APPLICATION NO.
F/2002/6146

LOCATION:
31 Nash Grove Lane, Finchampstead Wokingham.

APPLICANT:
Mr R A Foster

PROPOSAL:
Proposed single storey front extension to dwelling

EARLIEST DATE FOR DECISION: **04/05/2002**

APPLICATION WILL HAVE EXPIRED ON: 23/05/2002

CASE OFFICER: Louise Smith

APPROVED

98

DO

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R A Foster
31 Nash Grove Lane
WOKINGHAM
Berkshire
RG40 4HE

Application Number: F/2002/6146

Parish: **FINCHAMPSTEAD**

Location: **31 Nash Grove Lane, Finchampstead, Wokingham**

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 Policies LD3, EN1
South East Area Local Plan Policies SBE1, SBE2, STV1
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WOS2

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 14/05/2002

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.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6146	LS
BUILDING CONTROL NUMBER.	Ref 2002/2877 South	
APPLICANT/~~AGENT~~	Mr R.A. Foster.	
ADDRESS OF SITE	31 Nash Grove Lane. FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	S/S Extent	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Recd 25/3/02	✓ Recd 28/3/02
ELEVATIONS	—	—
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	20/5/02	

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 : Louise Smith

Application Number : F/2002/6146

Applicant : Mr R A Foster .

Location : 31, Nash Grove Lane, Finchampstead, Wokingham.

Proposal : Proposed single storey front extension to dwelling

Site Notice Displayed ? :	YES	NO	DATE
	✓		15/4/2

Date of Neighbour Notifications : .....

Date of Site Visit : 15/4/2

Date Registered : 28/03/2002

Earliest Date for Decision : 04/05/2002

Latest Consultation Date/Site Notice Expiry Date : 04/05/2002

This application <u>will have expired on</u>: <u>23/05/2002.</u> 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 - approval.
Parish Council - no objection.

Planning Issues :
Identified Settlement &
Impact on Neighbouring Properties
" Street Scene.

Application Number: F/2002/6146

Appraisal :

The site is a detached bungalow, situated within the identified settlement boundary of Finchampstead. The application proposes a single storey front extension which would, again, mirror the design and scale of the previous front extension, therefore it would be flush with the front of the previous extension, with a pitched roof (2.2m to the eaves and 3.5 m to the ridge) and gable end in the front elevation.

Impact on neighbouring properties:
The development would be screened from No 33 by the existing single storey front extension.
The development would be 2.5m from the 0.5m boundary wall with No 29 and project 3.5m forward of this neighbouring dwelling. No 29's integral garage would lie close to the development. However, due to the scale of this development no adverse effects are considered for this neighbour in terms of overshadowing or overbearing.

Impact on character of the Area:
As there is a variety of housing designs along Nash Grove Lane and the development would compliment the style of the bungalow, it is not considered to detract from the character of the streetscene.

[redacted]

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

Application Number F/2002/6146
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: 31 Nash Grove Lane
Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/6146

OFFICER: Louise Smith

DATE OF SITE VISIT: 15/4

1 SITE/STATUTORY NOTICE DISPLAYED ? Y - post in front gdn.

2. DESCRIPTION OF SURROUNDINGS
Residential Rd - mixture of housing designs + ages. (detached bungalows + 2/s. dwellings)
Houses set back from rd, trees fringe road.

3. DESCRIPTION OF SITE/BUILDING
detached bungalow - brown brick - grey roof tile.
single storey - gable end front extension
flat roof gage to rear of property.

4. RELATIONSHIP TO ADJOINING PROPERTIES
see below.

No 29 - house, 33 = bungalow.

set back from No 33 on road.

5. SITE CONSTRAINTS

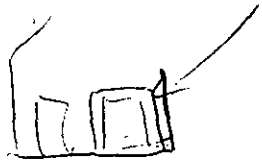
TREES N/A.

ACCESS/PARKING 3 or more

LEVELS same.

BOUNDARY TREATMENT front 0.5m brick wall + hedge above
left 0.5m brick wall

OTHERS
No 29 - ~~rebuilt~~ extensions more similar front level with No 31 now.
integral garage on side nearest dev't



FROM: Louise Smith

DATE: 10 April 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/6146

Proposal: Proposed single storey front extension to dwelling.

Site Address: 31, Nash Grove Lane, Finchampstead, Wokingham.

Applicant: Mr R A Foster .

Your observations are required in respect of this application ***by 04/05/2002*** .

19 APR 2002

COPIES TO

Councillors have no objection to this proposal

SIGNED: C.S. Clk

DATE: 19/4/02.

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 10 April 2002

Application Number: F/2002/6146

Proposal: Proposed single storey front extension to dwelling

Parish: FINCHAMPSTEAD PARISH

Site Address:
31, Nash Grove Lane, Finchampstead, Wokingham.

Applicant:
Mr R A Foster .

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).

Signed: _____ **Print name:** Adam 11/4/02

1933

ADDRESS 31 NASH GROVE LANE

PARISH ~~HAMPSTEAD~~ FINCHAMPSTEAD 1.4.86

PLOT No.

ORD. SHEET No. SU 7969 98

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/114/68	MR. E. COOK	O/L.	15.6.68	CIA
71/68	"	BUNGALOW & GARAGE	15.8.68	APP APP
BR 9812	"	CONSERVATORY	20.11.78	APP
32665	R.A. FOSTER	LR. BED. EXT. / REAR BED. EXT.	12.2.89	APP
BRA 6656	"	" / "	2.2.89	APP

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number:

28.MAR2002* 6146

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	R.A. FOSTER 31 NASH GROVE LANE WOKINGHAM RG40 4HE 01189 732285
2	Agent's Name Address and postcode Phone number	
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.	31 NASH GROVE LANE
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.	BRICK LBC RUSTIC TILES MARLEY PLAIN BROWN
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: 2	Proposed: 2
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: R A Foster

on behalf of R.A. FOSTER

Date 13-03-02

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



Site Plan, Scale: 1 to 500

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Date: 14 March 2002

N
W E
S



Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map *return scheme purposes only. No further copies may* be made.

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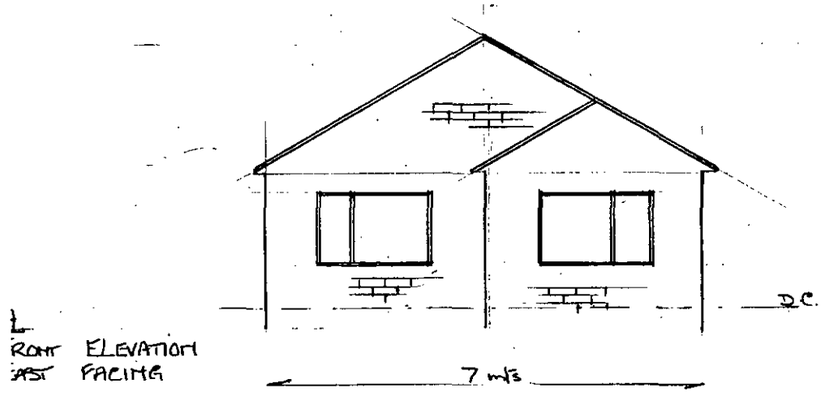
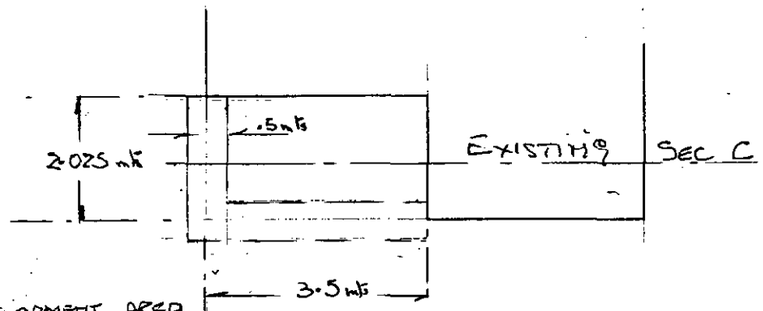
Date: 14 March 2002

N
W E
S

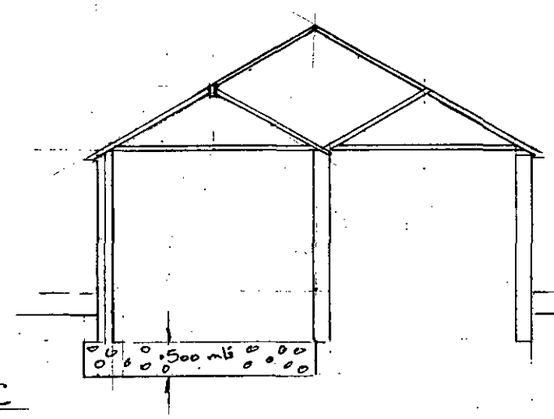
28.MAR2002* 6146



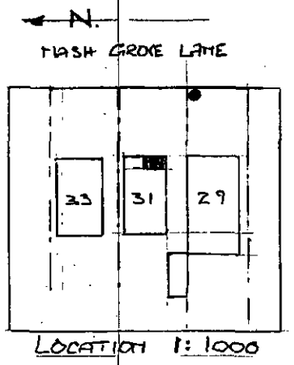
L
ROAR ELEVATION
EAST FACING



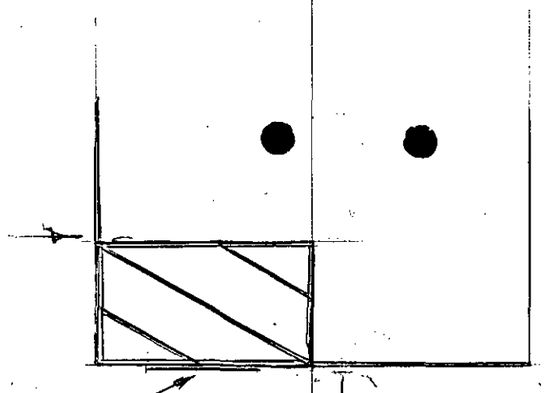
B
DEVELOPMENT AREA.



K
SECTION AT C

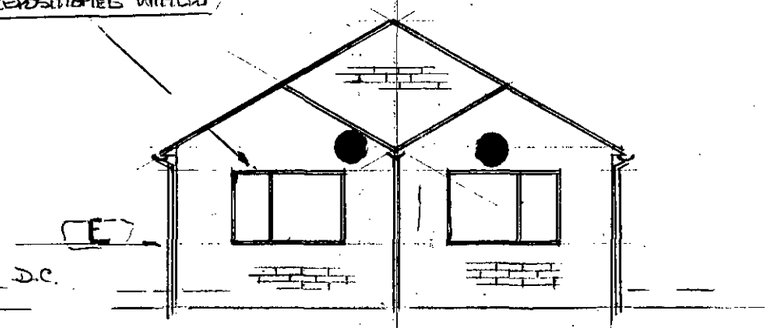


LOCATION 1:1000

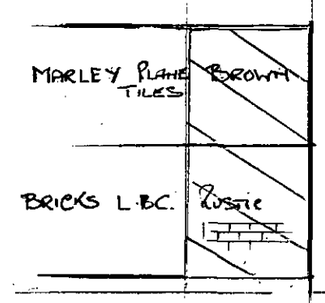


SITE PLAN

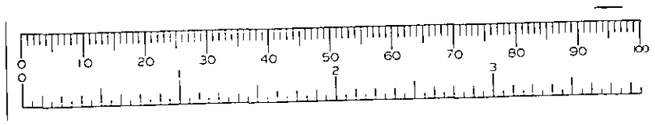
(REPOSITIONED WITHIN)



PROPOSED EAST FACING VIEW



(SIDE ELEVATION AT E)
SOUTH FACING



TREES OAK IN N° 29
DISTANCE .11 MTS

A ELEVATION. VIEW EAST. FRONT OF PREMISES
REFER TO PLANNING REF 32465
BUILDING REF BRA 6656 [MR STONE]
FOR PREVIOUS ADDITION

B. PROPOSED EXTENSION 7.1 SQ MTS.

C SECTION ACROSS B.

FOOTINGS NOMINAL SECTION 500mm x 500 m.m.
MATERIAL ¾" BALLAST 3:1 MIX.
TO ALIGN WITH EXISTING FOOTINGS NOT WITHSTANDING REPRESENTATIONS ON THE PLAN FOUNDATIONS THAT COMPLY WITH BUILDING REGS: WILL BE PROVIDED.

FLOORING COMPACTED RUBBLE TO 100mm MINIMUM.
REINFORCEMENT 10mm STEEL MAT.
MEMBRANE 1000G POLYTHENE SHEET
INFIL ¾ BALLAST 3:1 MIX

BRICKWORK L.B.C. RUSTIC TO MATCH EXISTING
CUT OUT ALTERNATE BRICKS ON EXISTING STRUCTURE TO ALLOW BONDING OF EXTENDED WALL.

INNER THERMALITE BLOCKS
CAVITY 50mm ROCKWOOL INSULATION
WINDOWS. TRANSFER EXISTING D.G. UNIT SEAL WITH MASTIC

TILED ROOF.

TRUSS. 50mm x 100mm TIMBER FRAME WITH WITH 150mm x 25 mm RIDGE BEAM TO MATCH EXISTING
FRAME SPACING 3.5 m.m.
FRAME SUPPORTED AND KEYED TO 100mm 50mm PLATE ON OUTER BRICK WALL
INFIL BETWEEN CEILING JOIST WITH 100m.m ROCKWOOL.

GULLEY. CODE 6 LEAD VALLEY GUTTER ON MARINE PLY - LEAD TO EXTEND 600 mm UP ROOF

OVERLAY APPROVED RE-INFORCED ROOFING FELT LAPPED HORIZONTALLY & VERTICALLY TO A MINIMUM OF 150 m.m.

TILES MARLEY PLAIN BROWN TO MATCH EXISTING
VENTILATION AFFIX APPROVED GRILL IN SOFFITS
ABUTMENTS TILE TO WALL FACE - SEAL WITH LEAD STRIP SET INTO JOINTS - LAP TILE BY 75mm MIN

SOAKAWAY USE EXISTING

BEDROOM EXTENSION
31 NASH GROVE LANE

SCALE 1:100
DRAWING N°

R.A.FOSTER 13-03-02

Application Number : F/2002/6146	**Map No :** 98
Case Officer : LS	**Site Area :** 0 06
Valid Date : 28 MAR 2002	**Received Date: 15/03/2002**

Level : Delegated Application

Description : Proposed single storey front extension to dwelling

Location : 31, Nash Grove Lane, Finchampstead, Wokingham.

Parish : FI **Ward : FIN** 10.4.02 TB

Applicant : Mr R A Foster .

Fee Required: £95 **Fee Received: £95** (10)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	~~PARKING LAYOUT REQUIRED~~		
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	other side elevation	27/3	28/3
FLOOR PLANS	FLOOR PLAN REQUIRED. Show position window	27/3	28/3
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 10.4.02 B

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....No pre-appn.....

.....

.....

.....

.....

.....

NEIGHBOURS

....S/N.t. see map.....

.....

.....

Organisation_Name	Building_Name	address1	Postcode
		91ROYCROFT LANEWOKINGHAM	RG404HN
		93ROYCROFT LANEWOKINGHAM	RG404HN
		95ROYCROFT LANEWOKINGHAM	RG404HN
		34NASH GROVE LANEWOKINGHAM	RG404HD
		36NASH GROVE LANEWOKINGHAM	RG404HD
		38NASH GROVE LANEWOKINGHAM	RG404HD
		29NASH GROVE LANEWOKINGHAM	RG404HE
		31NASH GROVE LANEWOKINGHAM	RG404HE
		33NASH GROVE LANEWOKINGHAM	RG404HE

F/2002/6146 10.4.02.

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

Tel: (0118) 974 6463

Date: 10 April 2002

My ref: F/2002/6146

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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/2002/6146
31, Nash Grove Lane, Finchampstead, Wokingham.
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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6146**
31, Nash Grove Lane, Finchampstead, Wokingham.
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 R Cundy

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

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

Tel: (0118) 974 6463

Date: 10 April 2002

My ref: F/2002/6146

WOKINGHAM UNITARY
Aiming for Excellence

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Louise Smith** Application Number: **F/2002/6146**
31, Nash Grove Lane, Finchampstead, Wokingham.
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 T Charlesworth

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

Received by Wokingham District Council

Application No: F/2002/6146

Proposal:
Proposed single storey front extension to dwelling

Location:
31, Nash Grove Lane, Finchampstead, Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6146 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/05/2002. 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

10 April 2002

COPY

28 MAR 2002 6146

Tel: (0118) 974 6429 or 6433

Date: 27 March 2002

Your Ref:

My Ref: F/2002/6146

Mr R A Foster
31
Nash Grove Lane
Wokingham
Berks
RG40 4HE

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

Dear Sir/Madam

Reference Number: 2002/6146

Site Address: 31, Nash Grove Lane, Finchampstead, Wokingham.

Proposal: Proposed single storey front extension to dwelling

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please provide 6 copies of side elevation of proposed extension.

Please show position of window on floor plan.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

6146

Environmental Services

For office use only.
Application number: 28.MAR2002* 6146

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	R A FOSTER 31 MASH GROVE LANE WOKINGHAM RG40 4HE 01189 732285
2	Agent's Name Address and postcode Phone number	
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.	31 MASH GROVE LANE
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.	BRICK LBC RUSTIC TILES MARLEY PLAIN BROWN
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

1933

FINCHAMPSTEAD 1.4.86

ADDRESS 31 NASH GROVE LANE PARISH ~~BARKHAM~~

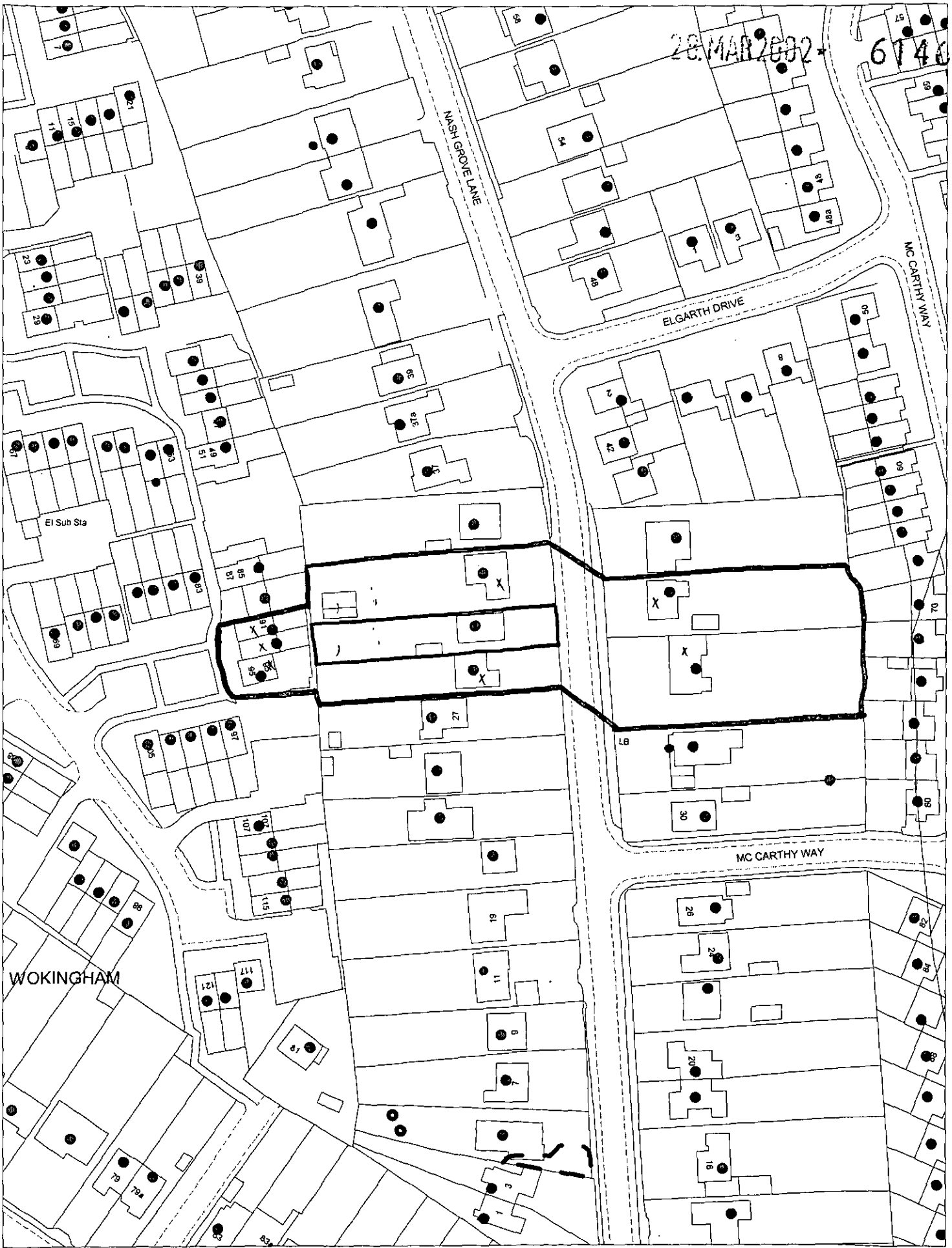
PLOT No. ORD. SHEET No. SU 7969 98

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/114/68	MR. E. COOK	O/L.	15.6.68	C/A
71/68	"	BUNGALOW & GARAGE	15-8-68	APP APP
BR 9812	"	CONSERVATORY	20.11.78	APP
32665	R.A. FOSTER	LR. BED. EXT. / REAR BED. EXT.	17.2.89	APP
BRA 66576	"	" / "	2.2.89	APP

MINISTRY DECISION

SPECIAL ORDERS



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Development Control Section, Environmental Services, Wokingham District Council.

21 March 2002

Scale: 1 : 1250

N
W E
S



Site Plan, Scale: 1 to 500

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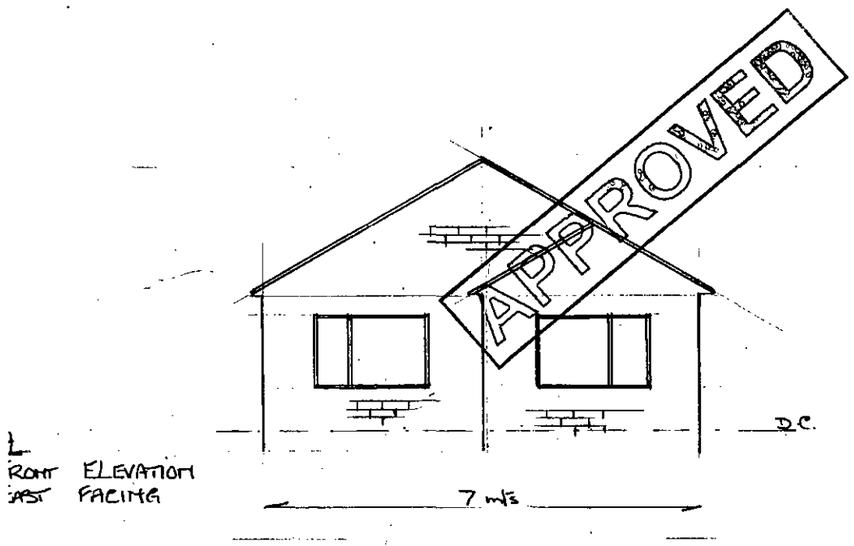
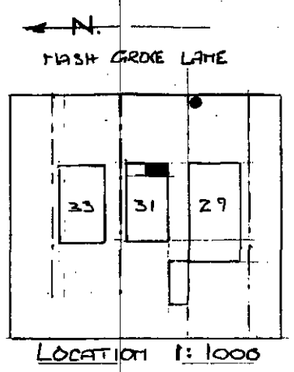
Date: 14 March 2002

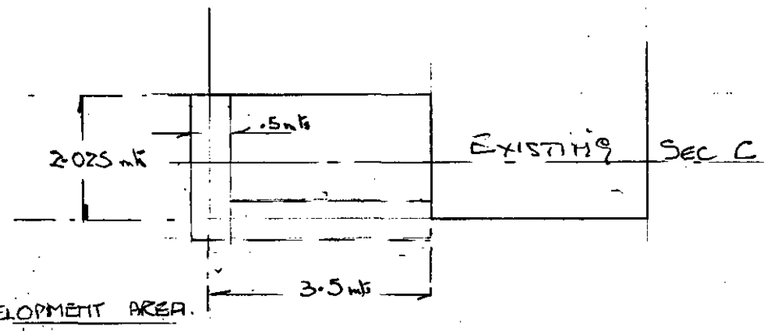
28.MAR2002 6146



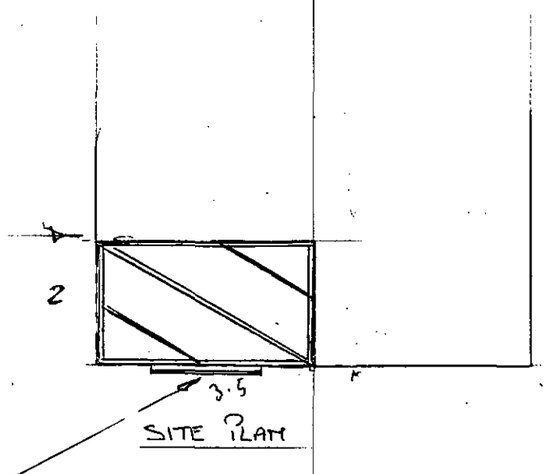
1
FRONT ELEVATION
EAST FACING



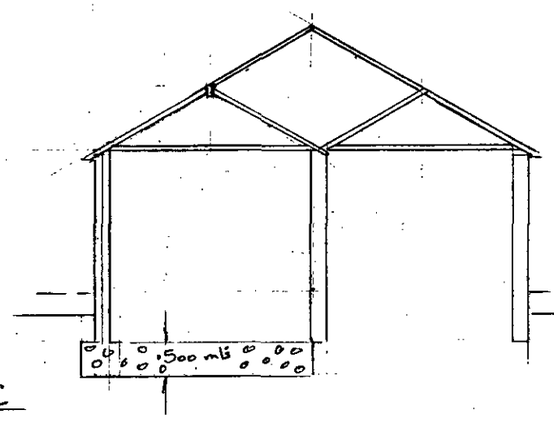
LOCATION 1:1000



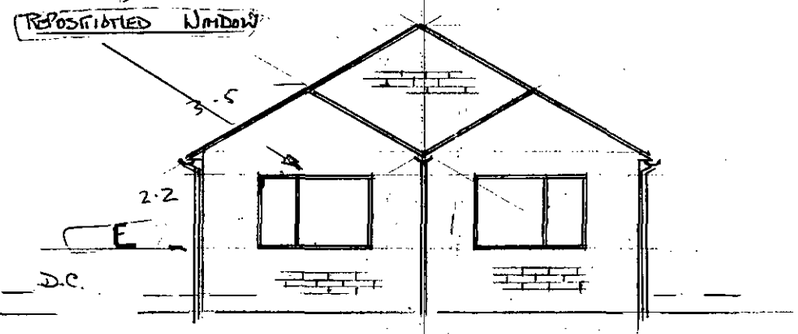
3
DEVELOPMENT AREA.



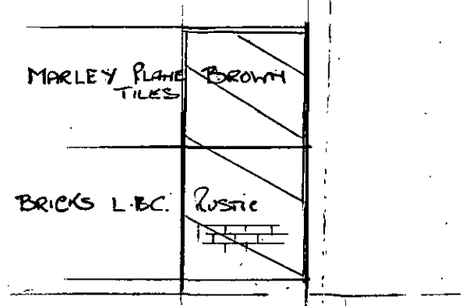
SITE PLAN



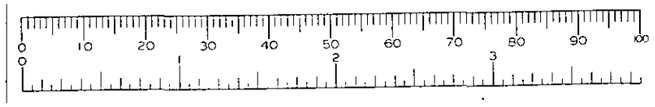
C
SECTION AT C



PROPOSED EAST FACING VIEW



SIDE ELEVATION AT E
SOUTH FACING



TREES OAK IN N° 29
DISTANCE 11 MTS

A ELEVATION. VIEW EAST. FRONT OF PREMISES
REFER TO PLANNING REF 32465
BUILDING REF BRA 6656 [MR STONE]
FOR PREVIOUS ADDITION

B. PROPOSED EXTENSION. 7·1 SQ MTS.

C SECTION ACROSS B.

FOOTINGS — NOMINAL SECTION 500mm X 500 m.m.
MATERIAL ¾" BALLAST 3:1 MIX.
TO ALIGN WITH EXISTING FOOTINGS NOT WITHSTANDING REPRESENTATIONS ON THE PLAN FOUNDATIONS THAT COMPLY WITH BUILDING REGS: WILL BE PROVIDED.

FLOORING — COMPACTED RUBBLE TO 100mm MINIMUM.
REINFORCEMENT 10mm STEEL MAT.
MEMBRANE 1000G POLYTHENE SHEET
INFIL 3/4 BALLAST 3:1 MIX

BRICKWORK — LBC RUSTIC TO MATCH EXISTING
CUT OUT ALTERNATE BRICKS ON EXISTING STRUCTURE TO ALLOW BONDING OF EXTENDED WALL.

INNER — THERMALITE BLOCKS
CAVITY — 50mm ROCKWOOL INSULATION
WINDOWS. TRANSFER EXISTING D.G. UNIT SEAL WITH MASTIC

TILED ROOF.

TRUSTS. 50mm x 100mm TIMBER FRAME WITH WITH 150mm x 25 mm RIDGE BEAM TO MATCH EXISTING
FRAME SPACING 3A.5 m.m.
FRAME SUPPORTED AND KEYED TO 100mm 50mm PLATE ON OUTER BRICK WALL
INFIL BETWEEN CEILING JOIST WITH 100m.m ROCKWOOL.

GULLEY. CODE 6 LEAD VALLEY GUTTER ON MARINE PLY - LEAD TO EXTEND 600mm UP ROOF

OVERLAY — APPROVED RE-INFORCED ROOFING FELT LAPPED HORIZONTALLY - VERTICALLY TO A MINIMUM OF 150m.m.

TILES — MARLEY PLAIN BROWN TO MATCH EXISTING
VENTILATION — AFFIX APPROVED GRILL IN SOFFITS
ABUTMENTS — TILE TO WALL FACE - SEAL WITH LEAD STRIP SET INTO JOINTS - LAP TILE BY 75MM MIN

SOAKAWAY — USE EXISTING

BEDROOM EXTENSION
31 NASH GROVE LANE

SCALE 1:100
DRAWING N°
20/3/02
R.A.FOSTER 13-03-02