APPLICATION NO:
F/2002/8085

LOCATION:
16 Kiln Ride, Finchampstead Wokingham.

APPLICANT:
Mr/Mrs Nowell

PROPOSAL:
Proposed single storey side and rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **26/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
24/02/2003

CASE OFFICER: **Dawn Hancocks**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Nowell
16 Kiln Ride
Finchampstead
Berks
RG40 3TL

Application Number: F/2002/8085

Parish: **FINCHAMPSTEAD**

Location: **16, Kiln Ride, Finchampstead, Wokingham.**

Proposal: **Proposed single storey side and rear extensions to dwelling.**

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

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

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

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

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

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

South East Area Local Plan Policies SBE1 and STV1.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 10/02/2003

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8085	DH
BUILDING CONTROL NUMBER.	FP 2003/3954 Bran	
APPLICANT/AGENT	Mr & Mrs Nowell.	
ADDRESS OF SITE	16 Kiln Ride FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	S/S side + rear exts.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	106/02B	166/07A
ELEVATIONS	- "	- "
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/2/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ? BC -	kitchen window moved to breakfast area on floor plans - not elevations	
DATE	28/2/03	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Dawn Hancocks

Application Number : F/2002/8085

Applicant : Mr/Mrs Nowell .

Location : 16, Kiln Ride, Finchampstead, Wokingham.
Proposal : Proposed single storey side and rear extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		11/1/03

Date of Neighbour Notifications : .....

Date of Site Visit : 21/1/03

Date Registered : 30/12/2002

Earliest Date for Decision : 26/01/2003

Latest Consultation Date/Site Notice Expiry Date : 26/01/2003

This application will have expired on: 24/02/2003. 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 :

Parish Council - no objection

Neighbour (1) - no objection

Planning Issues :

1/d settlement

Impact upon neighbours

" " street scene

Application Number: F/2002/8085

Appraisal:

Development
The proposed is for single storey side and rear extensions. The site is a detached bungalow with detached double garage located within the identified settlement of Finchampstead. The proposed rear extension would project 5.3m from the rear with a width of 6.5m. The side extension would project 4.0m from the side with a length of 6.5m. Both extensions would have an eaves height of 2.4m and a ridge height of 5.1m. They would also have gabled ends matching the existing dwelling. The existing conservatory to the rear would be removed.

1) Impact upon the neighbours
Neighbouring property No.18 is a bungalow with no side windows overlooking the site. There is a 1.8m fence on this side boundary. To the rear, front and other side is also a 1.8m fence with a mixture of vegetation from 2 to 5m in height. Some of this vegetation may need to be removed to make room for the extensions. The properties to the side and rear are set away from the boundaries and are two storey dwellings. No letters of objection have been received. The proposed side extension would be within the building line of the existing side element of the bungalow. No.1 Shenstone Close is currently building a first floor over the garage. The rear extension would be in keeping with the rear building line of the neighbouring bungalows on Kiln Ride. Due to the distance to the properties in Shenstone Close and the site being single storey it is considered that there would be no adverse impacts in terms of overlooking, overshadowing and overbearing.

2) Impact upon the character of the street scene
No part of the proposal would be visible from the front of the house. The materials would match the existing dwelling. It is therefore considered that there would be no adverse impact upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2002/8085
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 16 Kiln Ride
Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/8085

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 21/1

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ Yes, fence to front

2. DESCRIPTION OF SURROUNDINGS

mainly bungalows, houses up Shenstone Close
not open plan

3. DESCRIPTION OF SITE/BUILDING

bungalow + detached garage (double) flat roof
cons to rear - remove

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m fence to front + gates

OTHERS 1.8m fence to 18 - bungalow no side windows
+ s/st/v cut up to 1m from front
of 16 garage no side windows.

1.8m fence to rear + reg from 2 to 5m high
+ side

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8085. (Case Officer:Dawn Hancocks)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES	HPT
POL	
DC	
APP	
CS	

09 JAN 2003

COPIES TO

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8085

YOUR NAME: C. STAMP

YOUR ADDRESS: ***(please check these details & amend if incorrect)***
3 SHENSTONE CLOSE
FINCHAMPSTEAD
WOKINGHAM
BERKSHIRE
RG40 3PS

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: I have not ticked the support box as it's not that I support the application but I have no objection to it for also ever.

Continue over the page if more room required

FROM: Dawn Hancocks

DATE: 03 January 2003

DISPATCHED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/8085

Proposal: Proposed single storey side and rear extensions to dwelling..

Site Address: 16, Kiln Ride, Finchampstead, Wokingham.

Applicant: Mr/Mrs Nowell .

Your observations are required in respect of this application **by 26/01/2003** .

The Parish Council has no objections to this application.

SIGNED: C.S.Cl DATE: 10 JAN 2003

Clerk To Finchampstead Parish/Town Council.

Application Number : F/2002/8085	Map No : 99
Case Officer : DSH.	Site Area : 0.09
Valid Date : 30 DEC 2002	Received Date: 26/11/2002

Level : Delegated Application

Description : Proposed single storey side and rear extensions to dwelling.

Location : 16, Kiln Ride, Finchampstead, Wokingham.

Parish : FI Ward : FIN

Applicant : Mr/Mrs Nowell .

Fee Required: £110 Fee Received: £110 (~~10~~) (1)

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	Side elevation of new kitchen required.	9/12	30.12.
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "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

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

.....

No pre-apps.

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

Tel: (0118) 974 6480

Date: 03 January 2003

My ref: F/2002/8085

WOKINGHAM UNITARY
Aiming for Excellence

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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

Dear Councillor

Application Number: F/2002/8085
16, Kiln Ride, Finchampstead, Wokingham.
Proposed single storey side and rear extensions 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 **Dawn Hancocks** on **(0118) 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/8085**
16, Kiln Ride, Finchampstead, Wokingham.
Proposed single storey side and rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor T Charlesworth
**********FILE COPY**********

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

Tel: (0118) 974 6480

Date: 03 January 2003

My ref: F/2002/8085

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Stanton
5 Waverley Way
Finchampstead
Berks
RG40 4YD

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Development Control Manager

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Case officer: **Dawn Hancocks** Application Number: **F/2002/8085**
16, Kiln Ride, Finchampstead, Wokingham.
Proposed single storey side and rear extensions to dwelling.
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_____

_____

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 Stanton

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

Received by Wokingham District Council

Application No: F/2002/8085

Proposal:
Proposed single storey side and rear extensions to dwelling.

Location:
16, Kiln Ride, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8085 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/01/2003. 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

03 January 2003

Organisation_Name	Building_Name	address1	Postcode
		16KILN RIDEWOKINGHAM	RG40 3PL
		18KILN RIDEWOKINGHAM	RG40 3PL
		11KILN RIDEWOKINGHAM	RG40 3PN
		15KILN RIDEWOKINGHAM	RG40 3PN
		9KILN RIDEWOKINGHAM	RG40 3PN
		1SHENSTONE CLOSEWOKINGHAM	RG40 3PS
		2SHENSTONE CLOSEWOKINGHAM	RG40 3PS
		3SHENSTONE CLOSEWOKINGHAM	RG40 3PS

Neighbour list F/2002/8085

30 DEC 2002 8085

16 Kiln Ride
Finchampstead
Wokingham
Berkshire
RG40 3TL

26 NOV 2002
8085

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokinham
Berkshire RG40 1WR

our ref: CH/166

25-11-2002

Dear Sirs

Re: SINGLE STOREY REAR & SIDE EXTENSIONS TO 16 KILN RIDE, FINCHAMPSTEAD

I wish to make a full planning application for the above, please find enclosed:

1) Six copies of the planning application form & certificate A.

2) Six copies of the location plan and 1:500 site layout.

3) Six copies of drawing numbers 166/01 & 02A

4) A cheque to the value of £110.00.

Yours faithfully

I Nowell

IAN NOWELL

30.DEC.2002 8085

Tel. (0118) 974 6429 or 6433

Date: 10 December 2002

Your Ref:

My Ref: F/2002/8085

Mr/Mrs Nowell
16
Kiln Ride
Finchampstead
Berks
RG40 3TL

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

Dear Sir/Madam

Reference Number: 2002/8085

Site Address: 16, Kiln Ride, Finchampstead, Wokingham.

Proposal: Proposed single storey side and rear extensions to dwelling.

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

Please supply 6 copies of the other side elevation of the proposed kitchen (with the window).

Please add a contact phone number to your application forms .

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

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

Environmental Services

For office use only. 30. DEC. 2002 8085
Application number:

Householder planning application form

26 NOV 2002

WOKINGHAM UNITARY
Aiming for Excellence

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	MR & MRS NOWELL
	Address and postcode	16 KILN RIDE FINCHAMPSTEAD WOKINGHAM, BERKSHIRE RG40 3PL
	Phone number	~~RG40 3EE~~ 0118 977 6730
2	Agent's Name	
	Address and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	16 KILN RIDE FINCHAMPSTEAD WOKINGHAM BERKSHIRE RG40 3PL
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED SINGLE STOREY REAR & SIDE EXTENSIONS
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 ☐ NONE TO BE REMOVED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKWORK & CLAY ROOF TILES TO MATCH EXISTING
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: 3	Proposed: 4
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.

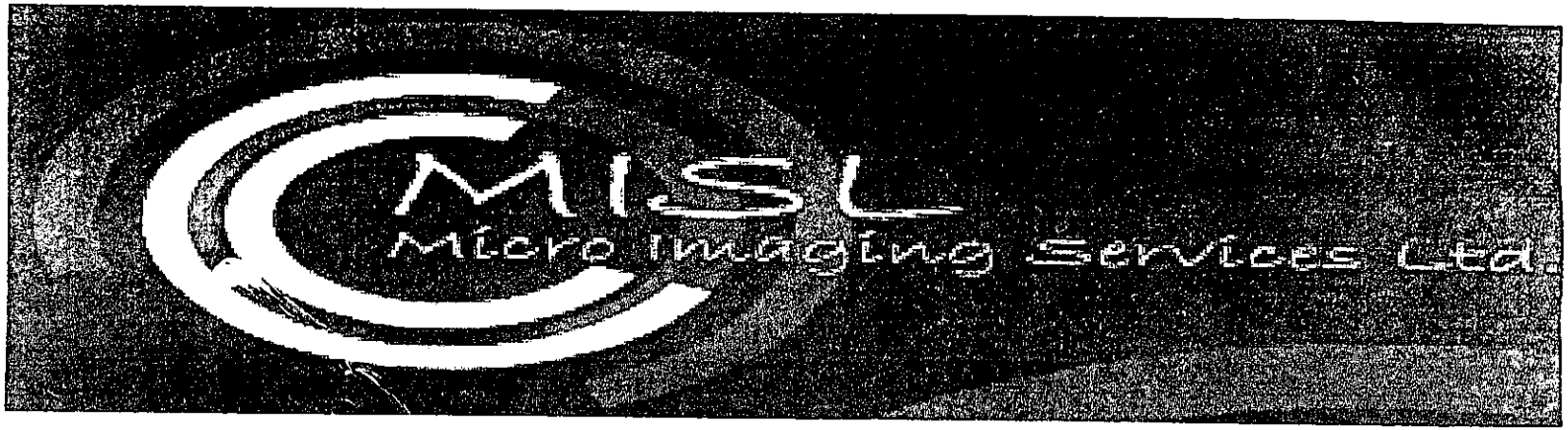
Your signature: [signature]

on behalf of

Date 25/11/02

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

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

[redacted], KILN RIDE

LOEN [redacted] FINCHAMPSTEAD 1.4.86

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
LANNING	BUILDING			PLANNING	BUILDING		
0/375	4288		3 BD. BUNGALOW, GARAGE, WORKSHOP, STORE (MR. W. YOUNG)	8.8.57 C/A	25.7.57 [illegible]		
/25/59			Young / Access, part of garden	13/8/59 R			
/44/68			Young / Erect 1 det bungalow & garage part of land	28/11/68 C			
/45/68			Young / Demo exist & erect 2 det bungs & grgs (Sup bd 0/5/69)	28/11/68 C			
/153/69	412		FJ Davis / Det Garage	17/11/69 C			
/3/69			WM Young / Res Dev of site south of Loen	27/2/69 C			
/5/69			WM Young / Demo exist bungalow & erect 2 det bungalows & garages (Sup. 0/45/68)	27/2/69 C			
/6/69			WM Young / Erect 2 det bungalows & garages on north side of Loen 0/44/68 refers	27/2/69 R			
/2002/8085			S/St Side / Rear ext (Mr + Mrs Nowell)				

Tel: (0118) 974 6446 (Direct Line)
Fax: (0118) 974 6484
Email: Eleanor.Smith@wokingham.gov.uk
Date: 02 October 2003
My ref: ES/BP/F/2002/8085
Your ref: 67495

Mr I. Nowell,
16 Kiln Ride,
Finchampstead,
Wokingham,
Berkshire,
RG40 3TL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6486
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Nowell,

PROPOSED ALTERATION TO APPLICATION F/2002/8085 16 KILN RIDE, FINCHAMPSTEAD, WOKINGHAM.

I refer to your letter and plans received by the Local Planning Authority on the 25th March 2003 with reference to the above. I confirm that reducing the size of the openings from the breakfast room, to the family room and the kitchen as shown on Plan 166/02c would not require a new planning application.

Should you require any further information, please contact Eleanor Smith on the above direct dial number.

Yours faithfully,

B POLNIK (MRS)
Development Control

PLANNING SERVICES	HPT 67495
POL	TLS
DC D&C	ENF
APP	
CS	
25 MAR 2003	
COPIES TO	ACK:
	FILE:

16 Kiln Ride
Finchampstead
Wokingham
Berkshire
RG40 3TL

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokinham
Berkshire RG40 1WR

our ref: CH/166

20-03-2003

Dear Sirs

8085

Re: SINGLE STOREY REAR & REAR EXTENSIONS TO 16 KILN RIDE, FINCHAMPSTEAD

Further to your notice of passing of full plans dated 05-03-03, please find enclosed two copies of the structural engineers calculation and detail sheets A1047/1 to 11; and two copies of drawing numbers 166/02c and 03a which have been amended to accord with structural input.

Yours faithfully

IAN NOWELL

Mears Amendment

Job

16 KILN RIDE

FINCHAMPSTEAD, BERKSHIRE

Date	Job No.	Page No.
	A1047	1
By	Chkd.	Rev.

LOADINGS.

Roof over dining / kitchen.

Tiles	= 0.75
Felt, battens	= 0.15
12 ply	= 0.15
Insulation	= 0.05
Rafters	= 0.15
P. board	= 0.15
	1.4 kn/m² × 1/Cos 35° = 1.71 kn/m² on plan
Live	= 0.75
	2.46 kn/m² on plan

Roof over utility / family

Tiles	= 0.75
Felt, battens	= 0.10
Rafters	= 0.15
	1.0 kn/m² × 1/Cos 35° = 1.22 kn/m² on plan
Live	= 0.75
Ceiling	= 0.15
Joists	= 0.10
Live	= 0.25
	2.47 kn/m² on plan

General.

Brickwork	= 2.25 kn/m²
Blockwork	= 1.0 kn/m²
Plaster	= 0.25 kn/m²
Stud wall	= 0.4 kn/m²

Job

16 KILN RIDE

FINCHAMPSTEAD

Date	Job No.	Page No.
	A1047	2
By	Chkd.	Rev.

BEAM OVER DINING / KITCHEN Span 3950

Loading

		Dead	Live
Roof	= 1.71 kN/m² × 6.2/2	= 5.3	
	= 0.75 × 6.2/2	=	2.4
Ceiling	= 0.25 × 1.8	= 0.45	
S/W		= 0.3	
		6.05 kN/m	2.4 kN/m

from computer printout

USE 203 × 133 UB 30

Reaction = 24.4 kN ult.

γ_m = 3.1, f_k = 2.8 N

Design stress = 1.25 × 2.8/3.1 = 1.12 N/mm²

Padstone = 24.4E3/100 × 1.12 = 217 mm

USE 330 × 100 × 150 MIN DEEP

MASS CONCRETE PADSTONES EACH END.

Beam: Beam over Dining-Kitchen **Span: 3.950 m.**

	Load name	Loading w1	Start x1	Loading w2	End x2	R1comp	R2comp
U	D DEAD	6.05	0		L	11.95	11.95
U	L LIVE	2.4	0		L	4.74	4.74
				Unfactored reactions (kN)	**Total:**	**16.69**	**16.69**
					Dead:	*11.95*	*11.95*
					Live:	*4.74*	*4.74*
					FACTORED Total:	**24.31**	**24.31**

(Load types: U:UDL Load positions in m. from R1)

Maximum B.M. (factored) = 24.01 kNm at 1.98 m. from R1

Maximum S.F. (factored) = 24.31 kN at R1

Live load deflection = 7.608 x 1e8/EI at 1.98 m. from R1 (E in N/mm^2, I in cm^4)

Total deflection = 26.79 x 1e8/EI at 1.98 m. from R1

Beam calculation to BS5950 Part 1:1990 using Grade 43 steel

STEEL SECTION SIZE : 203 x 133 x 30 UB (compact)

I_{xx} = 2,896cm^4 r_{yy} = 3.17cm S_{xx} = 314cm^3 t = 6.4mm D = 206.8mm

Shear capacity = 0.6 x 275 x 6.4x206.8/1000 = 218 kN OK

Maximum moment = 24.01 kNm at 1.98 m. from R1

Moment capacity = $p_y.S_{xx}$ = 275 x 314/1000 = 86.35 kNm OK

Beam is laterally restrained at supports only: effective length = 1.2L + 2D

Effective length (L_e) = 5.15m
Slenderness (L_e/r_y) = 162.6
Slenderness correction factor (n) = 0.940
Buckling parameter (u) = 0.881
Slenderness factor (v) = 0.713
Equivalent slenderness (λ_{LT}) = 96.06

Maximum moment within segment, M_a = 24.01 kNm
Equivalent uniform moment, $M = m.M_a$ = 24.01 kNm (m = 1.00)
Buckling resistance moment, M_b = 41.42 kNm (p_b = 131.9) OK

LL deflection = 7.608 x 1e8/205,000 x 2,896 = 1.3 mm (0.0003 L) OK
TL deflection = 26.79 x 1e8/205,000 x 2,896 = 4.5 mm (0.0011 L)

Job

16 KILN RIDE

FINCHAMPSTEAD

Date	Job No.	Page No.
	A1047	4
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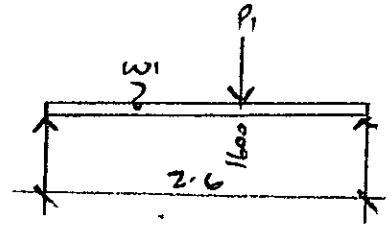
BEAM OVER UTILITY Span 2.6m

		Dead	Live
Roof	= 1.5 kn/m² × 5.2/2 × 2.6 × 3/4	= 7.6 kN	
	= 1.0 × 5.2/2 × 2.6 × 3/4	=	5.1
		7.6 kN	5.1 kN P1
Self wt		= 0.3 kN/m	w1

from computer output

152 × 89 UB16.



REACTION = 7.8 kN to external wall.

Padstone = 7.8E3/(100 × 1.12) = 70mm

USE 152 × 89 UB16 WITH 215 × 100 × 65 DEEP ENGINEERING BRICK PADSTONE. TO EXTERNAL WALL

Beam: Beam over Utility **Span: 2.600 m.**

	Load name	Loading w1	Start x1	Loading w2	End x2	R1comp	R2comp
U	D DEAD W1	0.3	0		L	0.39	0.39
P	D DEAD P1	7.6	1.6			2.92	4.68
P	L LIVE P1	5.1	1.6			1.96	3.14
				Unfactored reactions (kN)	**Total:**	**5.27**	**8.21**
					Dead:	*3.31*	*5.07*
					Live:	*1.96*	*3.14*
					FACTORED Total:	**7.78**	**12.12**

(Load types: U:UDL P:PL Load positions in m. from R1)

Maximum B.M. (factored) = 11.91 kNm at 1.60 m. from R1

Maximum S.F. (factored) ≡ -12.12 kN at R2

Live load deflection = 1.739 x 1e8/EI at 1.38 m. from R1 (E in N/mm^2, I in cm^4)

Total deflection = 4.509 x 1e8/EI at 1.38 m. from R1

Beam calculation to BS5950 Part 1:1990 using Grade 43 steel

STEEL SECTION SIZE : 152 x 89 x 16 UB (compact)

I_{xx} = 834cm^4 r_{yy} = 2.10cm S_{xx} = 123cm^3 t = 4.5mm D = 152.4mm

Shear capacity ≡ 0.6 x 275 x 4.5x152.4/1000 ≡ 113 kN OK

Maximum moment = 11.91 kNm at 1.60 m. from R1

Moment capacity = $p_y.S_{xx}$ = 275 x 123/1000 = 33.83 kNm OK

Beam is laterally restrained at supports only: effective length ≡ 1.2L + 2D

Effective length (L_e) = 3.42m
Slenderness (L_e/r_y) = 163.1
Slenderness correction factor (n) = 0.940
Buckling parameter (u) = 0.890
Slenderness factor (v) = 0.688
Equivalent slenderness (λ_{LT}) = 93.88

Maximum moment within segment, M_a = 11.91 kNm
Equivalent uniform moment, $M = m.M_a$ = 11.91 kNm (m = 1.00)
Buckling resistance moment, M_b = 16.72 kNm (p_b = 136.0) OK

LL deflection ≡ 1.739 x 1e8/205,000 x 834 ≡ 1.0 mm (0.0004 L) OK
TL deflection = 4.509 x 1e8/205,000 x 834 = 2.6 mm (0.0010 L)

Job

16 KILN RIDE

FINCHAMPSTEAD

Date	Job No.	Page No.
	A1047	6
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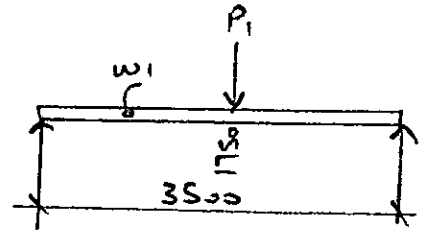
BEAM OVER FAMILY ROOM. Span 3.5m

Loads similar to bm over utility

from computer printout



USE 152 x 152 UC 23.

Utility / family wall padstone, Reaction = 10.13 + 12.12 = 22.3 kN

Padstone = $22.3E3/100 \times 1.12$ = 200 mm

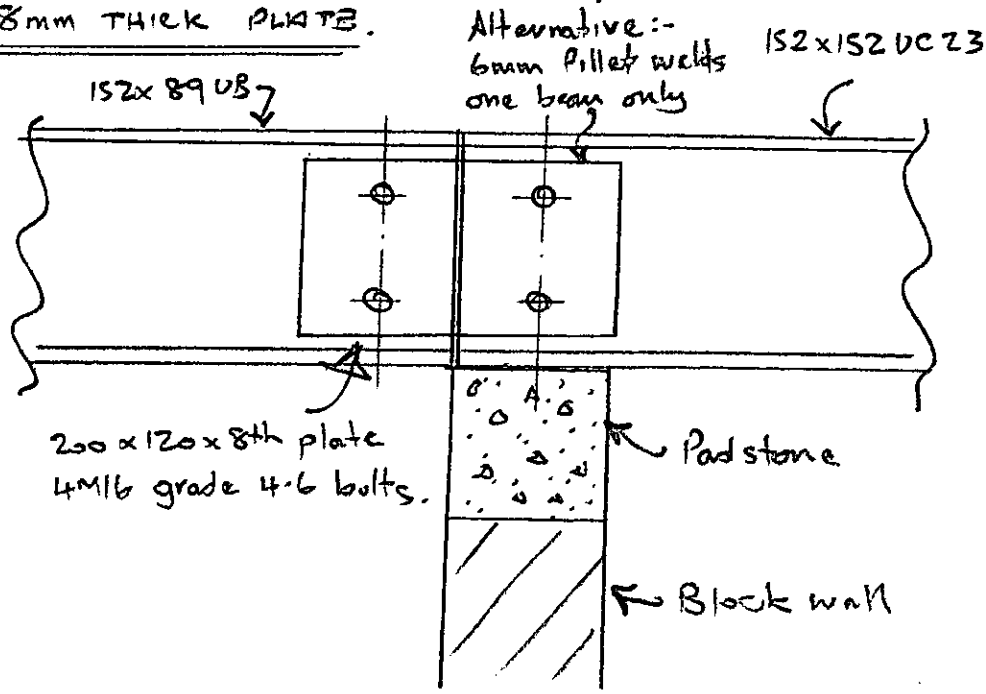
USE 330 x 100 x 150 MIN DEEP MASS CONCRETE PADSTONE

Steel connection over utility / family wall.

Reaction = 12.2 kN ult., M16 bolt (4.6) + 8 plate = 25.1 kN

USE 2 M16 GRADE 4.6 BOLTS

+ 8mm THICK PLATE.



Beam: Beam over Family Room **Span: 3.500 m.**

	Load name	Loading w1	Start x1	Loading w2	End x2	R1comp	R2comp
U D	DEAD W1	0.3	0		L	0.53	0.53
P D	DEAD P1	7.6	1.75			3.80	3.80
P L	LIVE P1	5.1	1.75			2.55	2.55
				Unfactored reactions (kN)	**Total:**	**6.88**	**6.88**
					Dead:	*4.33*	*4.33*
					Live:	*2.55*	*2.55*
					FACTORED Total:	**10.13**	**10.13**

(Load types: U:UDL P:PL Load positions in m. from R1)

Maximum B.M. (factored) = 17.09 kNm at 1.75 m. from R1

Maximum S.F. (factored) ≡ 10.13 kN at R1

Live load deflection = 4.555 x 1e8/EI at 1.75 m. from R1 (E in N/mm^2, I in cm^4)

Total deflection = 11.93 x 1e8/EI at 1.75 m. from R1

Beam calculation to BS5950 Part 1:1990 using Grade 43 steel

STEEL SECTION SIZE : 152 x 152 x 23 UC (semi-compact)

I_{xx} = 1,250cm^4 r_{yy} = 3.70cm S_{xx} = 182cm^3 t = 5.8mm D = 152.4mm

Shear capacity ≡ 0.6 x 275 x 5.8x152.4/1000 ≡ 146 kN OK

Maximum moment = 17.09 kNm at 1.75 m. from R1

Moment capacity = $p_y.Z_{xx}$ = 275 x 164/1000 = 45.10 kNm OK

Beam is laterally restrained at supports only: effective length ≡ 1.2L + 2D

Effective length (L_e) = 4.50m
Slenderness correction factor (n) = 0.860
Slenderness factor (v) = 0.778
Slenderness (L_e/r_y) = 121.8
Buckling parameter (u) = 0.840
Equivalent slenderness (λ_{LT}) = 68.43

Maximum moment within segment, M_a = 17.09 kNm
Equivalent uniform moment, $M = m.M_a$ = 17.09 kNm (m = 1.00)
Buckling resistance moment, M_b = 34.99 kNm (p_b = 192.3) OK

LL deflection ≡ 4.555 x 1e8/205,000 x 1,250 ≡ 1.8 mm (0.0005 L) OK
TL deflection = 11.93 x 1e8/205,000 x 1,250 = 4.7 mm (0.0013 L)

Job

16 KILN RIDE

FINCHAMPSTEAD.

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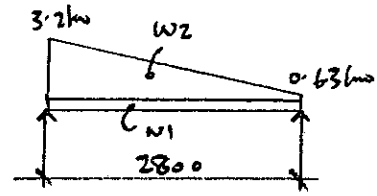
BEAMS BETWEEN FAMILY / DINING. Span 2.8m

BEAM TO DINING SIDE.

Block wall over bm sloping 0.5m to 2.5m		Dead	Live
Block + plaster	= 1.25 kn/m² x 0.5	= 0.63 kN	
	= 1.25 x 2.5	= 3.2 kN	W2
Self wt		= 0.3 kN/m.	W1

from computer printout

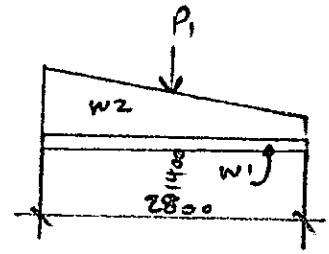


USE 178 x 102 UB 19.

BEAM TO FAMILY SIDE.

STUD wall sloping	= 0.4 kN/m² x 0.5	= 0.2 kN	W1
	= 0.4 x 2.5	= 1.0 kN	
Self wt		= 0.3 kN/m	W2
Reaction bm over Family		= 4.4 kN	2.6 kN P1

from computer printout



USE 178 x 102 UB 19.

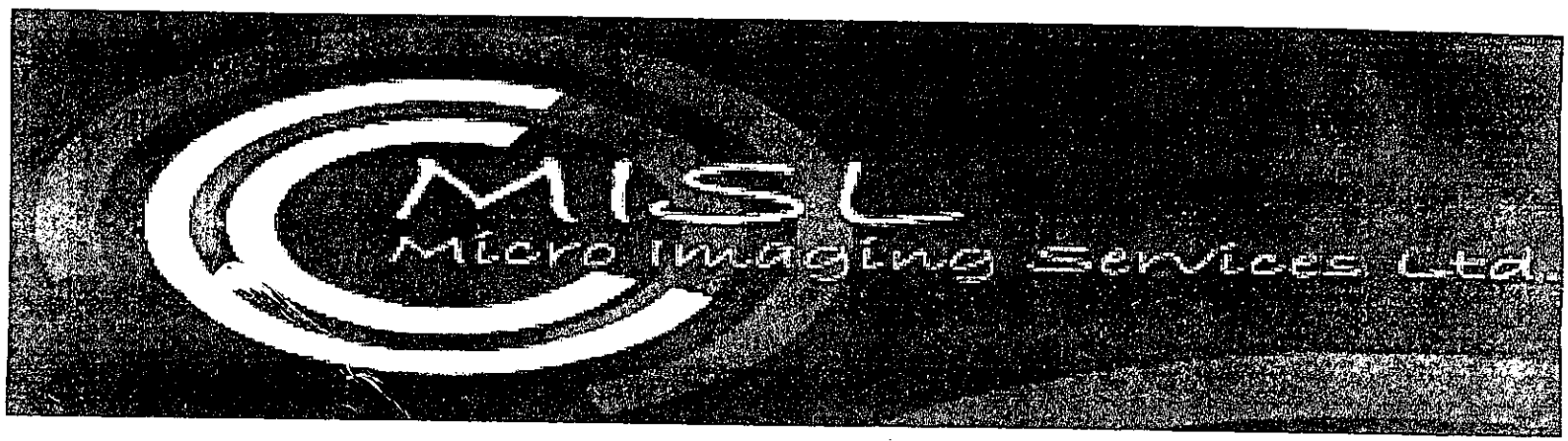
Reaction kitchen end = 5.23 + 7.19 = 12.5 kN

Padstone = $12.5E3/_{100 \times 1.12}$ = 112mm

By inspection.

PROVIDE 215 x 100 x 65 dp. ENGINEERING BRICK PADSTONES TO EACH BEAM + EACH END.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Beam: Beam over Family/Dining=Dining Side **Span: 2.800 m.**

		Load name	Loading w1	Start x1	Loading w2	End x2	R1comp	R2comp
U	D	DEAD W1	0.3	0		L	0.42	0.42
V	D	DEAD W2	3.2	0	0.7	2.8	3.31	2.15
					Unfactored reactions (kN)	**Total:**	**3.73**	**2.57**
						Dead:	*3.73*	*2.57*
						Live:	*0.00*	*0.00*
						FACTORED Total:	**5.23**	**3.59**

(Load types: U:UDL V:Variable load Load positions in m. from R1)

Maximum B.M. (factored) ≡ 3.113 kNm at 1.27 m. from R1

Maximum S.F. (factored) = 5.227 kN at R1

Live load deflection = 0.000 x 1e8/EI at R2 (E in N/mm^2, I in cm^4)

Total deflection ≡ 1.802 x 1e8/EI at 1.37 m. from R1

Beam calculation to BS5950 Part 1:1990 using Grade 43 steel

STEEL SECTION SIZE : 178 x 102 x 19 UB (compact)

I_{xx} = 1,356cm^4 r_{yy} = 2.37cm S_{xx} = 171cm^3 t = 4.8mm D = 177.8mm

Shear capacity = 0.6 x 275 x 4.8x177.8/1000 = 141 kN OK

Maximum moment = 3.113 kNm at 1.27 m. from R1

Moment capacity ≡ $p_y.S_{xx}$ ≡ 275 x 171/1000 ≡ 47.02 kNm OK

Beam is laterally restrained at supports only: effective length = 1.2L + 2D

Effective length (L_e) = 3.72m
Slenderness correction factor (n) = 0.940
Slenderness factor (v) = 0.736
Slenderness (L_e/r_y) = 156.8
Buckling parameter (u) = 0.888
Equivalent slenderness (λ_{LT}) = 96.33

Maximum moment within segment, M_a ≡ 3.113 kNm
Equivalent uniform moment, M = m.M_a = 3.113 kNm (m = 1.00)
Buckling resistance moment, M_b ≡ 22.47 kNm (p_b ≡ 131.4) OK

LL deflection = 0.000 x 1e8/205,000 x 1,356 = 0.0 mm (0.0000 L) OK
TL deflection = 1.802 x 1e8/205,000 x 1,356 = 0.6 mm (0.0002 L)

Beam: Beam over family/dining--Family Side **Span: 2.800 m.**

		Load name	Loading w1	Start x1	Loading w2	End x2	R1comp	R2comp
U	D	DEAD W2	0.3	0		L	0.42	0.42
V	D	DEAD W1	1.0	0	0.2	2.8	1.03	0.65
P	D	DEAD P1	4.4	1.4			2.20	2.20
P	L	LIVE P1	2.6	1.4			1.30	1.30
					Unfactored reactions (kN)	**Total:**	**4.95**	**4.57**
						Dead:	*3.65*	*3.27*
						Live:	*1.30*	*1.30*
						FACTORED Total:	**7.19**	**6.66**

(Load types: U:UDL V:Variable load P:PL Load positions in m. from R1)

Maximum B.M. (factored) = 8.459 kNm at 1.40 m. from R1

Maximum S.F. (factored) = 7.185 kN at R1

Live load deflection = 1.189 x 1e8/EI at 1.40 m. from R1 (E in N/mm^2, I in cm^4)

Total deflection = 3.921 x 1e8/EI at 1.40 m. from R1

Beam calculation to BS5950 Part 1:1990 using Grade 43 steel

STEEL SECTION SIZE : 178 x 102 x 19 UB (compact)

I_{xx} = 1,356cm^4 r_{yy} = 2.37cm S_{xx} = 171cm^3 t = 4.8mm D = 177.8mm

Shear capacity = 0.6 x 275 x 4.8x177.8/1000 = 141 kN OK

Maximum moment = 8.459 kNm at 1.40 m. from R1

Moment capacity = $p_y.S_{xx}$ = 275 x 171/1000 = 47.02 kNm OK

Beam is laterally restrained at supports only: effective length = 1.2L + 2D

Effective length (L_e) = 3.72m
Slenderness (L_e/r_y) = 156.8
Slenderness correction factor (n) = 0.860
Buckling parameter (u) = 0.888
Slenderness factor (v) = 0.736
Equivalent slenderness (λ_{LT}) = 88.13

Maximum moment within segment, M_a = 8.459 kNm
Equivalent uniform moment, $M = m.M_a$ = 8.459 kNm (m = 1.00)
Buckling resistance moment, M_b = 25.19 kNm (p_b = 147.3) OK

LL deflection = 1.189 x 1e8/205,000 x 1,356 = 0.4 mm (0.0002 L) OK
TL deflection = 3.921 x 1e8/205,000 x 1,356 = 1.4 mm (0.0005 L)

Job

16 KILN RIDE

FINCHAMPSTEAD

Date	Job No.	Page No.
	A1047	11
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Bm over family to Bm over family/dining BEAM CONNECTION

REACTION = 111kN. ult.

By inspection 90x90x8th RSA cleats x 120 long

+ 2 M16 grade 4.6 bolts per flange.

