APPLICATION NO:
F/2002/8022

LOCATION:
589 Reading Road, Winnersh Wokingham.

APPLICANT:
Mr Galloway & Ms Cannon C/O Excel Design Ltd

PROPOSAL.
Proposed single storey rear extension to dwelling

EARLIEST DATE FOR DECISION **15/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
13/01/2003

CASE OFFICER: **Daniel Gigg**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Galloway & Ms Cannon
C/O Excel Design Ltd
17 Gorse Ride South
Finchampstead
Berks
RG40 4EH

Application Number: F/2002/8022

Parish: **WINNERSH**

Location: **589, Reading Road, Winnersh, Wokingham.**

Proposal: **Proposed single storey rear 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.

Conditions

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

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 unless otherwise agreed in writing by the Local Planning Authority.

3. There shall be no raising of existing ground levels on the site.

4. Should the Holly tree or Oak tree located in the north east corner of the rear amenity space die or be removed then replacement trees should be planted, in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority, within 5 years.

Reasons

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

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

3. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

4. To mitigate any loss of the trees and to help ensure long-term tree cover in the area.

Informatives

1. This approval is in respect of the Ordnance Survey Site Location Plan and Plan Nos. 02786/9, 02786/10, 02786/11, 02786/12 and 02786/13, received by the Local Planning Authority on 18 November 2002 .

2. Any walls or fencing constructed within or around the site should be designed to be permeable to flood waters.

3. If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature Office and Wokingham District Council must be informed.

4. 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 EN1 and EN3.

Loddon Area Local Plan Policies LBE1, LBE2, LPS3 and LPS4.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WIC16 and WIC17.

T. G Watson

Trevor Watson
Development Control Manager
Date: 14/04/2003

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.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Galloway & Ms Cannon
C/O Excel Design Ltd
17 Gorse Ride South
Finchampstead
Berks
RG40 4EH

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

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

3. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

WORK SHEET FOR : Daniel Gigg

Application Number : F/2002/8022

Applicant : Mr Galloway & Ms Cannon C/O Excel Design Ltd.

Location : 589, Reading Road, Winnersh, Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 18/11/2002

Earliest Date for Decision : 15/12/2002

Latest Consultation Date/Site Notice Expiry Date : 15/12/2002

This application will have expired on: 13/01/2003. 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 :

Countryside Office - great bested newt informative
Tree Officer - Replacement trees condition
Winnersh Parish Council - flat roof not encouraged
Environment Agency - conditions to mitigate
Underfloor voids on small ext. considered unreasonable.
Environmental Health - no objection and condition but not attached as not relevant regarding working hours

Planning Issues :

Impact upon character of area
" " neighbouring properties

Application Number: F/2002/8022 – 589 Reading Road, Winnersh

Appraisal:

Proposed Development

The proposed development is a single storey rear extension to form additional kitchen space. The extension will project 1.9m (nb the existing kitchen area extends 1.8m from the rear wall of the property) and it will be 3.9m in width. The extension will have a flat roof and a maximum height of 2.7m.

The site lies in the identified settlement. The application falls to be assessed against policies in the adopted Loddon Area Local Plan and Wokingham District Local Plan (modified)

1. Impact upon neighbouring properties

Overbearing
Although the kitchen extension will project 3.7m from the rear wall it will not be overbearing to no. 587 given that it will be single storey at a height of 2.7m.

Overshadowing
No. 587 has a door and window to a dining room. Although there will be a light infringement of the door light will still be able to penetrate the room from a window that is situated to the side of the door.

Overlooking
No windows are proposed in the side elevation and accordingly there will not be any loss of privacy.

2. Impact upon the character of the area

The proposed is of an appropriate scale and design to the host dwelling. In addition materials are proposed to match the existing. Although the parish Council commented that flat roofs should not be encouraged I am satisfied that there will not be any detrimental impacts on the character of the area.

3. Impact upon trees

The Arboriculturist states that the proposed extension will be relatively close to a holly tree and oak tree. It is recommended that a condition be attached requiring that if the trees die or are removed then replacement trees should be planted within 5 years.

4. Impact upon newts

An informative should be attached in order to protect the species.

8022

5. Flooding

It is recommended that the first two conditions (underfloor voids) as proposed by the Environment Agency should not be attached as it would be unreasonable to impose this on the construction of a single storey extension.

Approval: ✓ ~~**Refusal:**~~

No.	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	Add "unless otherwise agreed in writing by the LPA"
3			There shall be no raising of existing ground levels on the site. Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.
4			Should the Holly Tree or Oak Tree located in the north east corner of the rear amenity space die or are removed then replacement trees should be planted ~~within 5 years~~, in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority, within 5 years. Reason: To mitigate any loss of the trees and to help ensure long-term tree cover in the area.

Informatives for approvals	
1	This approval is in respect of the OS Site Location Plan and Plan no.s 02786/9, 02786/10, 02786/11, 02786/12 and 02786/13 received on 18 November 2003.
2	Any walls or fencing constructed within or around the site should be designed to be permeable to flood waters.
3	If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature Office and Wokingham District Council must be informed.

N16	
Loddon Area Local Plan	LBE1, LBE2, LPS3, LPS4
South East Area Local Plan	
Wokingham District Local Plan	WOS3, WBE1, WIC16 and WIC17
Green Belt Local Plan	
Berkshire Structure Plan	EN1, EN3
Minerals Local Plan	

Recommendation and conditions/reasons agreed: P. J.S. Andrewartha

Date: 14/4/03

Overhanging

RECORD OF SITE VISIT

SITE ADDRESS: 589 Reading Road Winnersh Wokingham.

APPLICATION NUMBER: F/2002/8022

OFFICER: Daniel Gigg

DATE OF SITE VISIT: 17/12/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

Mix

3. DESCRIPTION OF SITE/BUILDING

Semi detached.
Brick built Concrete tiled roof.

Conservatory in neighbouring property

4. RELATIONSHIP TO ADJOINING PROPERTIES

E - low fence of about 1m projecting about 4m from rear wall of property. Then a shed of approx 2m then a tree

W - 1.8m high Closeboarded fence about 30cm of concrete slab.

N - 1.8m high close boarded fence. Garage of neighbouring property

5. SITE CONSTRAINTS

TREES Tree to the rear boundary within 5m

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS N/A

Tel: (0118) 974 6296 (Direct Line)
E-mail: Daniel.Gigg@wokingham.gov.uk
Date: 24 December 2002
My ref: F/2002/8022
Your ref:

Mr. Galloway
589 Reading Road
Winnersh
Berkshire RG41 5HQ

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. Galloway,

F/2002/8022
PROPOSED SINGLE STOREY REAR EXTENSION TO 589 READING ROAD, WINNERSH, WOKINGHAM.

I refer you to our discussion of 17 December 2002 when I visited your property to assess the proposed single storey extension. I believe the proposed may result in encroachment of the land in the ownership of no. 587 Reading Road, Winnersh. Accordingly, you may need to issue notice on the owner of the property. I enclose the relevant forms; please note you will need to do the following:

- send a copy of the pink form and a copy of the white form to this Council; and,
- send a copy of the white form to the owner of no. 587 Reading Road.

I trust the above is of use. Should you wish to discuss this matter further, please do not hesitate to contact me.

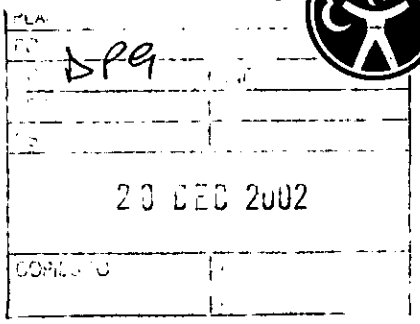
Yours sincerely

Daniel Gigg
Planning Officer

Cc Mr. G. Avis, Excel Design, 17 Gorse Ride South, Fichampstead, Wokingham RG40 4EH

64469

ENVIRONMENT AGENCY



Our Ref : SP/2002/006809-1/1
Your Ref : F/2002/8022

Date : 17 December 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

S/S REAR EXTENSION 589 READING ROAD, WINNERSH, WOKINGHAM

Thank you for your letter dated 22 November 2002, received on 26 November 2002. Please quote the following reference in any correspondence: SU77SE/8/40. The Environment Agency has the following comments:

Flooding

This site is shown on Environment Agency maps as within the indicative floodplain of the River Loddon. However the site is located outside of any historical floodplain areas, and the Agency has no flooding information for this area.

The Environment Agency objects in principle to any increase in ground covered area within the flood plain. However, this application is for a minor domestic extension and the Agency will not normally make specific representations developments of this kind. Consequently, unless there are any particular reasons for the Environment Agency to do otherwise, the matter is left for the Local Planning Authority to determine under it's own flood plain policy. The Environment Agency will provide the Local Planning Authority with technical advice should planning permission be refused on flooding grounds and an Appeal be lodged.

As a precautionary measure, the Agency would recommend that the following conditions be attached to any planning permission granted:

CONDITION: The extension shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at least 300mm above ground level; and with openings sufficient in size and number to allow free entry and exit of flood water.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

CONDITION: Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning

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

SARAH PAXMAN
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
email: sarah.paxman@environment-agency.gov.uk

CC: Excel Design Ltd

Daniel Gigg

From: John Mullaney
Sent: 05 December 2002 09:09
To: Daniel Gigg
Subject: 589 Reading Rd, Winnersh

I have no objections to the proposal but would recommend standard planning condition C070 regarding hours of construction should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

FROM: Daniel Gigg

DATE: 22 November 2002

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/8022

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 589, Reading Road, Winnersh, Wokingham.

Applicant: Mr Galloway & Ms Cannon C/O Excel Design Ltd.

Your observations are required in respect of this application **by 15/12/2002** .

The Committee **COMMENTED** that flat roofs were not to be encouraged

SIGNED: _____ DATE: 22.11.02

Clerk To Winnersh Parish/Town Council.

Daniel Gigg

From: Andy Glencross
Sent: 29 November 2002 11:59
To: Daniel Gigg
Subject: PA F/2002/8022 589 Reading Rd Winnersh

Hi Daniel

Although this site is within 500 metres of a known great crested newt breeding pond it is separated from it by dense residential development and a number of minor roads. It is unlikely that this application would have an adverse affect on the local great crested newt population. We will not require a newt mitigation scheme but should attach the following informative to any permission granted.

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

589 Reading Road, Winnersh

There is a good Holly and poor Oak at the rear right hand corner of the property. The proposed extension is relatively close to these trees and may adversely effect them.

These trees are not worthy of including in a TPO. I would recommend that if planning permission is granted a condition should be attached requiring that if they die or are removed within 5 years a replacement tree must be planted.

Neil Ethersington
13/3/03

Application Number : F/2002/8022	Map No : 53
Case Officer : OPG	Site Area : 0.04
Valid Date : 18/11/02	Received Date: 18/11/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling.

Location : 589, Reading Road, Winnersh, Wokingham.

Parish : WI Ward : WIN

Applicant : Mr Galloway & Ms Cannon C/O Excel Design Ltd.

Fee Required: £110 Fee Received: £110 (7)

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			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
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

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health 250m Landfill

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

Dinton Pastures CA. Clancassy. Great Crested Newts.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency Flood Zone. Landfill Site.

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

NEIGHBOURS

Site Notice + See Map.

.....

.....

No pre-apps

OTHERS

.....

.....

.....

.....

.....

.....

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

Tel: (0118) 974 6296

Date: 22 November 2002

My ref: F/2002/8022

WOKINGHAM UNITARY
Aiming for Excellence

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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/2002/8022
589, Reading Road, Winnersh, Wokingham.
Proposed single storey rear 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 **Daniel Gigg** on **(0118) 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/8022**
589, Reading Road, Winnersh, Wokingham.
Proposed single storey rear 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 E Siggery

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

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Tel: (0118) 974 6296

Date: 22 November 2002

My ref: F/2002/8022

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

Dear Councillor

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589, Reading Road, Winnersh, Wokingham.
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Signed: _____ Date: _____

Councillor Bray
**********FILE COPY**********

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

Tel: (0118) 974 6296

Date: 22 November 2002

My ref: F/2002/8022

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Ball
7 Grovelands Avenue
Winnersh
Berks
RG41 5JU

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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Development Control Manager

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589, Reading Road, Winnersh, Wokingham.
Proposed single storey rear 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 Ball

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

Received by Wokingham District Council

Application No: F/2002/8022

Proposal:
Proposed single storey rear extension to dwelling.

Location:
589, Reading Road, Winnersh, 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/2002/8022 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/12/2002. 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

22 November 2002

Organisation_Name	Building_Name	address1	Postcode
		587READING ROADWOKINGHAM	RG41 5HC
		589READING ROADWOKINGHAM	RG41 [illegible]
		2CAVENDISH GARDENSWOKINGHA[illegible]	[illegible] 5TG
		4BELVEDERE WALKWO[illegible]NGH[illegible]	RG41 5TQ
		591READING ROADWOKI[illegible]AM	RG41 5HC

Neighbour list F/2002/8022

WOKINGHAM UNITARY
Aiming for Excellence

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

1959/a

18.NOV.2002 8022

HOUSEHOLDER PLANNING APPLICATION

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

08 NOV 2002

For office use only
Application No.

You can use this form for applying for full permission only for:

- extensions
- loft conversions
- garages and outbuildings
- garden fences or walls
- new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1. YOUR NAME: MR GALLOWAY & MISS CANNON
   ADDRESS: 589 READING ROAD
   WINNERSH
   BERKSHIRE
   POST CODE: Tel. No. 07786 170431 / 0118 9775739.

2. If you have an agent and want all correspondence to be sent to them
   AGENT'S NAME: EXCEL DESIGN LTD
   ADDRESS: 17 GORSE RIDE SOUTH
   FINCHAMPSTEAD
   POST CODE: RG40 4EN Tel. 01189733306

3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.
   SITE LOCATION: 589 READING ROAD
   WINNERSH
   BERKSHIRE

4. Give brief details of the proposal e.g. two storey side extension.
   ABOUT THE APPLICATION: SINGLE STOREY REAR EXTENSION

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.
   ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
   MATERIAL TO MATCH

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.
   ~~YES~~ / NO

PC 20 330 589

ADDRESS 589 READING ROAD PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. SU. 7771 53

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 521	Mr. E. E. Page	Erection of garage	4.4.74	App N/A
00540	" "	" "	16.5.74	N/A C/A
BR 2095	" "	S/storey extension	25.2.74	App. N/A
02163	" "	" "	20.3.75	N/A C/A
BN99/0856	Mr. + Mrs. C.W. Blyde	Garage con.	5.10.99	
F/2002/8022	Mr Galloway + Mr Connon	S/st R. ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Pd Enq - Conv of garage - 22.2.02 · Charsley Harrison · PPreq

DRAINAGE Pd enq - kitchen ext. M.J Galloway 29.10.02 ppreq

18.NOV.2002 8022

Client:

Mr Galloway and Miss Cannon
589 Reading Road
Winnersh
Berkshire

Project:

Single Storey Rear Extension

Location:

589 Reading Road
Winnersh
Berkshire

Excel Design
XL02786

Drawing Number	Drawing List	Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	✓
5	Notes 1	✓
6	Notes 2	✓
7	Notes 3	
8	Front Elevations	
9	Left Side Elevations	✓
10	Right Side Elevations	✓
11	Rear Elevations	✓
12	Ground Floor Plans 1	✓
13	Ground Floor Plans 2	✓
14	First Floor Plans 1	
15	First Floor Plans 2	
16	Second Floor Plan	
17	Section	✓

CLIENT:	Mr Galloway and Miss Cannon, 589 Reading Road, Winnersh	DESCRIPTION: Drawing List	
PROJECT:	Single storey rear extension	SCALE:	DRAWING No: 02786 2
DATE:	November 2002	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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These drawings have been prepared for the purpose of obtaining Planning and/or Building Regulation approval. They are not intended as a work specification or as detailed working drawings. Those carrying out the work must satisfy themselves of all dimensions and details before pricing and construction. No work should be carried out until all the necessary approvals have been obtained and the building inspector has been notified of the intention to start work.

There must be no encroachment on neighbouring property without prior written agreement between respective parties and in accordance with the requirements of the Party Wall Act.

GENERAL NOTES
(Not a specification)

1. FOUNDATIONS
Strip concrete foundations minimum depth as shown on drawings and in accordance with N.H.B.C practice note 3 - 1985 table 7a. Final decision on design, type and depth of foundations to be made by Local Authority Building Control Officer on site. Foundations to rest on suitable load bearing strata and to comply fully with Building Regulations. 100mm thick class 'A' dense concrete block work and semi-engineering brickwork below d.p.c level. Lean mix cavity fill up to ground level. Existing foundation to be laid open for inspection when and where required by the building inspector.

2. D.P.C
Polymer type of d.p.c's to all walls minimum 150mm above ground level. 150 mm wide x 14 mm Dampcor or similar d.p.c to all cavity closers fitted in accordance with manufacturers specification. D.p.c to lap d.p.m minimum 50mm. D.p.c to be continuous with existing.

3. GROUND FLOOR SLAB
Floor finish to line with existing on 65 mm sand and cement screed with light reinforcing mesh on 100 mm thick S.D grade Jablite floor insulation fitted to manufactures specification. Concrete, suspended insitu slab resting on inner skin of cavity walls and perimeter dwarf walls against existing walls where required. Slab depth and bottom reinforcing with 40 mm cover as shown on section drawing. Remove all vegetation below slab.

4. EXTERNAL WALLS
112 mm facing brickwork to match existing. 75 mm cavity insulation. 100 mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar to give 0.35 w/m^2K 'U' value. 13 mm lightweight plaster and skim internally. Provide mild steel galvanized wall ties at 900 mm horizontal and 450 mm vertical centers. Staggered formation to B.S 1243 amended. Close cavity at eaves level. Cavity to be continuous and new/existing walls fully bonded.

5. JOINERY
All softwood to be pressure impregnated preservative treated to B.S 4072.

6. GLAZING
All doors and windows to be timber and/or uPVC and fitted with double glazed factory sealed units, using Pilkington, 28mm K glass (low E). Full height glazed screens and doors to be fitted with class B safety glass. All opening lights to give minimum 1/20th floor area in ventilation. All windows fitted with 8000 mm^2 trickle ventilator. Bathroom windows to be obscure glazed.

7. LINTELS
To be Catnic insulated steel lintels or similar (unless otherwise stated) to manufacturer's span/load tables. Minimum 150 mm end bearing with cavity trays over.

8. STRUCTURAL STABILITY/ STRUCTURAL TIMBERS
Where ceiling and floor joists run parallel to external walls, lateral restraint to be achieved by metal straps at 1200 mm centres spanning three joists. Provide mild steel galvanized gable straps at 1000 centres fixed to three rafters and wall. Wall plates to be anchored down with 30 x 5 mm straps at 2m centres.

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GENERAL NOTES
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9. STEELWORK
All steelwork to engineer's calculations and encased in 2 layers of 12.5mm plasterboard with staggered joints and 7mm vermiculite plaster skim to give 1/2 hour fire resistance.

10. MECHANICAL VENTS
Kitchen: Provide mechanical vent extract unit through wall providing 60 liters per second minimum extract rate. Alternatively provide cooker hood giving 30 liters per second extract rate ducted through wall.
Bathroom: Provide mechanical vent unit ducted through wall or roof giving 15 liters per second extract rate operated intermittently.

11. S.W. DRAINAGE
100 diameter half round gutters falling to 63 diameter rain water pipes connecting to 100 diameter below ground drain runs at minimum 1:60 fall to new soakaways in garden. Drains encased in 150mm peashingle. Soakaways minimum 5m away from buildings and $1m^3$ capacity minimum below pipe entry. Filled with hardcore and 75mm concrete capping with minimum 300mm top soil cover. Existing drains to be checked for exact depth and position prior to construction.

12. F.W. DRAINAGE
Above ground: Waste sizes to be: S.V.P's & W.C's 100 dia, Basins 32 dia. Sink and bath 40 dia. All fitted with rodding accesses at every change in direction and 75 mm deep seal traps. Soil and vent pipes to be encased in 9.5 mm plasterboard and skim on softwood framing and terminate through roof 1m above window heads with durable cage.
Below ground: 100 mm dia 'Hepsleve' drain runs to minimum 1:40 fall to existing manhole. Drains encased in 150 mm pea shingle and lintelled over when passing through walls using reinforced concrete lintels. Redundant drains to be broken out and sealed off. Existing drains to be checked for exact depth and position prior to construction.

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Additional Notes:

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