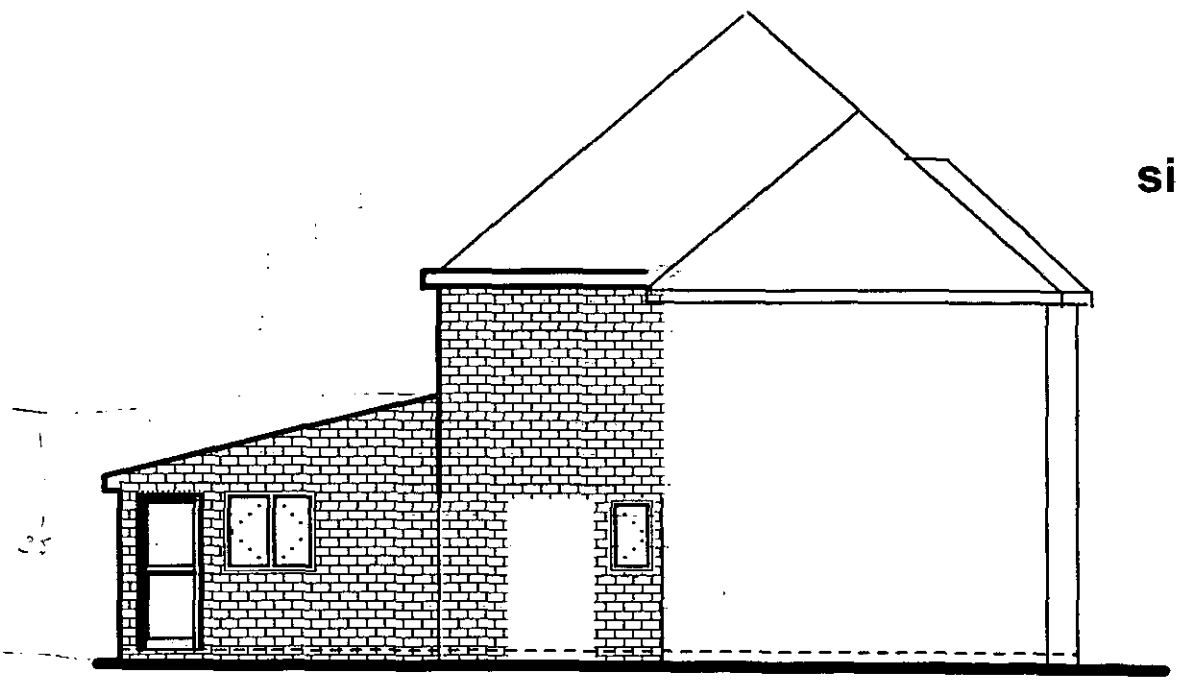
SIDE

Location :	9 Mays Close
Scale 1:100	Proposed Elevations

17 MAY 2000* 1467



rear



side

APPROVED
26/5/00

Location : 9 Mays Close

Scale 1:100 Existing Floor Plans

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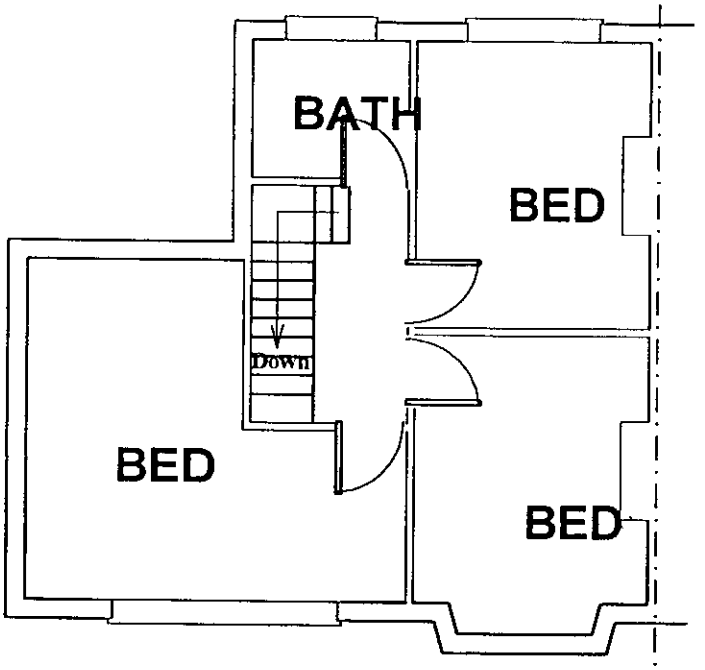

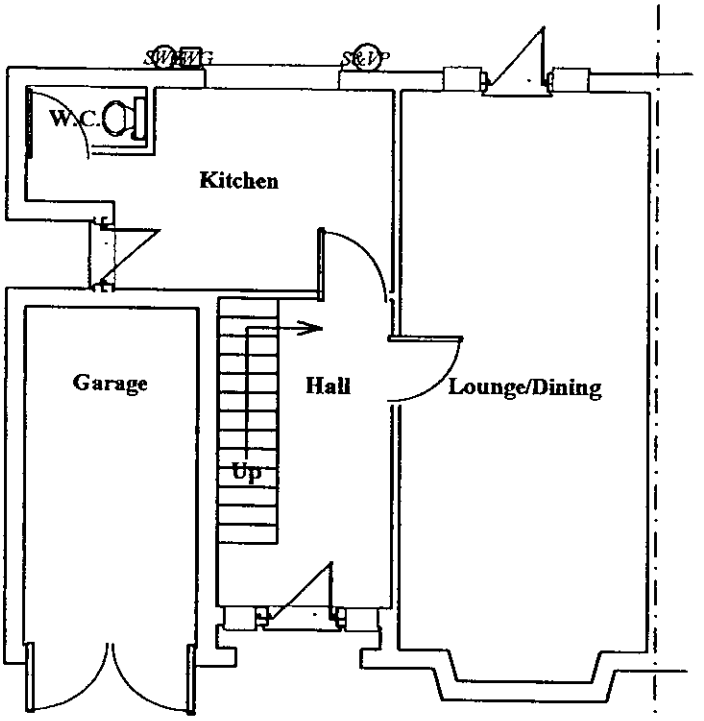

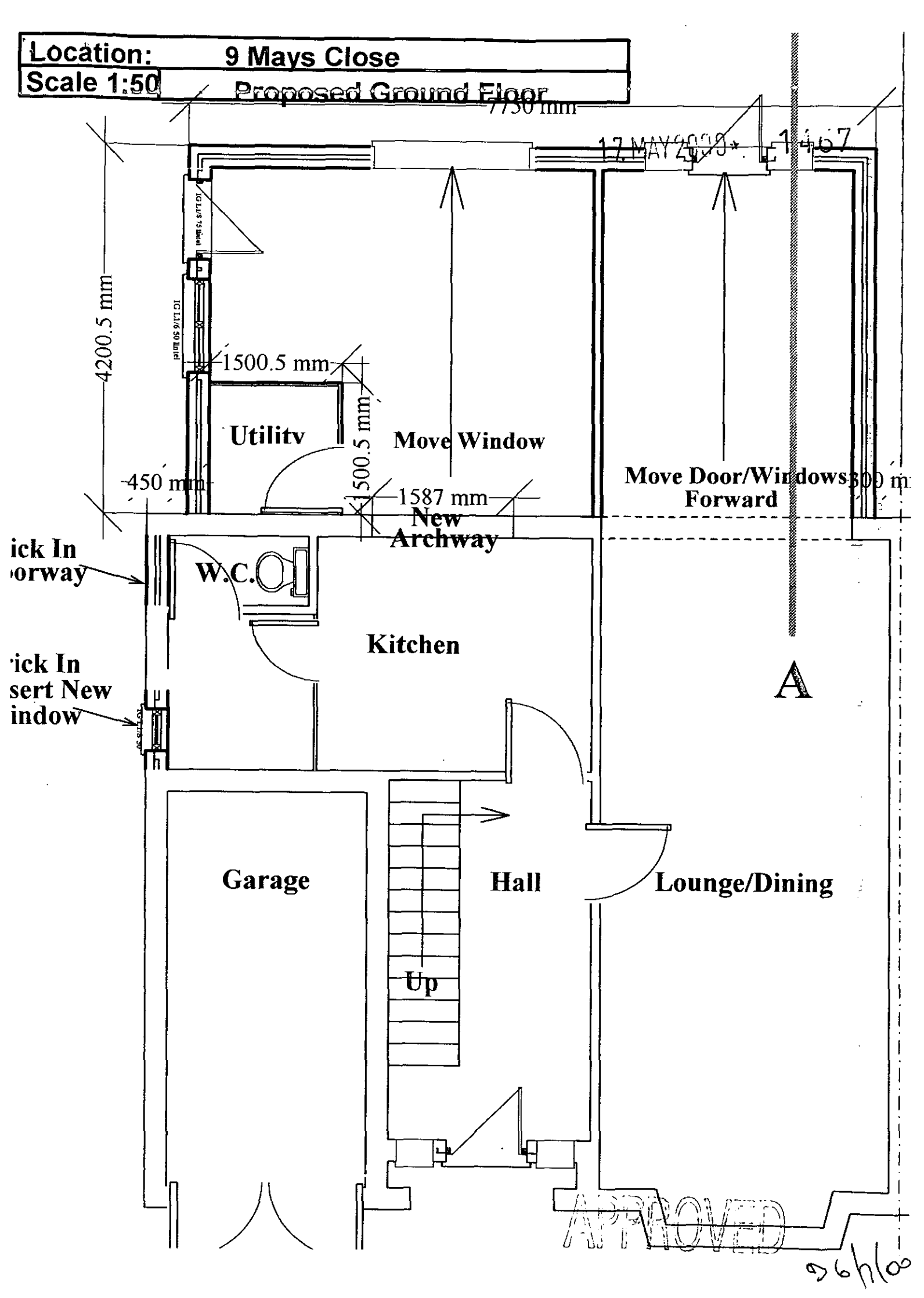
Location: 9 Mays Close
Scale 1:50
Proposed Ground Floor
7730 mm
17 MAY 2018
4200.5 mm
1500.5 mm
1500.5 mm
Utilitv
Move Window
450 mm
1587 mm
New
Archway
Move Door/Windows
Forward
W.C.
Kitchen
A
Garage
Hall
Lounge/Dining
Up
APPROVED

Location: 9 Mays Close

Scale 1:50 Proposed First Floor

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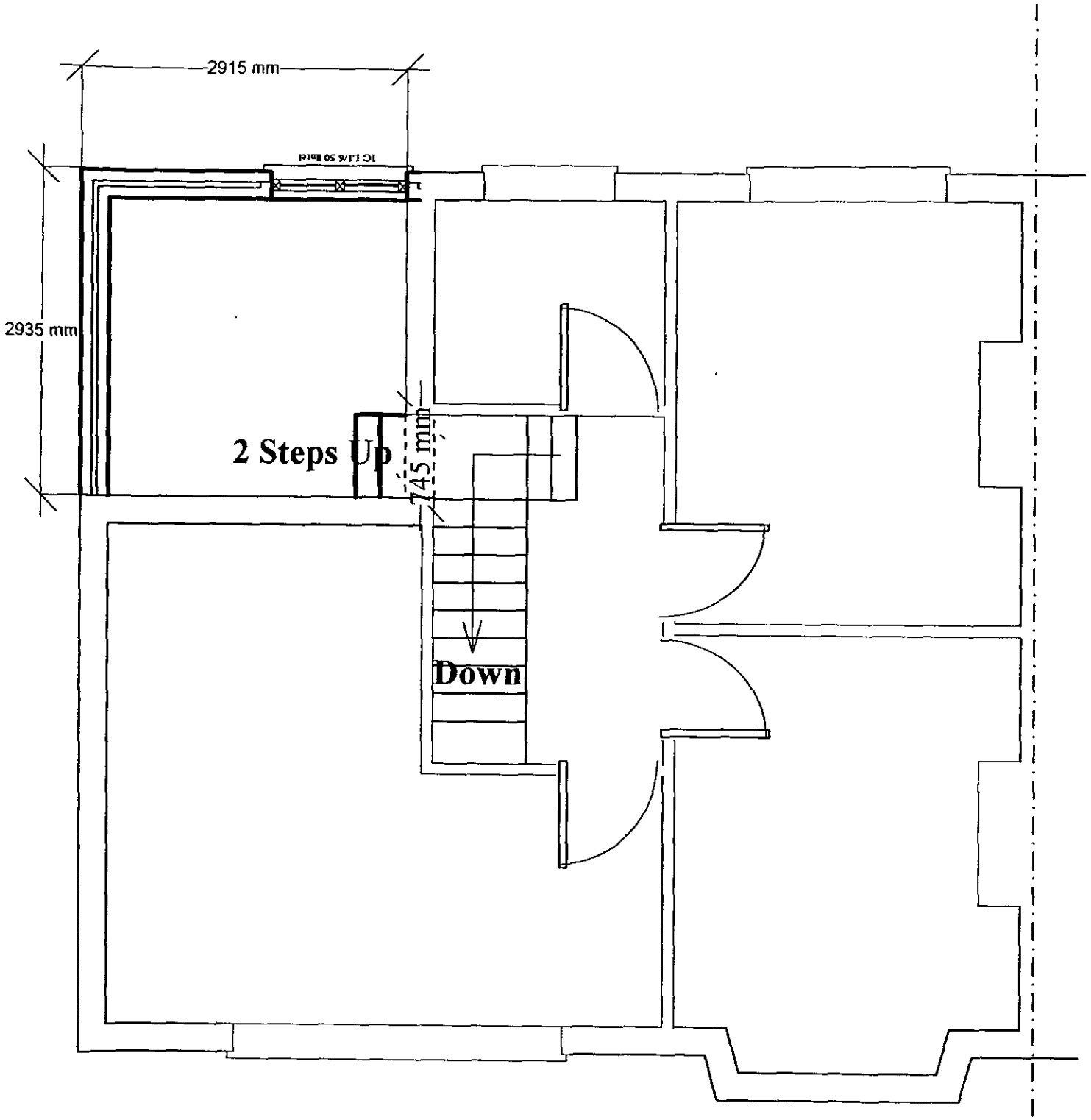
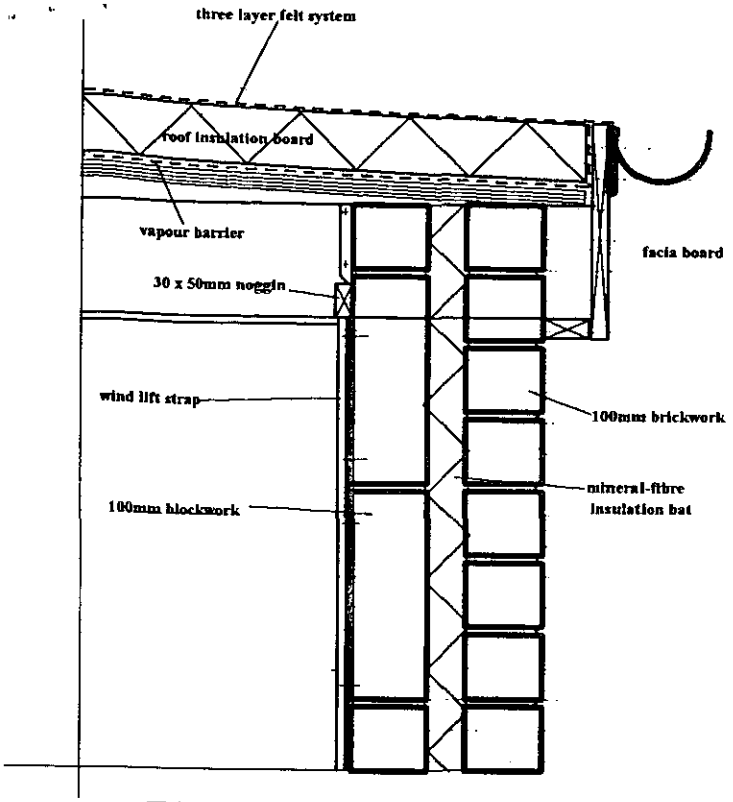
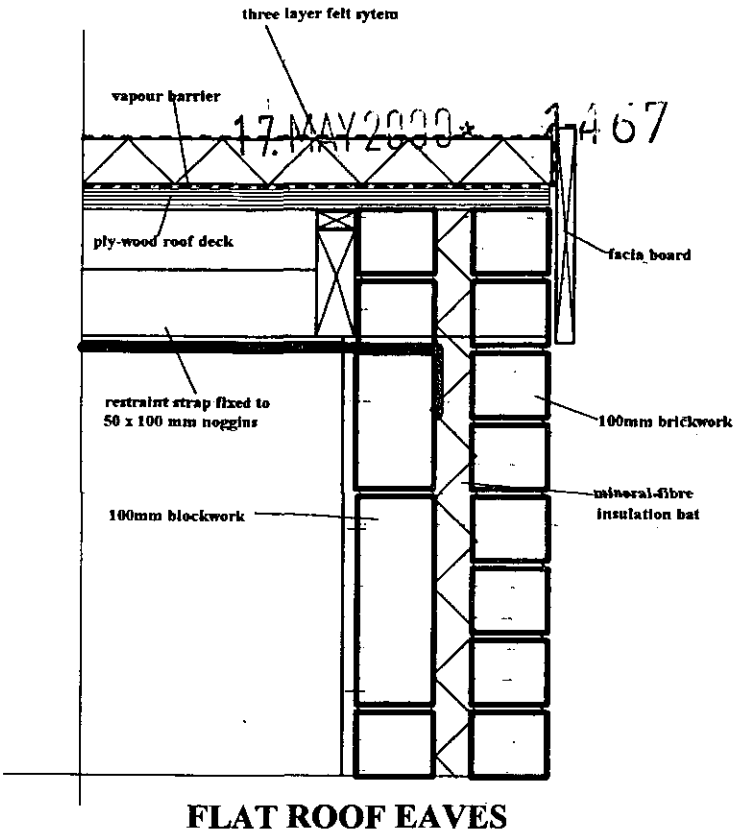


APPROVED

9/h/00



FACIA WITH GUTTER



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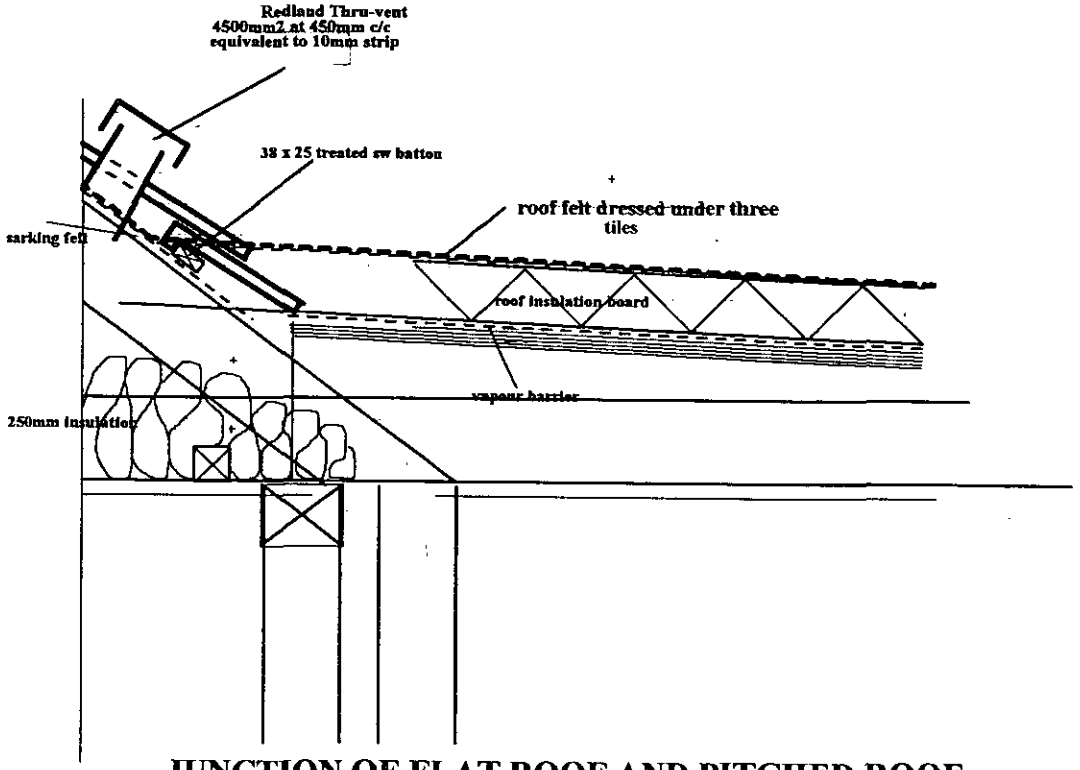
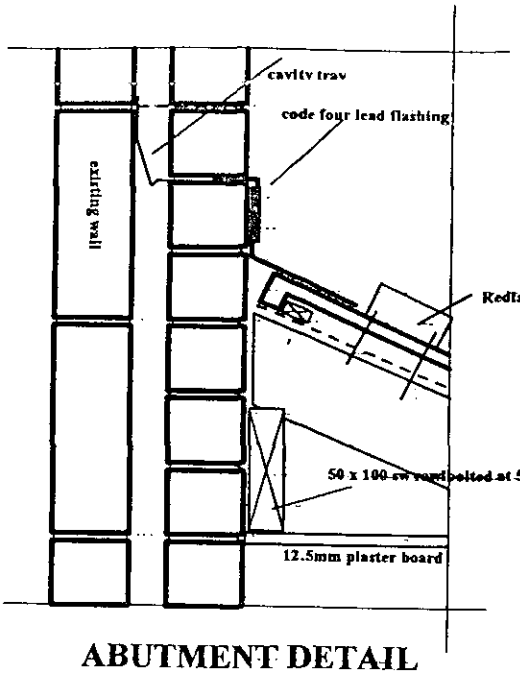
FLAT ROOF EAVES



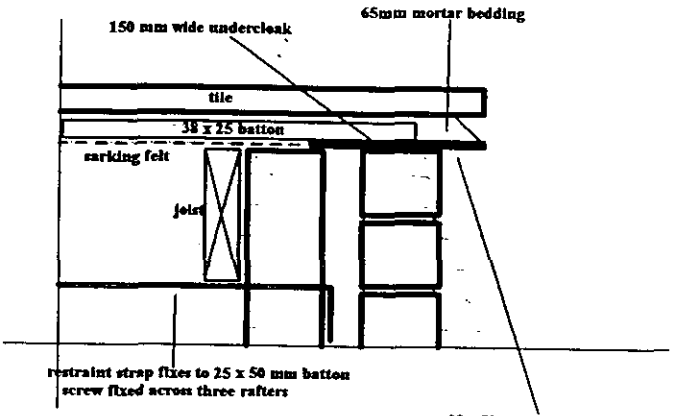
JUNCTION OF FLAT ROOF AND PITCHED ROOF

Location :	9 Mays Close
Scale 1:10	Construction Details

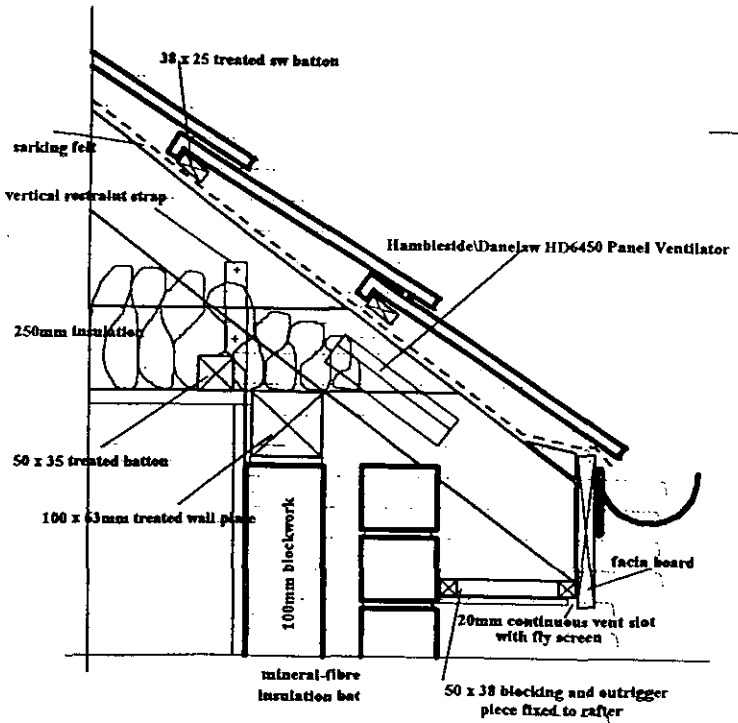
17.MAY2000 1467



ABUTMENT DETAIL



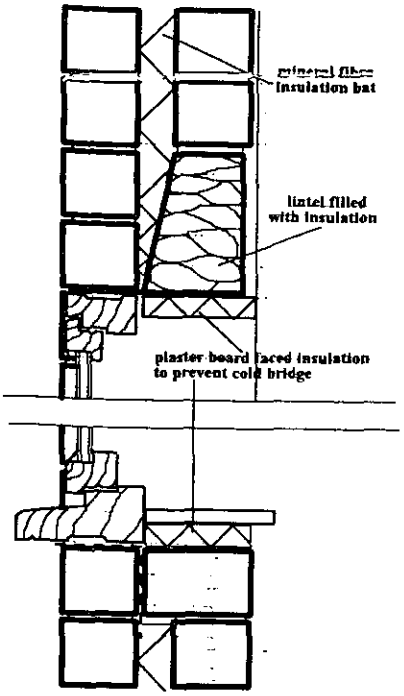
VERGE DETAIL



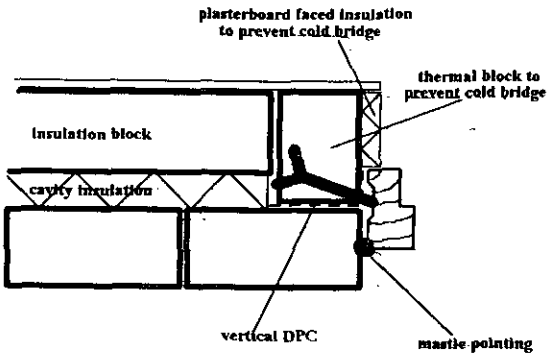
FACIA DETAIL

Location :	9 Mays Close
Scale 1:10	Construction Details

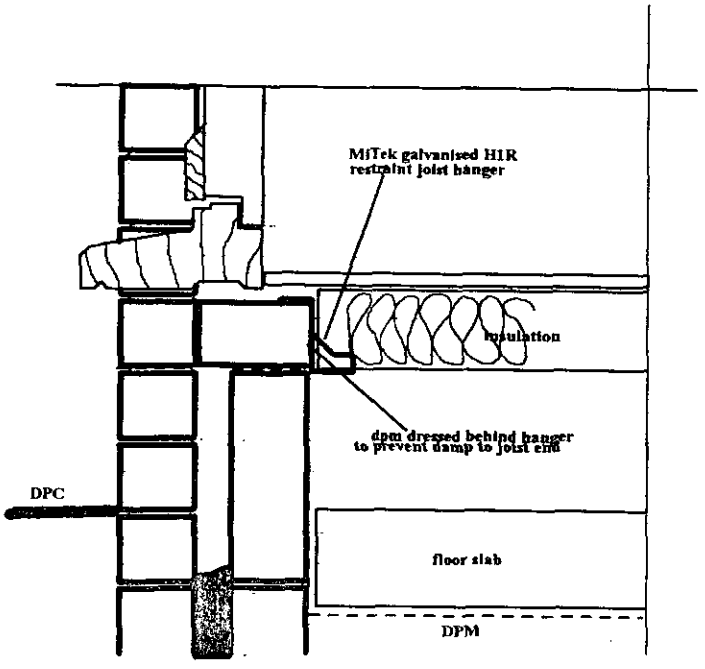
17.MAY2030* 1467



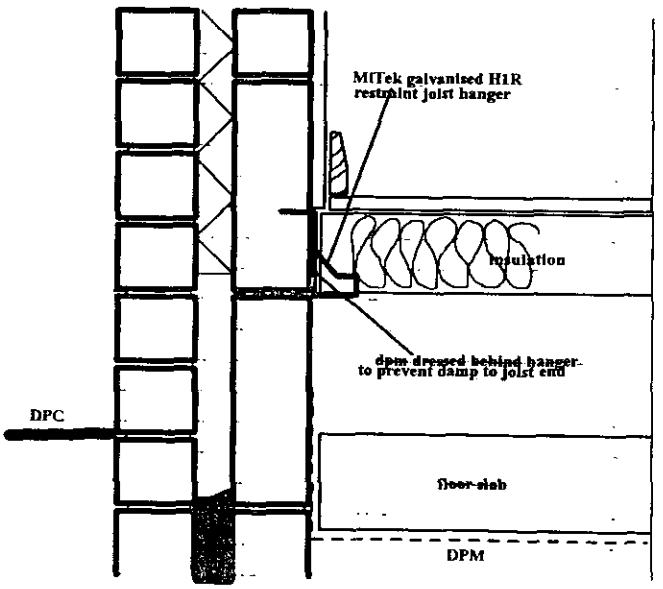
WINDOW OPENING



CAVITY REVEAL



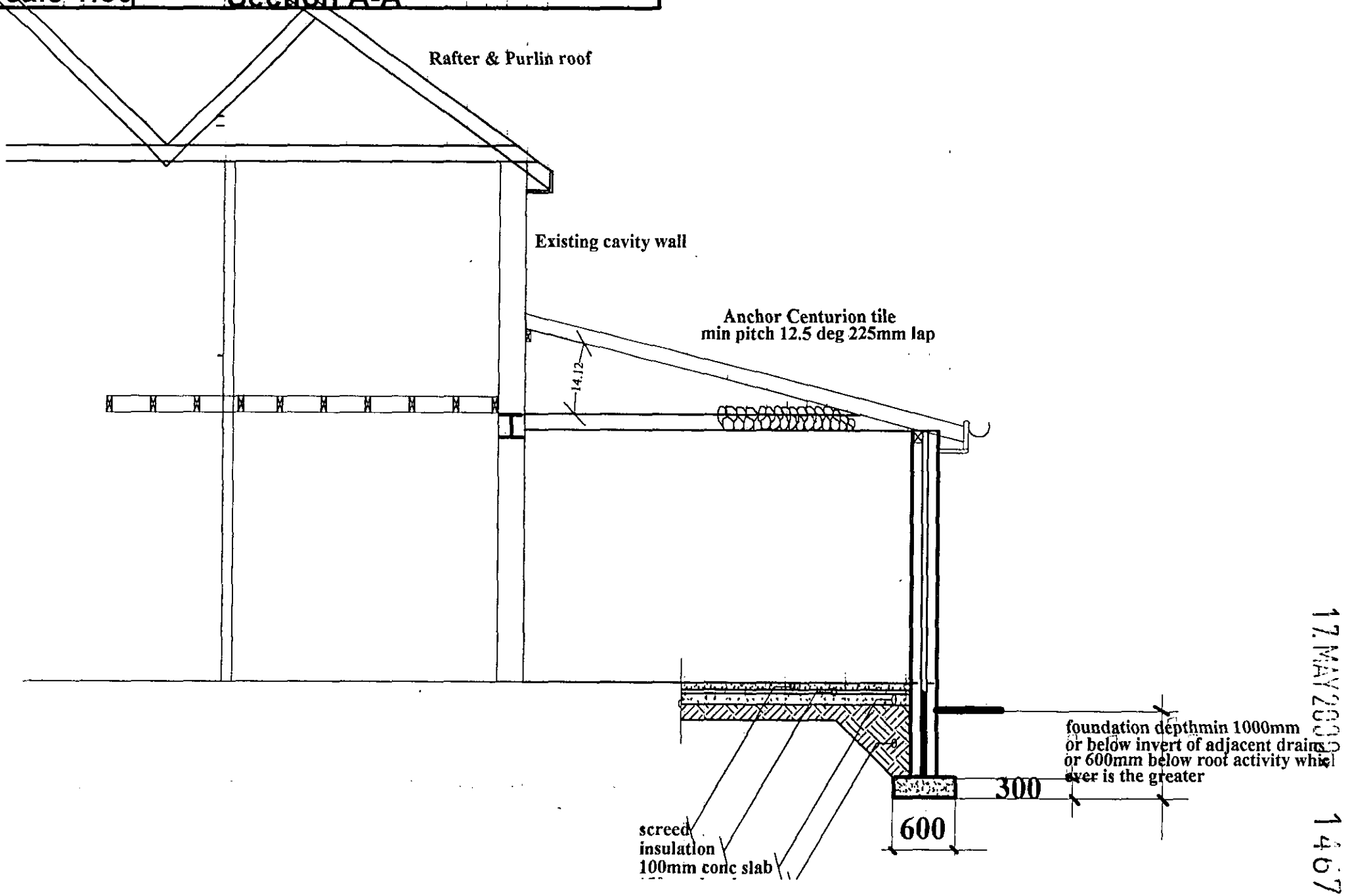
FLOOR SECTION



FLOOR SECTION

Location :	9 Mays Close
Scale 1:10	Construction Details

Location:	9 Mays Close
Scale 1:50	Section A-A



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17 MAY 2000* 1467

PITCHED ROOF EXTENTION

FOUNDATION - 1:2:4 concrete foundation (size as scaled on the drawings) at a minimum one meter depth below outside ground level, to a sub soil with a bearing capacity of no less than 75Kn/m2, or to such greater depth as dictated by the Council Inspector. In all cases foundations should betaken below the invert of all adjacent drains within the pressure zone of the foundations.In the event that roots are found in the base of the trench the depth will be increased to 600mm below last root activity.Sulphate resistant cement should be used. Where the new foundations abutt an existing structure the concrete should be taken to a depth at least equall to the existing structures foundations.

WALL - The wall below DPC level is to be Thermalite HI-Strength 7 blocks (suitable up to Class 4) , with the outer leaf being in semi-engineering brick two courses below ground level and two courses above ground level. The provided, but filled up to ground level with lean mix concrete (leaving at least 150mm clear up to the DPC). A flexible *HYLOAD* DPC will be provided to both leaves two brick courses above ground level (no less than 150mm), with 100mm laps at all joints and onto the existing house DPC. The DPM to the floor is to be dresses onto the DPC. Above DPC level the wall is to be constructed with facing bricks (or Denzcrete external facing blocks as indicated on the elevation drawings) and 100mm *THERMALITE SHIELD* blocks to the inner leaf (brick strength at least 20 N/mm2, and block strength at least 5 N/mm2). A 50mm cavity will bemaintained between both leaves and fully filled with partially compressed *PILKINGTON DRYTHERM CAVITY WALL INSULATION* which will act as a cavity barrier for fire purposes. The *DRYTHERM* will be placed between the wall ties to form a neat butt jointed run, and level with the underside of the roof deck. Stainless steel butterfly ties will be used at 450mm c/c vertically(300mm adjacent to openings) and 900mm horizontally. All new walls will be bonded with 1:1:6 mortar. Both skins will be fixed to the existing structure using stainless steel *FURFIX PROFILES* secured with 2 x 1/4 galvanised coach screws and *BLUE THORSAM TP3 PLUGS* and the junction of the new and old brickwork to be provided with a vertical DPC. Vertical DPC's will be provided to all openings and returned 150mm. Vertical DPC's will be provided to all openings and returned 150mm. All openings will be supported with *IG Lintels* with 150mm end bearings.All external lintels to havedpm/cavity tray to BS 5628 to extend from the top pf the lintel to the front toe end extending 150mm beyond thelintel end. Weep holes should be provided over.

INTERNAL WALLS SOLID -Block internal walls are to be taken off 200 x 400mm foundations 1000mm below outside ground level. The DPM to the concrete floor is to be fully bonded to the new walls DPC. All clockwork below ground level is to be bonded with 1:1/2:4 mortar, and above DPC with 1:1:6 mortar. Both sides are to receive a two coat plaster finish. Openings are to be supported with *BAT SUPERGALV* lintels with 150mm end bearings.

FIRST FLOOR SUSPENDED TIMBER FLOOR - The floor joists are to be of sizez and centers as stated on the section drawing. The ceiling is to be12.5mm plasterboard with skim and 19 mm floor grade tng decking. Floors spaning over 2.5m are to have MiTex HB HeeringboneStruts fixed with 38mm angular ring shank nails making sure that the struts are clear both top and bottom , and that there is 6mm clearance between struts. The floor joists are to be hung off MiTex HIR Return Type Restaint hangers.Restriant straps will be provided at 1200mm c/cAll timber is to be tanalised. Provide 30 x 5mm straps at 1.8m c/c.

FIRE PREVENTION - Landings and halls are to have fitted EI Professional 130 Series mains smoke alarms meeting BS 5446 Part 1:1990**SOLID FLOOR** - The area to receive the floor is to be stripped of all top soil, and overlaid with 150mm of well consolidated inert hard-core, provided with a 20mm sand binding. A 1200 gauge polythene DPM is to be provided and lapped into the new and existing DPC's and overlaid with a 100mm concrete floor slab. On top of this is to be laid 50mm *FLOORMATE* and covered with a 500 gauge polythene isolation sheet. The whole surface is to be finished with 63mm 1:3 screed with a chicken mesh reinforcement.

PITCHED ROOF -Tiles in accordance with the manufactures instructions, onto 25 x 32mm tanalised battens on BS 747 sacking felt, given 150mm laps horizontally and 100mm laps vertically. Roof timber sizes are to be as stated on the section drawings. A continuous 25mm vent strip with a fly screen will be provided at the soffit to provide cross ventilation. The ceiling will be 12.5mm plasterboard, all finished with a two coat plaster skim. Fibre glass quilt is to be laid between the ceiling joists up to the depth of the joists, and then over laid with a second layer at 90 degrees, both layers amounting to a total depth of no less than 250mm. Rafter ends are to be birdsmouthed onto the wall plate and screw nailed in pre-drilled holes. Rafter ends will be restrained by screw nailing to ceiling joists.All timber is to be tanalised.

BIRDSMOUTHING - Birdsmouth joint of rafters to purlins and wall plate to be 1/3rd rfater depth to ne effective.

WARM DECK ROOF- A warm deck roof is to be used witha 12.5 mm plasterboard ceiling . The roof timbers are to be of size and centers stated on the section drawings, with firring strips to form falls of minimum 1:40. Joist ends are to be fixex to the existing structure using catnic restraint joist hangers. A 20mm plywood deck is to be used with a one layer bituminous felt type 1B vapour barrier, hot laid with fully bonded overlaps to roof decking. All points of penetation effectiveley seales. . On top is to be placed 83mm *COOLAG STANDARD ROOFBOARD* and all joints taped and covered with 3G perforated felt and two layers of *RUBEROID POLYBIT HP 180* fully bonded and covered with 13mm deep white spar chippings bonded in bitumin (fire rating A A) All felt upstands are to be provided with a code four lead flashing.All timber is to be tanalised.

RESTRAINT AND WIND LIFT -The top of the cavity wall is to be restrained at roof verge, eaves and ceiling level with 5 x 30mm galvanised mild steel straps at 1200mm centres built into the cavity wall. Where the roof straps rum at right angles to the roof, joist noggins will be used so that the strips can run across at least three joists. 5 x 30mm galvanised mild steel straps will be used at 1200mm centres and screw fixed at three points to the inner leaf.

BEAM FIRE PROTECTION - All box lintels will receive a two coat plaster skim. Steel beams will be clad with two layers of 12.7mm *FIRELINE BOARD* fixed onto 50 x 50mm battens to provide a 50mm air gap between the board and the beam. The board can be screw fixed to *GYPROC STEEL STRAPPING* at 300mm centres and finished with a two coat plaster skim. Beam ends are to be bolted to the padstones.

LINTEL SCHEDULE - Wall openings are to be supported by IG Lintels with 150mm end bearings and viods filled with Rockwool as follows :-

Span 600 - 1200mm IG L1/S 50 - 65mm high Span 1650 - 1800mm IG L1/S 50 - height 115mm
Span 1350 - 1500mm IG L1/S 50 - 80mm high Span 2250 - 2400mm IG L1/S 50 - height 150mm
Span 2550 - 2700mm IG L1/HD 50 - 195mm high Span 2850 - 3000mm IG L1/HD 50 - 220mm heigh

FLASHINGS - All new roof abutments to be provided with 150mm high code four lead flashings (where the flashing abuts

9 Mays Close

VENTILATION - All rooms are to have a 2no 225 x 225mm air brick (8000 mm2) at least 1750mm off the ground, (including bathrooms and utility rooms) and provided with a hit and miss vent and fly screen. All patio doors and windows are to havenight vents (trickle vents) with an area of at least 10,000mm2. Kitchens and utility rooms are to have mechanical extracts with a capacity of at least 60 litres per second. Bathrooms and WC's will have fans with a capacity of at least 15 litres per second fitted to a light switch with a 15 min over ride.All new windows are to have openable lights equall to 5% of the floor area of the room served.

EXISTING SUB FLOOR VENTILATION - If the new extension blocks existing air bricks thses are to be ducted out to extennal walls via 150mm dia drain pipes with 225mm2 airbricks.

GLASS - All glass to doors, patios and/or side panels to a horizontal distance of 300mm from the door and to a minimun height of 1500mm above floor level will be toughned glass to BS 6206 . Glazing else where within 800mm of floor level will also be toughned glass.

TIMBER - All timber used is to be tannalised.**VERMIN** - All pipe work entering the structure from below ground level, should be fitted with a rodent proof ridged masking sheet.

CONSERVATION OF HEAT - All windows and other external glazing is to be PVCu thermal break with15mm air gap double glazing with low emissivity glass{<0.2}. All reveals are to be in light weight aerated blockwork and clad with **GYPROC URETHANE LAMINATE,** with a 25mm thickness. No bricks are to be used within the inner leaf. Hollow cavity wall lintels are to be fully fitted with *Gyproc Drytherm* insulation. All windows and doors are to be sealed around the frames with mastic and all openings draught stripped including all loft hatches.**HEATING** - The new rooms are to be heated with wet radiators exteneded from the existing central heating system. The radiators are to be fitted
with Thermostatic radiator valves.

HEATING - The new rooms are to be heated by radiators taken off the existing central heating system and fitted with thermostatic valves. A gas engineer is establish that the present system can take the additional heating load.

DRAINS - *Hepworth Supersleve* 100mm diameter pipes are to be used, laid to falls of no less than 1:40. Any pipes close to the surface and subject to heavy loads are to be encased in 150mm of concrete with polystyrene collars at alternate joints to maintain flexibility. Pipes passing through the structure are to have the walls over supported by 150 x 100 reinforced concrete lintels with 150mm end bearings. A gap of at least 50mm is to be maintained around the pipe. A flexible joint is to be provided within 100mm of theopening or any chamber connection.All drains to be bedded in granular material with a 100mm cover all round. The existing drainsyestem has not been surveyed, and the layout shown is assumed . The builder is to allow for a camera survey before building if he considers it necessary. **Drains which are to be adopted by the council to comply with Sewers for Adoption (4th Edition).Note:- the builder should carry out a drain survey prior to staring building work to confirm thatthe drain layout will not affect the foundation and wall layout.**

Chambers up to 900mm deep are to be 750 x 1000mm internally.
Chambers 900 x 2700mm deep are to be 1200 x 1000mm internally.
All chambers are to be built of 150mm 1:2:4 bases, with 225mm solid semi-engineering brick walls laid in English Wall Bond, having 1:1/2:4 mortar joists. A galvanised steel frame and cover is to be provided. All internal chambers are to have galvanised steel double seal bolt down covers. Chamber covers to be to EN 124.

WASTES - .
BATH and SINK wastes - 43mm uPVC pipes with 75mm deep seal traps, anti-siphon valves and access bosses to all bends.
All wastes are to discharge to 110mm stub stack with Hunter *Nouveau Relife Valve (BBA cert 83/1066)* or standard S&VP.
Connections to SVP's are to be to CP 304, with bird cages terminating 900mm above eaves and windows
WC connections to be 110mm stack pipe or stub stack with Hunter *Nouveau Relife Valve* with P trap to pan and possitioned above the flood level of the heighest connected service.

FIRE PROTECTION TO S&VP - Internal S&VP should be boxed in using ms galvanised angle with plaster board and void filled with Rock Wool

GULLIES -All external foul and surface water gullies are to be trapped roddable back inlet gullies, with waste pipes discharging below the grid but above the water level.

GUTTERING - 115mm uPVC guttering is to be used, with 65mm down pipes discharging to trapped gullies.

LAND FILL GAS - Any building likely to be affected by land fill gas is to have a 0.25mm ZEDCOR polymer thermoplastic (BBA No 94/ 3059) with ZEDCOR DPM jointing system across the cavity at DPC level with cavity trays over.The area under the floor slab is to be vented with herringbone pattern land drains out to
225mm2 air bricks.

GENERAL - The possition of all boundaries and planning sight line s are assumed only . The client must confirm their actual possition before starting work.This work is probably covered by the PARTY WALL ACTand requires to you to write to your neighbour informingthem of the work with a copy of the plans. Work may only commencewhen you have their written consent. The builder is under a strict duty to t check all dimensions on site prior to starting work or ordering any materials. Any descrepancies on site must be reported to the company at once before work starts. The builder is required to make sure he fully understands the plans and extent of the work in conjunction with the client, and that he has all relevant details he needs to provide a binding quotation for the cost of the works.These plans do not coverthe location of services (drains, gas, telecoms, electric etc). These should be established by the builder before hand and a decision made by the relevant specialist tradesman as to wether thay need to be relocated or upgradedto cover the new building works. The builder must ensure that he is working from the latest version of the plans, and Building Regulations and/or Planning permission has been granted. These plans do not cover electric, gas, water or other services. The client should discuss the location and provovision of these srevices with the builder prior to contract.