APPLICATION NO:
F/2001/5457

LOCATION:
Laundry Cottage Park Lane, Finchampstead Wokingham.

APPLICANT:
Mr Gan C/O Anglian Home Improvements

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory

EARLIEST DATE FOR DECISION: **10/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
04/02/2002

CASE OFFICER: **Louise Smith**

S71 100

RAILEX
Marbleboard

EASIFILE EP7

D M SP DRJ

(LS)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Gan
C/O Anglian Home Improvements
Conservatory Admin Dept
Po Box 65
Norwich
NR6 6EJ

Application Number: F/2001/5457

Parish:	**FINCHAMPSTEAD**
Location:	**Laundry Cottage, Park Lane, Finchampstead, Wokingham.**
Proposal:	**Proposed single storey rear extension to dwelling to form conservatory**

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. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative

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

Berkshire Structure Plan Policies LD3, C2 and C8.
South East Area Local Plan Policies SBE1, SBE2, STV2, SC19, SC3 and SC4.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WCC1, WCC7 and WLL2.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 30/01/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Louise Smith

Application Number : F/2001/5457

Applicant : Mr Gan C/O Anglian Home Improvements.

Location : Laundry Cottage, Park Lane, Finchampstead, Wokingham.

Proposal : Proposed single storey rear extension to dwelling to form conservatory

Site Notice Displayed ? :	YES	NO	DATE
	✓		3/1/2

Date of Neighbour Notifications : .....

Date of Site Visit : 7/1/2

Date Registered : 10/12/2001

Earliest Date for Decision : 10/01/2002

Latest Consultation Date/Site Notice Expiry Date : 10/01/2002

This application will have expired on: 04/02/2002. 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 :

Environmental Design - no objections due to front hedge screening.

Parish Council - no objections

Planning Issues :

~~Householder Settlement~~

Impact on Neighbours
Impact on Streetscene.
Rural / Countryside.
ASLI

Application Number: F/2001/5457 – Laundry Cottage

Appraisal:

Development

The site is a two storey detached dwelling, situated within a rural and area of special landscape importance within Finchampstead.

The proposed development is for a rear extension to the dwelling to form a conservatory. This would infill the space at the rear of the dwelling created by the earlier extension, forming an L-shaped conservatory. It would be 5.8m long in the side elevation, and 6m in the rear elevation. The roof would be pitched, 2.3m to the eaves and 3.4m to the ridge. Patio doors are proposed in the rear elevation, and the side elevation would be constructed with solid panels. The original floorspace area is 48.44m² and existing extensions amount to 47.34m², almost 100% increase. The conservatory would increase the floorspace by a further 21.17m² (141% cumulative increase), however, it would infill around existing alcoves and comprise a lightweight structure.

1. Impact upon neighbouring properties
   The conservatory would lie 0.1m from the boundary with its neighbour, Chives. At present the curtilage is marked by a 2m close-boarded fence, which reduces to 1.2m beyond the proposed extension area along this boundary. Laundry Cottage is set 7.5m forward of Chives, and the latter dwelling is set 1.4m from the intervening boundary line.

   With regards to overlooking, the side panelling proposed in the side elevation would prevent from any adverse effects. Chives has three side elevation windows set back further than the proposed extension, which are living room obscured glazed windows, one of which is high level. The positioning of these windows would additionally prevent overshadowing in the side elevation, which is itself reduced from the single storey scale of the extension. The bedroom window in the front elevation of Chives is already shaded due to its NNW facing aspect, thus the extension is felt not to exert a considerable impact on this elevation.

   Due to its scale, the extension is not considered to be overbearing although it would be set 0.1m from the boundary line. The extension would form a straight edge in the rear of the dwelling, meaning that the rear line of Laundry Cottage would be set 0.6m back from the front of Chives. This new distance between the front and rear of neighbouring properties is not considered to create major concerns with regards to overbearing.

2. Impact upon the character of the area

Several rear extensions have been approved for the houses along Park Lane. Chives has had a single storey rear extension, and No 5 has had a rear conservatory. The materials proposed in the conservatory design are to match those existing, and the front hedges of Chives would screen the majority of the development in the side elevation. Environmental Design have advised that it will have a very limited impact on the wider area of specific landscape importance, and therefore have no objections to the development.

Approval: ~~**Refusal:**~~

✓

Application Number F/2001/5457
Conditions/Reasons for Refusal

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

SE Area Local Plan Boundary
rural area, area of Sporadic dist, +
special l'sc importance

Set forward - visable from rd ?
Other conservatories ?

RECORD OF SITE VISIT

SITE ADDRESS: Laundry Cottage Park Lane Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/5457

OFFICER: Louise Smith

DATE OF SITE VISIT: 7/1/2

SOLID PANEL IN SIDE ELEVATION ??

1 SITE/STATUTORY NOTICE DISPLAYED ? Y – front garden

2. DESCRIPTION OF SURROUNDINGS Wooded road, few houses.
2 storey detached + chalet bungalows, redbrick/white render/brown + grey tile roofs.

3. DESCRIPTION OF SITE/BUILDING Already had 2-storey rear extension
Chives - 2m fence. → drops to 1-2m

MARK ON NEIGHBOUR WINDOWS →

4. RELATIONSHIP TO ADJOINING PROPERTIES
aspect would prevent from overshadowing.
side paneling – prevent from ask architects

Front hedges of Chives + Laundry cottage prevent it being too visable from streetscene

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

windows on existing side elevation where cons is being proposed next to ?

Chivers - single storey rear ext. No 5 - rear conservatory

PLANNING SERVICES	HPT 51554
POL	TLS
DC LS	ENF
APP	
CS	
08 JAN 2002	
COPIES TO:	ACK:
	FILE:

Laundry Cottage,
Park Lane,
Finchampstead,
Wokingham,
Berkshire,
RG40 4QS

5th January 2002

Louise Smith,
Environmental Services Department,
Planning Services,
PO Box 157,
Shute End,
Wokingham,
Berkshire,
RG40 1WR

Dear Sir,

Re: Application Number F/2001/5457

As requested on the 17th December 2001, I am writing to confirm that the proposed conservatory does not encroach on the neighbour's property.

I have therefore not completed the Section 66 Certificate nor the accompanying Notice Number 1. I hope this is sufficient, and please let me know if you require anything else.

Yours Truly,

Jason Gan

Tel: 07768 337 037

Received by Wokingham District Council

Application No: F/2001/5457

Proposal:
Proposed single storey rear extension to dwelling to form conservatory

Location:
Laundry Cottage, Park Lane, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5457 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/01/2002. 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.

Head Planning and Transportation

17 December 2001

TO: **DEVELOPMENT CONTROL**
Louise Smith

FROM: Environmental Design

DATE: 4 January 2002

Location:	Laundry Cottage, Park Lane, Finchampstead, Wokingham
Proposal:	Proposed single storey rear extension to dwelling to form conservatory.
Application Number:	F/2002/5457

In response to your consultation dated 17 December 2002 for the above application, the landscape comments are as follows:

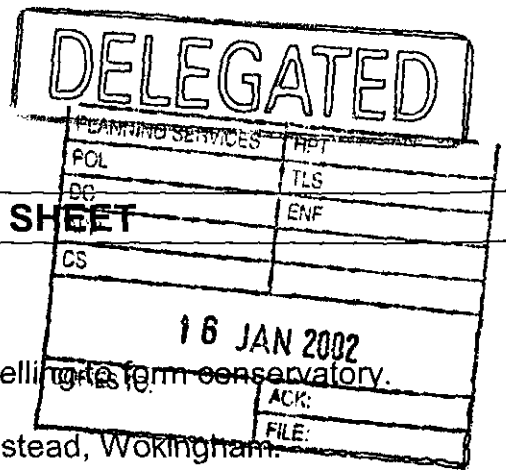
The site is just located within the ASLI. As the dwelling is set forward from the neighbouring properties on either side, the area where the proposed conservatory is to be constructed is visible from Park Lane. These views are partly restricted by the established hedgerows within the front garden of Chives. The conservatory will therefore be partially visible from Part Lane, but in association with the house. The proposed conservatory will have a very limited impact on the wider ASLI designation and therefore I have no objections to the proposals.

Catherine Brimble

Catherine Brimble
Landscape Architect

FROM: Louise Smith

DATE: 17 December 2001



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5457

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Site Address: Laundry Cottage, Park Lane, Finchampstead, Wokingham.

Applicant: Mr Gan C/O Anglian Home Improvements.

Your observations are required in respect of this application **by 10/01/2002** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cl DATE: 10 - 1 - 02

Clerk To Finchampstead Parish/Town Council.

* PRE-APPS ATTACHED *

F

Application Number : ~~NEW~~/2001/5457	Map No : ~~97~~ 113
Case Officer : LS	Site Area : 0.05
Valid Date : 10 December 2001	Received Date: 10/12/2001

Level : Delegated Application

(F) Description : Proposed single storey rear extension to dwelling to form conservatory

Location : Laundry Cottage, Park Lane, Finchampstead, Wokingham.

Parish : FI Ward : FIS

Applicant : Mr Gan C/O Anglian Home Improvements.

Fee Required: £95 Fee Received: £95 (6)

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	OTHER SIDE ELEVATION.	17.12	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	CHECK FOR ENCROACHMENT.	17.12.	
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 17.12.01

Building Control

Heritage (Harold Sanders)

Landscape - AREA OF SPECIAL LANDSCAPE IMPORTANCE.

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 - LANDFILL SITE 250m CONSULTATION

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

S/N + see map

OTHERS

(Countryside / Rural Area)

Pre-app attached

5457

10.DEC.2001* 5457

Anglian Home improvements

Wokingham District Council
Planning Department
P.O.Box 157
Shute End
Wokingham
Berkshire
RG11 1WR

Conservatories Division
Conservatories Admin. Dept.
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 420780
Facsimile: 01603 420576
Facsimile: 01603 420597

7th December 2001

Our ref: SD 099/09166 GAN

Dear Sir or Madam,

REF: PROPOSED CONSERVATORY AT: laundry Cottage Park Road Finchampstead Wokingham RG40 4QS

We would like to make a formal application under the Town and Country Planning Act, to construct a conservatory in accordance with the enclosed detailed drawings and completed application forms.

As we strive to offer our clients a prompt and efficient planning service, we would be grateful if you would assist us in our efforts by forwarding your correspondence to us by fax wherever possible, stating our full reference number. This will greatly assist us in reducing unnecessary time delays.

We trust that the application has everything you require, including a cheque for £95.00. Should you need any additional information, please contact us via the methods listed below.

We will contact you in the next few days, to see if you have any initial opinions on the proposal.

Thanking you for your assistance in this matter,

Yours faithfully,

Mr Simon Dickerson – Planning Officer
Planning Department – Central Conservatory Administration.

Tel: 01603 420780 Fax: 01603 420576 Email: cons.planning@anglian-windows.com PA1

Environmental Services

For office use only.
Application number: 10.DEC.2001* 5457

Householder planning application form

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

1	Your name	MR GAN
	Address and postcode	LAUNDRY COTTAGE PARK ROAD, FINCHAMPSTEAD NOKINGHAM BERKSHIRE RG40 4QS
	Phone number	
2	Agent's Name	ANGLIAN HOME IMPROVEMENTS
	Address and postcode	CONSERVATORY ADMIN DEPT PO BOX 65 NORWICH NR6 6EJ.
	Phone number	01603 420720
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.	LAUNDRY COTTAGE PARK ROAD FINCHAMPSTEAD NOKINGHAM BERKSHIRE RG40 4QS.
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECT A PVCu CONSERVATORY TO REAR OF PROPERTY.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	WALLS: WHITE PVCu FRAMES ROOF: BRONZE TOUGHENED GLASS
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. N/A.	Yes ☐ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have? N/A	Existing:	Proposed:
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 MR GAN.

Date 07/12/01

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

~~Land Adjoin~~ LAUNDRY COTTAGE

ADDRESS ~~Frangrad~~ PARISH Finch

PLOT No. PARK LANE ORD. SHEET No.

BUILDER 154/65 Mortis Devel. Ltd. 2 Det. houses + Garages 30.12/65 C/A

Plan No.	Applicant	Description of Development	Date of Decision	Decision
343/73	Mr F. Lloyd	outline - chalet Bungalow - garage } SEE CHANGE	22-3-73	N/A C/A
887/73	Mr C Burrows	Bungalow & Garage resite existing garage	14.6.73	— C/A
BRA 6648	N. HYNES	2 ST. EXT & GARAGE	19.1.89	APP
32649	"	"	17.4.89	C/A
F/2000/2719	Mr. J. Gan	2 St/R Ext.	22.12.00	APP

2 storey rear ext + double gge

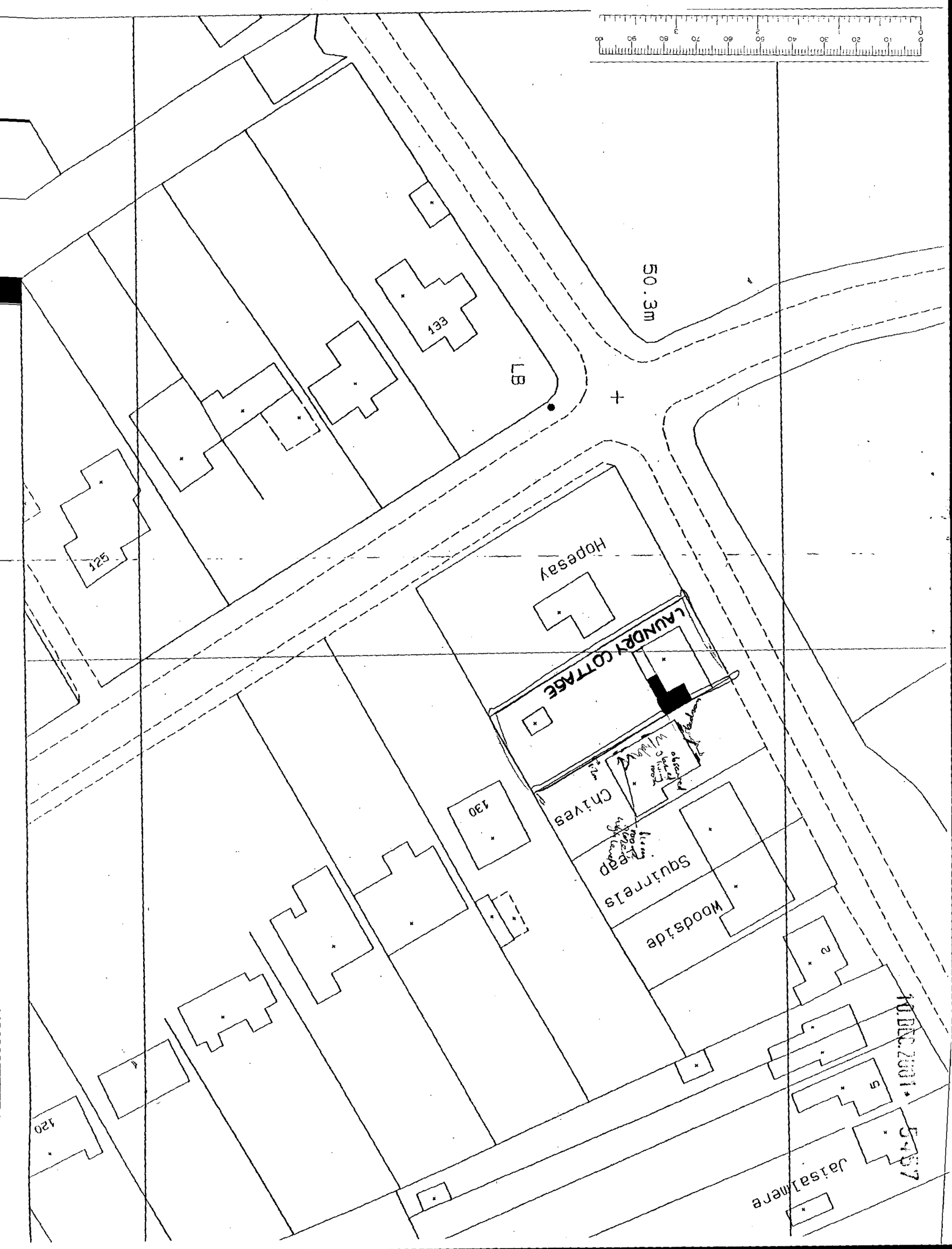
DATE OF COMPLETION

MINISTRY DECISION PD Enq:- 2/St rear Ext 07.03.00

SPECIAL ORDERS PD Enq. Proposed storm porch. Mr J. Gan. 2/6/99.

DRAINAGE PD Enq - conservatory - Mr Gan - 25.9.01 - PP req

BLOCK PLAN
1:500

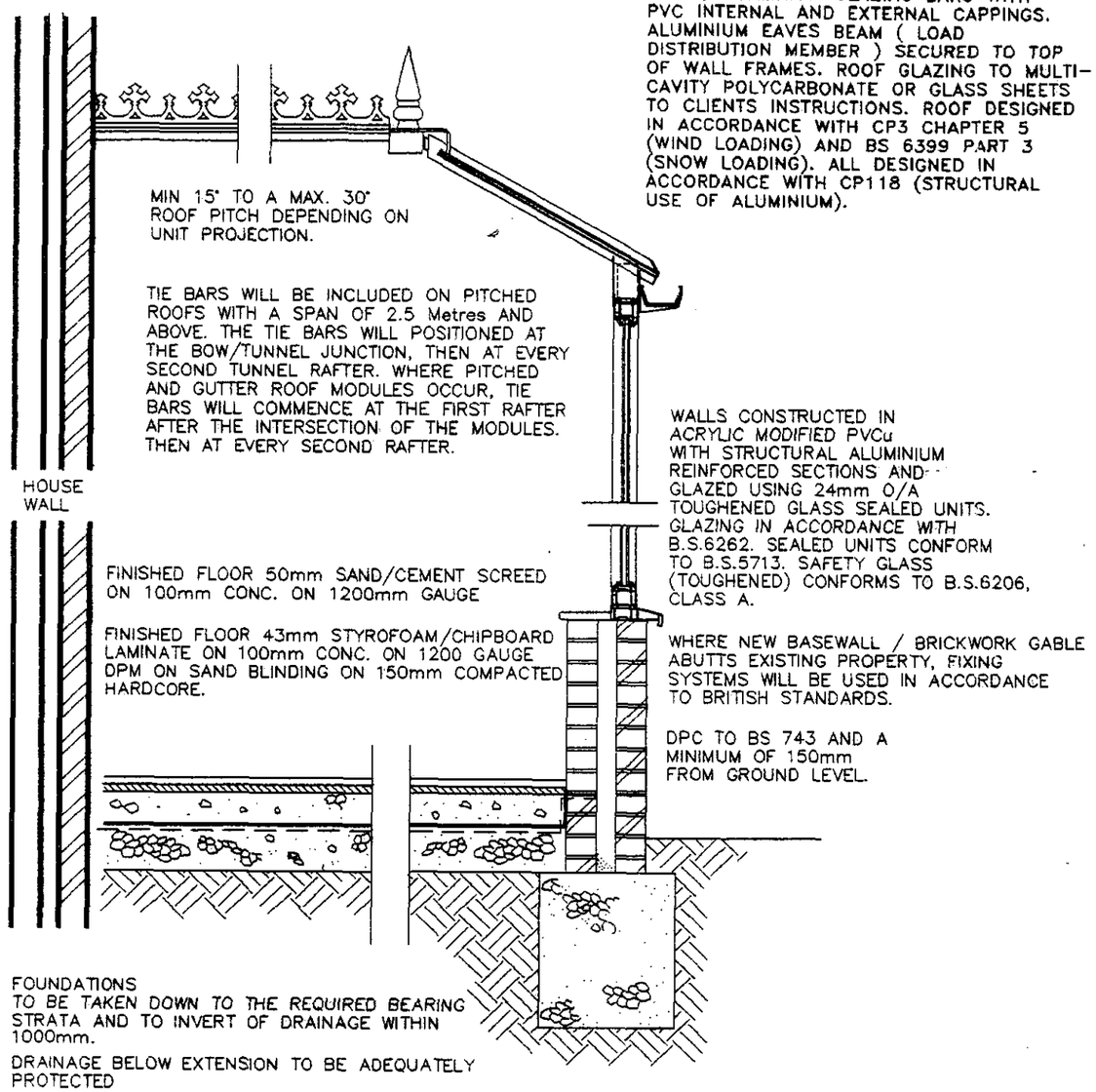


10 DEC 2001 5457

10.DEC.2001* 5457

Anglian Home improvements

FLASHING CHASED INTO EXISTING WALL ABOVE LINE OF PROPOSED ROOF.



MIN 15° TO A MAX. 30° ROOF PITCH DEPENDING ON UNIT PROJECTION.

TIE BARS WILL BE INCLUDED ON PITCHED ROOFS WITH A SPAN OF 2.5 Metres AND ABOVE. THE TIE BARS WILL POSITIONED AT THE BOW/TUNNEL JUNCTION, THEN AT EVERY SECOND TUNNEL RAFTER. WHERE PITCHED AND GUTTER ROOF MODULES OCCUR, TIE BARS WILL COMMENCE AT THE FIRST RAFTER AFTER THE INTERSECTION OF THE MODULES. THEN AT EVERY SECOND RAFTER.

FINISHED FLOOR 50mm SAND/CEMENT SCREED ON 100mm CONC. ON 1200mm GAUGE

FINISHED FLOOR 43mm STYROFOAM/CHIPBOARD LAMINATE ON 100mm CONC. ON 1200 GAUGE DPM ON SAND BLINDING ON 150mm COMPACTED HARDCORE.

FOUNDATIONS TO BE TAKEN DOWN TO THE REQUIRED BEARING STRATA AND TO INVERT OF DRAINAGE WITHIN 1000mm.

DRAINAGE BELOW EXTENSION TO BE ADEQUATELY PROTECTED

ROOF COMPRISES STRUCTURAL ALUMINIUM, VENTILATED RIDGE, ALUMINIUM GLAZING BARS WITH PVC INTERNAL AND EXTERNAL CAPPINGS. ALUMINIUM EAVES BEAM (LOAD DISTRIBUTION MEMBER) SECURED TO TOP OF WALL FRAMES. ROOF GLAZING TO MULTI-CAVITY POLYCARBONATE OR GLASS SHEETS TO CLIENTS INSTRUCTIONS. ROOF DESIGNED IN ACCORDANCE WITH CP3 CHAPTER 5 (WIND LOADING) AND BS 6399 PART 3 (SNOW LOADING). ALL DESIGNED IN ACCORDANCE WITH CP118 (STRUCTURAL USE OF ALUMINIUM).

WALLS CONSTRUCTED IN *ACRYLIC MODIFIED PVCu* WITH STRUCTURAL ALUMINIUM REINFORCED SECTIONS AND GLAZED USING 24mm O/A TOUGHENED GLASS SEALED UNITS. *GLAZING IN ACCORDANCE WITH* B.S.6262. SEALED UNITS CONFORM TO B.S.5713. SAFETY GLASS (TOUGHENED) CONFORMS TO B.S.6206, CLASS A.

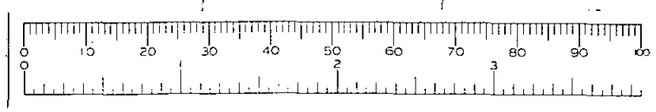
WHERE NEW BASEWALL / BRICKWORK GABLE ABUTTS EXISTING PROPERTY, FIXING SYSTEMS WILL BE USED IN ACCORDANCE TO BRITISH STANDARDS.

DPC TO BS 743 AND A MINIMUM OF 150mm FROM GROUND LEVEL.

NOTE:- CONSERVATORIES WITH A PITCHED TRANSLUCENT ROOF, UNDER 30m² AREA, ARE NOT SUBJECT TO BUILDING REGULATIONS, PROVIDED IT IS BUILT AT GROUND LEVEL.

TYPICAL SECTION

NOTE:
This cross sectional drawing is shown as a "Typical Example" And is intended for information purposes only. Site Conditions and sub-soil bearing strata will dictate final Design.



DWG: SHT2NVBW REV: E

PROPOSED . PVCu CONSERVATORY.
AT . . . . . Laundry Cottage,
Park Road, Finchampstead,
Wokingham, Berkshire.
RG40 4QS.
FOR . . . . Mr Gan.

CUSTOMER CONTRACT COPY CHECK. YES ✓

SURVEYOR: PLEASE CONFIRM THAT ALL THE ABOVE DETAILS ARE CORRECT. . YES ✓

DATE.	REVISIONS.	BY.
20/11/01	Design Change on Lean too, All Sizes altered	D.A
26/11/01	Roof Pitches Increased	D.A
26/11/01	Add two roof Vents	D.A

DRAWING No. 099/09166

DRAWN BY.. Oliver Raven — DATE 01-11-01

BRANCH NAME

SURVEYOR.. D. Armstrong — DATE 12/11/01

The Company Surveyor has discussed the above survey with me and I agree to the designs and other details finalised during the Surveyor's visit and I understand that I must settle the account with the Installers upon completion.

Customers Signature ..... Date 28/11/01

Expected Installation Date
8-12 Wks From Planning
(Subject to third party approval being obtained)

Comments on deferred installation
.....
.....

Method of payment (Confirmed with Customer)
FINANCE
(Anglian does not accept final balance payment by credit card.)

Code .....

APPROVED

APPROVAL REQUIRED ✓ Where applicable					
PLANNING PERMISSION	YES ✓	NO	LOCAL WATER AUTHORITY	YES	NO ✓
BUILDING REGULATION	YES	NO ✓	RESTRICTIVE COVENANTS	YES	NO ✓
LISTED BUILDING CONSENT	YES	NO ✓	HOUSING ASSOC. CONSENT	YES	NO ✓
CONSERVATION AREA	YES	NO ✓	BUILDERS CONSENT	YES	NO ✓
NEIGHBOURS CONSENT	YES	NO ✓	LANDLORDS CONSENT	YES	NO ✓
			PARTY WALL ACT	YES	NO ✓

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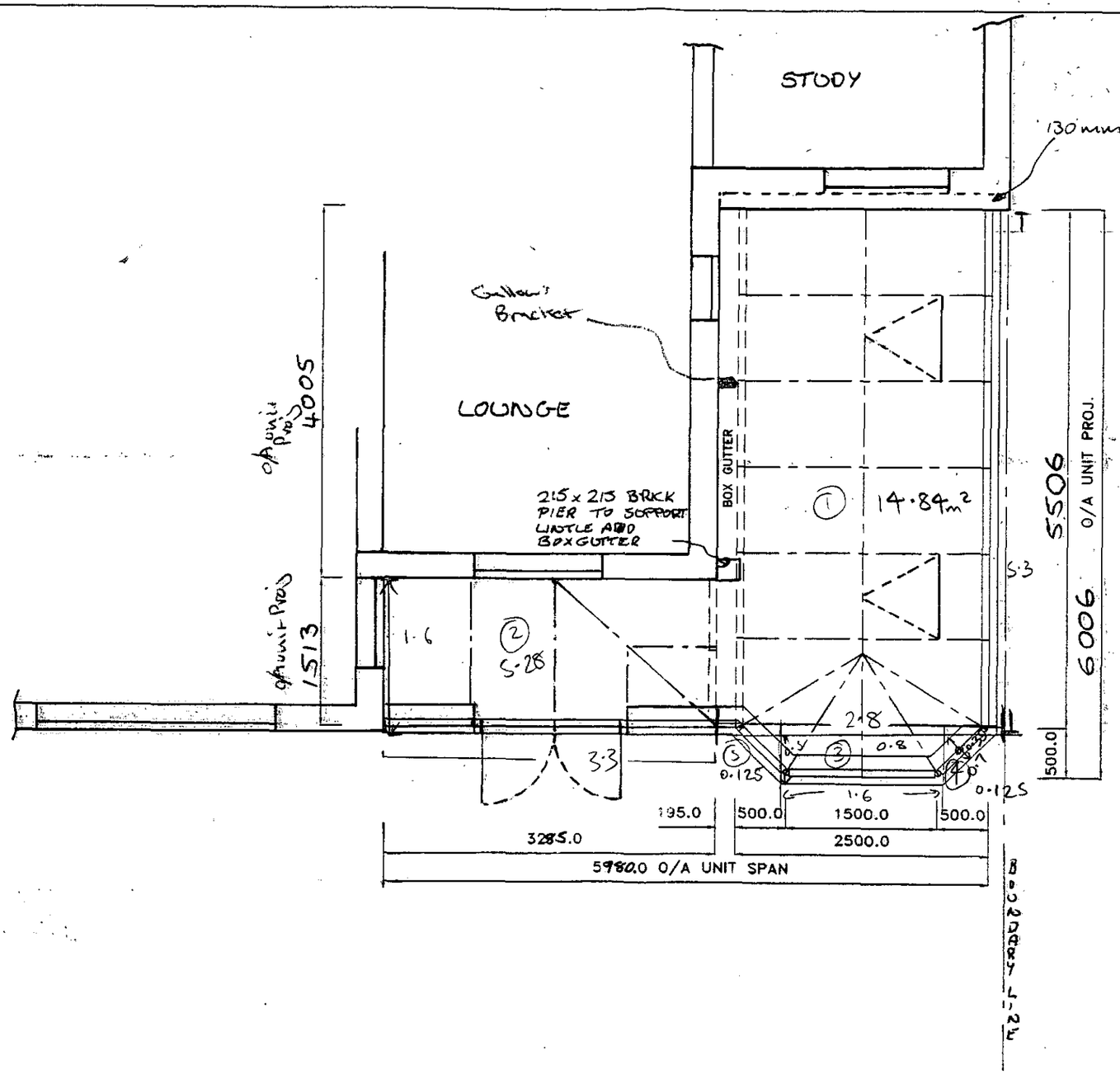
APPROVED

SPECIFICATION:

1 No. DOUBLE DOOR WHERE SHOWN (OPEN OUT)
4 No. TILT & TURN VENTS WHERE SHOWN
▨ = SOLID PANELS WHERE SHOWN
675mm BASEWALL REQUIRED
ROOF PITCH 30.6° & 25°

Customers Signature	Date	Drawing No.	Property Elevation:	Unit Elevation:	Scale..	Drawn..
.....	28/11/01	099/09166		FRONT ELEVATION.	1:50	OER
					Date.. 01-11-01	Surveyor. D. Armstrong

10.DEC.2001 5457



Original House
48.44m²

Total area of extension
21.17m².

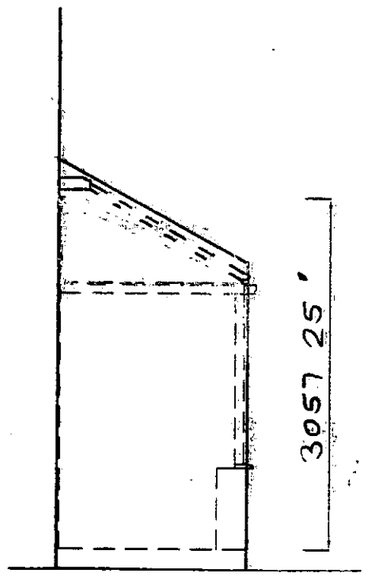
Already had
47.34m²
of extensions

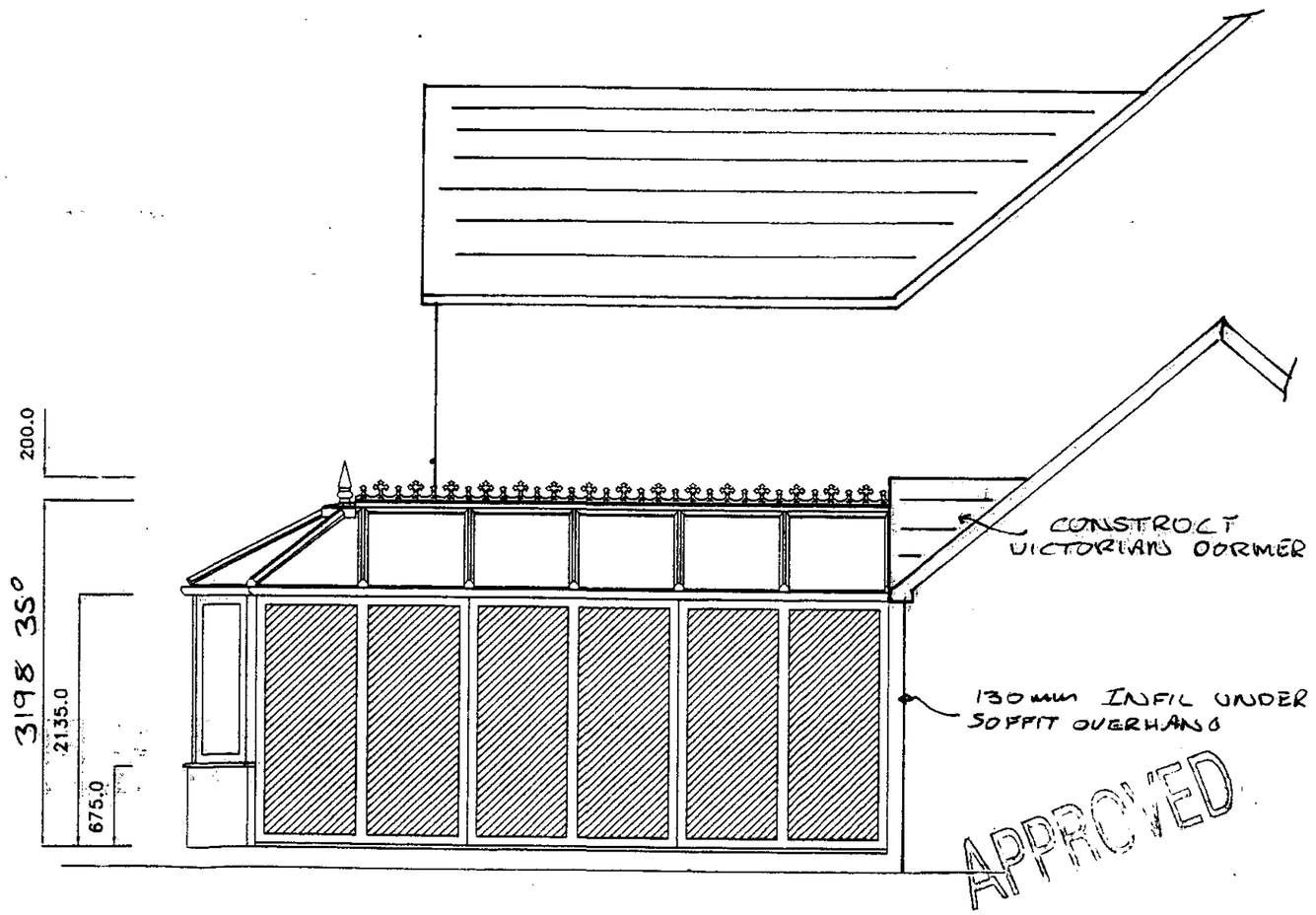
> 100

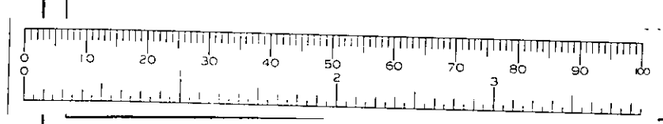
APPROVED

Customers Signature	Date	Drawing No.	Unit Elevation.	Scale..	Drawn.
.....	28/11/01	099/09166	PLAN LAYOUT / ROOF DETAILS.	1:50	OER
				Date.. 01-11-01	Surveyor. D. Armstrong

10.DEC.2001* 5457







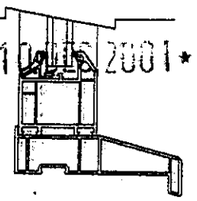
Customers Signature	Date 28/11/01	Drawing No. 099/09166	Property Elevation:	Unit Elevation: SIDE ELEVATIONS.	Scale.. 1:50	Drawn.. OER
					Date.. 01-11-01	Surveyor. D. Armstrong

DWG: ENGNTBW	REV: E

SURVEYORS BASE PLAN

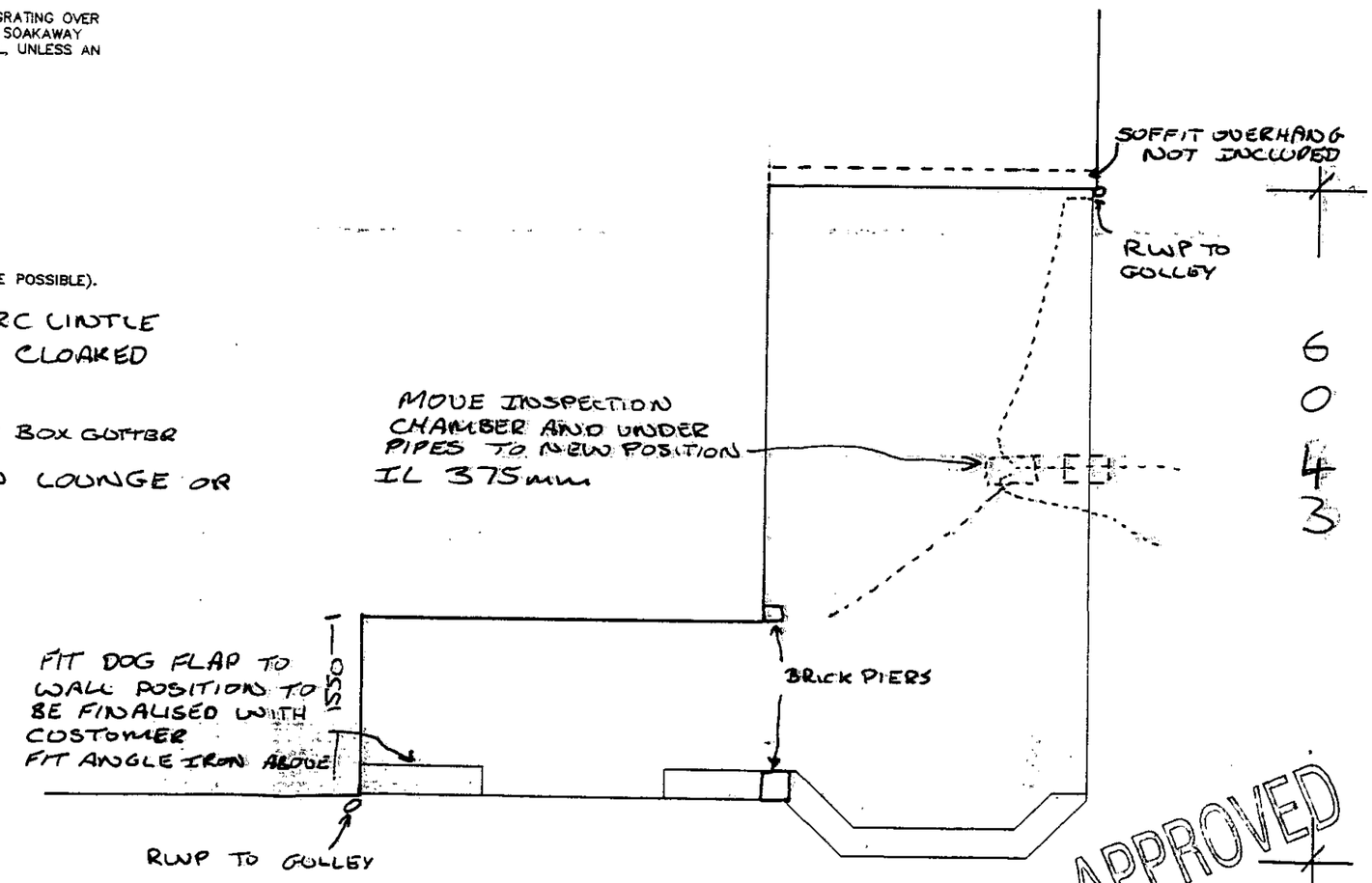
(TO ACCOMPANY ACTUAL BASE PLAN PROVIDED BY CONSERVATORY ADMIN.)

10 OCT 2001* 5457



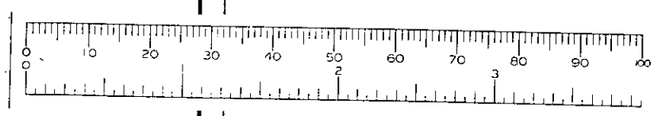
NOTES

1. ALL DIMENSIONS IN MILLIMETRES AND TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
2. ONLY FIGURED DIMENSIONS TO BE TAKEN FROM THIS DRAWING.
3. DO NOT SCALE OFF DRAWING.
4. ANY EXISTING BRICK VENTS TO BE DUCTED THROUGH PROPOSED BASE.
5. GROUND LEVEL TO BE LOWERED LOCALLY TO GIVE REQUIRED CLEARANCE FOR D.P.C.
6. SURFACE WATER TO BE DISCHARGED VIA NEW 68 DIA. RAINWATER DOWN PIPE AND SHOED INTO GRATING OVER GULLEY AND INTO 100 DIA. UPVC DRAIN BEDDING ON PEA-SHINGLE TO FALL 1:40 min INTO NEW SOAKAWAY 5.0 m. MIN. AWAY FROM BUILDINGS, TO BE FILLED WITH HARDCORE, AGGREGATE AND PEA GRAVEL, UNLESS AN ALTERNATIVE METHOD OF DRAINAGE IS FOUND ONCE WORK HAS COMMENCED ON SITE.
7. BUILD NEW 675mm (9 COURSE) BASE WALL ABOVE D.P.C LEVEL OF UNIT.
   BASE WALL TO BE CONSTRUCTED IN 100 MM THICK BLOCKWORK/BRICKWORK INTERNALLY, 50 MM THICK CAVITY FILLED WITH FIBREGLASS INSULATION BATS, 100 MM THICK BRICKWORK EXTERNALLY, AND TO INCORPORATE D.P.C MIN 150 MM ABOVE GROUND LEVEL AND TO INCLUDE "BUTTERFLY" GALVANISED WIRE TYPE WALL TIES STAGGERED 900 MMM HORIZONTALLY, 450 MM VERTICALLY AND TO BE DOUBLED UP AROUND CORNERS AND REVEALS.
   CLOSE INTERNAL SKIN AT JAMBS AGAINST 150 MM WIDE D.P.C
   CAVITY BELOW GROUND LEVEL TO BE FILLED WITH LEAN MIX CONCRETE TO WITHIN 150 MM OF D.P.C. LEVEL OF UNIT.
   ALL NEW VISIBLE BRICKWORK, INCLUDING BRICKWORK BELOW D.P.C. LEVEL AND ABOVE EXTERNAL GROUND LEVEL TO PERIMETER OF UNIT TO MATCH EXISTING HOUSE BRICKWORK (WHERE POSSIBLE).
8. BUILD BRICK PIERS TO SUPPORT 215 x 65 RC LINTLE TO SUPPORT BOX GUTTER. LINTLE TO BE CLOAKED IN UPVC.
9. FIT BOX GUTTED SUPPORT TO CENTER OF BOX GUTTER
10. OVERSITE TO BE 63mm BELOW FFL IN LOUNGE OR 33mm BELOW DPC.



APPROVED

6017



NOTE- BUILDER ENSURE EXISTING WALLS ARE PLUMB PRIOR TO COMMENCEMENT OF BASEWORKS.
ANGLIAN WILL ENDEAVOUR TO MATCH EXISTING BRICKWORK AS CLOSE AS POSSIBLE.

Customers Signature	Date		Drawing No.	Unit Elevation.	Scale..	Drawn..
.....	28/11/01		099/09166	BASE LAYOUT.	1:50	OER
					Date.. 01-11-01	Surveyor. D. Armstrong

PRODUCT CHECK SHEET.

10.DEC.2001* 5457

✓ Where Applicable

	PVCu WHITE KNIGHT	PVCu DUAL KNIGHT	PVCu GOLDEN OAK	PVCu CRUSADER	EXCALIBUR	TIMBER
PRODUCT:	✓					

NOTE - ALL CRUSADER AND EXCALIBUR CONSERVATORIES ARE EXTERNALLY GLAZED.

EXCALIBUR COLOUR: N/A OUT/ N/A IN.

ROOF COLOUR: WHITE OUT/ WHITE IN.

	POLYCARBONATE	GLASS	TIMBER	GRP
ROOF MATERIAL:		✓		

ROOF MATERIAL COLOUR: BRONZE THICKNESS: 20 GLASS SPEC: ANTI-SUN/PILKINGTON 'K'

ROOF VENT: YES ☐ NO ✓ QUANTITY: N/A MANUAL ☐ AUTOMATED ☐ RIDGEFLOW: YES ☐ NO ✓

NUMBER OF DOWNPIPES: 2 POSITION: L/H ✓ R/H ✓ INTERMEDIATE ☐

	SILVER	WHITE	GOLD	BLACK	TYPE: STRAIGHT	CURVED
HANDLE COLOUR:	☐	☐	✓	☐	☐	✓

	YES	NO
DENTIL MOULDING:	☐	✓

	LOW	HIGH	WHEELCHAIR
THRESHOLD:	✓	☐	☐

SPECIAL GLASS TO FRAMES AND LOCATION: ANTI-SUN/'K' (If Required)

OBSCURE GLAZING PATTERN AND LOCATION: N/A (If Required)

S.G.O.: YES ☐ NO ✓ LOCATION AND PATTERN No.: N/A (If Required)

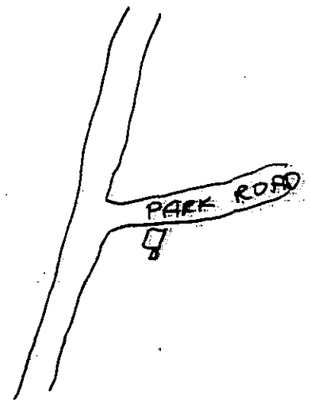
	HARDWOOD	PVCu	WHITE DURABOARD	MAHOGANY DURABOARD	GOLDEN OAK DURABOARD	LIGHT OAK DURABOARD	TILED
WINDOW BOARDS:	☐	☐	☐	☐	☐	✓	☐

THIRD PARTY APPROVAL YES BEYOND P.D RIGHTS

LOCAL COUNCIL ✓ HOUSING ASSOCIATION ☐ BUILDER ☐ OTHER ☐

ADDRESS - WOKINGHAM DISTRICT COUNCIL
PO BOX 153
SHUTE END
WOKINGHAM
BERKSHIRE RG40 1WL

BLOCK PLAN (NOT TO SCALE)



APPROVED

	PVCu	HARDWOOD TIMBER	SOFTWOOD TIMBER
ADDITIONAL PRODUCT / PHYSICAL BARRIER:	☐	☐	☐

DESIGN-VIEWED EXTERNALLY.

MANUFACTURING SIZES.
HEIGHT: INC. CILL.
WIDTH:
GLASS TYPE.
HANDLES:
CILL TYPE:
THRESHOLD:

ADDITIONAL INFORMATION

ADDITIONAL PRODUCT.

DESIGN-VIEWED EXTERNALLY.

MANUFACTURING SIZES.
HEIGHT: INC. CILL.
WIDTH:
GLASS TYPE.
HANDLES:
CILL TYPE:
THRESHOLD:

ADDITIONAL INFORMATION

Customers Signature	Date		Drawing No.	Description	Scale	Drawn
	28/11/01		099/09166	CHECK SHEET.	N/A	OER
					Date: 01-11-01	Surveyor: J. Armstrong

SCHEDULE OF WORKS

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[X] WHERE APPLICABLE

PRODUCT POSITION: REAR [✓] SIDE [ ] FRONT [ ] FINISHED FLOOR LEVEL: SAME [✓] BELOW [ ]

SITE ACCESS (SPECIFY): SIDE DRIVE

EXISTING PROPERTY FOUNDATION TYPE: 1m Strip Foundations

COUNCIL TEL. NO. & POINT OF CONTACT : Sandy Ballard 01189746000

BRICK TYPE (IF KNOWN): SECOND HAND WIRECUTS AS EXTENTION

	YES	NO	DETAILS
Skip Required	✓		(ON ROAD) / DRIVE
Remove Site Obstruction		✓	TYPE : _____ VOLUME : __
Trees		✓	TYPE : _____ DISTANCE FROM UNIT: : _____
Full Base	✓		
Extra Depth Foundations		✓	TOTAL DEPTH :_____
Break Up Hardstanding		✓	TYPE : _____ AREA (m²): __
Excessive Earth Removal		✓	QUANTITY :_____
Retaining Wall		✓	HEIGHT : ___ LENGTH :___
Rainwater Drainage	✓		Soakaway [ ] Connect To Existing [✓] Other [ ] _____
(Manhole) / (Plastic) / Brick / Concrete	✓		RAISE & SEAL / (MOVE) INVERT DEPTH :375
Gulley/Rodding Eye		✓	RAISE & SEAL / MOVE
Re-Route Rainwater Pipe		✓	PLASTIC / CAST ROUND / SQUARE COLOUR : ___ DIAMETER : __
Box In Pipes		✓	
Additional Height On Base At Front Of Unit		✓	Maximum height from original ground level to FFL of conservatory : ___
Suspended Timber Floor		✓	
Cut Garden Room Ridge Around SVP		✓	

	YES	NO	DETAILS
Basewall External Finish	✓		(BRICK) / RENDER / OTHER
Basewall Internal Finish	✓		(BRICK) / (PLASTER)
Gable Wall External Finish		✓	BRICK / RENDER / OTHER
Gable Wall Internal Finish		✓	BRICK / PLASTER
Make Good To Site	✓		CUSTOMER'S EXPECTATIONS : LEAVE SITE TIDY
Steps / Landing		✓	TOTAL RISE : ___ QUANTITY : ___
Ballustrades		✓	
Frame / Box Out Obstruction		✓	SIZE :___ POSITION : ___
Modify Low Eaves		✓	FIT TO FASCIA / RAISE ROOF
Construct Victorian Dormer	✓		
Infill Under Eaves	✓		(STUD) / BRICKWORK / OTHER
Existing House Wall Cladding & Making Good Inside Unit		✓	TIMBER / PVCU / STEEL / TILE SPECIFY : _____
Knockthrough		✓	FULL HEIGHT PICTURE WINDOW / WINDOW & BOLSTER WALL / NEW LINTOL + WIDTH : _____
Physical Barrier By Anglian / (Customer)	✓		TYPE : _____
Plaster House Wall		✓	QUANTITY : ___ m²
Screed Floor By Anglian		✓	QUANTITY : ___ m² SQUARED OFF OVERALL UNIT
Screed Floor By Customer		✓	DISTANCE OVERSITE SET BELOW EXISTING FINISHED FLOOR LEVEL : QUANTITY : SQUARED OFF OVERALL UNIT
Coseyfloor	✓		QUANTITY
Skirting Board	✓	✓	SIZE : 1500 PVCU / (TIMBER) TORUS
Existing Balanced Flue		✓	TYPE : _____ DIST. FROM UNIT : _____
Electrics		✓	SPECIFY : BY OTHERS
Plumbing		✓	SPECIFY : BY OTHERS
Additional Work	✓		SPECIFY BRICK PIERS AND LINTEL UNDER BOX GUTTER.

Customers Signature	Date		Drawing No.	Description.	Scale..	Drawn..
.....	28/11/01		099/09166	CHECK SHEET.	N/A	OER
					Date.. 01-11-01	Surveyor. D. Armstrong

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GAN Site-centre

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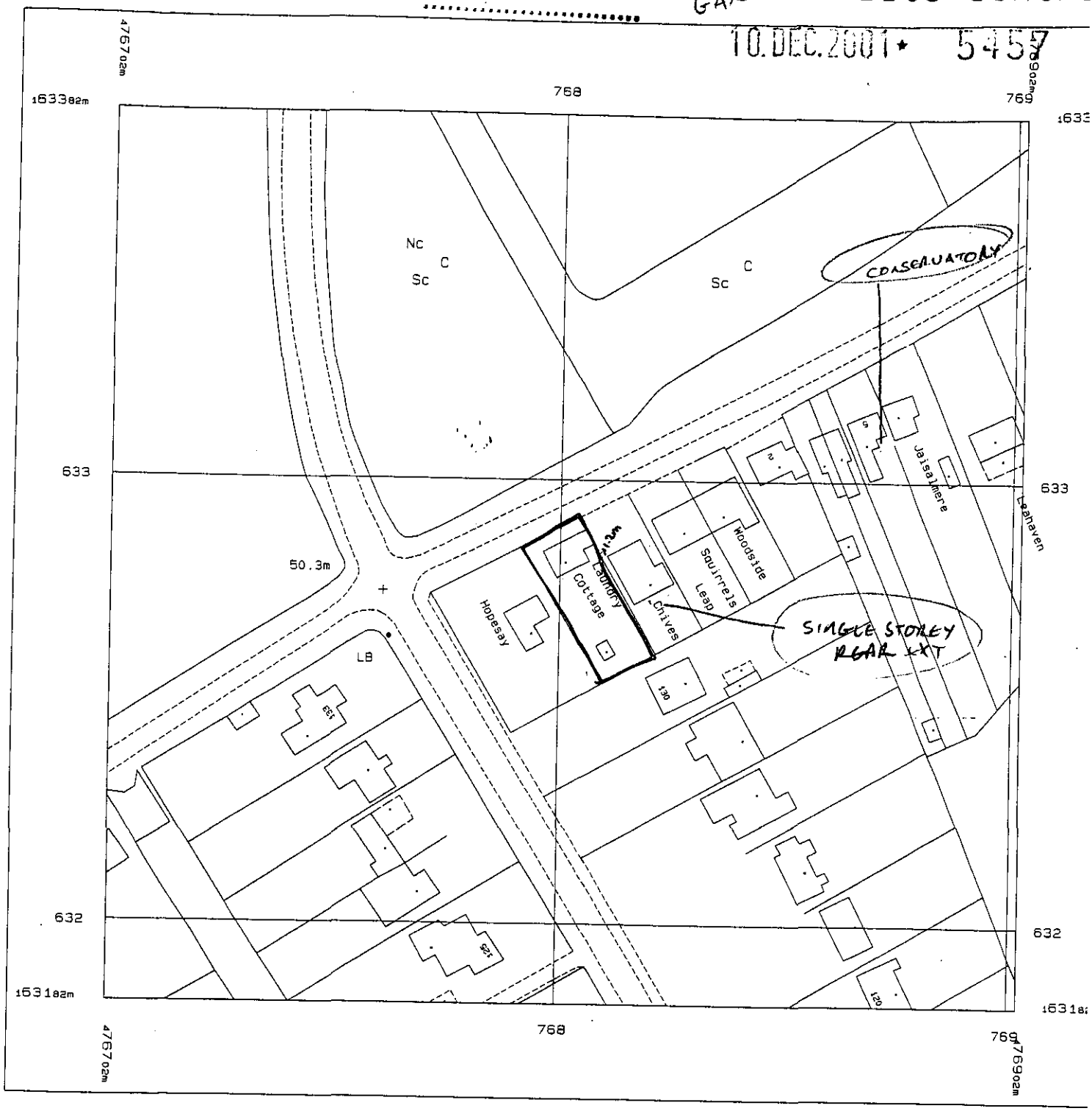

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