APPLICATION NO:
F/2000/1459

LOCATION:
Lyndhurst Forest Road, Wokingham.

APPLICANT:
Mr Simister C/O Derick Gayler

PROPOSAL:
Proposed two storey and single storey rear extensions to dwelling

EARLIEST DATE FOR DECISION: **12/06/2000**

APPLICATION EXPIRY DATE: **04/07/2000**

CASE OFFICER: **Mrs B Polnik**

REFUSED

42

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Simister
C/O Derick Gayler
63 Cumberland Road
Swindon
Wilts
SN3 1AB

Application Number: F/2000/1459

Parish: **HURST**

Location: **Lyndhurst, Forest Road, Wokingham.**

Proposal: **Proposed two storey and single storey rear extensions to dwelling**

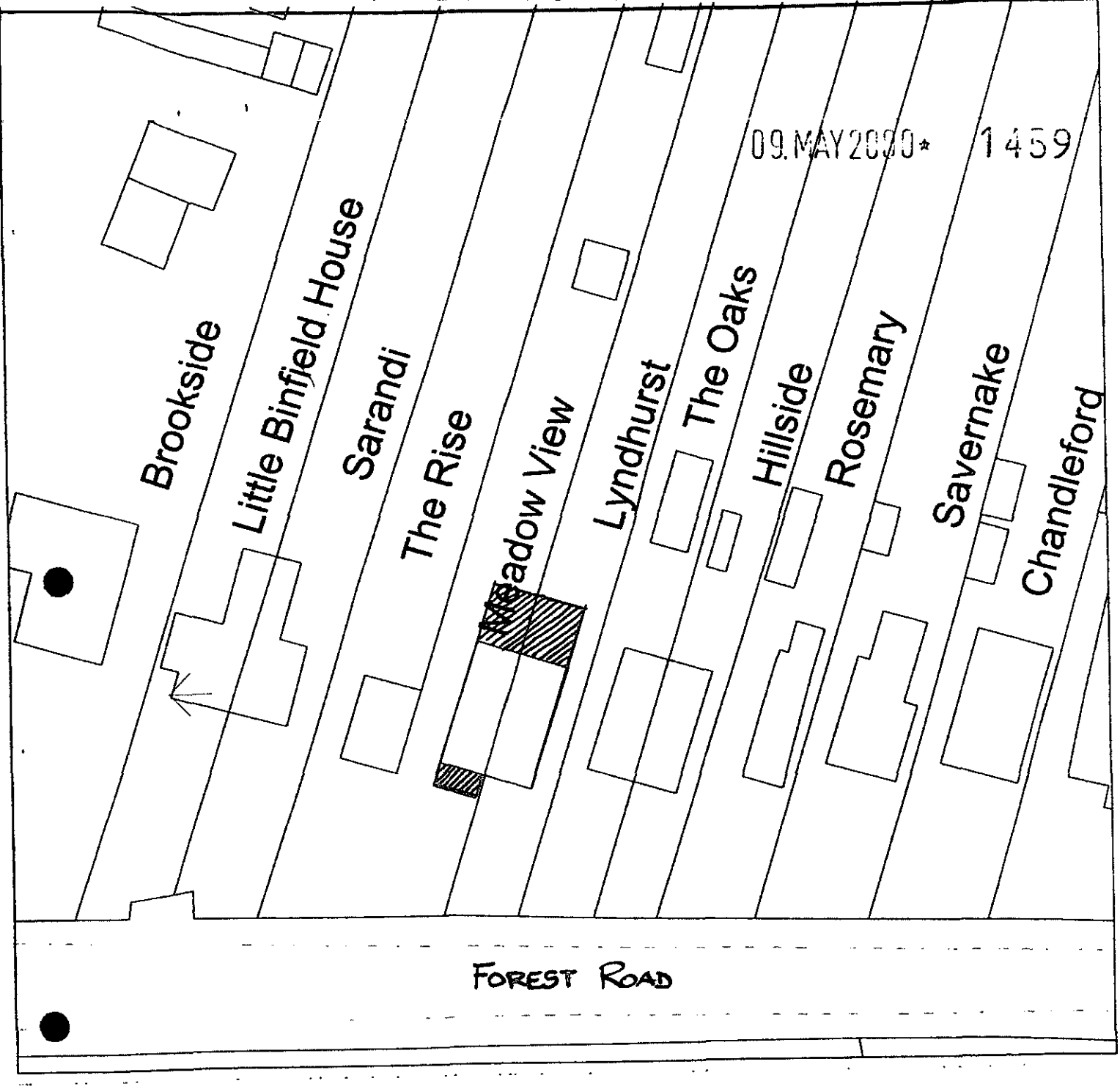
The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions,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

Reason
1. The proposed rear extension by virtue of its size, massing, design and location would have a detrimental impact on the amenities of neighbouring occupiers. As such, the proposal is considered contrary to Policies LBE1/2 of Loddon Area Local Plan and WBE1 of Wokingham District Local Plan (Deposit Draft).

Reason
2. The proposed rear extension by virtue of its size, massing and location would have a detrimental impact on the visual amenity and character of this rural area. As such, the proposal is considered contrary to Policies C2 of Berkshire Structure Plan, LTV2 and LC19 of Loddon Area Local Plan and WCC1 and WCC7 of Wokingham District Local Plan (Deposit Draft).

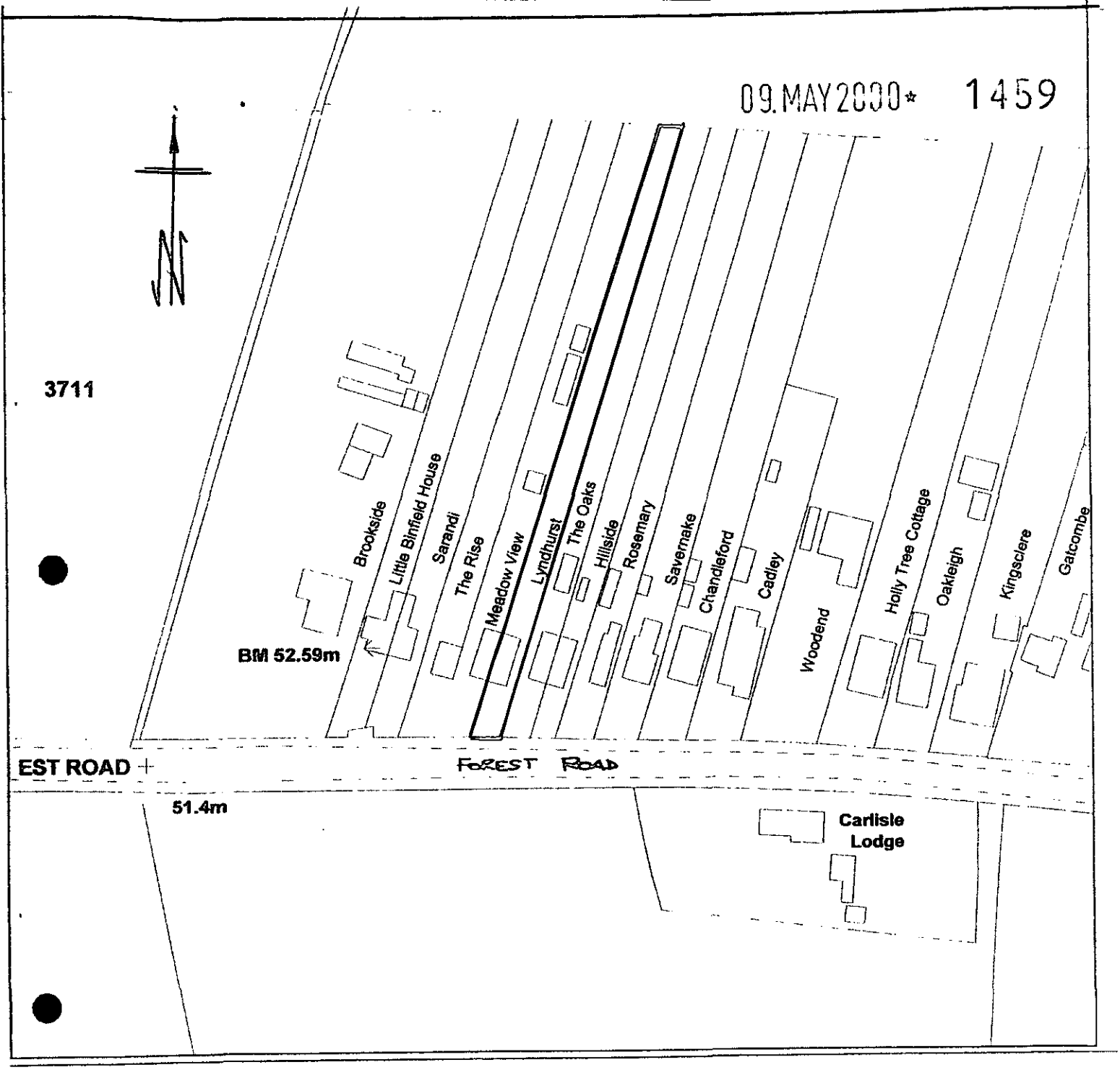
John Mitchell
Development Control Manager
Date: 07/08/2000

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



BLOCK PLAN FOR
'MEADOW VIEW' & 'LYNDHURST'
FOREST ROAD . WOKINGHAM

SCALE 1:500



LOCATION PLAN FOR
'MEADOW VIEW' & 'LYNDHURST'
FOREST ROAD WOKINGHAM

SCALE 1:1250

Date: 27 July 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1459

Location: Lyndhurst, Forest Road, Wokingham.

Proposal: Proposed two storey and single storey rear extensions to dwelling

Applicant: Mr Simister C/O Derick Gayler.

Case Officer: Mrs B Polnik

The new plans show the following: Additional information regarding parking.

Comments are required by 06/08/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

REFUSED

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/1459 (Planaps) / (Ludhouse) Date Rec. 19.7.00

Location: LYNDHURST, FOREST RD

Parish HURST

Applicant: MR. SINISTER

Description of attached plans Additional information regarding parking

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

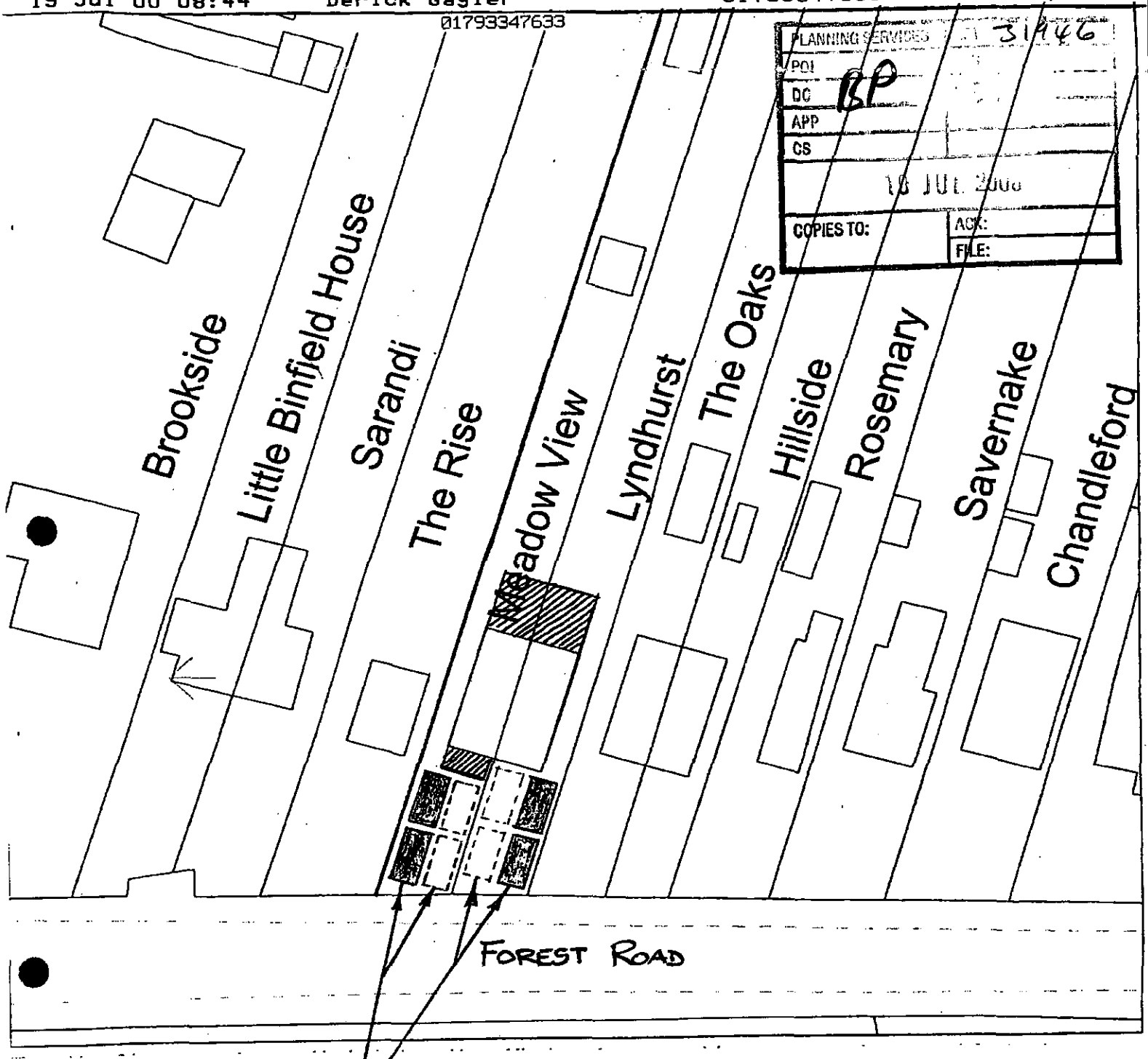
CASE OFFICER BP.

Consultations Sent by Admin. on 27.07.05

Yellow - Part One Copy
Green - Officer's Copy

01793347633

PLANNING SERVICES 31446
POI
DC BP
APP
CS
18 JUL 2000
COPIES TO: ACK:
FILE:



PARKING SPACES 5.0 x 2.4

REFUSED

BLOCK PLAN FOR
'MEADOW VIEW' & 'LYNDHURST'
FOREST ROAD. WOKINGHAM
APPLIC. Nos F/2000/1459 & 60

ATT. MRS B. POLNIK
PLANNING

FROM DERICK GAYLER
Tel. 01793-531778
FAX. 01793-347633

1459 SCALE 1:500

ADDITIONAL PLAN

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/1459

Applicant : Mr Simister C/O Derick Gayler.

Location : Lyndhurst, Forest Road, , Wokingham.
Proposal : Proposed two storey and single storey rear extensions to dwelling

Site Notice Displayed ? :	YES	NO	DATE
	✓		12.6.00

Date of Neighbour Notifications : .....

Date of Site Visit : 12.6.00

Date Registered : 09/05/2000

Earliest Date for Decision : 12/06/2000

Latest Consultation Date/Site Notice Expiry Date : 12/06/2000

Application Expiry Date: 04/07/2000

Consultation Responses :

- Highway Authority : request plan showing on-site parking
- Parish Council : no adverse comment
- Letter of representation : occupier of The Rise (adj. Meadow View) objected originally as boundary of Meadow View/The Rise was shown incorrectly. Revised plan received on Meadow View F/2000/1460.

Planning Issues :

Site located in rural area

A. Impact on rural character of area
Policies LT12 and LC19 of LALP; WCC1 and WCC7 of WDLP and C2 of BSP

B. Impact on amenities of neighbouring occupiers
Policies LBE1/2 of LALP and WBE1 of WDLP

C. Highway issues

PROPOSAL:

Part single storey and part 2storey rear extension. Extension would project 6.3m at ground floor level and 6.1m at first floor level. Additional bedroom proposed Adjoining neighbour 'Meadow View' proposes an identical proposal (F/2000/1460) although internal layout would be different. Cert. B. submitted with appln.

Floorspace as existing :	74.2 m²	
proposed rear extn.	47m²	63%
	121.2 m²	

Application Number: F/2000/1459

Appraisal :

1. IMPACT ON RURAL CHARACTER OF AREA/VISUAL AMENITY

C2 of BSP; LTV2 and LC19 of LALP; and WCC1 and WCC7 of WOLP

Site is located in a rural area where there is a general presumption against development and extensions are limited. Proposed 2 storey and part single storey rear extension projecting in excess of 6m to the rear cannot be considered a minor extension to the dwelling. It is considered excessive in size and massing, resulting in a 63% increase in floorspace to the detriment of the rural character of the area and contrary to local plan policies.

2. IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS

Policies LBE1/2 of LALP; and WBE1 of WOLP

Meadow View: Current applcn (F/2000/1460) for similar extn to rear of Meadow View has been recommended for refusal on grounds of impact on neighbours and rural character of area. In light of this the applcn needs to be considered in isolation and as such is considered to detrimental to the amenities of neighbouring occupiers both in terms of loss of light and being overbearing.

The Oaks: Proposed 2 storey element would not project beyond the rear of the 2 storey extn. of The Oaks although the proposal would result in loss of light to the existing windows in the side elevation and the proposed bedroom window to overlook these windows resulting in loss of privacy. Single storey element would project approx. 2.4m beyond rear of The Oaks.

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

3. HIGHWAYS

Proposal would result in an additional bedroom, giving 3 in total and therefore 2 parking spaces would be required. Parking available to front.

Application Number F/2000/1459
~~Conditions/~~Reasons for Refusal

No	Std Con	Std Reas	~~Non-Std Conditions~~ / Reasons for Refusal
1.			The proposed rear extension by virtue of its size, massing, design and location would have a detrimental on the amenities of neighbouring occupiers. As such the proposal is considered contrary to policies LBE1/2 of LALP and WBE1 of WOLP
2.			The proposed rear extension by virtue of its size massing and location would have a detrimental impact on the visual amenity and character of this rural area. As such the proposal is considered contrary to policies C2 of BSP, LTV2 and LC19 of LALP and WCC1 and WCC7 of WOLP.

7/8/02

RECORD OF SITE VISIT

SITE ADDRESS: Lyndhurst Forest Road Wokingham.

APPLICATION NUMBER: F/2000/1459

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 12.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

Site located within a row of dwellings forming an area of sporadic development within a predominantly rural area. Separation of settlements to south of Forest Rd.

3. DESCRIPTION OF SITE/BUILDING

2 bedroomed semi-detached house located on northern side of Forest Rd. Single storey rear extn. with conservatory

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to site plan

The Oaks. 2s rear extn. 2 first floor windows (WC/bath) and dining room and front door on ground floor.

2s element of The Oaks projects 6.8m beyond the rear of 2s element of Lyndhurst

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING refer to plan

LEVELS The Oaks 10-20cm higher

BOUNDARY TREATMENT 1.8m fence to rear between The Oaks and Lyndhurst

OTHERS

Date: 27 July 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/1459

Location: Lyndhurst, Forest Road, Wokingham.

Proposal: Proposed two storey and single storey rear extensions to dwelling

Applicant: Mr Simister C/O Derick Gayler.

Case Officer: Mrs B Polnik

The new plans show the following: Additional information regarding parking.

Comments are required by 06/08/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

CONDITIONAL APPROVAL

Sc 23 (Parking)

SR 06.

ADAM COSSINS - 02/08/00

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

Tel: 0118 974 6450

Date: **19 May 2000**

My ref: F/2000/1459

CONFIDENTIAL

Councillor Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: F/2000/1459
Lyndhurst, Forest Road, , Wokingham.
Proposed two storey and single storey rear extensions to dwelling

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/1459**
Lyndhurst, Forest Road, , Wokingham.
Proposed two storey and single storey rear extensions to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

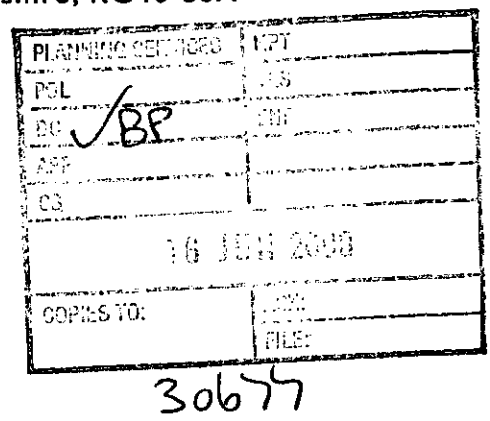
**********FILE COPY**********

Bt Hand.
15/06 10.15 am

Mss J.V. Rees – Mr John waite
The Rise, Forest Road, Wokingham, Berkshire, RG40 5SA

PLANNING SERVICES	MPT
POL	[illegible]
DC ✓BP	ENF
APP	
CS	
16 JUN 2000	
COPIES TO:	FILE:

30677



14th June 2000

Mrs B Polnik
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham, RG40 1WR

Ref: F/2000/1460 (Ms Lowes) and F/2000/1459 (Mr and Mrs Simister)

Dear Mrs Polnik

We would like to bring to your attention that the boundary indicated on the block plan between The Rise and Meadow View as submitted is incorrectly marked and for this reason we must object to planning being approved until said block plan has been revised to correct position. Following discussions with Ms Lowes and Mr and Mrs Simister we all agree on this matter. And we agree that the revised plans as submitted on the 13.6.2000 by Mr Simister are correct (copies enclosed revised block plan No1/HM Land registry title no BK343199 No2.) and if you would accept this amendment we have no further objections subject to all planning rules and regulations

Yours Sincerely

Jacqueline Rees

J Waite

Jacqueline V. Rees John Waite

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 19 May 2000

Application Number: F/2000/1459

Proposal: Proposed two storey and single storey rear extensions to dwelling

Parish: HURST PARISH

Site Address:
Lyndhurst, Forest Road, , Wokingham.

Applicant:
Mr Simister C/O Derick Gayler.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ ~~Recommend refusal for the reason(s)~~ **stated below;**
2) ☐ ~~Recommend approval but with condition(s) & reason(s)~~ **stated below;**
3) ☐ ~~Recommend approval with~~ **no** condition(s) ~~or reason(s).~~

Please could we have an additional plan showing parking facilities available for 2 cars within the curtilage of the property.

Mr Simister
requested by phone 14/6.
requested again 17/7. Mrs. Simister

Signed: _____ **Print name:** Stephanie Knowles.

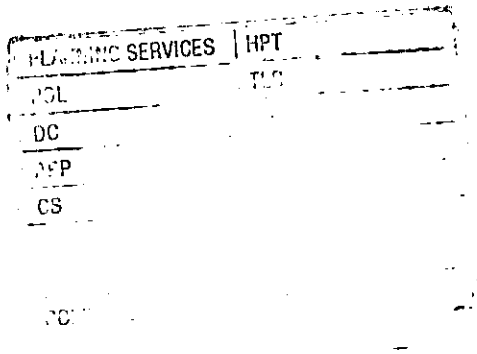
24/08/00.

ST. NICHOLAS HURST PARISH COUNCIL

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

1[0th] June, 2000

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



For the attention of Basia Polnik

Dear Mrs. Polnik,

Application No. F/2000/1459

I refer to the above-mentioned Application by Mr. Simister of Lyndhurst, Forest Road, Wokingham; proposed two storey and single storey rear extension to dwelling.

My Council have no adverse comments to make on the Application.

Yours sincerely,

Clerk

Received by Wokingham District Council

Application No: F/2000/1459

Proposal:
Proposed two storey and single storey rear extensions to dwelling

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/06/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

19 May 2000

(A) 3x PRE-APPS ATTACHED (A)

WOKINGHAM D.C. DEVELOPMENT CONTROL

5/56

Start date: 09 MAY 2000	
Officer: BP	Application No. F/2000/1459

Map No. ..... Site ...0.07....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY AND SINGLE STOREY REAR EXTENSIONS TO DWELLING

Location: LYNDHURST FOREST ROAD

Parish: HURST Ward: HURST
19.5.2000

Applicant: MR SIMISTER

Fee Received 95-00 Required ..... Additional ..... Refund .....
(4) (Joint cheque Meadow View)

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	Parking?		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
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 : 19.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....
(Rural Area)
3 x pre-apps attached.

NEIGHBOURS:

S/N + Meadow View & Forest Road. The Oaks

"LYNDHURST"

Hurst 1.6.66

ADDRESS FOREST ROAD PARISH ~~WOK/WITHOUT~~

PLOT No. Old Property ORD. SHEET No. SU.8271(5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/560/60	Mr. M. D. Saxe	Kitchen & Bathroom	12.1.60	APP N
BR 5725	Mr W Carlyle	ext to garage	15-11-76	APP N

DATE OF COMPLETION

MINISTRY DECISION

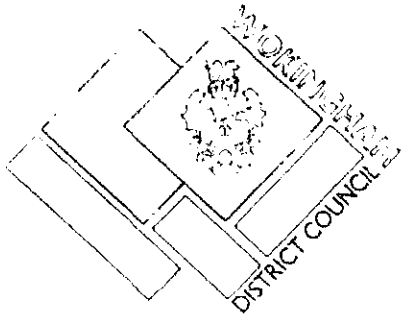
SPECIAL ORDERS PD Enq 2St/R-Conser - Gayler - 19/1/00 & 18/2/00

DRAINAGE

Environmental Services

For office use only.
Application number:
09.MAY2000* 1459

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 Address and postcode Phone number	MR M. SIMISTER 'LYNDHURST' FOREST ROAD WOKINGHAM BERKS. RG40 5SA. 01344 - 450058
2	Agent's Name Address and postcode Phone number	DERICK GAYLER 63 CUMBERLAND ROAD SWINDON WILTSHIRE SN3 1AB 01793 - 531778
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 1/
4	Give brief details of the proposal for example, two storey side extension. About the application	D/STOREY & S/STOREY REAR EXT.
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.	SEE PLAN.
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 ☑

9544 Crystal Mark Clarity

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 3
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
MRS J. LOWE	'MEADOW VIEW' FOREST ROAD	5 'MAY '00

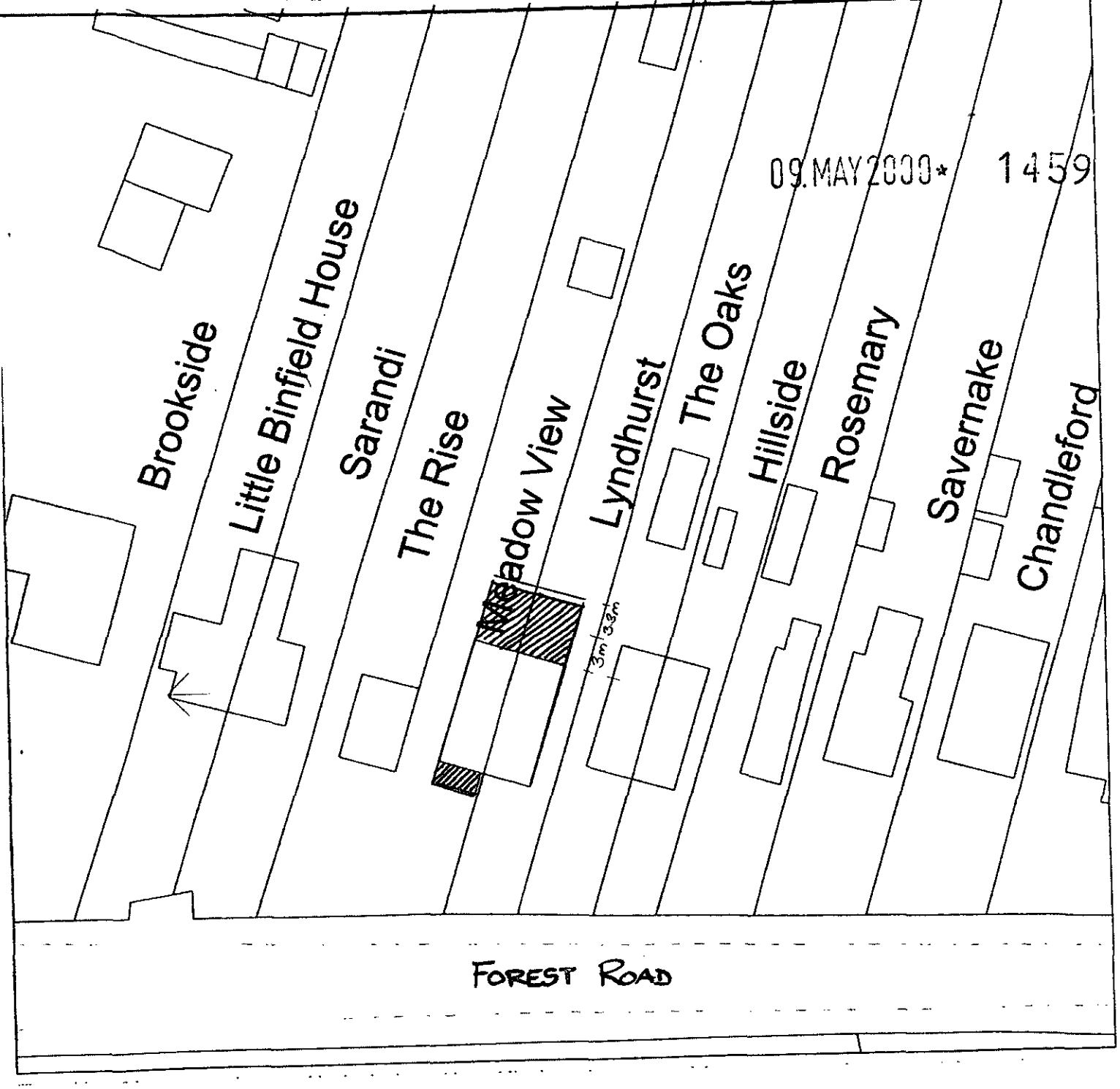
None of the land forms part of an agricultural holding. ✓

Your signature: [signature]

on behalf of MR M. SIMISTER

Date 5 'MAY '00

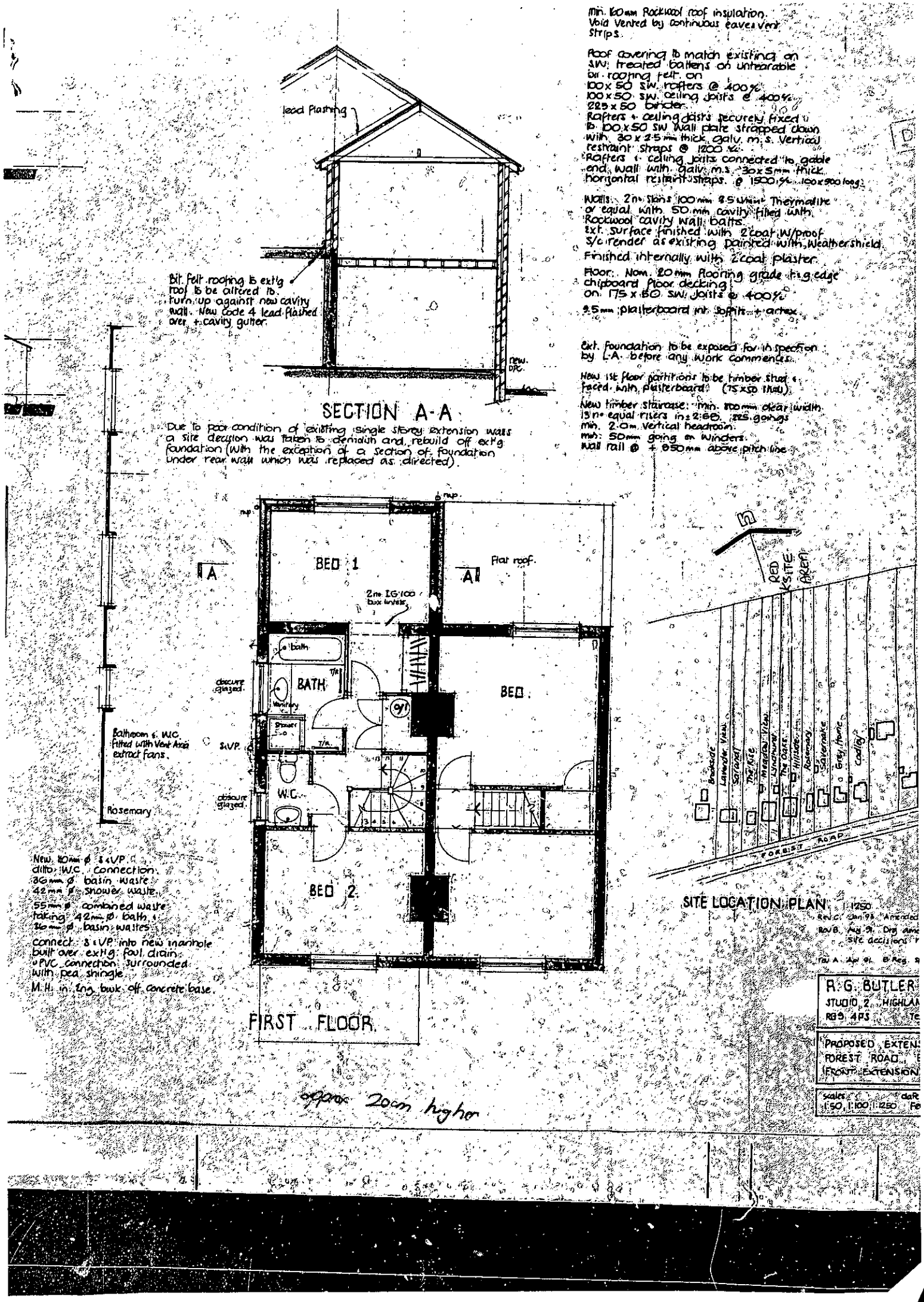
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

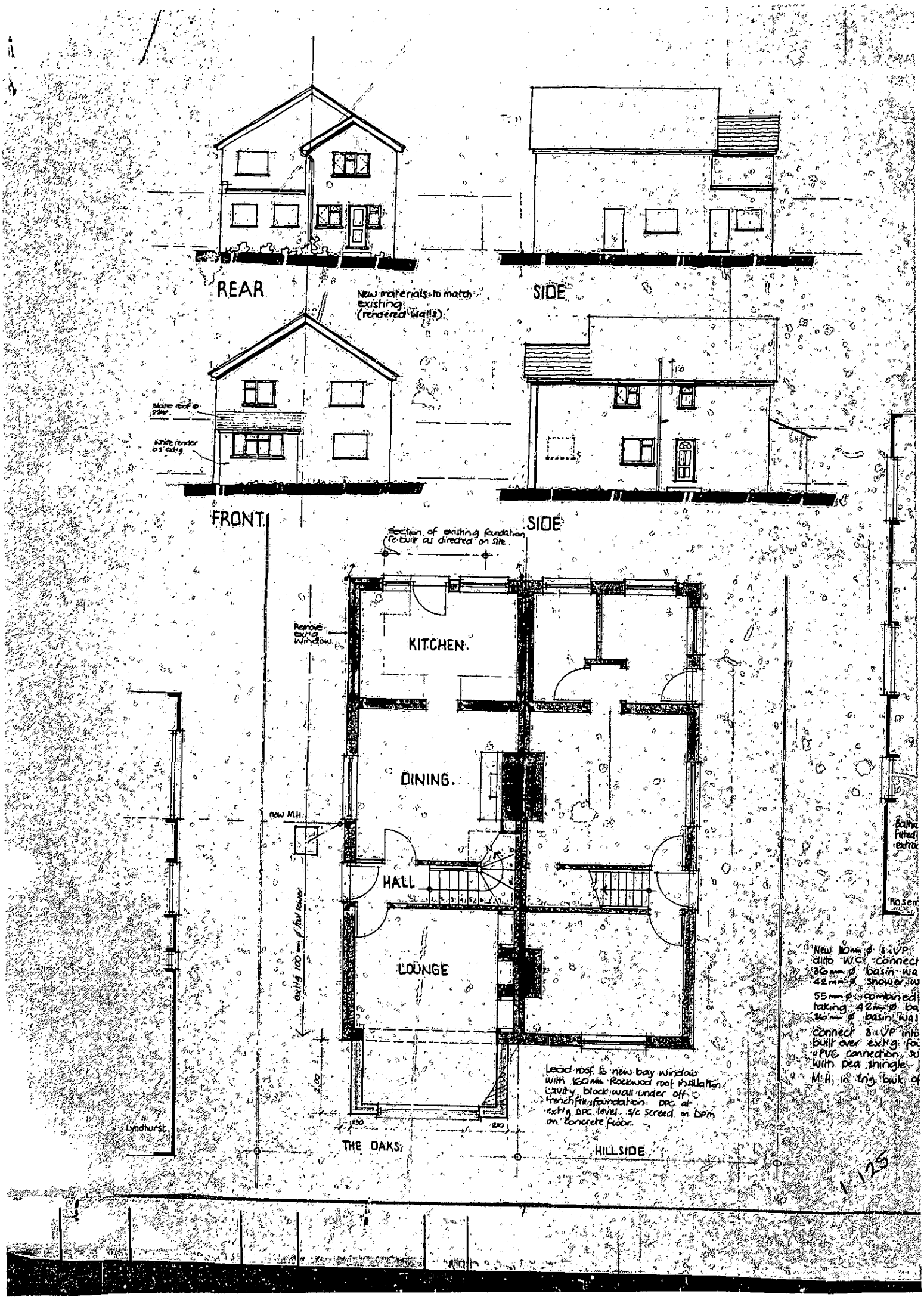


BLOCK PLAN FOR
~~'MEADOW VIEW' &~~ 'LYNDHURST'
FOREST ROAD - WOKINGHAM

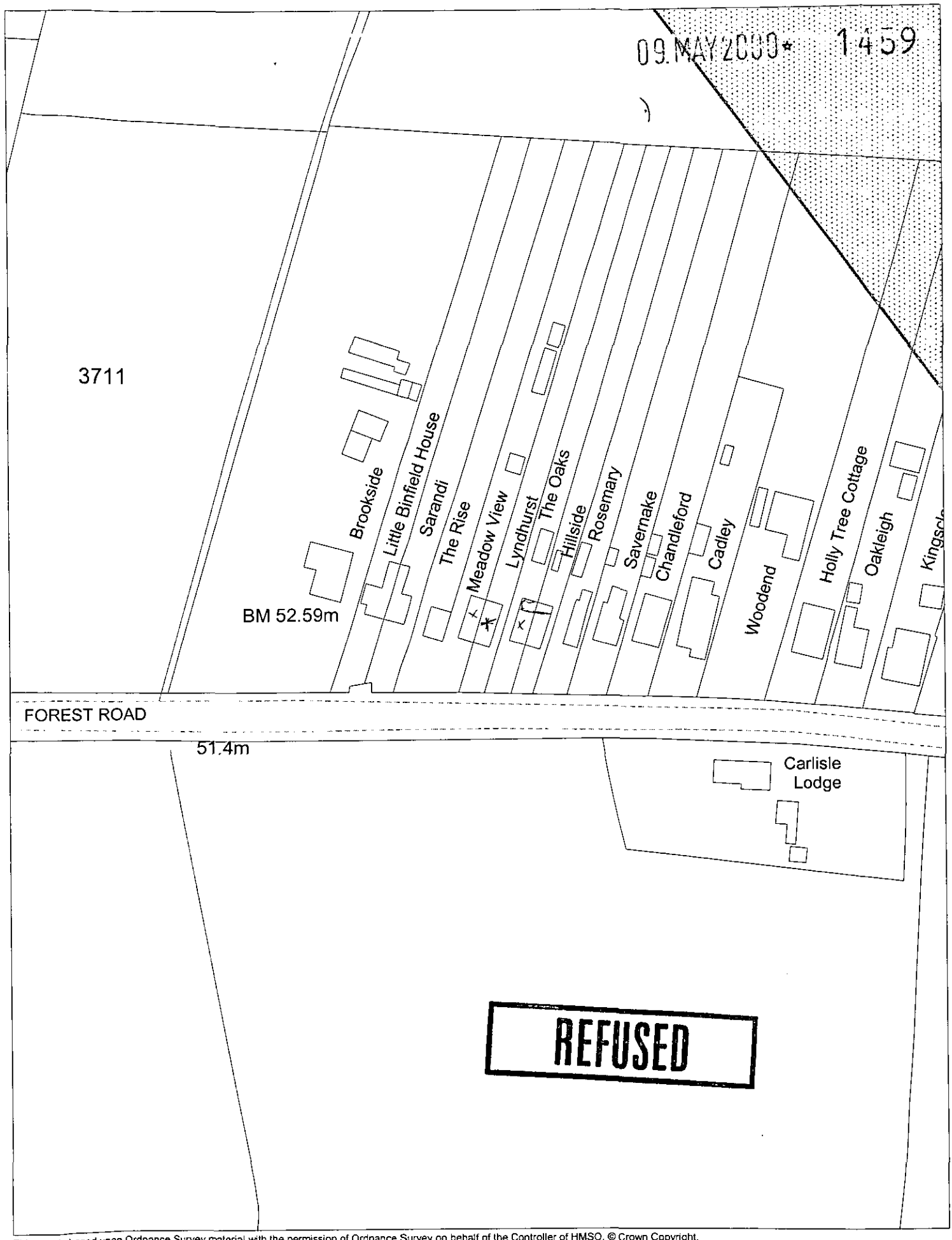
SCALE 1:500

REFUSED


lead flashing
Bit. felt roofing to ext'g roof to be altered to turn up against new cavity wall. New code 4 lead flashed over + cavity gutter.
new DPC.
SECTION A-A
Due to poor condition of existing single storey extension wall a site decision was taken to demolish and rebuild off ext'g foundation (with the exception of a section of foundation under rear wall which was replaced as directed).
Min. 160mm Rockwool roof insulation. Void Vented by continuous eaves vent strips.
Roof covering to match existing on S.W. treated battens on untearable bit. roofing felt. on 100x50 S.W. rafters @ 400%. 100x50 S.W. ceiling joists @ 400%. 225x50 binder.
Rafters + ceiling joists securely fixed to 100x50 SW wall plate strapped down with 30x2.5mm thick galv. m.s. Vertical restraint straps @ 1200%.
Rafters + ceiling joists connected to gable end wall with galv. m.s. 30x5mm thick horizontal restraint straps @ 1500%. 100x900 long.
Walls: 2no Slans 100mm 3.5 N/mm² Thermalite or equal with 50mm cavity filled with Rockwool cavity wall batts.
Ext. surface finished with 2 coat W/proof S/c render as existing painted with Weathershield.
Finished internally with 2 coat plaster.
Floor: Nom. 20mm flooring grade t&g edge chipboard floor decking on 175x50 S.W. joists @ 400%.
9.5mm plasterboard int. soffits + artex.
Ext. foundation to be exposed for inspection by L.A. before any work commences.
New 1st floor partitions to be timber stud + faced with plasterboard (75x50 stud).
New timber staircase: min. 800mm clear width. 13no equal risers in ±2.68. 225 goings. min. 2.0m vertical headroom. min. 50mm going on winders. wall rail @ + 850mm above pitch line.
Bathroom & W.C. fitted with Vent Axia extract fans.
Rosemary
BED 1
A
A
Flat roof.
2no IG 100 box lintels
bath
BATH
T/R
obscure glazed
Vanitary
Shower
S&VP
T/R
W.C.
obscure glazed
BED
BED 2
New 110mm ø S&VP ditto W.C. connection. 36mm ø basin waste. 42mm ø shower waste. 55mm ø combined waste taking 42mm ø bath + 36mm ø basin wastes. connect S&VP into new manhole built over ext'g foul drain. uPVC connection surrounded with pea shingle. M.H. in 2ng bwk off concrete base.
FIRST FLOOR
approx 20cm higher
RED SITE AREA
Brookside
Lavender View
Sarandi
The Rise
Meadow View
Lyndhurst
The Oaks
Hillside
Rosemary
Savernake
Grey Home
Codley
FOREST ROAD
SITE LOCATION PLAN 1:1250
Rev C. Jan 93 Amended
Rev B. Aug 91 Drg amd
site decisions
Rev A. Apl 91 B Reg.
R.G. BUTLER
STUDIO 2 HIGHLAN
RG9 4PS Te
PROPOSED EXTEN
FOREST ROAD
FRONT EXTENSION
scales 1:50, 1:100, 1:1250 date Fe


REAR
SIDE
New materials to match existing (rendered walls).
FRONT
SIDE
Section of existing foundation re-built as directed on site.
Remove extg window.
KITCHEN.
DINING.
new M.H.
HALL
LOUNGE
extg 100 mm ø foul sewer
Lead roof to new bay window with 160 mm Rockwool roof insulation. Cavity block wall under off trench fill foundation. DPC at extg DPC level. S/C screed on DPM on concrete floor.
Lyndhurst
THE OAKS
HILLSIDE
New 110 mm ø S&VP
ditto W.C. connect
36 mm ø basin wa
42 mm ø shower w
55 mm ø combined
taking 42 mm ø ba
36 mm ø basin was
connect S&VP into
built over extg fo
PVC connection su
with pea shingle
M.H. in Eng bwk of
1:125

as built extends 0.5m beyond ex. conservatory at r/o Lynhurst.
6' fence



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

Scale: 1 : 1250

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W E
S

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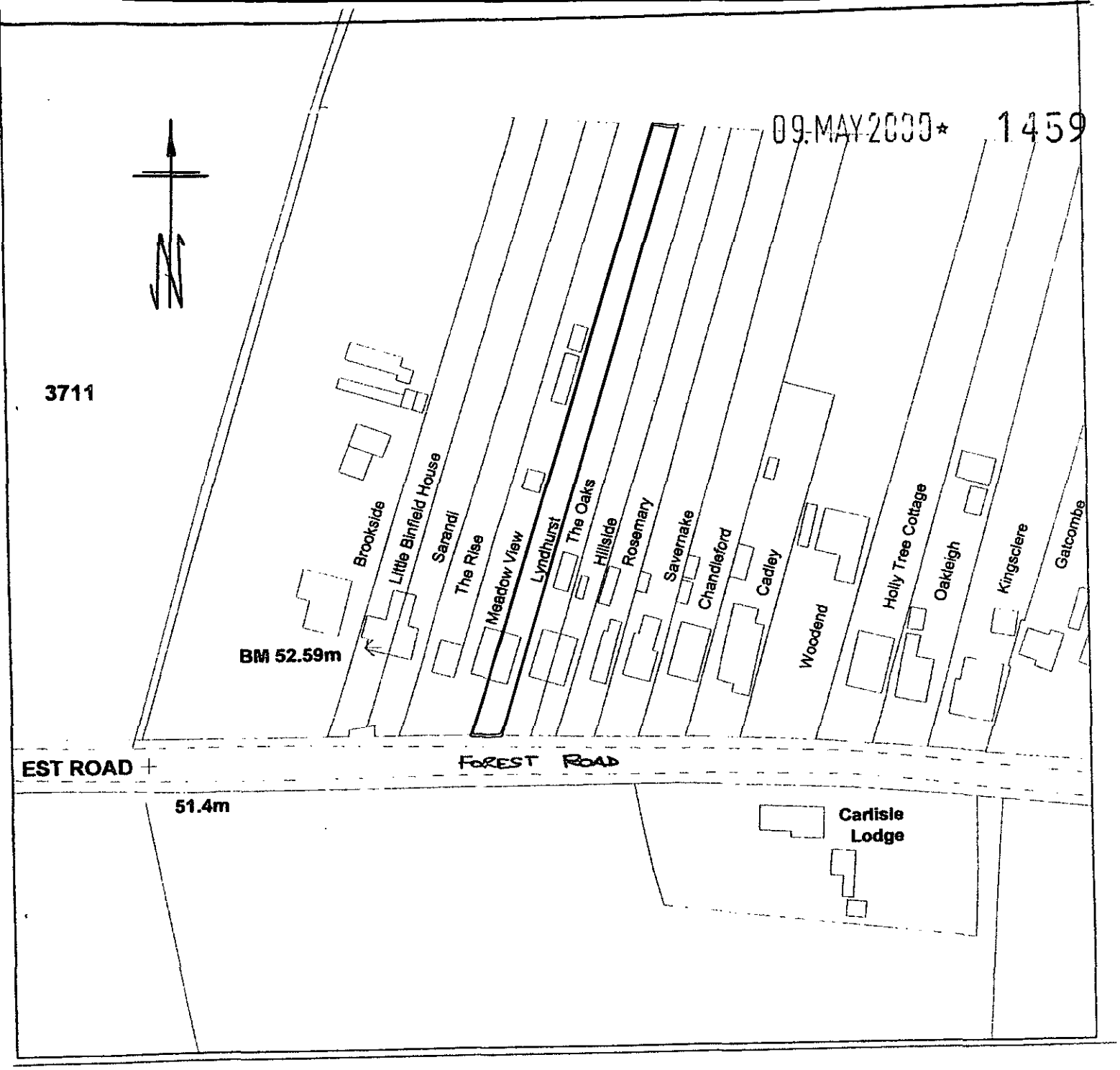

LOCATION PLAN FOR
'MEADOW VIEW' & 'LYNDHURST'
FOREST ROAD WOKINGHAM.

SCALE 1:1250

REFUSED