APPLICATION NO:
F/2001/5219

LOCATION:
26 Highfields, Earley Reading.

APPLICANT:
Mrs Chalis C/O Mr E Bolton

PROPOSAL:
Proposed single storey side extension to dwelling. Ltg letter exp: 13/12/01

EARLIEST DATE FOR DECISION: **09/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
31/12/2001

CASE OFFICER: ~~Helen Pollock~~
Phillip Taylor

APPROVED
No objs 02.01.02 SV

328

DO

RAILEX
Marbleboard

EASIFILE EP7

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Chalis
C/O Mr E Bolton
3 Rosehill House
Peppard Road
Reading
Berkshire RG4 8XB

Application Number: F/2001/5219

Parish: **EARLEY**

Location: **26, Highfields, Earley, Reading.**

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

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

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

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

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation of the extension facing 18 Northbourne Close hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. Prior to the commencement of development details of tree protection shall be submitted to and approved by the Local Planning Authority and this shall be implemented as approved until the completion of development.

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

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

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

Reason
5. To ensure that the oak tree is adequately protected to prevent damage and ensure its retention.

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 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LT5/6 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2/3 and WT6/7.

Anna Cronin
Head of Planning & Transportation
Date: 21/12/2001

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

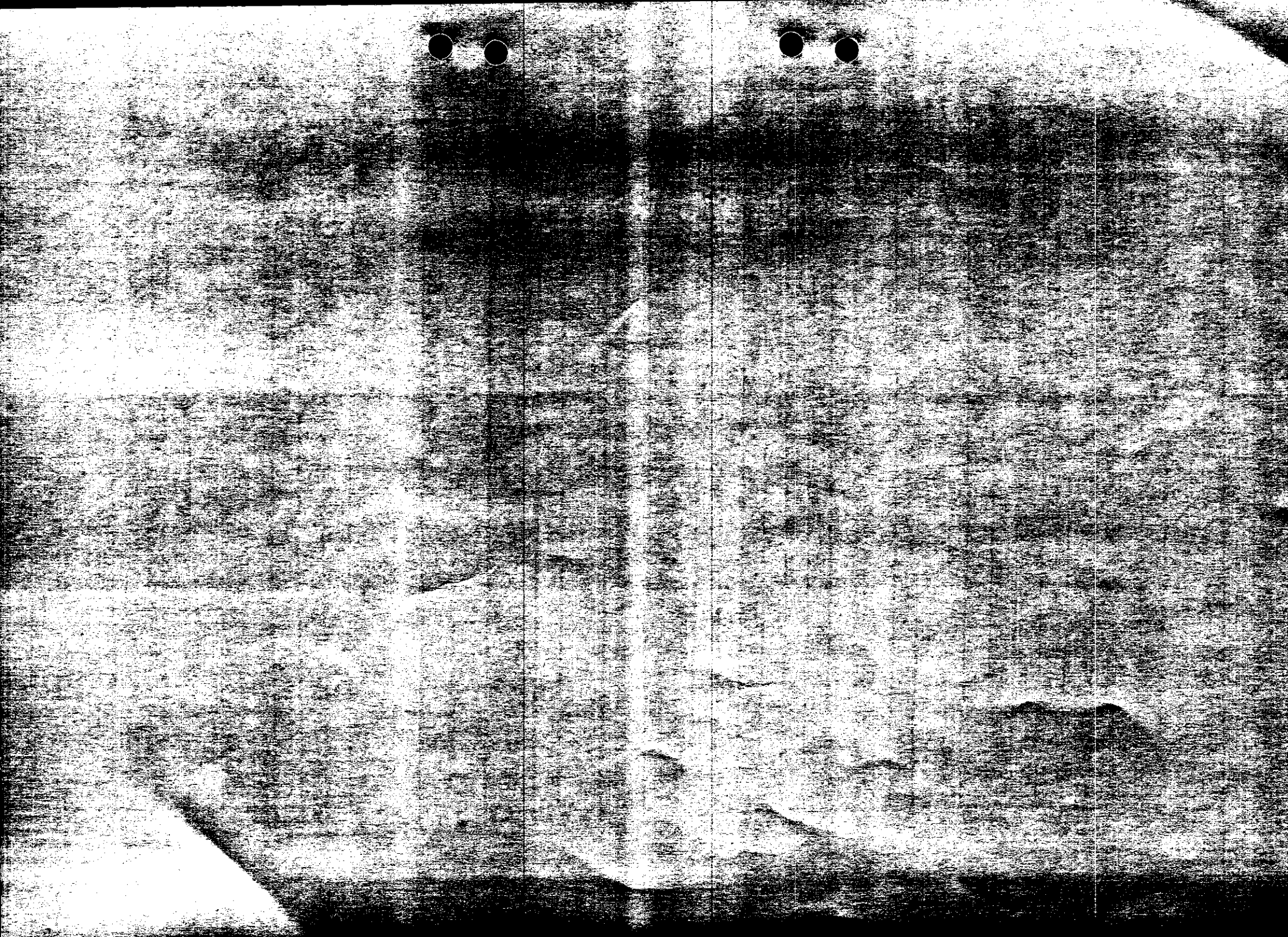
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5219	HP
BUILDING CONTROL NUMBER	PP 2001/2413	Central
~~APPLICANT~~/AGENT	Mr E. Bolton	
ADDRESS OF SITE	26 Highfields EARLEY	
DESCRIPTION OF PROPOSED WORK	S/S side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	recd 5/11/01 ✓	✓ recd 5/11/01
ELEVATIONS	-u-	-u-
FLOOR PLANS	-u-	-u-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/12/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	10/1/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



PT

FROM: ~~Helen Pollock~~

DATE: 15 November 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5219

Proposal: Proposed single storey side extension to dwelling..

Site Address: 26, Highfields, Earley, Reading.

Applicant: Mrs Chalis C/O Mr E Bolton.

Your observations are required in respect of this application **by 09/12/2001** .

NO OBJECTION

PLANNING [illegible]	HPT
PCL	TLS
DC	ENF
APP	
CS	
14 DEC 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 13 DEC 2001

Clerk To Earley Parish/Town Council.

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design

~~Helen Pollock~~

DATE: 26 November 2001

Location:	26 Highfields, Earley, Reading
Proposal:	Proposed single storey side extension to dwelling.
Application Number:	F/2001/5219

In response to your consultation dated 15 November 2001 for the above application, the landscape comments are as follows:

The Oak shown on the plan within the verge is protected by a TPO.

The proposed extension is slightly wider than the existing garage so it therefore comes closer to the protected tree than the existing garage. This is just within the minimum distances acceptable for development in relation to the tree as stated in BS 5837: Trees in relation to construction, however this can be reduced by one third on one side of the tree only, provided that a corresponding increase in distance is made in another direction.

I would therefore have no objection to the proposals provided that the applicant erects protective fencing on their land at a distance of 5m from the centre of the trunk. This is to prevent the storage of materials or plant in this zone. The applicant will need to submit a drawing showing the location of protective fencing before work commences on site.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 15 November 2001

Application Number: F/2001/5219

Proposal: Proposed single storey side extension to dwelling.

Parish: EARLEY TOWN

Site Address:
26, Highfields, Earley, Reading.

Applicant:
Mrs Chalis C/O Mr E Bolton.

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).

C04, R04.

Signed: _____ **Print name:** AK 19/11/01

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

Tel: 0118 974 6480

Date: **15 November 2001**

My ref: F/2001/5219

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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

Dear Councillor

Application Number: F/2001/5219
26, Highfields, Earley, Reading.
Proposed single storey side extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5219**
26, Highfields, Earley, Reading.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: 0118 974 6480

Date: **15 November 2001**

My ref: F/2001/5219

CONFIDENTIAL

Councillor 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
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Helen Pollock

Development Control Officer

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26, Highfields, Earley, Reading.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: 0118 974 6480

Date: **15 November 2001**

My ref: F/2001/5219

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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

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26, Highfields, Earley, Reading.
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Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5219**
26, Highfields, Earley, Reading.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

Received by Wokingham District Council

Application No: F/2001/5219

PROPOSAL:
Proposed single storey side extension to dwelling.

LOCATION:
26, Highfields, 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/2001/5219 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/12/2001. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

15 November 2001

WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5219

Applicant : Mrs Chalis / Mr E Bolton

Location : 26 Highfields, Ealey Reading

Proposal : Single storey side extension to dwelling

Site Notice Displayed ? :	YES	NO	DATE
		√	06/12/01

Date of Neighbour Notifications :

Date of Site Visit: 06/12/01

Date Registered : 05/11/01

Earliest Date for Decision : 09/12/01

Latest Consultation Date/Site Notice Expiry Date : 09/12/01

Application Expiry Date: 31/12/01

Consultation Responses :

Environmental Design (Trees) : Concerns about the protected Oak but happy with location of the garage. Proviso that the applicant erected protective fencing on their land at a distance of 5.0m from the trunk of the tree. This is to prevent the storage of materials and plant in this zone before work commences.

Highways : Garage to be retained for vehicle parking

Earley Town Council — No objection

Planning Issues :

1. Impact on Neighboring properties.

2. Impact on character of the street scene.

Application Number: F/2001/5219 – 26 Highfields, Earley

Appraisal :

Development

The applications property is a detached house on the south side of Highfields, Earley. The previous owners had an application for a single story extension refused in January 2001.

The application proposes a the existing single garage be demolished and a new single storey extension incorporating a garage and breakfast room be built. The extension would extend along the building with the same frontal overlap as the current garage and come level with the rear building line. The extension will be 7.8m long and 4.0m wide and there will be a new window and door on the rear elevation. The roof would be mono pitched and tiled. An existing first floor window will be replaced with a smaller one where the roof meets the wall.

The dwelling is situated within the identified settlement of Earley.

1. Impact on neighboring properties.

The site is situated on level ground but there is a drop in levels by approximately 1.0m toward No.18 Northbourne close. The boundary treatment here is a 1.5m fence without any hedging. The flanks of the extension are unattractive but it will not block light nor is close enough to be overbearing. The new window on the side elevation is high set and would not allow any overlooking.

The new window on the rear elevation overlooks the applicants garden only.

2. Impact upon the character of the area.

The development is not an attractive on but since it cannot be viewed from the road and extends no further than the current garage at the front, it would not detract from the street scene.

There is a preservation order on a nearby oak tree situated to the front. There tree officer is satisfied the proposals will not damage to tree but makes a request for protective fencing to be erected around the tree at a 5.0m radius from the trunk during the construction period.

Materials are stated to match those existing.

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

3. Impact upon highway safety (parking provision) Highways had no objection provided the garage will be retained for vehicle parking.

Application Number F/2001/5219 – 26 Highfields, Earley
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	COO1	ROO1	Full permission: Within 5 years
2	C014	RO14	External Finishes to match
3	C044	RO44	No windows to be inserted in the ~~1st floor~~ ~~side elevation~~
			~~breakfast room or garage on the~~ side elevation facing 18 Northbourne Close
4	CO49	R049	Garage to be retained for vehicle parking

5. Prior to the commencement of development details of tree protection shall be submitted to and approved by the LPA and this shall be implemented as approved until the completion of development

Information for approvals

Loddon Area Local Plan Policies: LBE1,2 LT5/6, LTV1
Wokingham District Local Plan Policies: WBE1, WOS2/3, WT6/7
Berkshire Structure Plan Policies: LD3, EN1

Reason. To ensure that the oak tree is adequately protected to prevent damage and ensure its retention.

R. R. Watson

21.12.01

RECORD OF SITE VISIT

SITE ADDRESS: 26 Highfields Earley Reading.

APPLICATION NUMBER: F/2001/5219

OFFICER: ~~Helen Pollock~~ PT

DATE OF SITE VISIT: 6/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Mixed Resi. Id'd Settlement Brick Chalets, semi, detached.
No 18 at 90° tag. living room faces No 26

3. DESCRIPTION OF SITE/BUILDING Detached on corner easily gage.
Garage – end wall knocked out – pitched roof onto patio pale grey
Flat hard surface next to garage – double doors. brick.
Change window □ → ▭ above patch white windows.

4. RELATIONSHIP TO ADJOINING PROPERTIES No 18 – Shelter on border.
Gap between 26–18? / No 1 Kingsdown two windows overlook garden. 11m away
1m drop – level

5. SITE CONSTRAINTS on a plateau

TREES No

ACCESS/PARKING

LEVELS – 1/1.5 drop when – v. low fence but its No 18's

BOUNDARY TREATMENT 1.5m fence to No 18 no ledge
quite prominent. Rear planted – 1.7m fence

OTHERS Neighbour No 18 – removed conifer
3 ft foundation for posts? 4m

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 05 NOV 2001	Map No. 58 Site 0.04
Officer: HP / Application No. F/2001/5219	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING.

Location: 26 HIGHFIELDS

Parish: EARLEY Ward: Radhatch
15.11.01 JS

Applicant: MRS CHALIS

Fee (7) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 15.11.01.13 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees TPO .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....

.....

.....

NEIGHBOURS:

S/N + see map .....

05.NOV.2001 * 5219

(1)

ADDRESS 26 HIGHFIELDS PARISH EARLEY

PLOT No. 210 Detached ORD. SHEET No. SU7470. 58

BUILDER Gough Cooper. Area U. 01945 - 07295.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
433/56	Mr & Bunce.	O/L Res Dev	23. 7. 56	N/A Ref
00796	" " "	" " OAKWOOD J	13. 6. 74	N/A Ref
02184	" " "	" " "	20. 3. 75	N/A Ref
04530	Gough Cooper	Res Dev	19 6. 75	N/A Ref
07550	"	DETACHED HOUSE & GARAGE	18. 1. 79	N/A C/A
07551	"	" "	WITHDRAWN.	
BR 10869	"	26 Semis 6 Det hse	2. 8. 71	Ref N/A
BR 11037	"	26 Semis 6 Det hse	23 5 79	App N/A
11346	"	Suite bompound	25. 10. 79	N/A TP3c.3.81.
F/2000/2959	Mr E Cookson	S/St side ext.	25.01.01	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Erect of fence - E.J Cookson 15.06.01 (V)

DRAINAGE

091074

1933

(2)

ADDRESS 26 Highfields PARISH Earley.

PLOT No. ORD.SHEET No. 58.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision Building	Decision Planning
F/2001/4060		Mr E Cookson	S/St side ext	18.10.01		Ref

MINISTRY DECISION:

SPECIAL ORDERS:

Environmental Services

For office use only.
Application number: 05.NOV.2001* 5219

Householder planning application form

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

1	Your name	MRS CHALIS
	Address and postcode	26 HIGHFIELD EARLEY READING RG6 5RZ
	Phone number	01189 874632
2	Agent's Name	MR. E BOLTON
	Address and postcode	3 ROSEHILL HOUSE PEPPARD ROAD READING RG4 8XB
	Phone number	01189 473250
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 (1)
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE 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.	ROOF TILES & BRICKS TO MATCH EXT'G
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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 0
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.

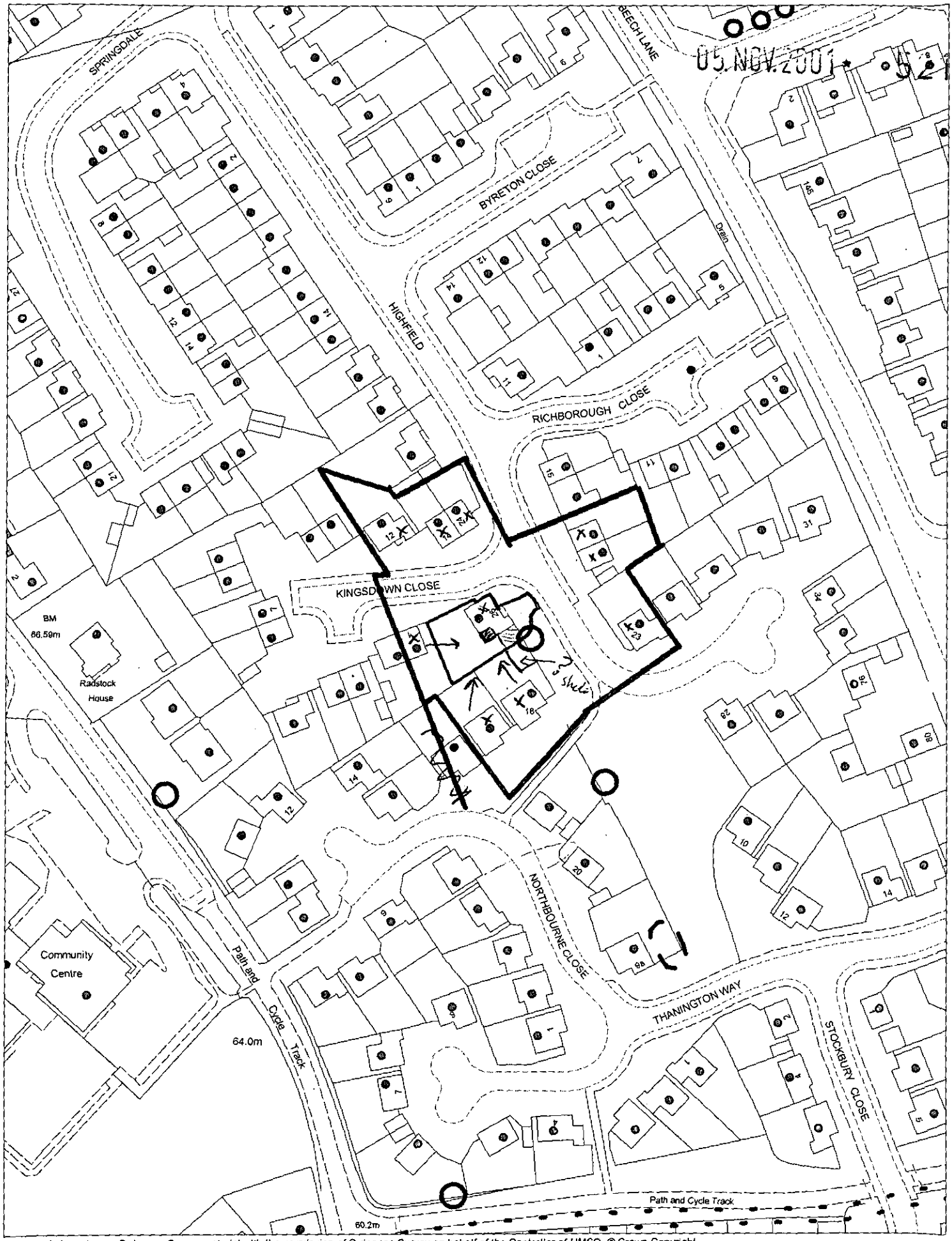
Your signature: [signature]

on behalf of MRS CHAMS.

Date 30.10.2001

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

05.NOV.2001 * 5219



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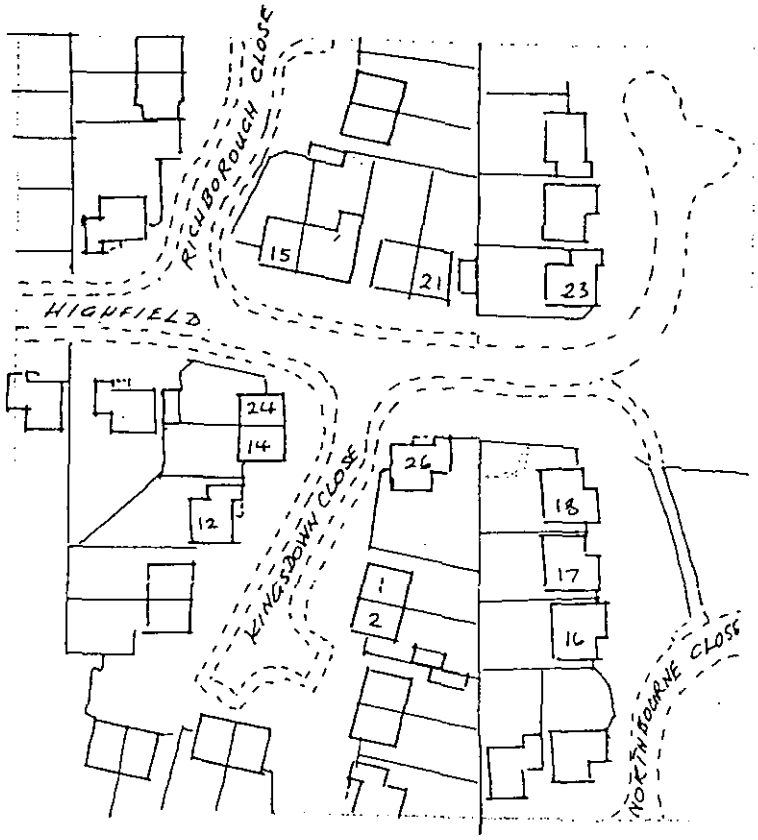
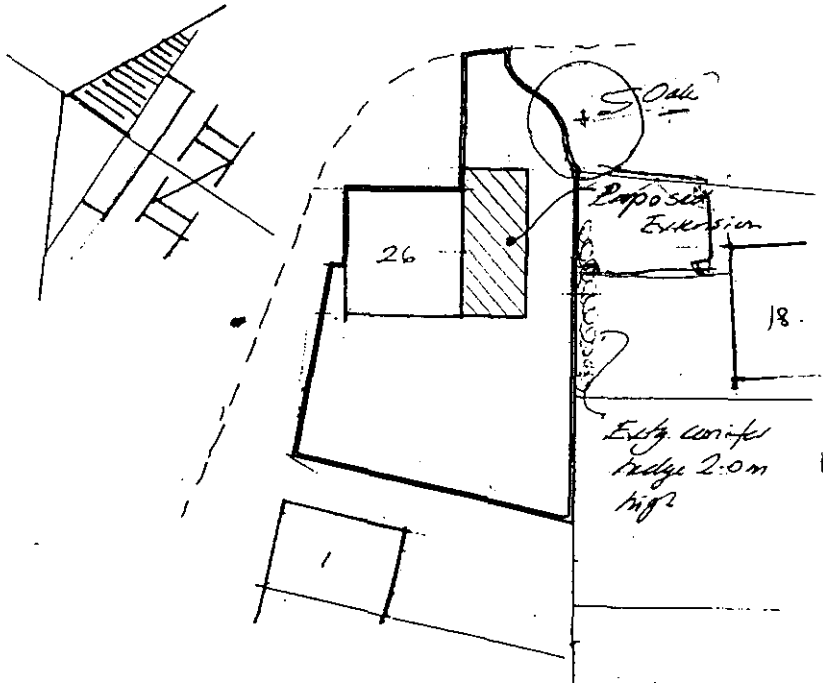
Development Control Section, Environmental Services, Wokingham District Council.
13 November 2001 Scale: 1 : 1250

N
W E
S

,1* 5219
05.NOV.2001* 5219



LOCATION 1/1250



No 18
Northbourne Close.

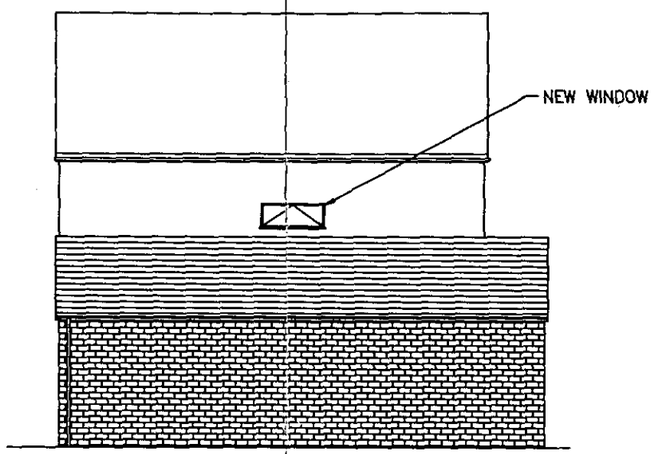
roots pencil
No 26 from bulb
d/garage.
Claim no
p/p for shelter

BLOCK PLAN 1/500

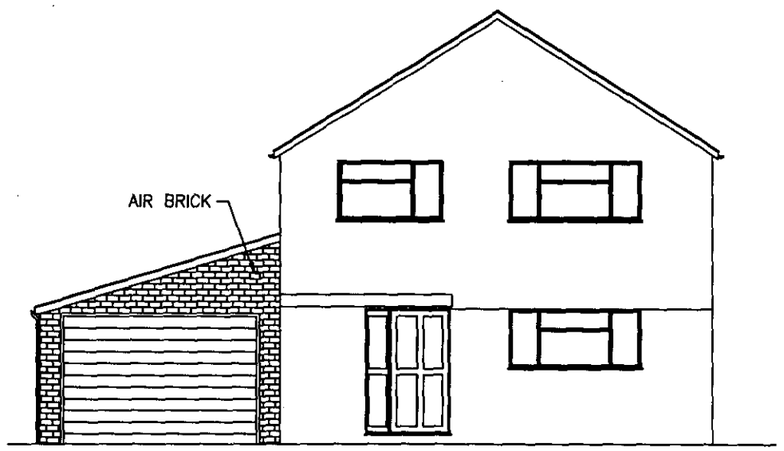
05.NOV.2001* 5219



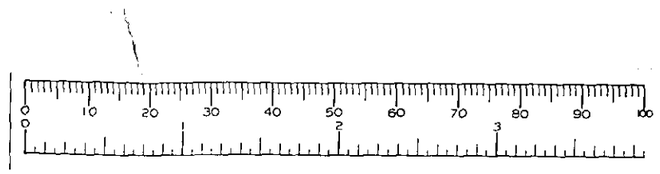
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



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3 Rosehill House, Peppard Road, Reading, RG4 8XB
Tel/Fax 0118 947 3250 email ebolton@clara.net

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OCTOBER 2001

SCALE
1:100

TITLE
PROPOSED EXTENSION AT:
26 HIGHFIELD
EARLEY
BERKSHIRE

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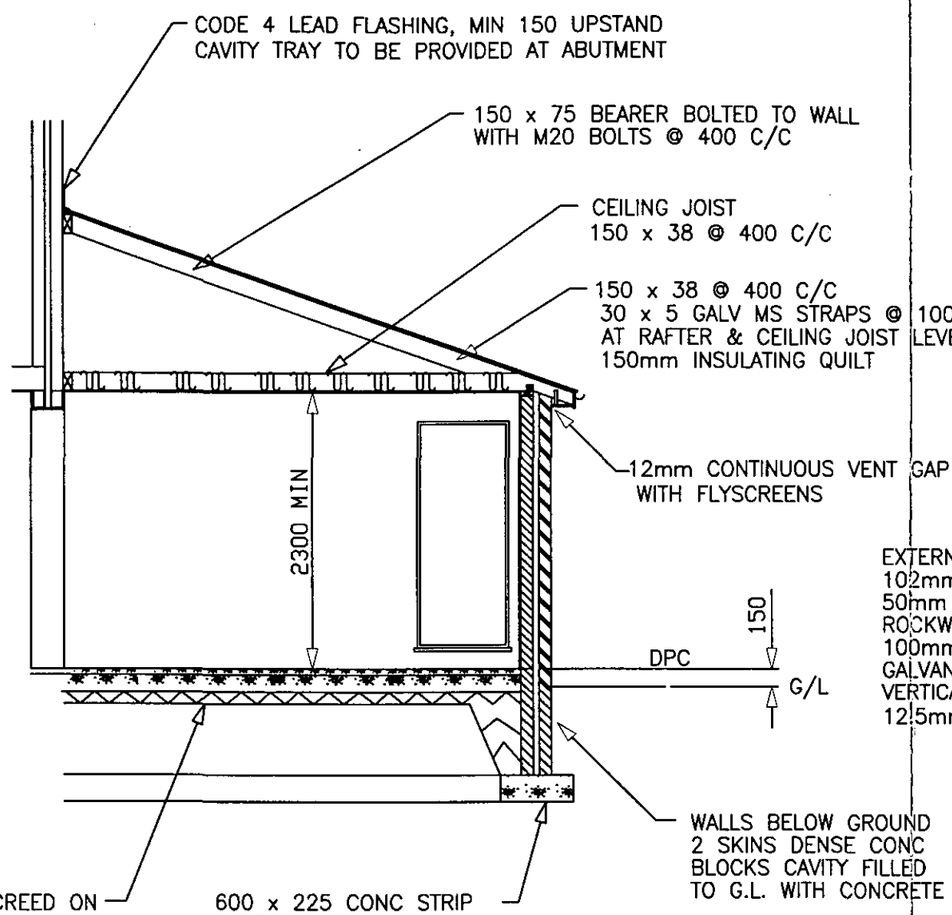

SECTION Z–Z

EXTERNAL WALLS
102mm MATCHING BRICKWORK
50mm CAVITY (FILLED WITH 50mm
ROCKWOOL INSULATION BATS)
100mm THERMALITE BLOCKS
GALVANISED WIRE WALL TIES @ 450mm
VERTICAL & 900mm HORIZONTAL C/C
12.5mm PLASTERBOARD

ROOF DETAILS
ROOF TILES TO MATCH EXT'G
i.e. 'MODERN' INTERLOCKING TILE
ROOF PITCH 20°
ON 38 x 25 TREATED SW BATTENS
ON UNTEARABLE SARKING FELT
HIGH LEVEL ROOF VENTILATION
TO BE PROVIDED BY
ROOF TILE UNIVERSAL VENTILATORS
POSITIONED 3 METERS APART
TO GIVE AN EQUIVALENT 5mm CONTINUOUS GAP

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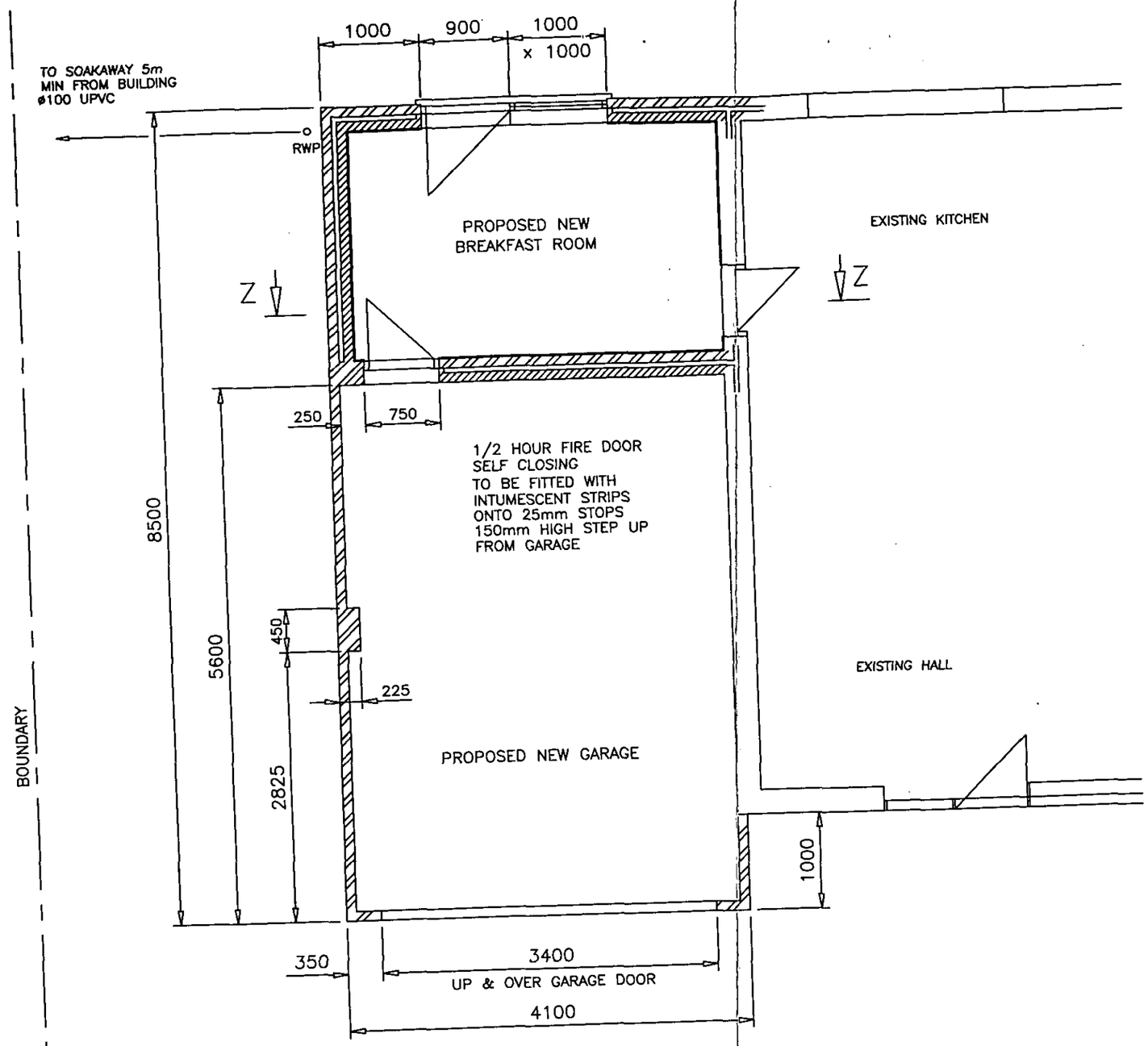

NOTES:

EXISTING GARAGE
TO BE DEMOLISHED &
REPLACED WITH NEW
PROPOSED GARAGE & B/FAST ROOM

SURFACE WATER:
102mm HALF ROUND GUTTER
TO MATCH EXT'G CONNECTING
TO RWP ø63mm UPVC
NEW SW DRAINS ø100 UPVC
PIPING LAID & SURROUNDED
IN 150mm PEA SHINGLE

NEW WINDOW & DOOR
DOUBLE GLAZED UPVC
TO MATCH EXT'G
ALL GLAZING TO COMPLY
WITH BS6206
i.e.SAFETY/LAMINATED GLASS

CATNIC CN7 AT ALL OPENINGS
ALL LINTOLS,JAMBS & SILLS
TO BE INSULATED BY DRY THERM
CAVITY WALL BATS.
VERTICAL DPC TO ALL
DOOR & WINDOW JAMBS

WINDOW AREA TO BE MIN 1/10
FLOOR AREA WITH MIN 1/20
FLOOR AREA AS OPENABLE LIGHTS
BACKGROUND VENTILATION TO BE
PROVIDED BY TRICKLE VENTILATORS
IN WINDOW FRAMES TO GIVE
8000mm2 VENTILATION AREA

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GROUND FLOOR PLAN

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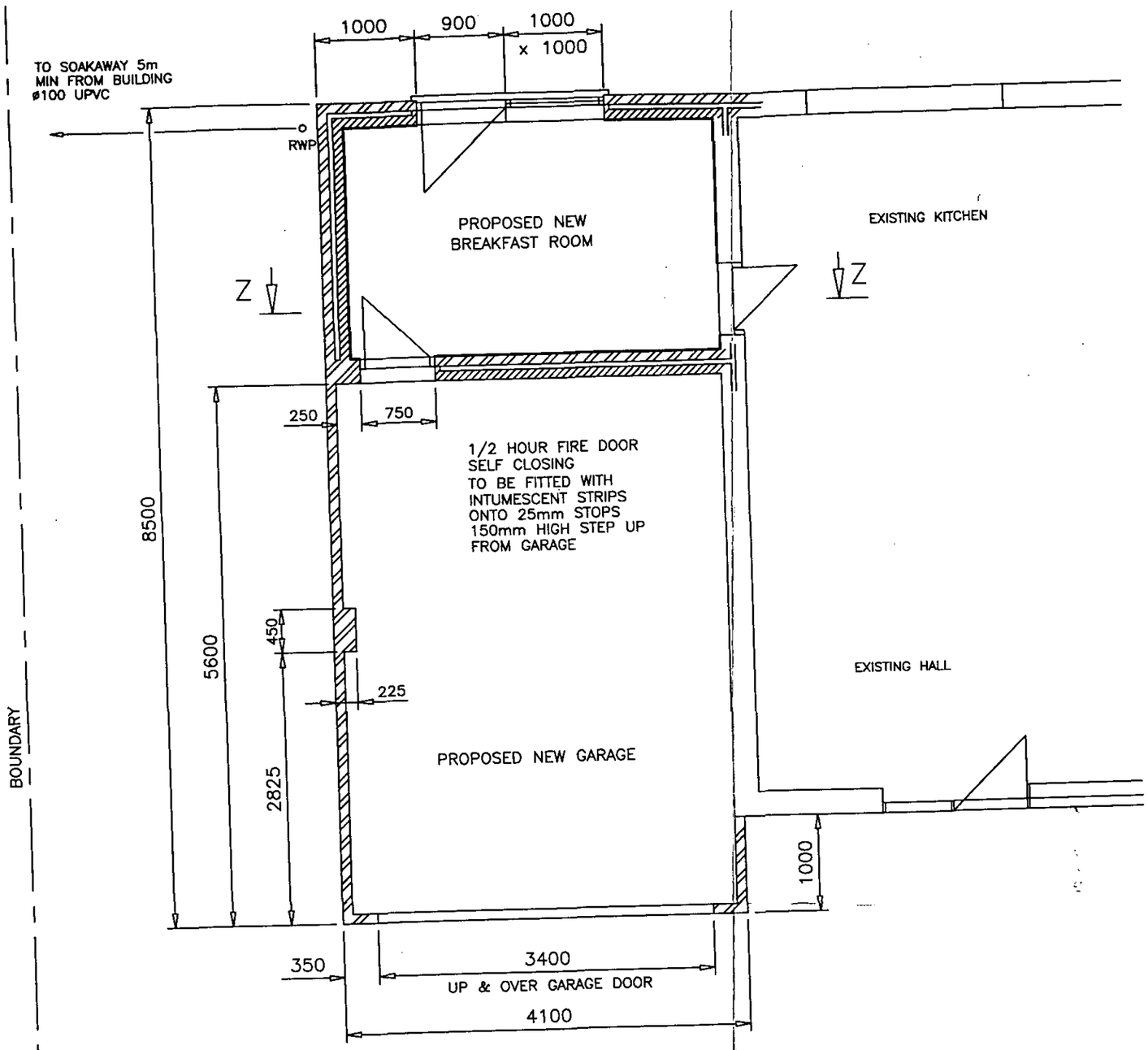

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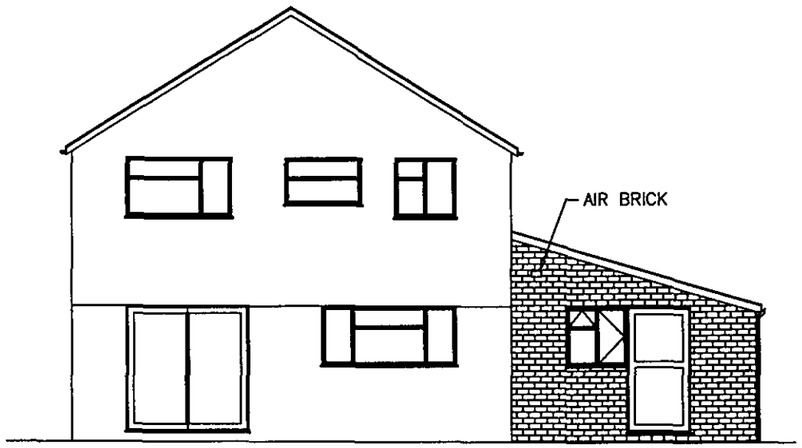

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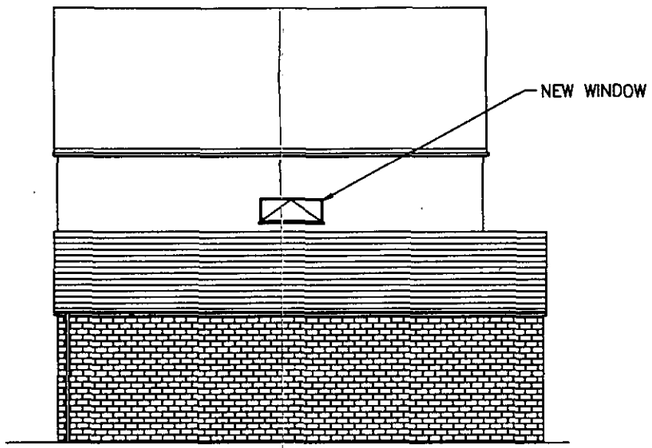

PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION

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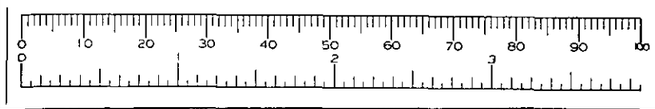

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Fo[illegible]ns, Exte[illegible]

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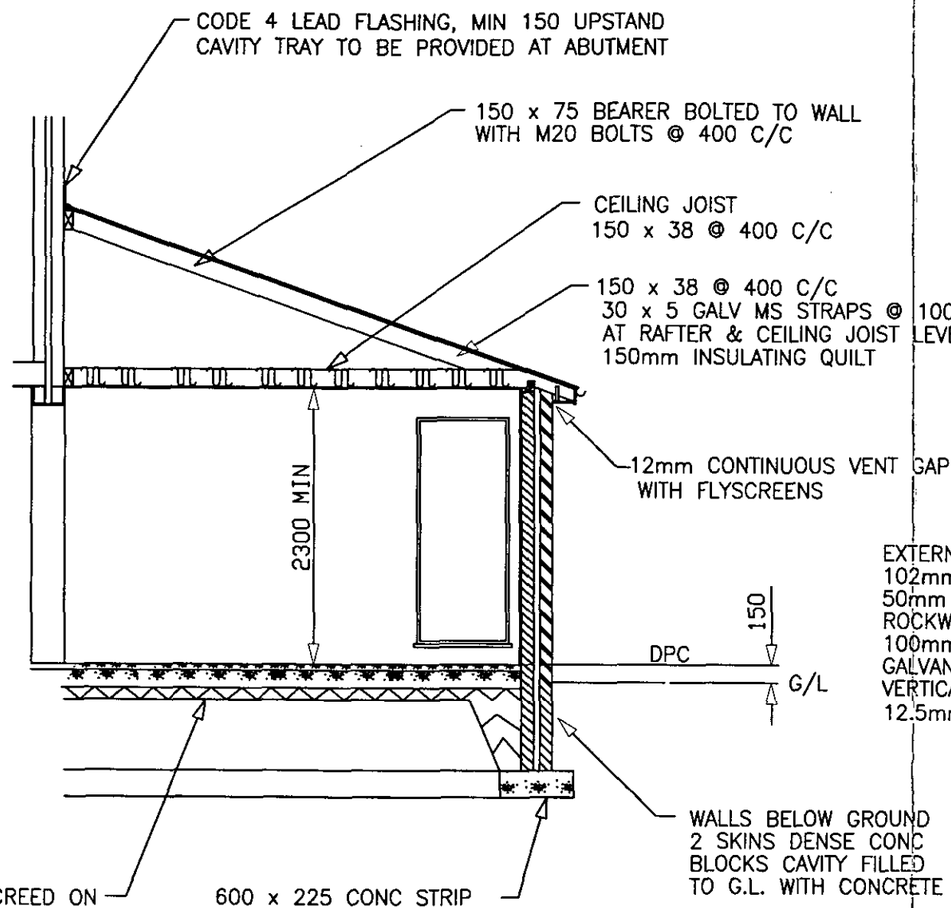

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