X SYSTEMS LTD

APPLICATION NO:
F/2000/1594

LOCATION:
Frogmore Cottage Davis Street, Hurst Reading.

APPLICANT:
Mr & Mrs Courtney-Smith C/O Excel Design Ltd

PROPOSAL:
Proposed replacement of flat roof with pitched roof on existing garage plus rear extension to garage.

EARLIEST DATE FOR DECISION: **30/06/2000**

APPLICATION EXPIRY DATE: **21/07/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Courtney-Smith
C/O Excel Design Ltd
17 Gorse Ride South
Finchampstead
Berkshire

Application Number: F/2000/1594

Parish: **HURST**

Location: **Frogmore Cottage, Davis Street, Hurst, Reading.**

Proposal: **Proposed replacement of flat roof with pitched roof on existing garage plus rear extension to garage.**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 20/07/2000

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.

Application Number F/2000/1594
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC52	SR12	

RECORD OF SITE VISIT

SITE ADDRESS: Frogmore Cottage
Davis Street Hurst Reading.

APPLICATION NUMBER: F/2000/1594

OFFICER: Emy Circuit

DATE OF SITE VISIT: 13th June 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? in hedge

2. DESCRIPTION OF SURROUNDINGS

cluster of houses in rural setting, with fields opposite

3. DESCRIPTION OF SITE/BUILDING

Thatched cottage, summerhouse + sheds in garden, drive between Davis St + lane at rear provides access to the garage + car port.

4. RELATIONSHIP TO ADJOINING PROPERTIES

distance sufficient to prevent any impact other than on outlook.

5. SITE CONSTRAINTS

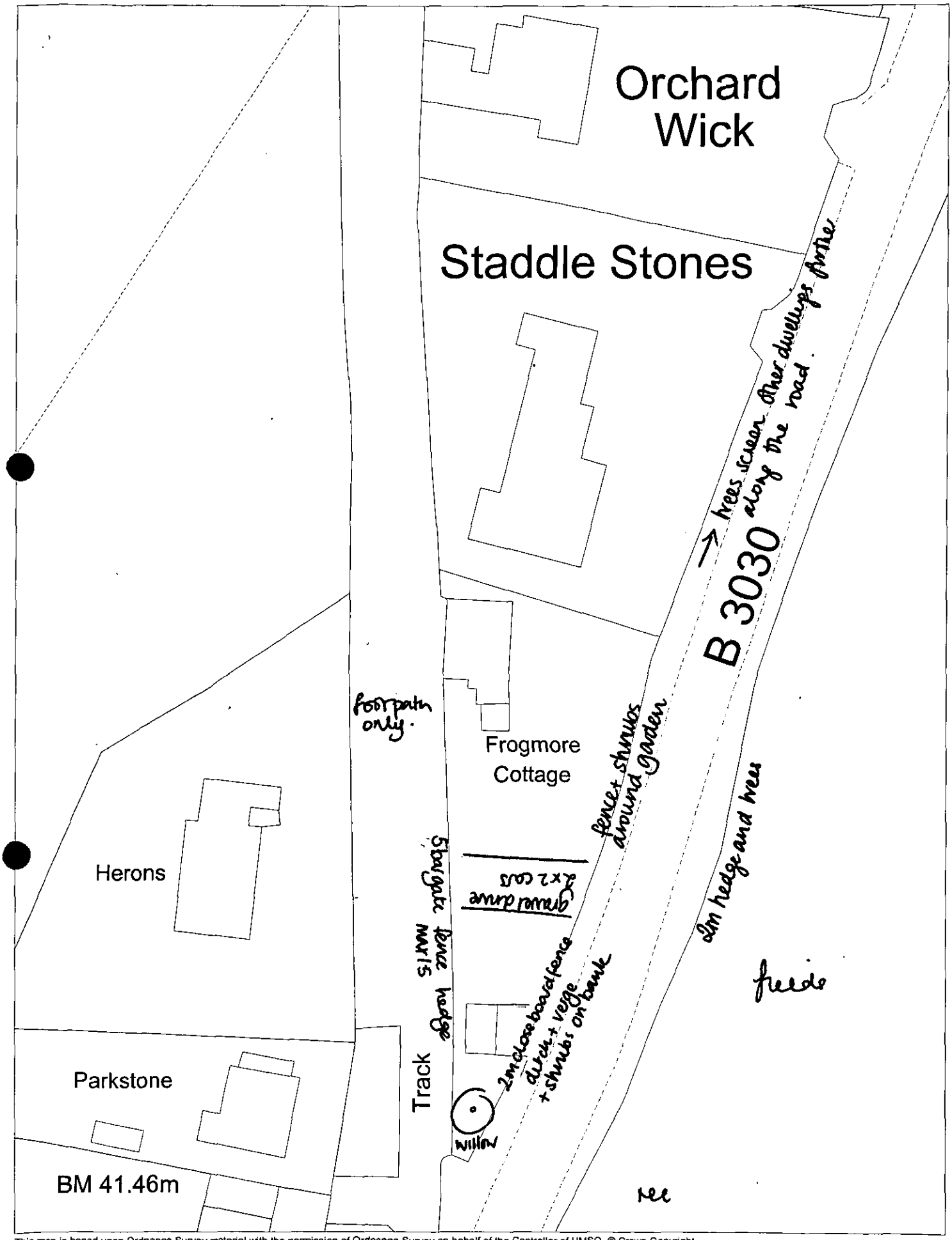
TREES willow at end of site

ACCESS/PARKING drive, garage and carport

LEVELS /

BOUNDARY TREATMENT various fences and hedges

OTHERS /



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Development Control Section, Environmental Services, Wokingham District Council.

9 June 2000

Scale: 1 : 500

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1594

Applicant : Mr & Mrs Courtney-Smith C/O Excel Design Ltd.

Location : Frogmore Cottage, Davis Street, Hurst, Reading.
Proposal : Proposed replacement of flat roof with pitched roof on existing garage plus rear extension to garage.

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

Date of Neighbour Notifications : .....

Date of Site Visit : 13 June 2000

Date Registered : 26/05/2000

Earliest Date for Decision : 30/06/2000

Latest Consultation Date/Site Notice Expiry Date : 30/06/2000

Application Expiry Date: 21/07/2000

Consultation Responses :

Landscape - no objection
Hurst PC - rebuild, not just roof + extension
restricted to use in connection with garage.
Neighbours - object if loss of tree would result, 2nd summerhouse?
+ impact on hedgerow +: character of lane
Highways - no objection

Planning Issues :
Countryside/riversalley
neighbours/setup

Application Number: F/2000/1594
Frogmore Cottage, Davis Street, Hurst

Appraisal: The proposal is for an extension at the rear of the existing garage and a pitched roof, to replace the existing flat roof. Two similar applications have been refused previously. Both of these were for steeply pitched thatched roofs, with 7 metre and 5.7 metre ridges, which would have resulted in a considerable increase in the scale and massing of the garage and, hence would have been unacceptably prominent in the rural setting.

In this case the proposed roof would be tiled and have a ridge height of 3.4 metres, an increase of 1.1 metres over the existing flat-roof. This would improve the appearance of the building without increasing its prominence to an unacceptable degree.

The rear extension would be flush with the eastern side of the garage, project 2 metres to the rear and have a width of 3.6 metres. Drawing 0063/12 indicates that 0.8 metres would remain to the boundary of the site. The roof would be sloped and have a maximum height of 3 metres. It is not considered that this would represent an unacceptable increase the scale or prominence of the garage.

It proposed that the brickwork would be rendered and painted to match the house. This may slightly increase the prominence of the property but the walls are largely screened by the existing fences and hedges so would not have a significant impact - also it could be carried out as PD.

Recommendation: conditional approval

Applicationo	Name & Address
F/2000/1594	Mrs & Mrs Beasley Whispers Davis Street Hurst RG10 OTH
F/2000/1594	Mr & Mrs B Farrell Herons Davis Street Hurst RG10 0TH

App approved,
Letter sent 24/07/00

Received by Wokingham District Council

Application No: F/2000/1594

Proposal:
Proposed replacement of flat roof with pitched roof on existing garage plus rear extension to garage.

Location:
Frogmore Cottage, Davis Street, Hurst, Reading.

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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

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 30/06/2000. 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 Planning and Transportation

06 June 2000

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1594**

Frogmore Cottage, Davis Street, Hurst, Reading.

Proposed replacement of flat roof with pitched roof on existing garage plus rear extension to garage.

I wish this application to be listed should the officers recommendation be for R

and my reason(s) are that this is very minor + it covers clean improvement - BUT I WILL DISCUSS!!

Signed: Annette Drake. Date: 7.6.00

Councillor Drake

away 'til 24.6.00

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

Tel: (0118) 974 6479

Date: **06 June 2000**

My ref: F/2000/1594

CONFIDENTIAL

Councillor Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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/2000/1594
Frogmore Cottage, Davis Street, Hurst, Reading.
Proposed replacement of flat roof with pitched roof on existing garage plus rear extension to garage.

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/2000/1594**
Frogmore Cottage, Davis Street, Hurst, Reading.
Proposed replacement of flat roof with pitched roof on existing garage plus rear extension to garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~08 MAY 2000~~ Valid 26|5|00	Map No. 54 Site ...0:07....
Officer: EXC Application No. F|2000|1594	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☑ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED REPLACEMENT OF FLAT ROOF WITH PITCHED ROOF ON EXISTING GARAGE PLUS REAR ~~SIDE~~ EXTENSION TO GARAGE

Location: FROGMORE COTTAGE DAVIS STREET

Parish: HURST Ward: Hurst. 6-6-2000

Applicant: MR|MRS COURTNEY-SMITH

re-submission 99|70778|F refused

Fee Received 00-00 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	Highlight on plan	phoned 18/5	✓ 23/5
3	Forms unsigned			
4	Correct S 66 certificate	No date - need copies of rear of form.	to follow	26/5
5	Elevation plans	Front elevations to show pitched roof.		
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 : 16.6.2000 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: (Rural Area, River Valleys Policies Area)

No relevant pre-apps.

NEIGHBOURS: 2 x S/N (1 on public footpath, 1 on B3030 frontage) ✓

+ Staddle Stones, Herons, Parkstone, Whispers, Meadow Cottage } Davis Street, Hurst

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 06 June 2000

Application Number: F/2000/1594

Proposal: Proposed replacement of flat roof with pitched roof on existing garage plus rear extension to garage.

Parish: HURST PARISH

Site Address:
Frogmore Cottage, Davis Street, Hurst, Reading.

Applicant:
Mr & Mrs Courtney-Smith C/O Excel Design Ltd.

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).

No adverse highways comments.

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

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

31429

4 July, 2000

ACK:
FILE:

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Emy Circuit

Dear Miss Circuit,

Application F/2000/1594

I refer to the above-mentioned Application by Mr. and Mrs. Courtney-Smith of Frogmore Cottage, Davis Street, Hurst; proposed replacement of flat roof with pitched roof on existing garage plus rear extension to garage.

The Application is misleading in that the proposal is for a complete re-build, with cavity walls and double glazing and almost certainly constitutes overdevelopment of this small site. However, if permission is granted, my Council consider that it should be for the application proposed, i.e., replacement of flat roof with pitched roof on existing garage plus rear extension to garage and there should be a condition restricting the use to garage only in connection with the main dwelling.

Yours sincerely,

Wardle

Clerk

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 4 July 2000

Location:	Frogmore Cottage, Davis Street, Hurst
Proposal:	PROPOSED REPLACEMENT OF FLAT ROOF WITH PITCHED ROOF ON EXISTING GARAGE PLUS REAR EXTENSION TO GARAGE
Application Number:	F/2000/1594

In response to your consultation dated 6 June 2000 for the above application, the landscape comments are as follows:

I have no objections to the above proposals.

Catherine Brimble

Catherine Brimble
Landscape Architect

Herons
Davis Street
Hurst
Reading
RG20 OTH

21st June 2000

Dear Mr John Mitchell

Application Number: F/2000/1594

Site Address: Frogmore Cottage, Davis Street, Hurst, Reading

Proposal: Proposed replacement of flat roof with pitched roof on existing garage plus read extension to garage.

Thank you for sending to us notice of application for the above which we would like to comment on.

Whilst we have no real object to the above we would like to be taken into consideration the extension length of the garage and the impact on the hedgerow.

Over the past 2 years we have seen at lot of the natural hawthorn bushes ripped out from what used to be a very rural lane approach to our house. We (Herons) agreed in the essence of safety that Frogmore could open up an entrance in their property to allow them to also use this lane, shortly after which the lane appeared home for them to also use as a parking area giving us some cause for concern. Although we must also state that whilst the property was up for sale recently an entrance gate was erected by Frogmore, together with the planting of a few hawthorns, from which time we have subsequently seen a reduction in the use of parking in the lane.

All we ask is that if an extension is permitted to the garage that the extension may not come out further than the inner boundary of current hawthorn hedge. Thus enabling us to keep a green rural entrance to the lane for all current neighbours and for walkers who enjoy the public footpath and hopefully accommodate a small extension for Frogmore, keeping everyone happy.

As for the pitched roof whilst it may impose on our current outlook across the fields and park area, we do recognise that no one has a right to a view, therefore we would leave this decision in your hands.

In closing, I thank you for taking the time to consider our views as a neighbour.

Yours sincerely

Mr & Mrs B Farrell

BNS

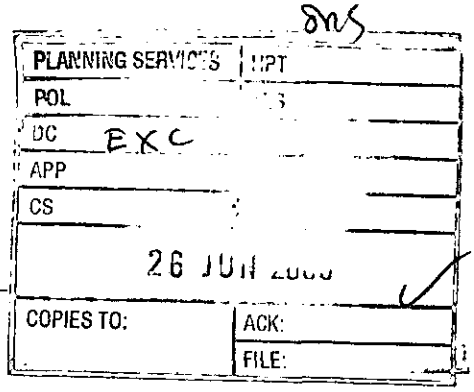
PLANNING SERVICES	HPT
POL	TLS
DC EXC	INF
APP	
CS	
26 JUN 2000	
COPIES TO:	ACK: ✓
	FILE:

WITHOUT PREJUDICE

Whispers
Davis St
Hurst
RG10 0TH.

20/6/2000

Planning Office
Wokingham Council



REF: Frogmore Cottage F/2000/1594

1)

We have no objection to Roofing of Garage only BUT with regard to the proposed (2) extension to garage may we remind Wokingham Council that the previous owners took down 4 Fully Grown Trees (not saplings or bush) which were not on their ground but running alongside the garage, and it was understood that no further trees would be taken down and that means the large tree on the corner of the bridle path in front of our garage - If the extension means removal of the tree then we totally object to extension of garage.

---- continued

REF: Frogmore Cottage - F/2000/1680

This property already has a summer house which is perfectly fine - are the residents proposing another one & if so where?

Yours Faithfully

R.C. & C. BEASLEY

"FROGMORE COTTAGE" 09 130 015

ADDRESS DAVIS STREET PARISH HURST

PLOT No. Old Property ORD. SHEET No. SU.7871 54

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/162/67	Mr. T. S. Ridley	Additions	19.5.67	App. cl
R/319/67	"	Double Garage & Access	28.9.67	App cl
PD/452/68	"	Garage	5.9.68	App N/A
1142/71	Mr M. J. Richards	S/Storey extn & vehicular access	30.12.71	App. c/a
1585/73	Mrs L. E. Strojecki	change of use to small country restaurant	25.10.73	Refuse
BR5522	Mr J Wawiwa	carport	19.10.76	APP N/A
05552	"	"	16.12.76	N/A c/a
AR23776	"	GARAGE & CARPORT	26.11.84	APP N/A
99/68893/F	Mr. & Mrs. Courtney-Smith	Replace flat roof	25.2.99	RE
FP98/8264	"	F/FL above garage	3.2.99	C/A
99/70778/F	"	Replace flat roof + pitch roof on Garage ext. + store span in roof	7.1.00	RE

MINISTRY DECISION

6

1959/a

26 MAY 2000 1594

HOUSEHOLDER PLANNING APPLICATION

26 MAY 2000 *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.

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 + MRS COURTNEY-SMITH
	ADDRESS	FROGMORE COTTAGE
		DAVIS STREET
		HORST
	POST CODE	Tel. No.
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. No 973052
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	FROGMORE COTTAGE
		DAVIS STREET
		HORST.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	REPLACE FLAT ROOF
		WITH PITCHED

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 — BRICK + TILE TO MATCH EXISTING

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

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated
(b) The fee (the current scale of fees is attached) re-submission
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

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 (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MR & MRS COURTESY-SMITH

DATE 28-4-00

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated
(b) The fee (the current scale of fees is attached) re-submission
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below If neither apply you must complete a full certificate obtainable from the Planning Department.

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

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 (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF M T-MB COURTESY- SMITH

DATE 28-4-00

26 MAY 2000* 1524

Client:

Mr and Mrs Courtney-Smith
Frogmore Cottage
Davis Street
Hurst
Berkshire

Project:

Extend Existing Garage
Replace Flat Roof over Garage
with Pitched Roof

Location:

Frogmore Cottage
Davis Street
Hurst
Berkshire

Excel Design
XLØØ633

Drawing List

Drawing Number	Description	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	✓
13	Loft Plan	✓
14	Section	✓
15	Section	✓

CLIENT: Mr and Mrs Courtney-Smith. Frogmore Cottage, Davies Street, Hurst. DESCRIPTION: Drawing List

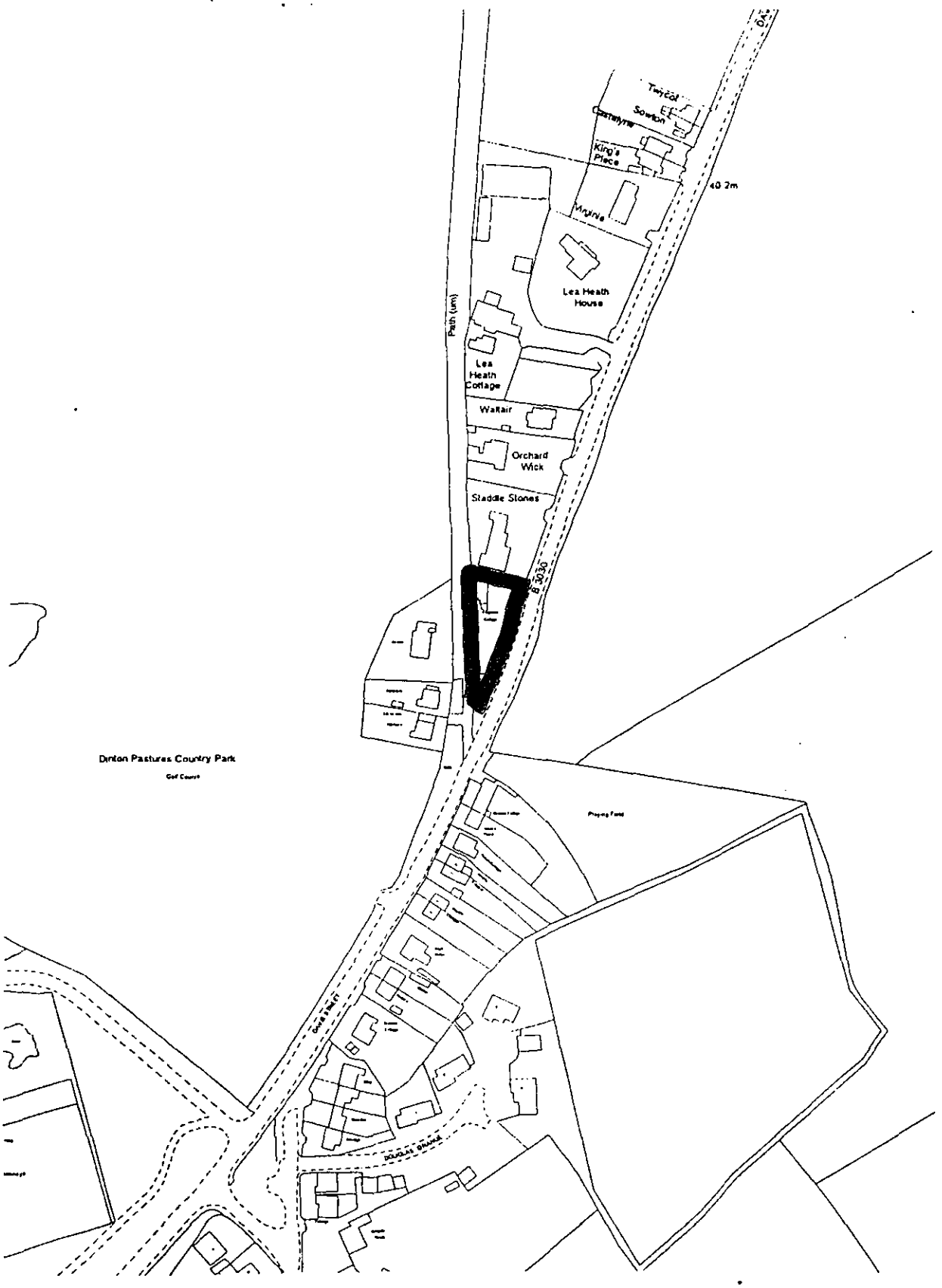
PROJECT: Extend garage and replace flat roof with pitched roof SCALE: DRAWING No: 00633/ 2

DATE: March 2000 REVISION:

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

© COPYRIGHT RESERVED

Excel Design



CLIENT:	Mr and Mrs Courtney-Smith. Frogmore Cottage, Davies Street, Hurst.	DESCRIPTION:	Location Plan		
PROJECT:	Extend garage and replace flat roof with pitched roof	SCALE:	1:1250	DRAWING No:	98595/ 3
DATE:	October 1999	REVISION:			

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

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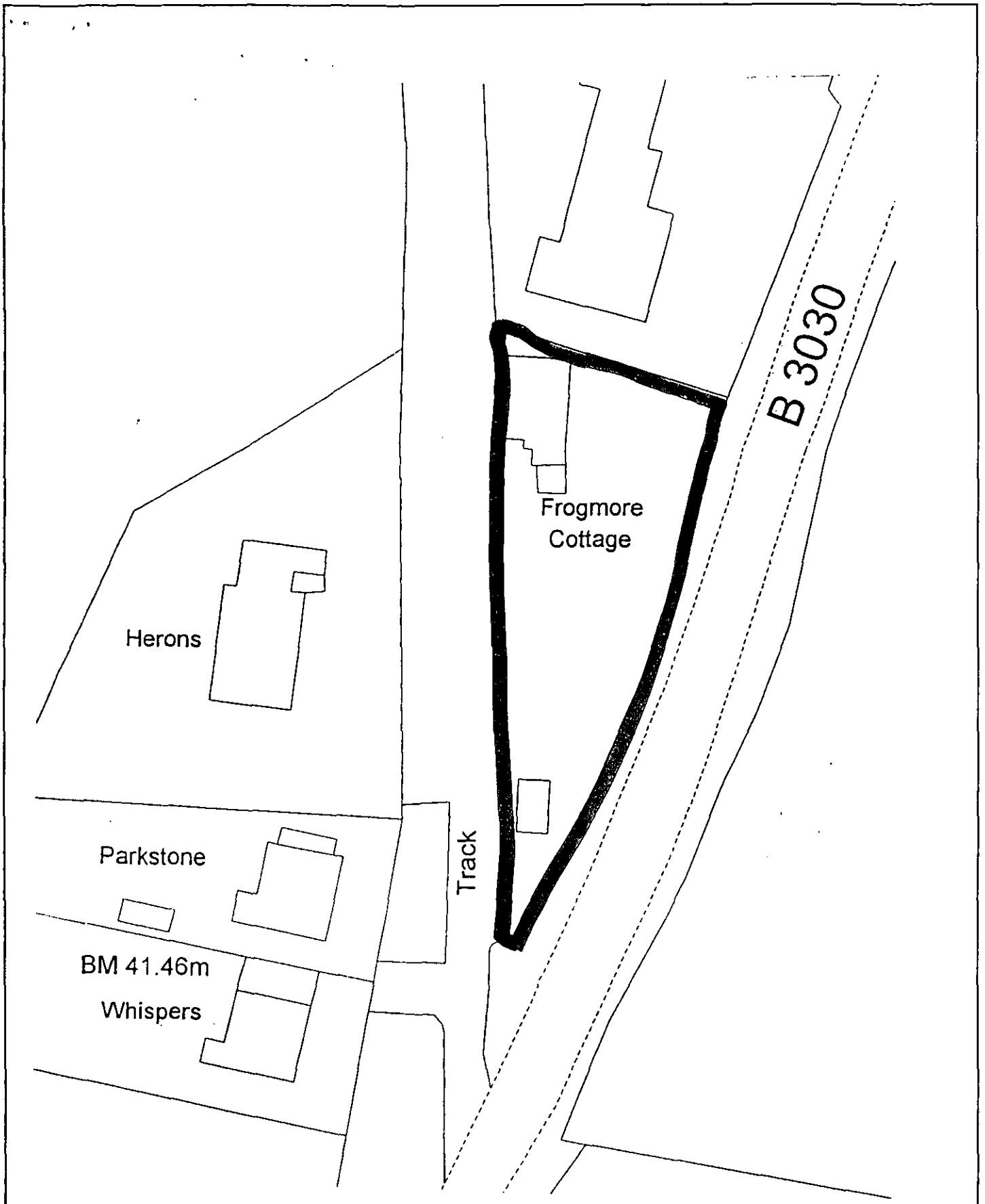
Excel Design



CLIENT:	Mr and Mrs Courtney-Smith. Frogmore Cottage, Davies Street, Hurst.	DESCRIPTION:	Block Plan		
PROJECT:	Extend garage and replace flat roof with pitched roof	SCALE:	1:500	DRAWING No:	98595/ 4
DATE:	October 1999	REVISION:			

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

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Excel Design

These drawings have been prepared for the purpose of obtaining Planning and 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 advised 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
New 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
Existing to remain.

4. EXTERNAL WALLS
100 mm concrete blocks rendered to match existing house, 50 mm insulated cavity, 100 mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13 mm lightweight plaster and skim internally. Cavity insulated with 50 mm thick 'Rockwool' cavity batts fitted to manufacturer's specification to give 0.45 w/m^2K 'U' value. 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. INTERNAL WALLS
None

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

7. GLAZING
All doors and windows to be fitted with double glazed factory sealed units. 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.

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

CLIENT:	Mr and Mrs Courtney-Smith. Frogmore Cottage, Davies Street, Hurst.	DESCRIPTION: Notes	
PROJECT:	Extend garage and replace flat roof with pitched roof	SCALE:	DRAWING No: 00633/ 5
DATE:	March 2000	REVISION:	

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

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GENERAL NOTES
(Not a specification)

9. PITCHED ROOF
Concrete interlocking tiles suitable for minimum pitch not less than 17.5 degrees. Timber sizes and design as section drawings. 100 x 75mm softwood wall plate anchored to walls using mild steel galvanized straps at 1200mm centers. Ceiling finished with 12.5mm foil backed plaster board fully nogged and finished to match existing. 200mm fiberglass quilt insulation laid between joists. Provide mild steel galvanized gable straps at 1000mm centers fixed to 3 No. rafters and wall. 25mm thick softwood fascia and soffite to match existing with continuous ventilation to give cross ventilation.

10. 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.

11. 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.

12. 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.

CLIENT:	Mr and Mrs Courtney-Smith. Frogmore Cottage, Davies Street, Hurst.	DESCRIPTION: Notes	
PROJECT:	Extend garage and replace flat roof with pitched roof	SCALE:	DRAWING No: 00633/ 6
DATE:	March 2000	REVISION:	

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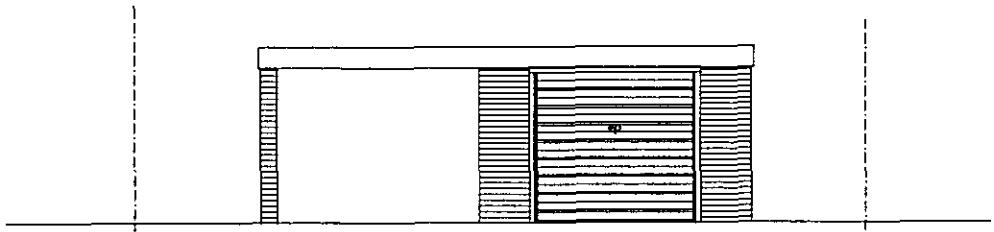
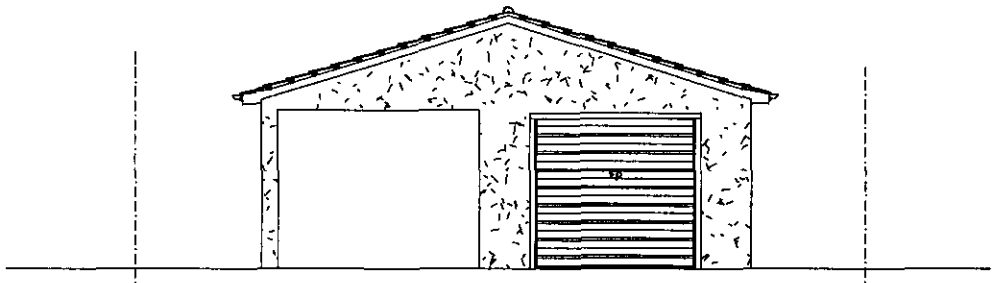


EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

APPROVED

CLIENT:	Mr and Mrs Courtney-Smith. Frogmore Cottage, Davies Street, Hurst.	DESCRIPTION:	Front Elevations		
PROJECT:	Extend garage and replace flat roof with pitched roof	SCALE:	1:100	DRAWING No:	00633/ 8
DATE:	March 2000	REVISION:			

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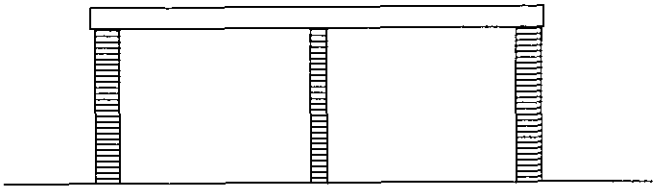
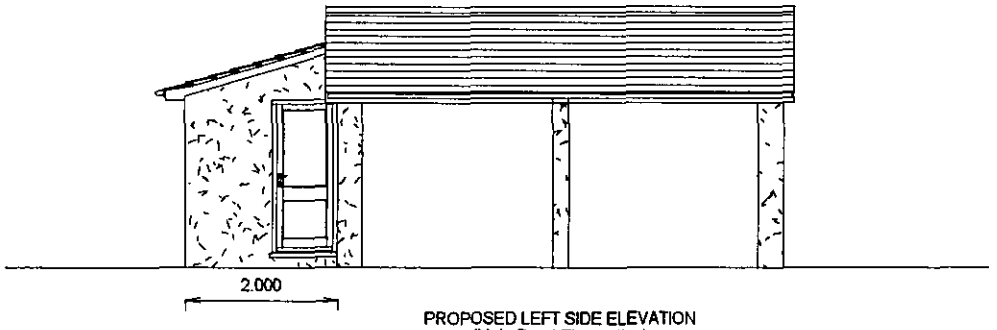


EXISTING LEFT SIDE ELEVATION
(Main Road Elevevation)



PROPOSED LEFT SIDE ELEVATION
(Main Road Elevevation)

APPROVED

CLIENT:	Mr and Mrs Courtney-Smith. Frogmore Cottage, Davies Street, Hurst.	DESCRIPTION:	Left Side Elevations		
PROJECT:	Extend garage and replace flat roof with pitched roof	SCALE:	1:100	DRAWING No:	00633/ 9
DATE:	March 2000	REVISION:			

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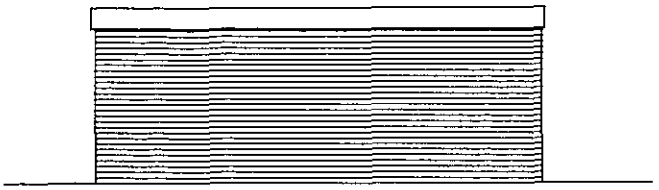
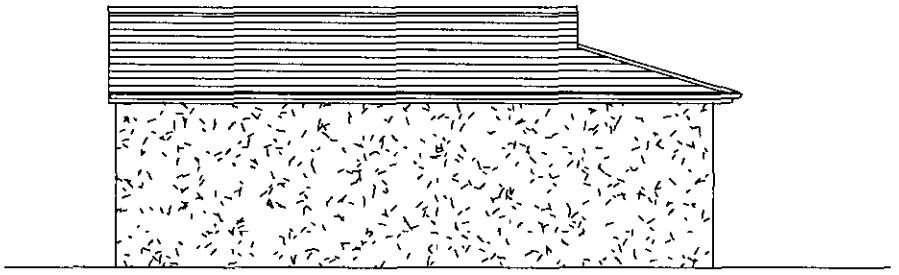


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

APPROVED

CLIENT:	Mr and Mrs Courtney-Smith. Frogmore Cottage, Davies Street, Hurst.	DESCRIPTION:	Right Side Elevations		
PROJECT:	Extend garage and replace flat roof with pitched roof	SCALE:	1:100	DRAWING No:	00633/ 10
DATE:	March 2000	REVISION:			

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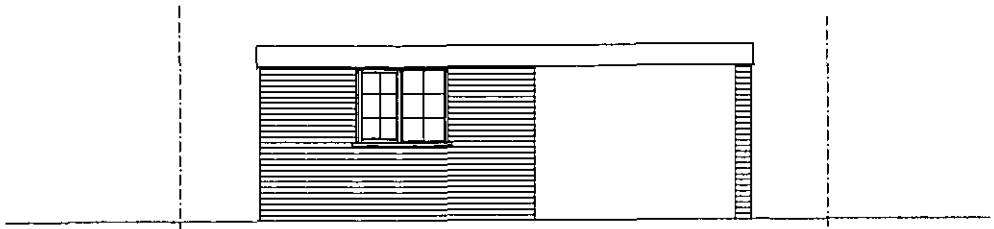
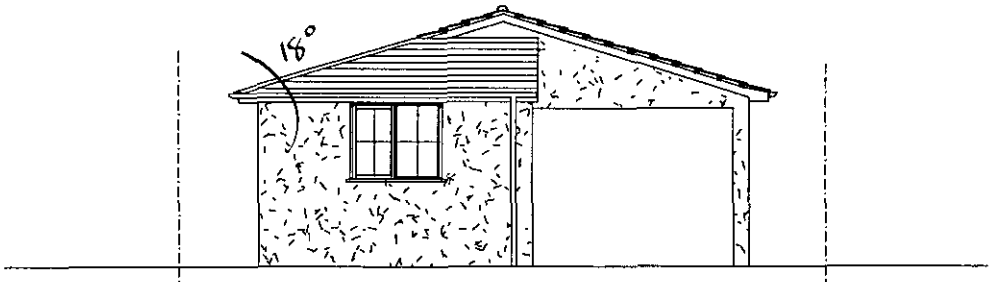


EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

APPROVED

CLIENT:	Mr and Mrs Courtney-Smith. Frogmore Cottage, Davies Street, Hurst.	DESCRIPTION:	Rear Elevations	
PROJECT:	Extend garage and replace flat roof with pitched roof	SCALE:	1:100	DRAWING No: 00633/ 11
DATE:	March 2000	REVISION:		

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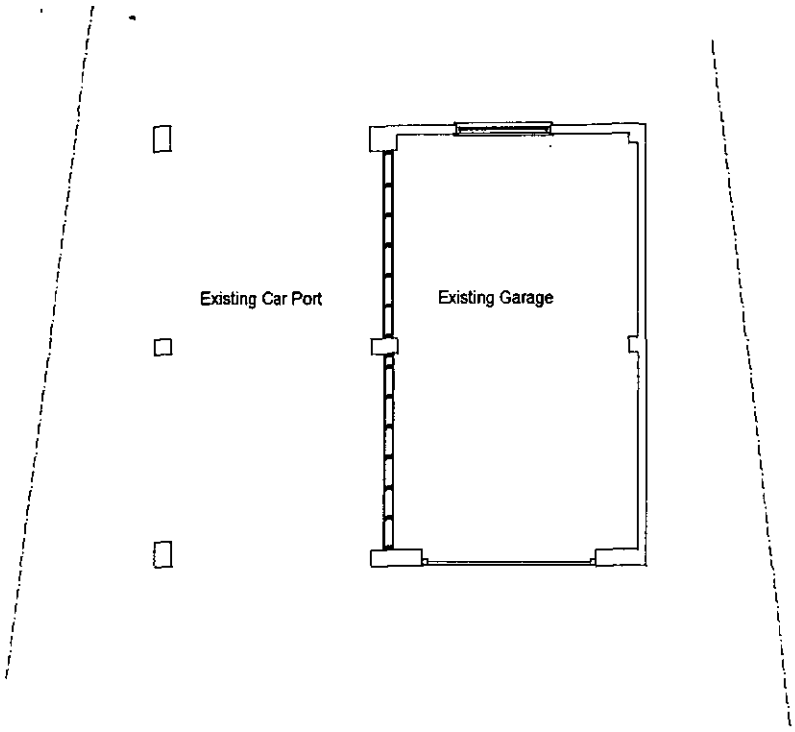
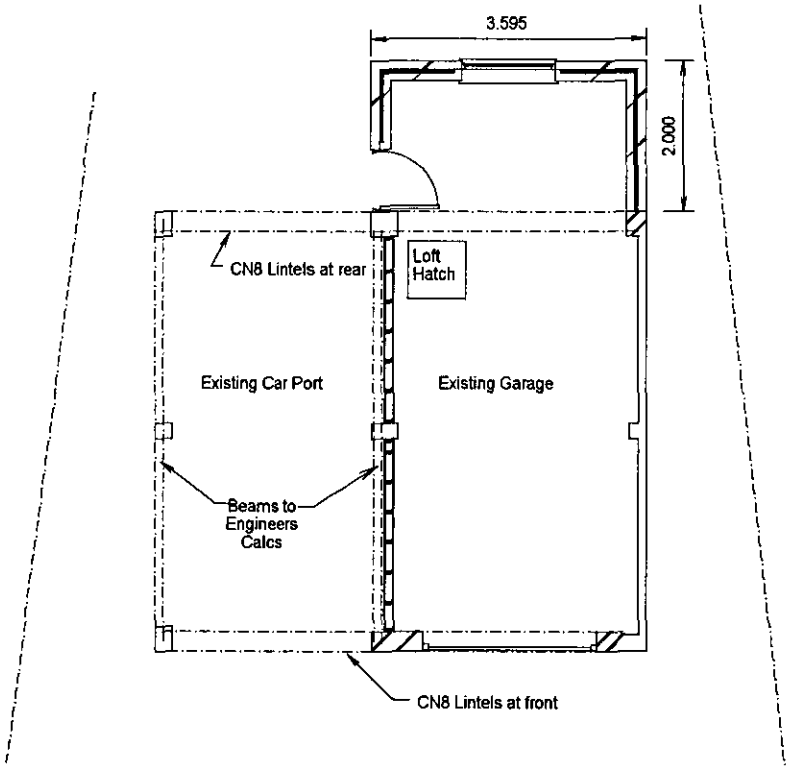


EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

APPROVED

CLIENT:	Mr and Mrs Courtney-Smith. Frogmore Cottage, Davies Street, Hurst.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Extend garage and replace flat roof with pitched roof	SCALE:	1:100	DRAWING No:	00633/ 12
DATE:	March 2000	REVISION:			

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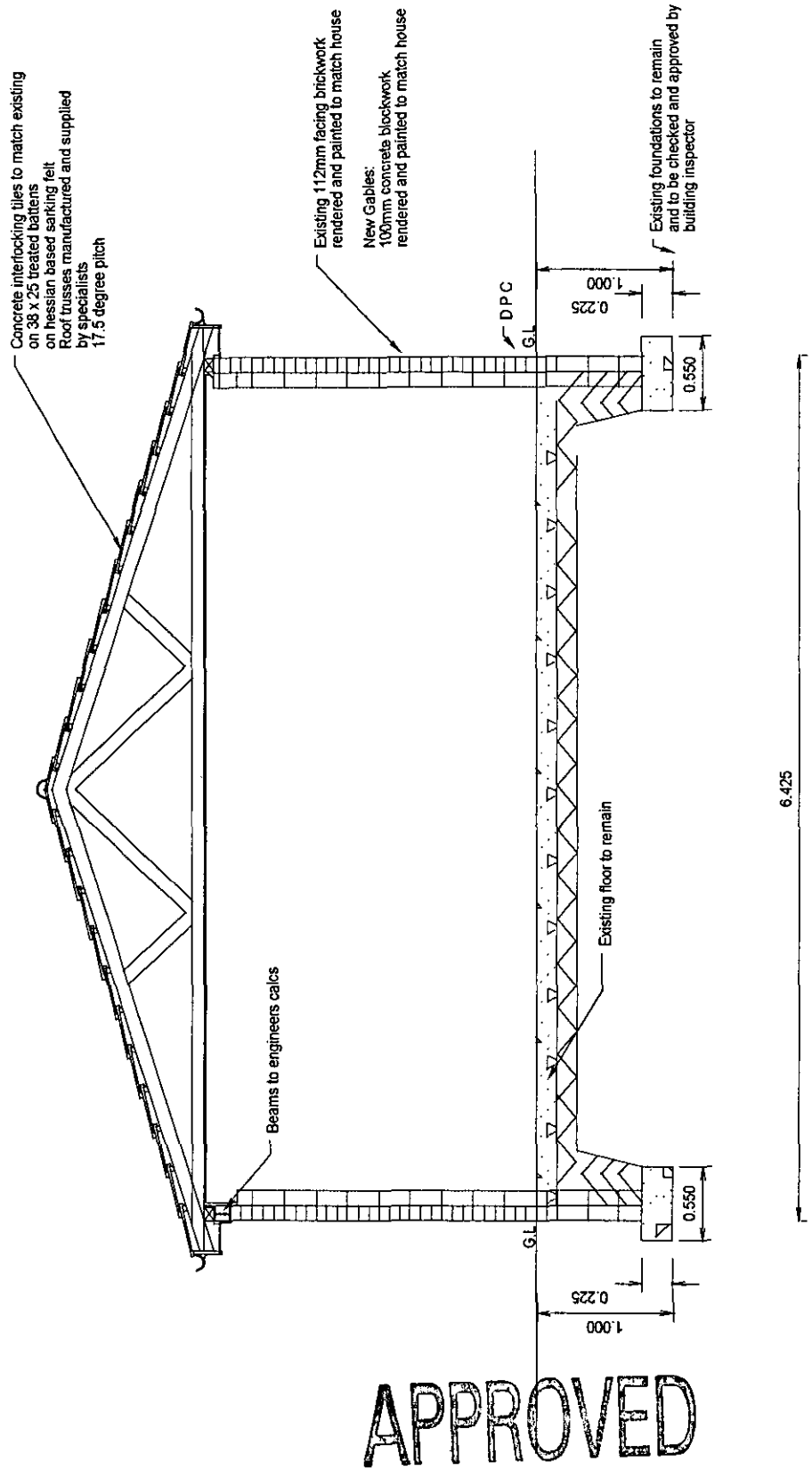

CLIENT:	Mr and Mrs Courtney-Smith. Frogmore Cottage, Davies Street, Hurst.	DESCRIPTION:	Section		
PROJECT:	Extend garage and replace flat roof with pitched roof	SCALE:	1:50	DRAWING No:	00633/ 14
DATE:	March 2000	REVISION:			

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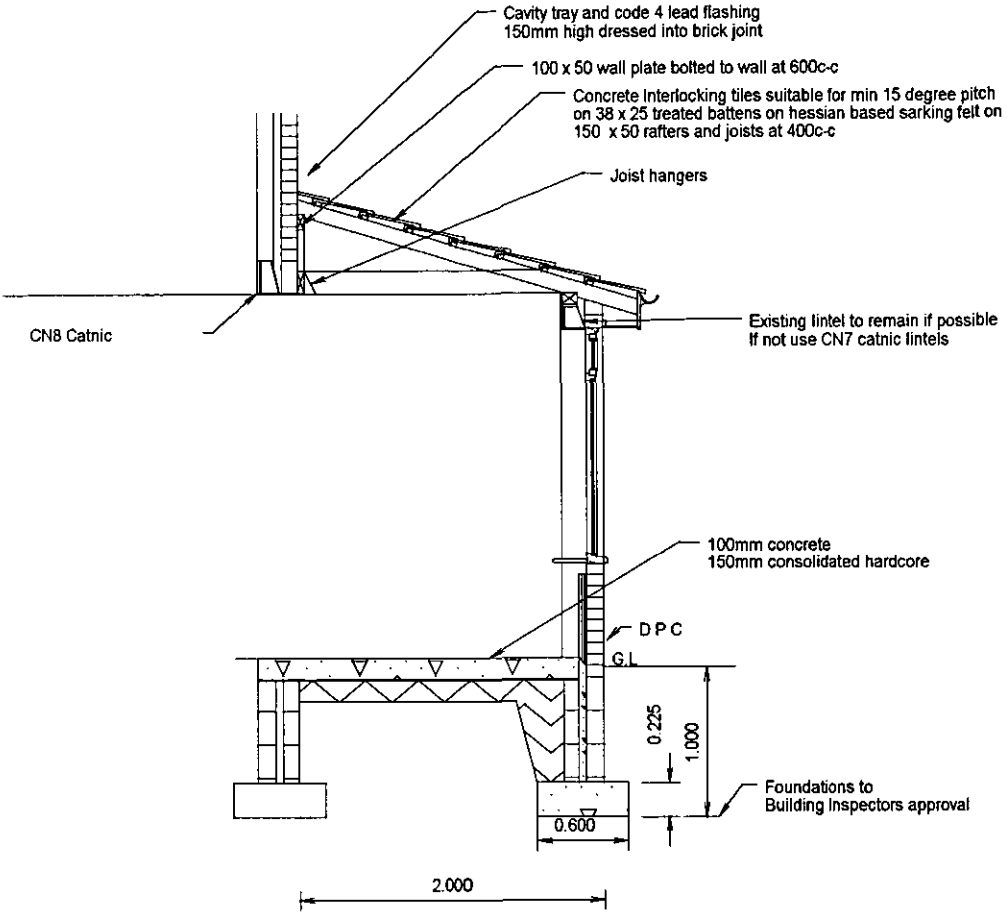

CLIENT:	Mr and Mrs Courtney-Smith. Frogmore Cottage, Davies Street, Hurst.	DESCRIPTION:	Section		
PROJECT:	Extend garage and replace flat roof with pitched roof	SCALE:	1:50	DRAWING No:	00633/ 15
DATE:	March 2000	REVISION:			

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Additional Notes:

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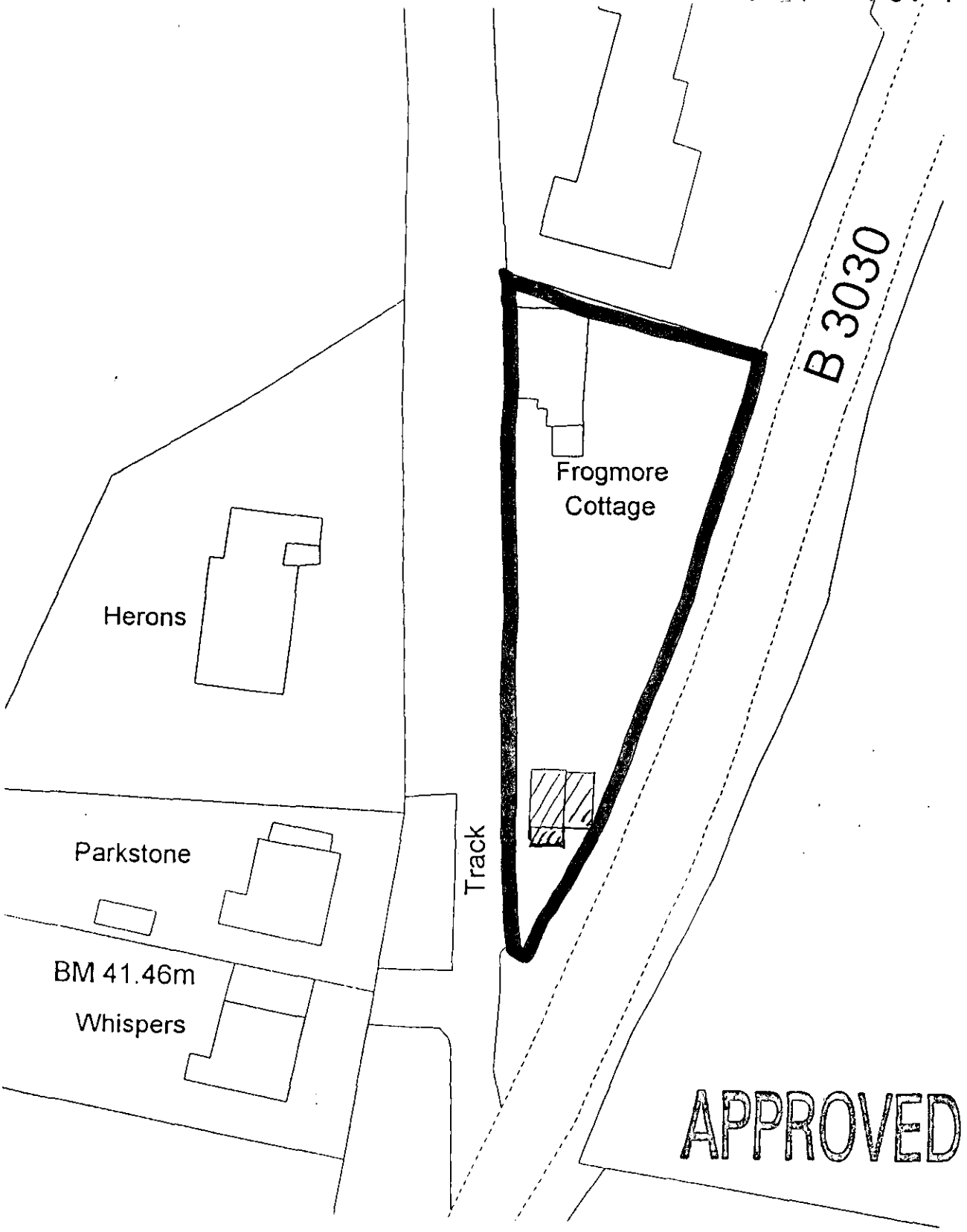
26 MAY 2000 1594



CLIENT:	Mr and Mrs Courtney-Smith. Frogmore Cottage, Davies Street, Hurst.	DESCRIPTION:	Block Plan		
PROJECT:	Extend garage and replace flat roof with pitched roof	SCALE:	1:500	DRAWING No:	98595/ 4
DATE:	October 1999	REVISION:			

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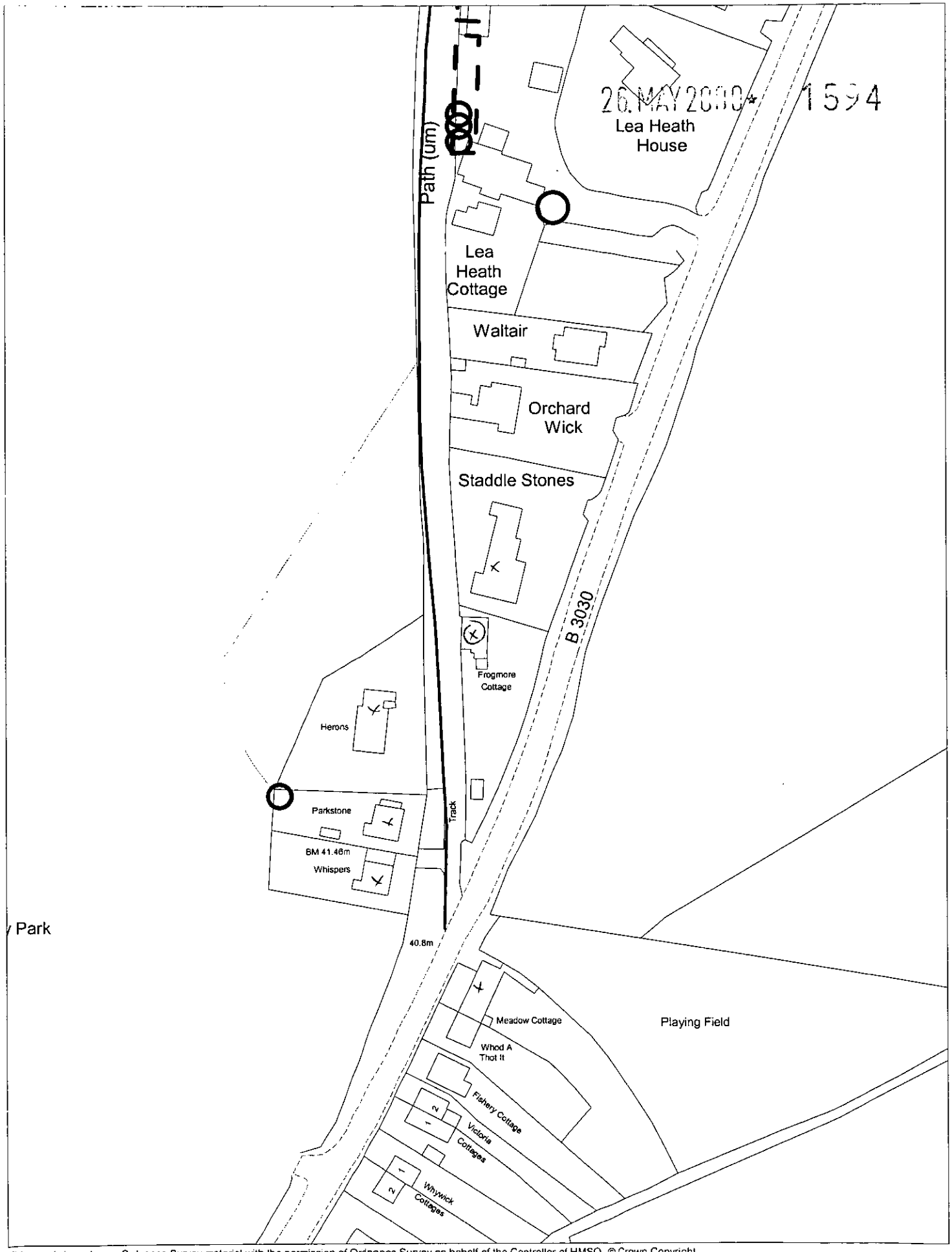

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Development Control Section, Environmental Services, Wokingham District Council.
16 May 2000

Scale: 1 : 1250

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Version 1
Sept 02

PLANNING JARGON BUSTER

Here is a simple explanation of some of the specialist terms often used in planning. Please note that they are intended as a day-to-day guide, not a substitute for detailed legal interpretation when necessary.

Agent

A person or business appointed by an applicant for planning permission to make the application on their behalf. Where an agent has been appointed the Council will normally send correspondence to them, rather than the applicant. See also "Applicant".

Applicant

Person or organisation making planning application. They do not have to own the land affected by the application as long as they notify the owner. See also "Agent".

Committee Site visit

Occasionally the Development Control Committee may feel that it needs a site visit by members to understand the issues. This is arranged with the applicant/agent. The Committee will not decide the application on site, or hold discussions with applicants/agents or objectors.

Development Plan

The Development Plan sets out the Council's policies for the development and use of land. It identifies areas for particular types of development, such as housing. In Wokingham it consists of policies for both the whole of Berkshire, set out in the Berkshire Structure Plan, and for the district, set out in the Local Plan. Both are important and relevant when deciding planning applications.

Permitted Development (sometimes called "PD")

Development which does not require planning permission from the Council because Government regulations (which may change from time to time) give it "blanket" permission. Many small changes to residential houses may be 'Permitted Development', but strict rules apply so please check the details with planning staff.

Planning Condition

When it approves a planning application the Council may impose conditions which have to be complied with. For example, these may ask for further details to be approved before building starts, or limit the hours of operation of an activity.

They must be relevant to planning, and the Council must give reasons for imposing them. An applicant can appeal against a condition he considers unreasonable. Failure to comply with a condition may give rise to a planning enforcement case.

Planning Enforcement

The process of investigating and, if appropriate, taking action in cases where planning controls have not been complied with.

Pre-Application Advice

Informal advice from a planning officer before a formal planning application is made to assist applicants/agents in making good applications which meet the Council's policy objectives. Pre-application advice does not commit the Council to any particular decision on an eventual application.

Section 106 Agreement

A legally binding agreement between the applicant and the Council made under Section 106 of the Planning Act. It provides for financial and other contributions, such as play areas, from developers to mitigate the effect of their development on the community. Section 106 agreements are controlled by strict national guidelines and by Council-approved policy. A register of all such agreements is kept and can be seen by the public.