APPLICATION NO:
F/2002/5948

LOCATION:
Springfields Basingstoke Road, Spencers Wood Reading.

APPLICANT:
Mr Meakin C/O C A Associates

PROPOSAL:
Proposed single storey front extensions to dwelling, plus single storey rear extension to form conservatory.

EARLIEST DATE FOR DECISION: **25/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
15/04/2002

CASE OFFICER: **Helen Pollock**

APPR

1065

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Meakin
C/O C A Associates
18 Cinnamon Close
Earley
Berks
RG6 5GP

Application Number: F/2002/5948

Parish: **SHINFIELD**

Location: **Springfields, Basingstoke Road, Spencers Wood, Reading.**

Proposal: **Proposed single storey front extensions to dwelling, plus single storey rear extension 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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. The extensions shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

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.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. In the interests of highway safety and convenience.

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:

Loddon Area Local Plan Policies LBE1, LBE2 and LC19.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WCC2 and WCC7.

Anna Cronin
Head of Planning & Transportation
Date: 05/04/2002

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 : Helen Pollock

Application Number : F/2002/5948

Applicant : Mr Meakin C/O C A Associates.

Location : Springfields, Basingstoke Road, Spencers Wood, Reading.

Proposal : Proposed single storey front extensions to dwelling, plus single storey rear extension to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		a 16/03/02.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 18/02/2002

Earliest Date for Decision : 25/03/2002

Latest Consultation Date/Site Notice Expiry Date : 25/03/2002

This application <u>will have expired on</u>: <u>15/04/2002.</u> 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 :

Highways : C/A.
Parish : No comment.

Planning Issues :

Green gap
Rural

Proposed extension:

$6.3 \times 10.1 = 63.63 m^2$

Proposed porch: $1 \times 2.8 = 2.8 m^2$

Proposed Conservatory:

$6 \times 4.1 = 24.6 m^2$

Total proposed extensions = $91.03 m^2$

Original floor area:

$19.5 \times 11 = 214.5 m^2$

Proposed ↑ Increase = $\frac{91.03}{214.5} \times 100 = 42.4\%$

Application Number F/2002/5948
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C005	R005	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5	C137	R137	'extensions'

none of the gables shown on the plan
currently exist. - it is a ~~S~~ bungalow if pitched roof
only.

V. rural location.

flurde lyes good distance away - no side windows.

1m rach style fence enclosing front garde.

- Existing out buildings to rear. - 2m brick wall in garden
  - no views in or out.
    feilds to rear with extensive planting.

  - no existing gables to rear. → see history.

Application Number: F/2002/5948

Appraisal :

The proposed development is for single storey front extension to form a garage and new master bedroom with en-suite + dressing room. A single storey front extension to form a porch + a single storey rear extension to form a conservatory. it is also proposed to add a decorative gable to both the front + back elevations + to put 3 small pitched roofed dormers in the roof of the proposed extension.

The proposed front extension would be 10.1m long + 6.3m wide and would have a pitched roof with a half hip end, it would stand 5.5m to the ridge as the existing roof. The proposed decrative dormer windows would be set down from the ridge by 200mm. The proposed rear conservatory would be 6m wide + 4.1m deep + would stand 3.8m to the ridge. The eaves of both extensions would be the same as the existing property @ 2.3m.

The property is in a rural secluded location and would have little impact upon the character of the area. The proposed extensions are designed to be inkeeping with the character of the existing building and represent a 42.4% increase on the original dwelling. It is not considered that the proposed extensions would have any impact upon the rural character of the area. The closest neighbouring property is around 22m away + the proposals would have no impact upon it.

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

RECORD OF SITE VISIT

SITE ADDRESS: Springfields
Basingstoke Road Spencers Wood
Reading.

APPLICATION NUMBER: F/2002/5948

OFFICER: Helen Pollock

DATE OF SITE VISIT: 16/03/02.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on front fence.

2. DESCRIPTION OF SURROUNDINGS

Rural along Small Unnamed.

3. DESCRIPTION OF SITE/BUILDING

detached bungalow

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING Single track access - Ample parking.

LEVELS —

BOUNDARY TREATMENT 1m high ranch style fence enclosing front garden.

OTHERS

F/2002/5854
Location: 26 The Square, Spencers Wood
Proposal: Proposed two storey side extension to dwelling and single storey rear extension with side dormer.
Case Officer: Richard Kelly
REVISED PLANS: show Garage Elevations.
Observations: No comment

PLANNING SERVICES DIVISION
FDI | TLS
DC | ENF
APP
CS
14 MAR 2002
ACK
FILE

F/2002/5878
Location: 10 Diana Close, Spencers Wood
Proposal: Proposed first floor side extension to dwelling and single storey rear extension.
Case Officer: Louise Smith
Observations: No comment

VAR/2002/5978
Location; 225-7 Hyde End Road, Spencers Wood
Proposal: Proposed variation to condition 7 of consent F/2001/3212 to allow flank bedroom window to be openable on plot 3, Plus addition of Dummy gables on plots 1 & 2 (Amendments to consent 2001/33212 and new driveway to Plot 2.
Observations: Please note that the site is in Spencers Wood as per the planning application and not in Shinfield as on your cover sheet.

F/2002/5894 [Neighbouring Parish Consultation]
Location: 42 Elm Road, Earley
Proposal: Proposed single storey rear extension to dwelling
Case Officer Louise Smith
Observations: No comment

F/2002/5937
Location: 2 Grovelands Road, Spencers Wood
Proposal: Proposed erection of detached replacement dwelling. Demolition of existing dwelling.
Case Officer: Natalie Brown
Observations: No comment

F/2002/5942
Location: 4 Wychelm Road, Shinfield
Proposal: Proposed erection of new dwelling.
Case Officer: Natalie Brown
Observations: No comment

F/2002/5948
Location: Springfields, Basingstoke Road
Proposal: Proposed single storey front extensions to dwelling, plus single storey rear extension to form conservatory.
Case Officer: Helen Pollock
Observations: No comment

F/2002/6012
Location: May Feeds, Mays Farm, Hyde End Lane, Ryeish Green
Proposal: Application for temporary permission for change of use of agricultural barns to storage (B8) use (Retrospective).
Observations: No comment

F/2002/6038
Location: Land West of Great Lea Farm House, Mereoak Lane, Grazeley
Proposal: Proposed installation of 3 x 200 mm antennas and 1 x 600 mm microwave dish on a 16m high monopole with equipment cabinets, ancillary equipment and new access.
Observations: Comments to follow shortly

Continued.....

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 01 March 2002

Application Number: F/2002/5948

Proposal: Proposed single storey front extensions to dwelling, plus single storey rear extension to form conservatory.

Parish: SHINFIELD PARISH

Site Address:
Springfields, Basingstoke Road, Spencers Wood, Reading.

Applicant:
Mr Meakin C/O C A Associates.

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).

C049, R049
C122, R122
C137 (INSERT: extension), R137.

Signed: _____ **Print name:** Adam 4/3/02.

Received by Wokingham District Council

Application No: F/2002/5948

Proposal:
Proposed single storey front extensions to dwelling, plus single storey rear extension to form conservatory.

Location:
Springfields, Basingstoke Road, Spencers Wood, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5948 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/03/2002. 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 Planning and Transportation

01 March 2002

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

Tel: 0118 974 6480

Date: 01 March 2002

My ref: F/2002/5948

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2002/5948
Springfields, Basingstoke Road, Spencers Wood, Reading.
Proposed single storey front extensions to dwelling, plus single storey rear extension 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 **Helen Pollock** on **0118 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Helen Pollock** Application Number: **F/2002/5948**
Springfields, Basingstoke Road, Spencers Wood, Reading.
Proposed single storey front extensions to dwelling, plus single storey rear extension 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 M Bryant
**********FILE COPY**********

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

Tel: 0118 974 6480

Date: 01 March 2002

My ref: F/2002/5948

WOKINGHAM UNITARY
Aiming for Excellence

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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

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Trevor Watson
Development Control Manager

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Springfields, Basingstoke Road, Spencers Wood, Reading.
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_____

_____

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Signed: _____ Date: _____

Councillor B Patman

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

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

Tel: 0118 974 6480

Date: 01 March 2002

My ref: F/2002/5948

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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/2002/5948
Springfields, Basingstoke Road, Spencers Wood, Reading.
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Helen Pollock** Application Number: **F/2002/5948**
Springfields, Basingstoke Road, Spencers Wood, Reading.
Proposed single storey front extensions to dwelling, plus single storey rear extension 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 A Pollock
**********FILE COPY**********

Application Number : F/2002/5948	Map No : 94
Case Officer : HP	Site Area : 0.28
Valid Date : 18/02/02	Received Date: 18/02/2002

Level : Delegated Application

Description : Proposed single storey front extensions to dwelling, plus single storey rear extension to form conservatory.

Location : Springfields, Basingstoke Road, Spencers Wood, Reading.

Parish : SH Ward : SHI

Applicant : Mr Meakin C/O C A Associates.

Fee Required: £95 Fee Received: £95 (14)

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 cons. What are dormers for? ↓ decorative only	phoned 26/2	
FLOOR PLANS		to follow	
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
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

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

Green Gap and Wedges / Rural Area / Countryside

No pre-apps

NEIGHBOURS

N/A + see map

.....

.....

5948

Environmental Services

For office use only.
Application number: 16/[illegible] 5948

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 MEAKIN SPRINGFIELDS. BASINGSTOKE RD. SPENCERS WOOD.
2	Agent's Name Address and postcode Phone number	C A ASSOCIATES. 18 CINNAMON CLOSE EARLEY RG6 5GP 0118 - 9869330.
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.	SPRINGFIELDS BASINGSTOKE RD,
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY EXT^N. WITH TIMBER & RENDER TO ALL ELEVATIONS.
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.	FACING BWK AND ROOF TILES TO MATCH EXISTING. TIMBER & RENDER.
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: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR MEAKIN

Date 11.02.02

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

ADDRESS SPRINGFIELD SHOWJUMPS R/O OAKLANDS PARISH Minfield

PLOT No. Basingstoke Road ORD. SHEET No.

BUILDER

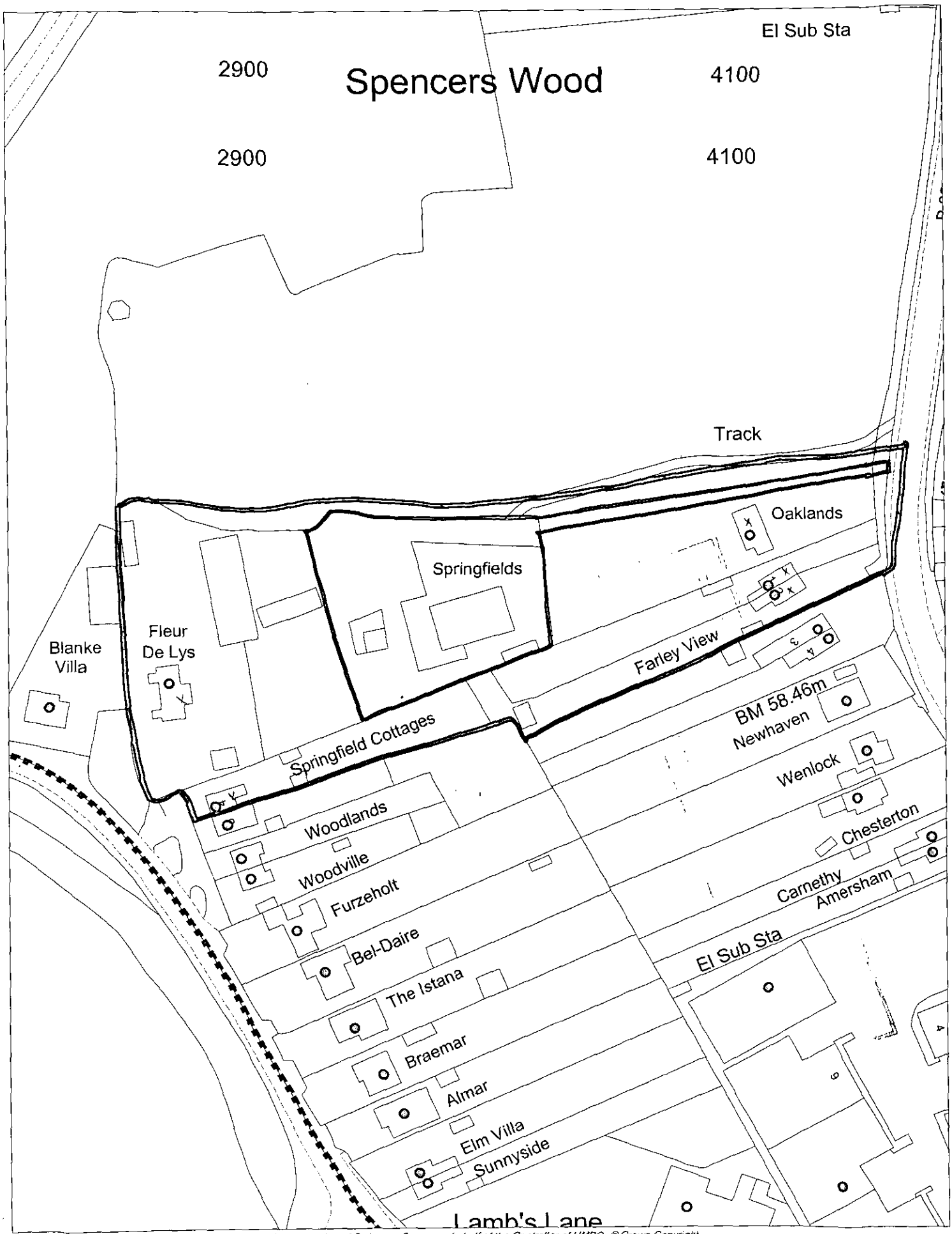
Plan No.	Applicant	Description of Development	Date of Decision	Decision
16850	MR. W. EVANS	W/SHOP FOR MANUFACTURE	11.2.82	31.1.8
		& STORAGE OF SHOW JUMPS:		
		PARKING		
26864	"	RENEWAL	22.1.84	31.1.9
19561	"	VEH. ACCESS TO FIELD AT	30.6.85	C/A
		REAR OF OAKLANDS		
26865	" O/L	RET. LUNG. & GARAGE	22.1.87	R
		R/O OAKLANDS		
28557	"	"	3.9.87	~~AP~~ C/A
BRA 3278	"	BUNGALOW & GARAGE	10.7.87	AP
29063/1	"	CARAVAN	30.10.87/27.11.87	C/A
36313	"	VAR. 26824 TO ALLOW STORAGE OF GENERATOR	24.10.90	C/A 12.9

DATE OF COMPLETION

MINISTRY DECISION 26865 - APPEAL GRANTED - 5-6-87

SPECIAL ORDERS

F/2002/5948 Mr. Meakin S/St/F + S/St/R - Conan.



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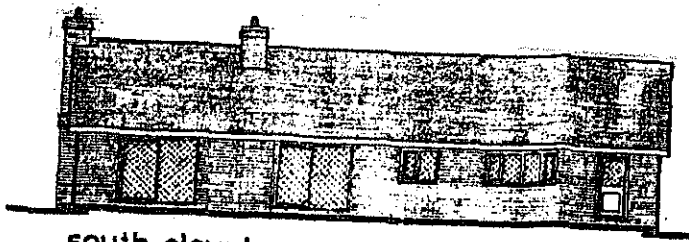
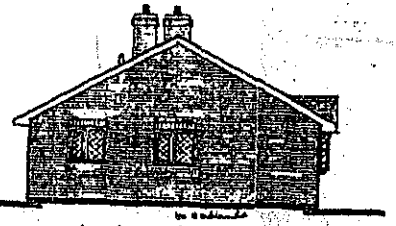
Development Control Section, Environmental Services, Wokingham District Council.

21 February 2002

Scale: 1 : 1250



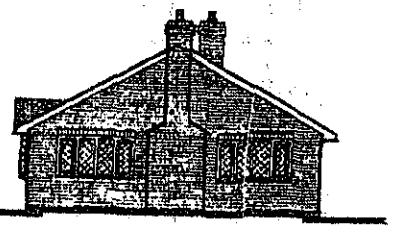
south elevation



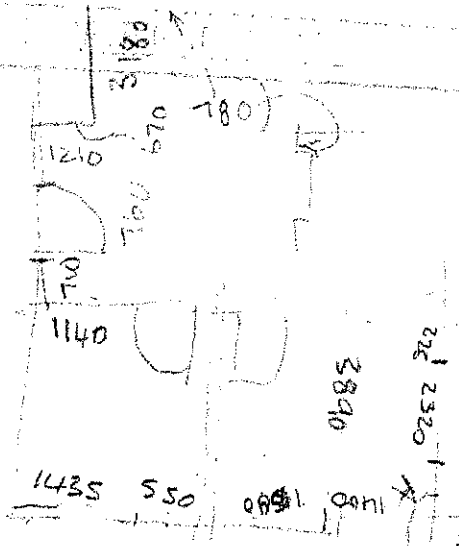
east elevation



north elevation



west elevation



notes.-

Roof:- Tiling to be agreed on felt and battens on genuine roof trusses [illegible] and manufactured by specialist using [illegible] components, and selected manufacturers instructions including bracing and with [illegible] ceiling joists and ceiling [illegible] fed backed plasterboard and [illegible] decorations. Garage ceiling to be two layers of [illegible] mm [illegible] Access is to be provided to roof space by means of a trap door. [illegible] cross ventilation and this is to be achieved by proprietary ventilation equivalent of a continuous 10mm gap.

Floor:- Selected floor finish and screed totalling approx. [illegible] on [illegible] concrete slab on 100mm selected hardcore.

Walls:- 112 mm external skin of facing bricks to be agreed with [illegible] insulation batts and 100mm internal skin of Celcon blockwork and [illegible] decorations.

Partitions:- All partitions to be on full foundations. Garage partition to be blockwork finished fair faced in garage. All other partitions to be 100mm finish to receive selected decorations.

Windows:- Double glazed, leaded light, stained with curved head. [illegible] an alternative means of ventilation, in the form of a night vent.

Gas & Flashings:- Dip in leadcored felt and flashings in [illegible] lead.

Lintels:- I.G. lintels galvanised steel type [illegible] over all external open[illegible]

Lateral restraint:- Where ceiling joists run parallel to an external [illegible] achieved by metal straps at 1200mm centres, spanning three joists minimum 30mm x 8mm cross sectional area are to be provided at all wall plates.

Toilet ventilation:- Both bathrooms to be fitted with a mechanical [illegible] switch and discharging to open air at the rate of three complete [illegible]

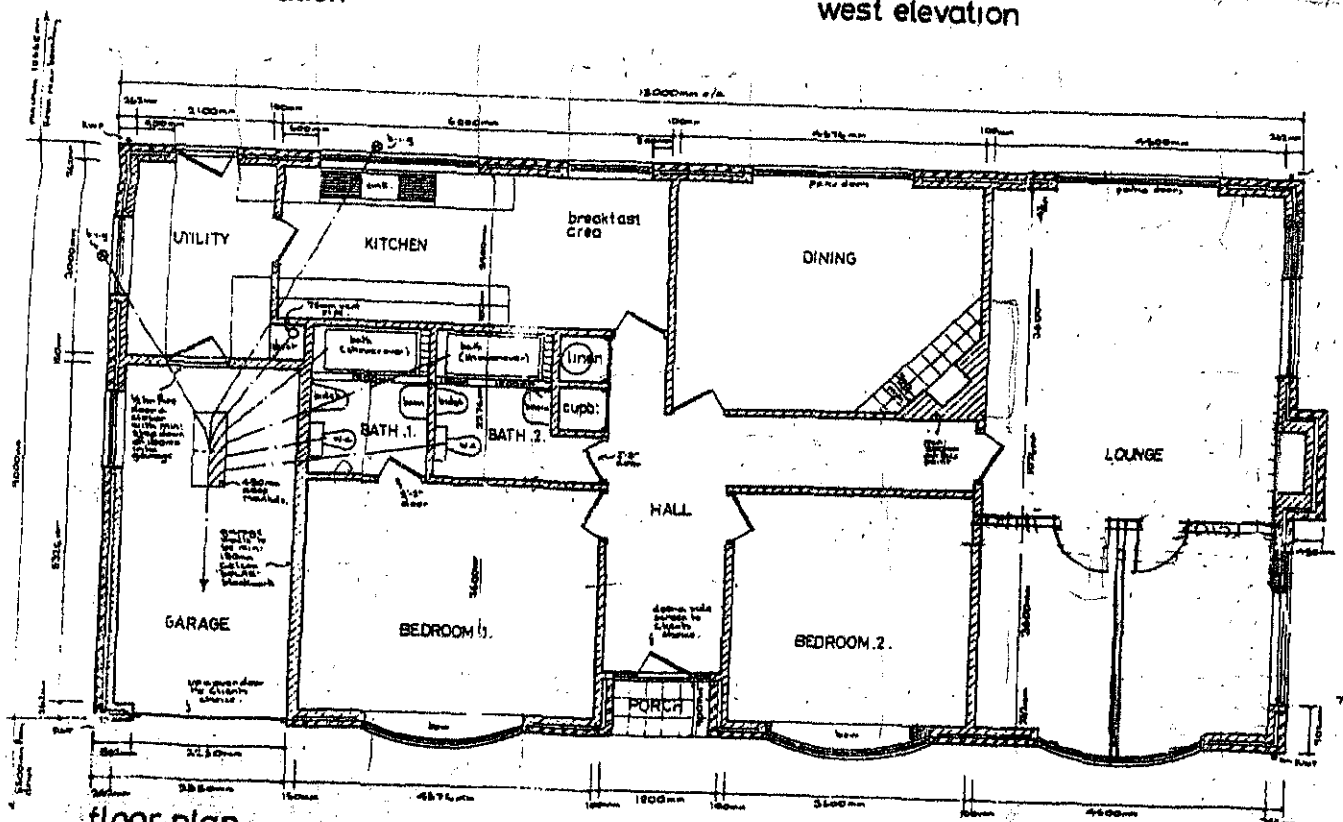
Electrics:- To clients individual requirements but must be installed in I.E.E regulations.

Fire:- Traditional fireplaces served by 225mm diameter socketted [illegible]

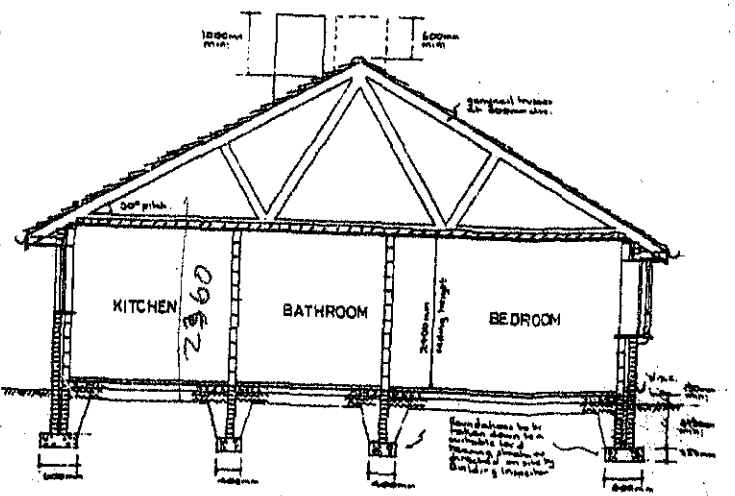
Rainwater:- 112 mm h.r. gutters discharging via 52mm dia [illegible] via Hepsleve pipe to new soakaway 1000mm diameter x 2000mm deep [illegible] from any building.

Foul drainage:- All new drainage work to be carried out in 100 mm Hepsl[illegible] and provided with concrete lintels where pipes pass under walls, [illegible] manholes to existing manhole on foul sewer in existing drive. [illegible] 400 mm above highest opening windows. Bath, bidet & basin to disch[illegible] back. W.C. waste to be 100mm, bath 38mm, bidet & basin 32mm. subject to agreement with Councils Engineers Department.

Fencing:- South & east boundaries existing, north boundary to be [illegible] brick wall and feature iron railings to clients own design but not [illegible]



floor plan



typical section

BUNGALOW at rear of OAKLANDS, BASINGSTOKE ROAD, SPENCERS WOOD, BERKS

Revisions:-

PLAN OF EXISTING

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