APPLICATION NO:
F/2002/5986

LOCATION:
5 Lowestoft Close, Lower Earley Reading.

APPLICANT:
Mr Colin C Parker

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

EARLIEST DATE FOR DECISION: **29/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
19/04/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

1104

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Colin C Parker
5, Lowestoft Close
Lower Earley
Reading
RG6 3UG

Application Number: F/2002/5986

Parish: **EARLEY**

Location: **5, Lowestoft Close, Lower Earley, Reading.**

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. 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 LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 16/04/2002

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 : Phillip Taylor

Application Number : F/2002/5986

Applicant : Mr Colin C Parker .

Location : 5, Lowestoft Close, Lower Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		19/03/02

Date of Neighbour Notifications : .....

Date of Site Visit : 19th March 2002

Date Registered : 22/02/2002

Earliest Date for Decision : 29/03/2002

Latest Consultation Date/Site Notice Expiry Date : 29/03/2002

This application will have expired on: 19/04/2002. 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 :

Environment Agency - No objections

Earley Town Council - No objections

Planning Issues : Impact of the development on Neighbouring properties and the Character of the area.

LBE1, LBE2
WBE1, WOS3
CO3

Application Number: F/2002/5986

Appraisal :

- The application property is a small detached house located on the North side of Lowestoft Close within the identified settlement of Earley. The property had a first floor extension approved in 1987. The dwelling is located on the corner of the Felixstowe and Lowestoft closes with an adjacent neighbour No. 4 Lowestoft. The garden backs onto No. 1 Felixstowe.

- The proposed is for a conservatory measuring 2.4m x 4.69m with a height to the eaves of 2.62 metres (ridge - monopitched 3.04 metres). It would be situated overlapping the garage and kitchen with doors open in each room. It would be fully glazed with a dwarf brick wall and made from white UPVC.

- No 4 Lowestoft close is set further back from the road than no. 5 thus the rear building line is further back also. The conservatory would no overlook no 4 because of a 1.7m fence. It would also be set back from the fence by 2.62m does so it is not considered overbearing or to overshadow.

- Being situated at the rear it would not be visible to the road therefore the streetscene would not be harmed.

Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number F/2002/5986
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: 5 Lowestoft Close Lower Earley Reading. APPLICATION NUMBER: F/2002/5986	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Dead end close

3. DESCRIPTION OF SITE/BUILDING Corner plot of Felixstowe / Lowestoft integral garage.
Small garden. 1.7m lane.

4. RELATIONSHIP TO ADJOINING PROPERTIES No 4. – no impact.

5. SITE CONSTRAINTS

no problem only.

TREES X none.

ACCESS/PARKING

LEVELS level

BOUNDARY TREATMENT 1.7m

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	22 FEB 2002
Officer: PT	Application No. F 2002 5986

Map No. 58 Site 0.03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 5 LOWESTOFT CLOSE

Parish: EARLEY Ward: LITTLE HUNGERFORD

Applicant: MR C C PARKER

Fee (9) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	plans not to scale but all dimensions are on them. ELEVATIONS REQUIRE CLARIFICATION OF WINDOW LOCATIONS ETC	6/03 request with SM	
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency - LANDFILL SITE 250m. CONSULTATION

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

HERITAGE BODIES

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

OTHERS:

.....No. pre-apps.....
.....
.....

NEIGHBOURS:

.....
.....S/N + see map.....
.....
.....
.....
.....
.....
.....
.....

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

Tel: (0118) 974 6442

Date: 05 March 2002

My ref: F/2002/5986

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor C Smith
7 Northam Close
Lower Earley
RG6 3AJ

Dear Councillor

Application Number: F/2002/5986
5, Lowestoft Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/5986**
5, Lowestoft Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
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 C Smith

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

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

Tel: (0118) 974 6442

Date: 05 March 2002

My ref: F/2002/5986

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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/2002/5986
5, Lowestoft Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/5986**
5, Lowestoft Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
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 D Carpenter

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

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

Tel: (0118) 974 6442

Date: 05 March 2002

My ref: F/2002/5986

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor D Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

Application Number: F/2002/5986
5, Lowestoft Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/5986**
5, Lowestoft Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
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 D Swindells

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

Received by Wokingham District Council

Application No: F/2002/5986

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

LOCATION:
5, Lowestoft Close, Lower Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5986 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/03/2002. 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 of Planning and Transportation

05 March 2002

5986

Environmental Services

For office use only.
Application number: 22.FEB.2002 • 5986

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MR COLIN · C · PARKER 5 LOWESTOFT CLOSE LOWER EARLEY BERKS RG6 3HG 0118 926 4498
2	Agent's Name Address and postcode Phone number	N/A
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	as above
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY
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.	BRICKS TO MATCH EXISTING BRICKWORK, WHITE PVCu PANELS, CLEAR GLASS WINDOWS & CLEAR POLYCARBONATE ROOF
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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 5
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 13/1/2002

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

ENVIRONMENT AGENCY

Our Ref : SP/2002/005415-1/1
Your Ref : F/2002/5986

Date : 26 March 2002

PLANNING SERVICES	HP54809
POL	TLS
DC PT	ENF
APP	
CS	
02 APR 2002	
COPIES TO	ACK:
	FILE:

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

Dear Sir/Madam

PROPOSAL: SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY
LOCATION: 5 LOWESTOFT CLOSE,LOWER EARLEY,BERKS,RG6 3UG

Thank you for your letter dated 5 March 2002, received on 7 March 2002. Please quote the following reference in any correspondence: SU77SE/1/22. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

Landfill Sites

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU755702	250m	Reading University Earley	Industrial and Commercial

In view of distance from the development site and type of waste it is unlikely that landfill gas will present a risk to this proposal.

WaterCourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

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

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Grey & Rain Water Recycling

Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Natural Drainage

The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the applicant. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

ANDREW CHAMBERLIN
Development Planning Officer

Direct dial: 01276 454349

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

Direct fax: 01276 454352
Email: andrew.chamberlin@environment-agency.gov.uk

CC: Mr Colin. C. Parker

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

PLANNING SERVICES
POL
DC PT
APP
CS
HPT 54309
TLS
ENF
15 MAR 2002
COPIES TO
ACK:
FILE:

Mr Colin C Parker
5 Lowestoft Close
Lower Earley
Berkshire
RG6 3UG
Application No. F/2002/5986
Date : 13 March, 2002

Mr Phillip Taylor
Development Control Officer
Wokingham Unitary
Environment Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Subject: Picture of proposed conservatory

Dear Mr Taylor,

Thank you for your letter dated 05 March 2002.

Please find enclosed a picture representation of my proposed conservatory. It is the York traditional lean-to style, dwarf wall high level PVCu conservatory. It would be supplied from Wickes.

Yours sincerely,

Colin C Parker

FROM: Phillip Taylor

DATE: 05 March 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5986

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

Site Address: 5, Lowestoft Close, Lower Earley, Reading.

Applicant: Mr Colin C Parker .

Your observations are required in respect of this application by 29/03/2002 .

PLANNING ... POL ... DC ... 15 MAR 2002 COPIES TO ... FILE:

No Objection

SIGNED: _____

DATE: 14 MAR 2002

Clerk To Earley Parish/Town Council.

5 LONESTOF CLOSE

ADDRESS

PARISH ~~WOODLEY~~ EARLEY 1.4.88

PLOT No. 73 Area G. ORD. SHEET No. SU 7471 (58)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09399	Barratt	90 Houses & garage	14.12.78	N/A Ref.
10038	"	92 " "	15.2.79	N/A Ref.
10251	"	62 " "	15.3.79	N/A Ref.
11298	Bovis & Barratt	Det house "	2.8.79	N/A CA
BR11811	" "	85 " "	21.9.79	Opp N/A
33945			21.8.84	CA
BR17711	MRS M.R. PHILLIPS	1ST FLOOR EXT.	21.8.84	APP

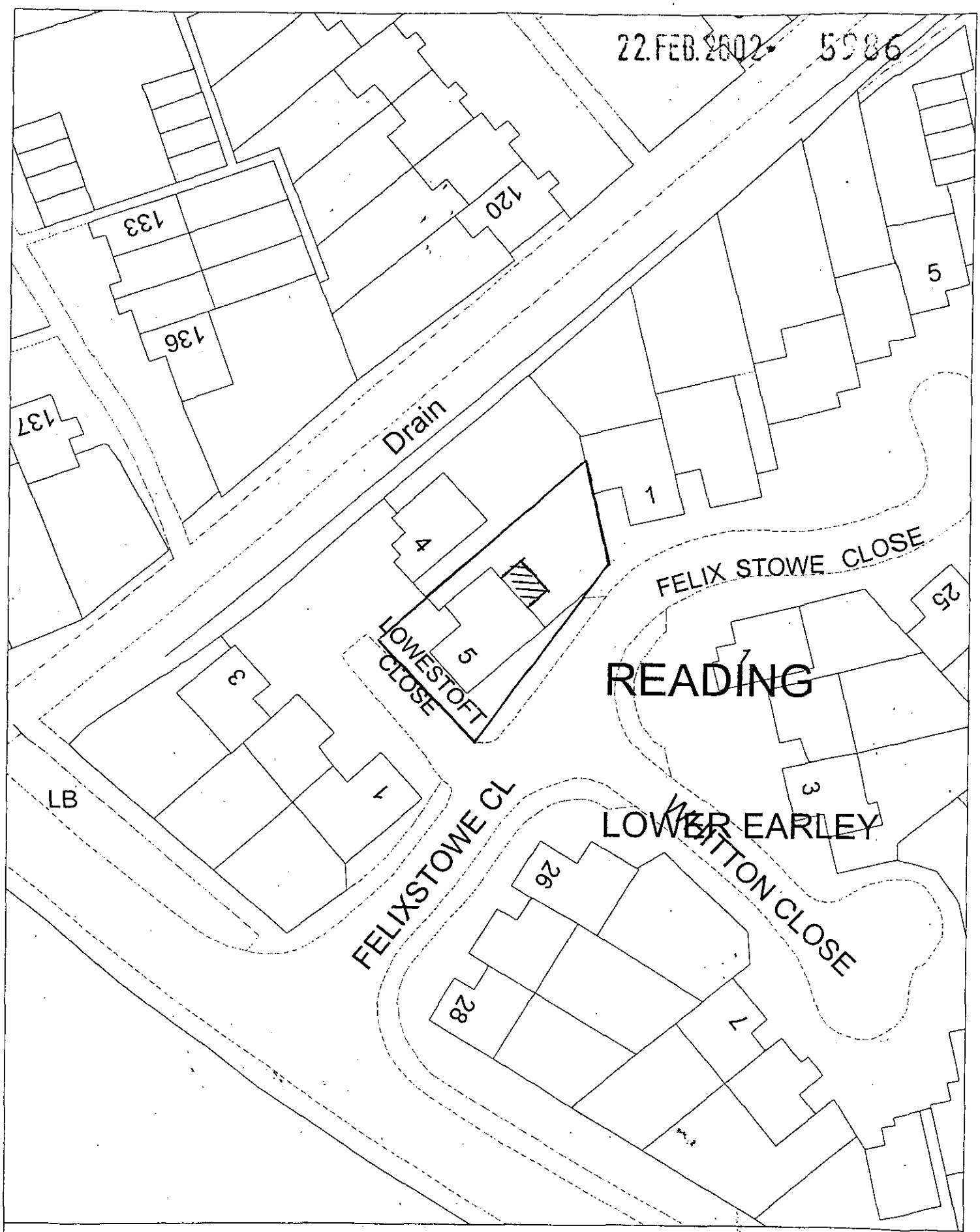
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Conservatory - Mr. Parker - 3/1/02 - (4)

DRAINAGE

091074



Site Plan, Scale: 1 to 500

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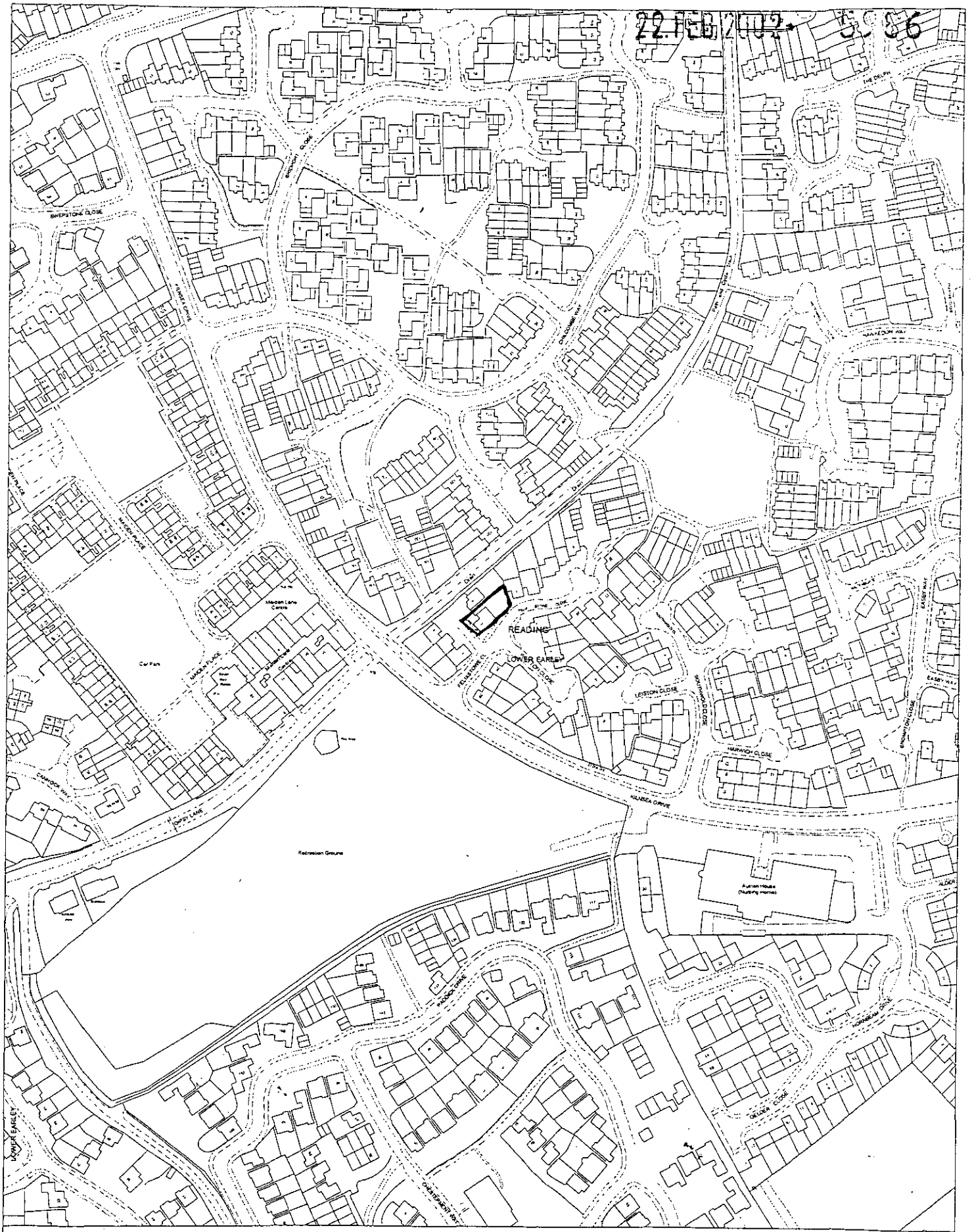
Date: 16 January 2002

N W E S



Site Plan, Scale: 1 to 2500

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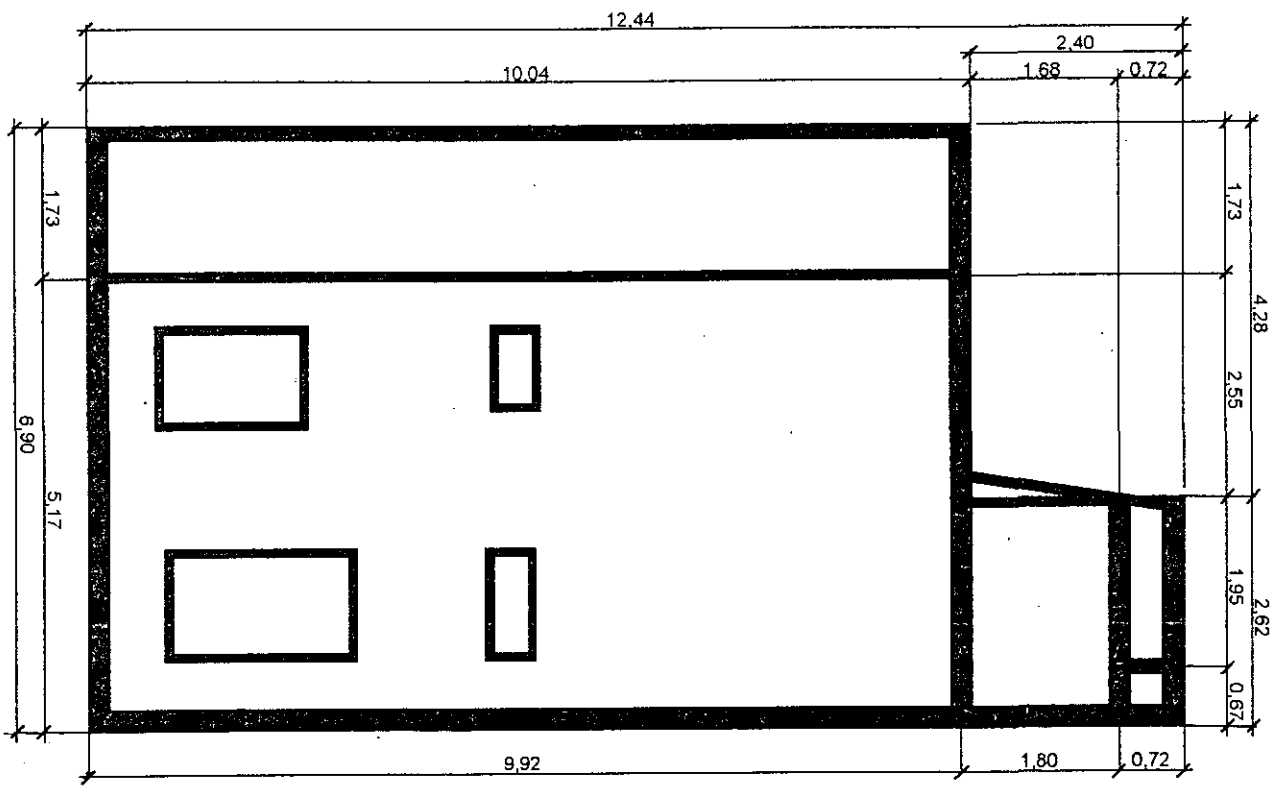
Date: 16 January 2002

N W E S

22.FEB.2002 5986

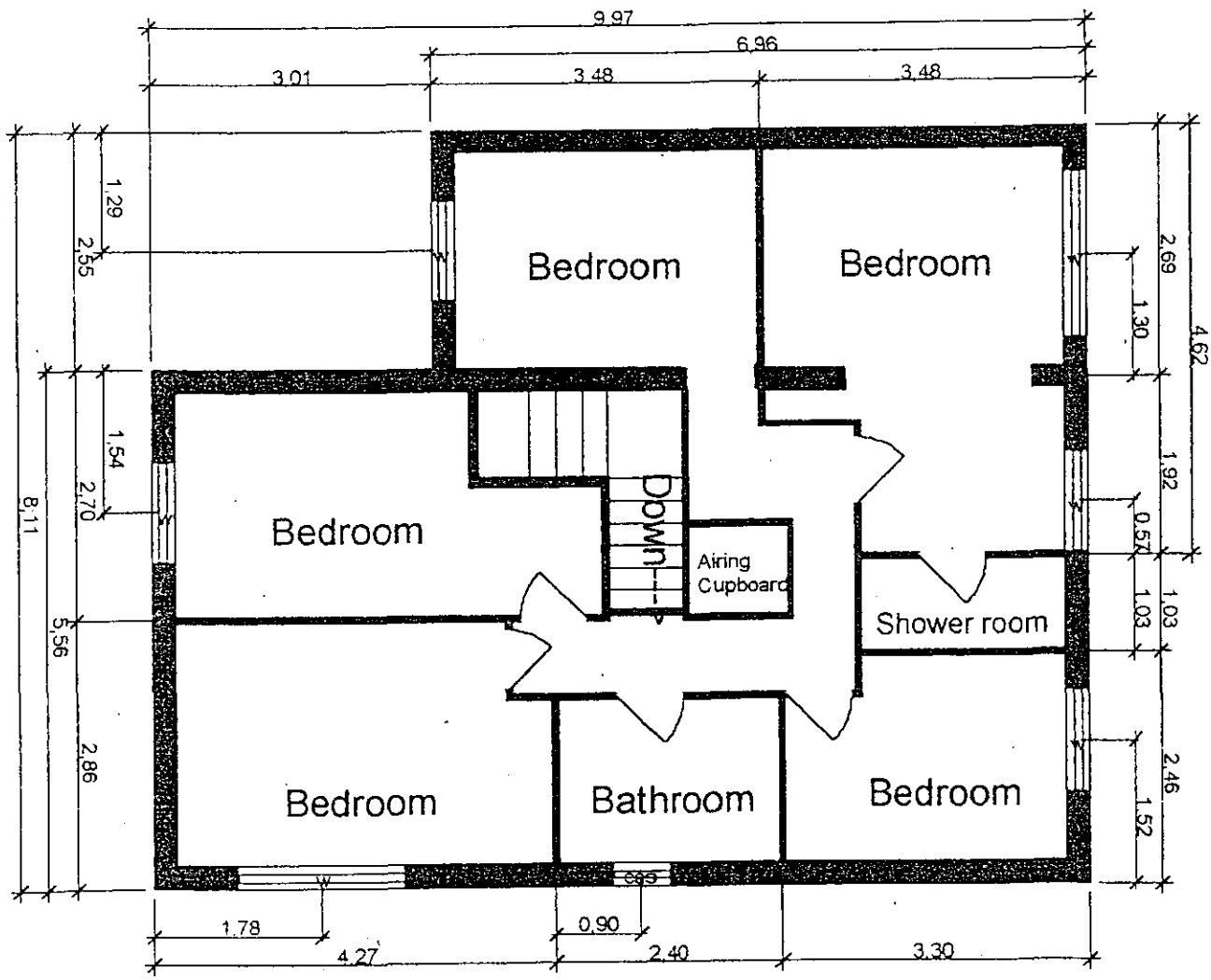
Side Elevation 1



Note: Dimensions are to the outside face in metres -
wall measurements shown from Damp Proof Course.

22.FEB.2002* 5986

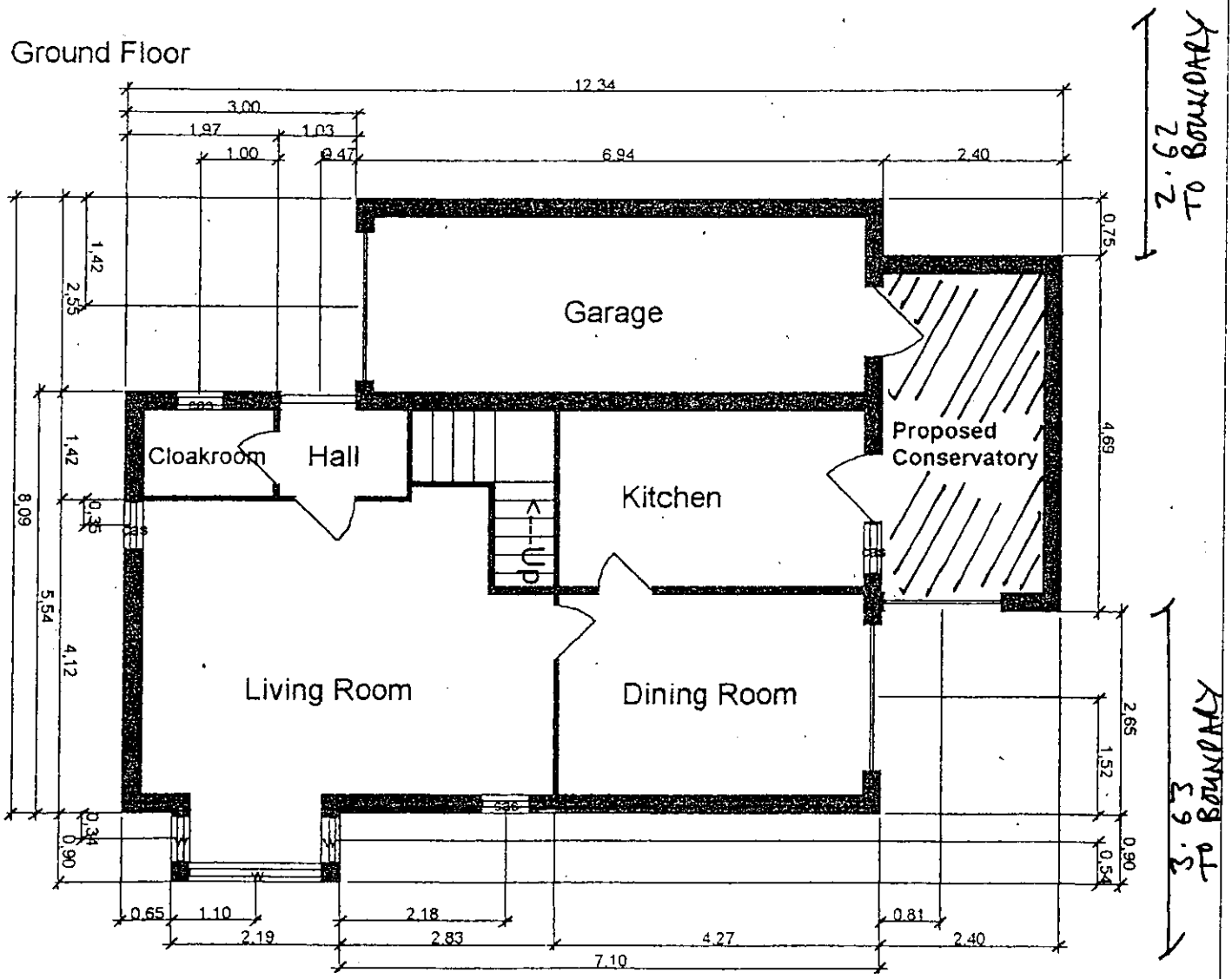
1st Floor



Note: dimensions are to the outside face in metres

22.FEB.2002 5986

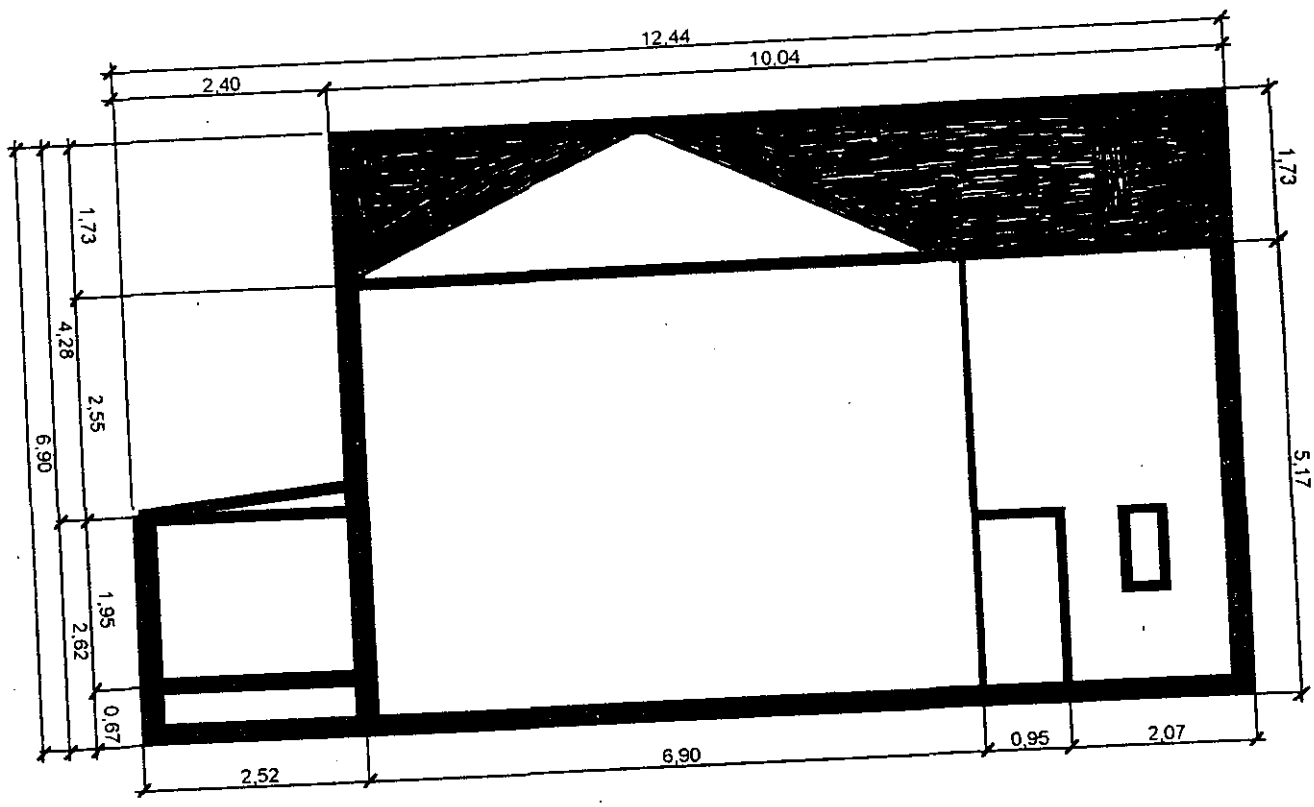
Ground Floor



Note: Dimensions are to the outside face in metres

22.FEB.2002 5986

Side Elevation 2

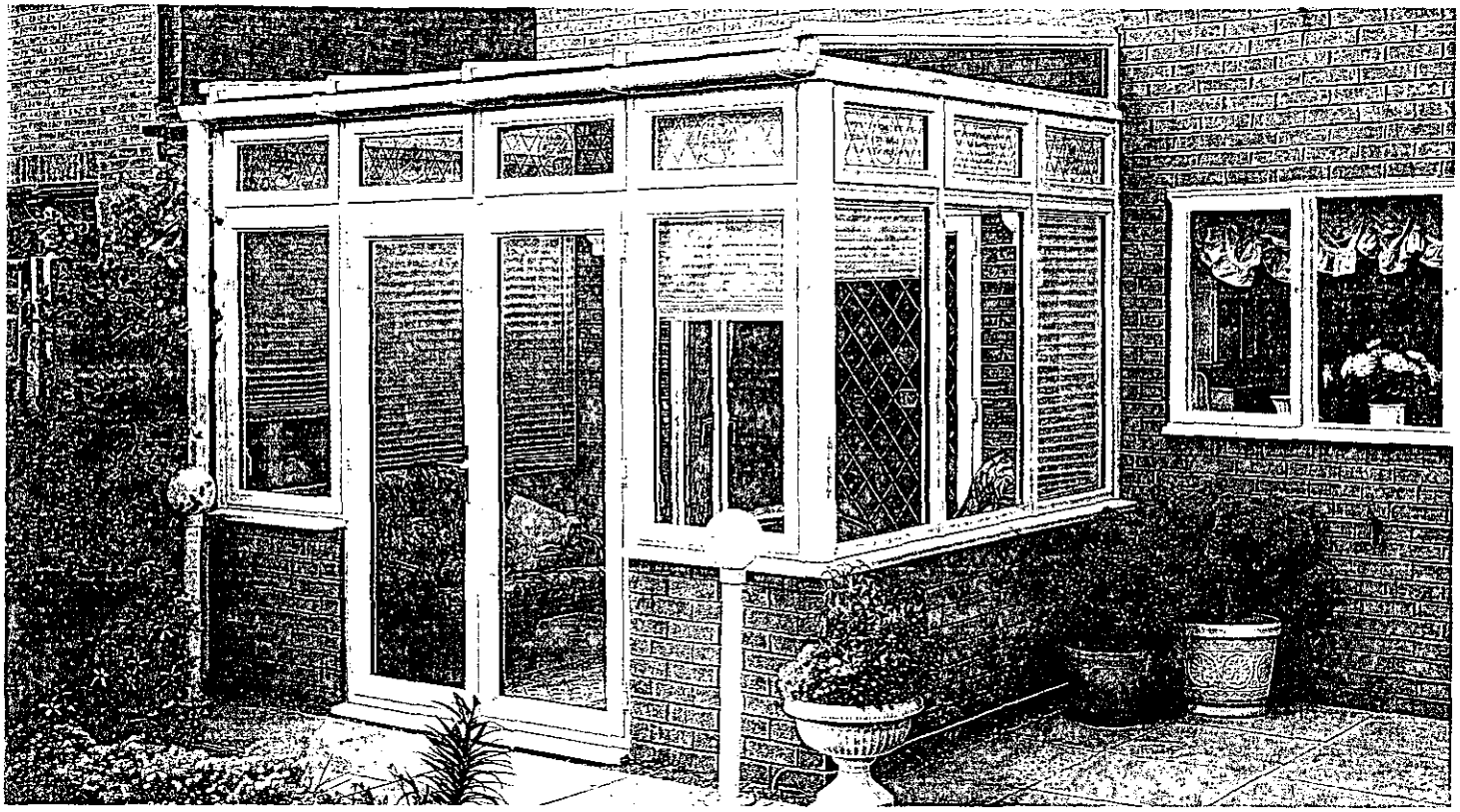


Note: Dimensions are to the outside face in metres - wall measurements shown from Damp Proof Course.

York

Traditional Lean-to Style

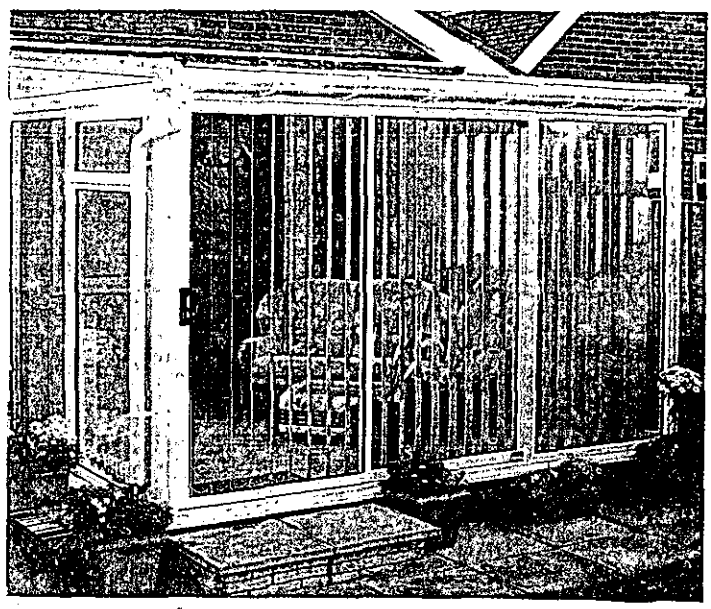
Dwarf wall high level PVCu Conservatory



Size shown: 3.1 x 2.4 x 2.8m approx (WxDxH) High level panels and glass gable end available as an optional extra.

A traditional Lean-to Conservatory is a practical and cost effective way to create the most sought after living area in your home.

Why not choose a gable end with glass for improved aesthetic appearance to add that extra finishing touch to your conservatory.



Size shown: 3.6 x 2.4 x 2.5m approx (WxDxH)

Wessex

Traditional Lean-to Style

Full height PVCu Conservatory

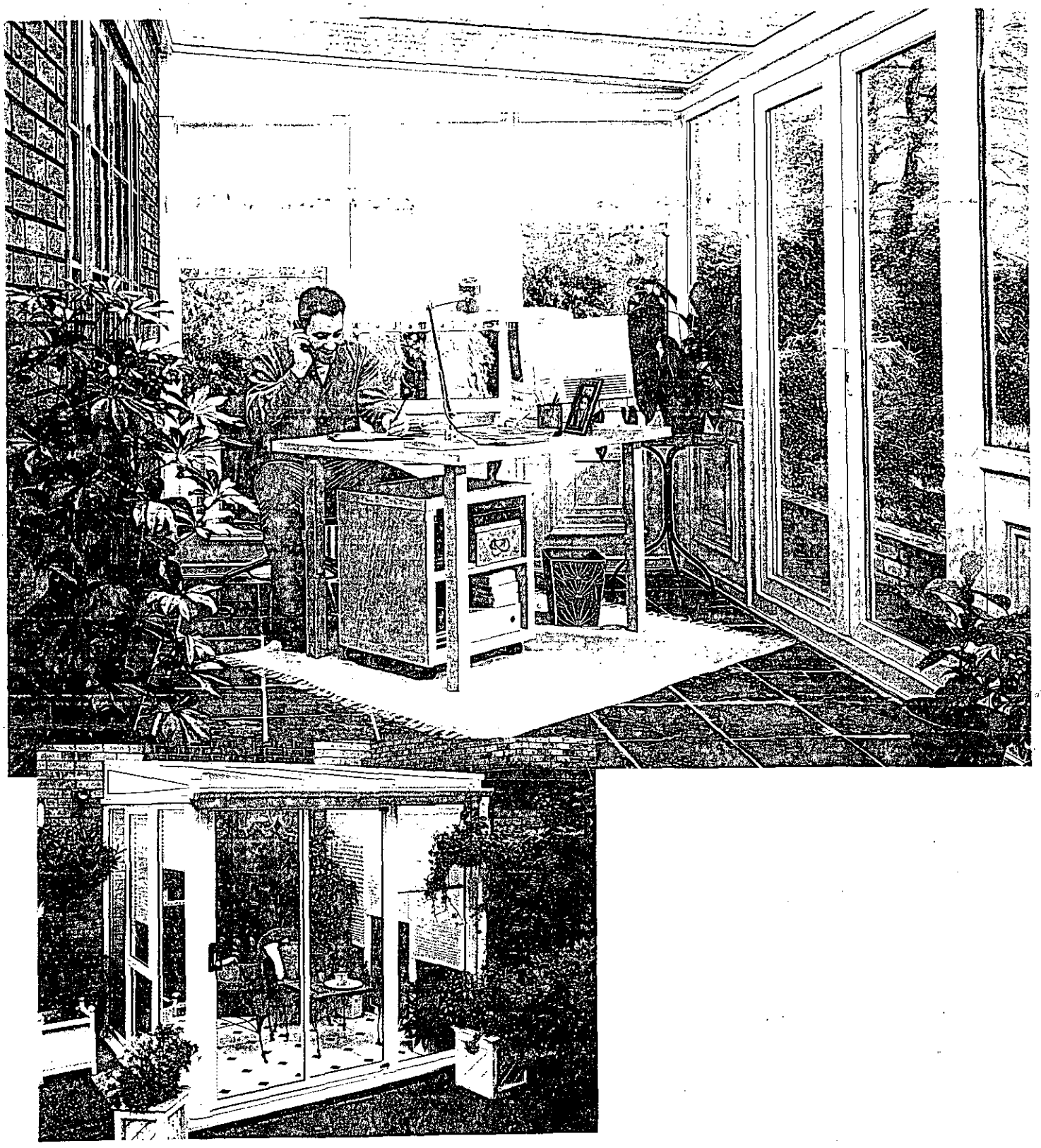
The Wessex full height Conservatory is a wider panel option, allowing more light into your conservatory. Ease of access is assured by the wider patio doors

Wickes Home Improvement Centres

Cambridge

Traditional Lean-to Style

Full height PVCu Conservatory



Size shown: 2.4 x 2.4 x 2.5m approx (WxDxH)

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Development Control Section, Environmental Services, Wokingham District Council.

27 February 2002

Scale: 1 : 1250

N W E S

Diagram 9

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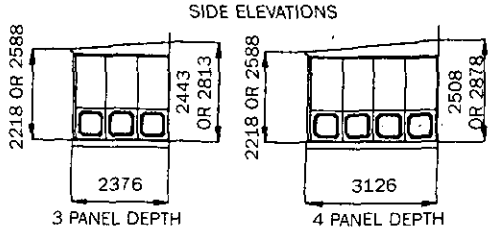
CAMBRIDGE AND YORK DESIGN OPTIONS
DIMENSIONS SHOWN ARE
EXTERNAL BRICKWORK MEASUREMENTS
ALL DIMENSION IN mm

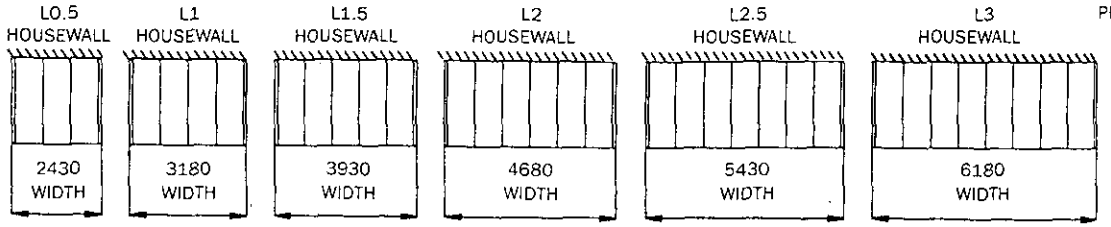
NB FRENCH AND PATIO DOORS CANNOT BE POSITIONED NEXT TO A CORNER POST FOR YORK OPTIONS. ON THE L0.5 OPTION THEY CAN ONLY BE POSITIONED NEXT TO THE HOUSE WALL ON THE 3 PANEL DEPTH.

SIDE ELEVATIONS



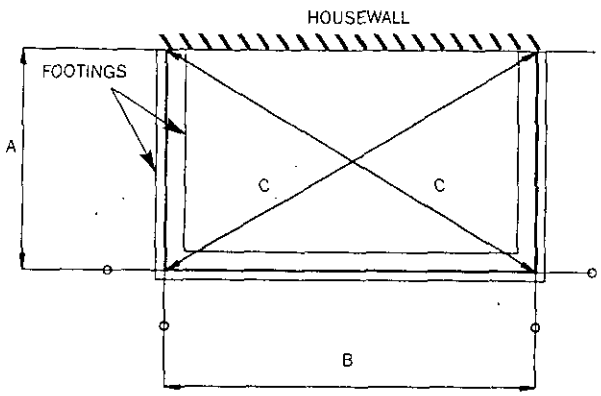
IMPORTANT
IF BUILDING A 2 SIDED CONSERVATORY INTO AN INTERNAL CORNER THE FRONT WIDTH DIMENSION MUST BE REDUCED BY 54mm. (NOT SUITABLE FOR L3 OPTION).

PLAN VIEWS



PLAN VIEWS

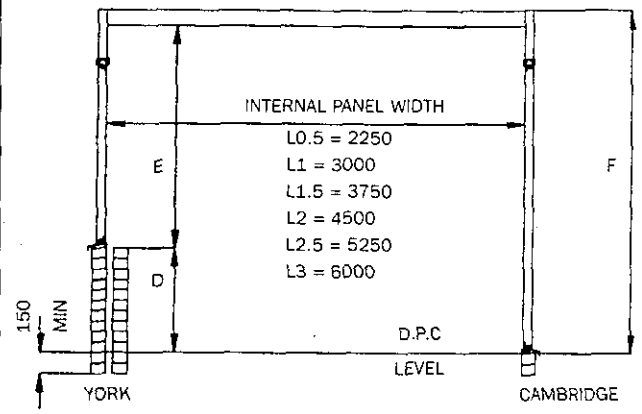
STRINGLINE DIAGRAM
DIMENSIONS SHOWN ARE EXTERNAL BRICKWORK MEASUREMENTS



OPTION	DIMENSIONS A	B	C
3 L0.5	2376	2430	3399
3 L1	2376	3180	3970
3 L1.5	2376	3930	4593
3 L2	2376	4680	5249
3 L2.5	2376	5430	5927
3 L3	2376	6180	6621
4 L0.5	3126	2430	3960
4 L1	3126	3180	4460
4 L1.5	3126	3930	5022
4 L2	3126	4680	5628
4 L2.5	3126	5430	6265
4 L3	3126	6180	6926

SECTION VIEW AT HOUSEWALL

D = WALL HEIGHT FROM D.P.C. LEVEL
E = INTERNAL WALLPLATE HEIGHT FROM TOP OF WALL
F = EXTERNAL WALLPLATE HEIGHT FROM D.P.C. LEVEL

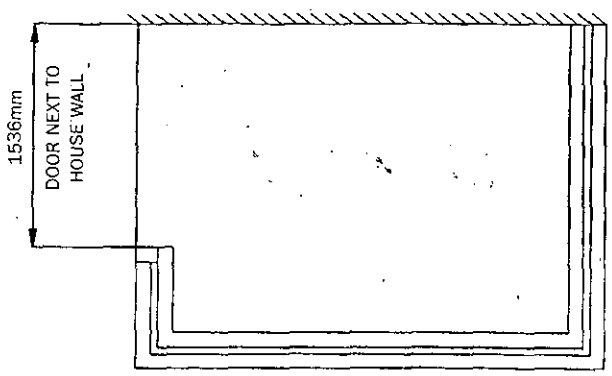


PANEL OPTIONS	3 PANEL DEPTH D	E	F	4 PANEL DEPTH D	E	F
FULL HEIGHT PANEL	N/A	N/A	2443	N/A	N/A	2508
STD DWARF WALL PANEL	750	1579	2443	750	1644	2508
HIGH LEVEL DWARF WALL PANEL VENT ABOVE DOOR	750	1949	2813	750	2014	2878
HIGH LEVEL DWARF WALL PANEL VENT FLUSH WITH DOOR	380	1949	2443	380	2014	2508

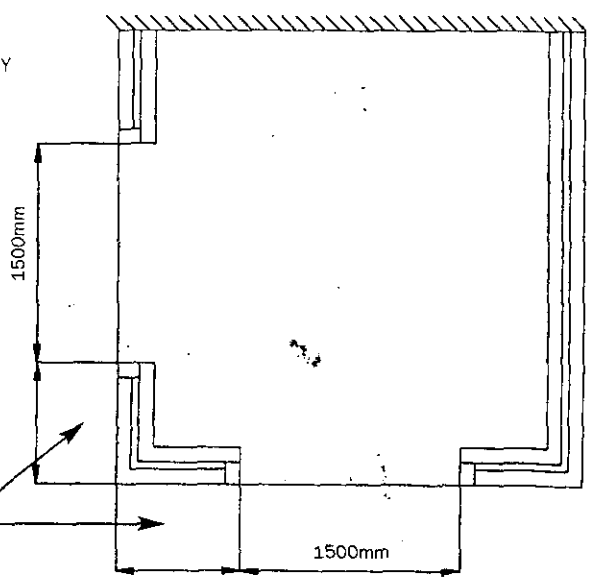
NB. IF USING THE DENTIL RAIL DIMENSIONS E AND F INCREASE BY 46mm.

FRENCH DOOR AND PATIO DOOR BRICKWORK OPENING DIMENSIONS FOR THE YORK

NB FRENCH AND PATIO DOORS CANNOT BE POSITIONED NEXT TO A CORNER POST FOR YORK OPTIONS. ON THE L0.5 OPTION THEY CAN ONLY BE POSITIONED NEXT TO THE HOUSE WALL ON THE 3 PANEL DEPTH.



IF FITTING A RESIDENTIAL DOOR, REDUCE OPENING DIMENSIONS SHOWN FROM ONE SIDE ONLY BY 750mm.



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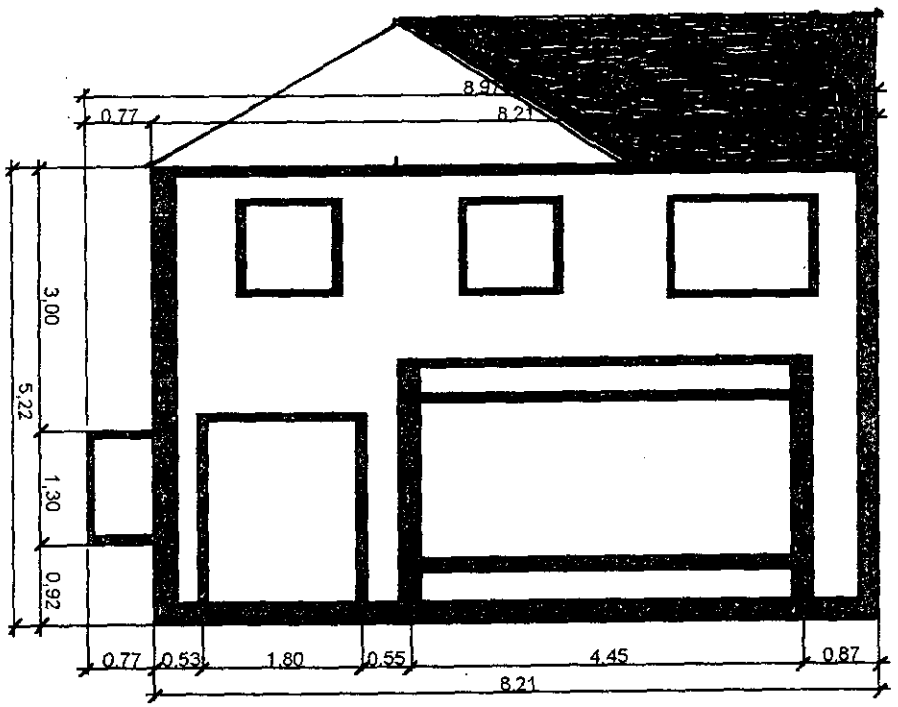
Rear Elevation



Note: Dimensions are to the outside face in metres - wall measurements shown from Damp Proof Course.