2/4

APPLICATION NO:
F/2002/6161

LOCATION:
6 Stanley Road, Wokingham.

APPLICANT:
Mr Mathews C/O Excel Design Ltd

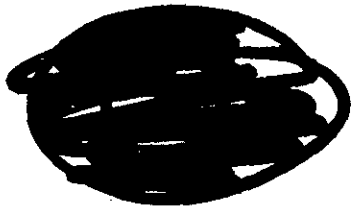
PROPOSAL:
Proposed first floor rear extension plus bay window on front elevation and demolition of existing garage and erection of new garage.

EARLIEST DATE FOR DECISION: **21/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
13/05/2002

CASE OFFICER: **Louise Smith**

RETURNED



113

DO

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Mathews
C/O Excel Design Ltd
17 Gorse Ride South
Finchampstead
Berkshire
RG40 4EH

Application Number: F/2002/6161

Parish: **WOKINGHAM**

Location: **6, Stanley Road, Wokingham.**

Proposal: **Proposed first floor rear extension plus bay window on front elevation and demolition of existing garage and erection of new garage.**

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, the reasons for which are specified hereunder.

Reason
1. The proposed development by reason of its bulk and siting would be overbearing, resulting in loss of light to the detriment of the amenity of the occupiers of 4 Stanley Road. As such it would be contrary to policy SBE2 of the South East Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. The proposed first floor side elevation window would present an unacceptable amount of overlooking into No. 4's kitchen, to the detriment of the amenity of this neighbouring property. As such it is contrary to policy WBE1 of the Wokingham District Local Plan (Deposit Draft).

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 Policies LD3 and EN1.
South East Area Local Plan Policies SBE1, SBE2, ST5 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 02/05/2002

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.

REFUSED. finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	6161 Louise Smith
BUILDING CONTROL NUMBER	FP 2002/2895 Central
APPLICANT/AGENT	Excel.
ADDRESS OF SITE	6 Stanley Road WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	. first floor rear ext. + demolish garage & replace with new garage + front bay window

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	2/5/02	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	17/5/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Louise Smith

Application Number : F/2002/6161

Applicant : Mr Mathews C/O Excel Design Ltd.

Location : 6, Stanley Road, , Wokingham.
Proposal : Proposed first floor rear extension plus bay window on front elevation and demolition of existing garage and erection of new garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		7/4/2

Date of Neighbour Notifications : .....

Date of Site Visit : 2/4/2

Date Registered : 18/03/2002

Earliest Date for Decision : 21/04/2002

Latest Consultation Date/Site Notice Expiry Date : 21/04/2002

This application will have expired on: 13/05/2002. 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 :
Highways - conditional approval

Planning Issues :
Identified Settlement
Impact on Neighbouring Properties
Impact on Street Scene.
Parking Provision

Application Number: F/2002/6161- 6 Stanley Road
Appraisal:

Development

The site is a semi-detached dwelling with detached garage to the rear of the curtilage, situated within the identified settlement of Wokingham.

The application proposes a first floor rear extension, bay window on front elevation and demolition of existing garage and erection of new garage.
The first floor rear extension would infill the alcove between the dinning room and kitchen, extend above the existing flat roof ground floor rear extension. A pitched roof garage (7.5m long by 4.8m wide, measuring 2.2m to the eaves and 3m to the ridge) would replace the existing flat roofed garage.

1. Impact upon neighbouring properties
   Due to the proximity of the neighbour's side elevation kitchen window (4.5m from the new development) it is considered that overlooking would result from the adjacent first floor side window in the proposed extension at No. 6 Stanley Road.

   The proposed first floor rear extension would subtend the 45° overshadowing angle with regard to No. 4's ground floor dinning room and first floor bedroom West facing windows, which are the only light sources to these respective rooms. It is also considered that the development would be overbearing and visually intrusive with regard to this neighbouring property which sits 4.9m away behind a 1.5 – 1m high boundary fence.

   No impact is considered for No 8 Stanley Road as the proposed development would lie adjacent to this neighbour's adjoining two storey rear extension.

   The new garage would lie adjacent to No. 8's pitched roof garage and no adverse affects would befall on neighbouring properties due to the scale and siting of the development.

2. Impact upon the character of the area
   The majority of the proposal would be screened to the rear of the property and as such it is not felt that it would detract from the character of the area. The front ground floor bay window would not represent a dramatic change from the existing bow window.

3. Impact upon highway safety (parking provision)
   The two car parking spaces required for this 3 bedroom property would be met by the proposed garage and driveway in front. Highways have therefore conditionally approved this application.

Approval: **Refusal:**

✓

Application Number F/2002/6161
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposed development by reason of its bulk and siting, would be overbearing, resulting in loss of light ~~and~~ to the detriment of the amenity of the occupiers of 4 Stanley Road. As such it would be contrary to policy SBE2 of the South East Area Local Plan and WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).
2			The proposed first floor side elevation windows would present an unacceptable ~~unacceptable~~ amount of overlooking into No 4's kitchen, to the detriment of the amenity of this neighbouring property. As such it is contrary to policy WBE1 of the Wokingham District Local Plan (Deposit Draft).

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 SBE2 ST5 ST11
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WT6 WOS2
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: HD3 EN1
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 2.5.02

outbuilding/gge flat roofed fences c. 2.6m high

Other rear detached gges.

No 3 extension over gge set back

RECORD OF SITE VISIT

No 8 - low pitched roof outbuilding/gge to rear

SITE ADDRESS: 6 Stanley Road Wokingham.

APPLICATION NUMBER: F/2002/6161

OFFICER: Louise Smith

DATE OF SITE VISIT: 2/4

1 SITE/STATUTORY NOTICE DISPLAYED ? N

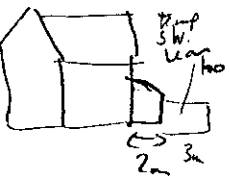
2. DESCRIPTION OF SURROUNDINGS
Residential close, off busy London Rd. Large plots.
detached + semis - red brick.
mixture of styles + ages - some bungalows / chalet bungalows

3. DESCRIPTION OF SITE/BUILDING
semi detached dwelling front bay windows.
existing s/s rear ext to which No 8 has built 2/s adjoining kitchen window

No 4 not have (not normal) kitchen window No 2, 6 + 8 do.

4. RELATIONSHIP TO ADJOINING PROPERTIES
set same front level as No's 4 + 8.

No 4 s/s rear extension 2m rear proj



5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING ??

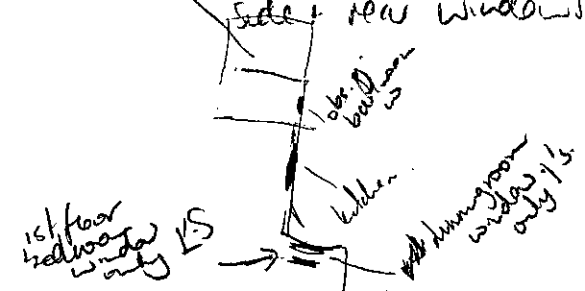
LEVELS same

BOUNDARY TREATMENT - side 1.5m close boarded fence 1m after extension

OTHERS rear backing - overlooking issues.

SPACE FOR DRIVEWAY / CARS

Shed/structure rear to temporary structure



Louise Smith

From: Andy Glencross
Sent: 03 April 2002 14:49
To: Louise Smith
Subject: PA F/2002/6161 5 Stanley Rd Wokingam

Hi Louise

If the buildingto be demolished has a pitched roof then the following should apply (No) FLAT ROOFED GGE AS EXISTING.

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

If not then the following informative should included with any permission granted.

If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Date: 16 April 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/6161

Location: 6, Stanley Road, Wokingham.

Proposal: Proposed first floor rear extension plus bay window on front elevation and demolition of existing garage and erection of new garage.

Applicant: Mr Mathews C/O Excel Design Ltd.

Case Officer: Louise Smith

The new plans show the following: Side elevation revised to show bay window and revised car parking plan showing garage set further forward.

Comments are required by 25/04/2002.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

C049, R049
C122, R122
CK40 (INSERT: 5 metres), R140

AK 17/04/02.



REVISED PLAN

6161

CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	Block Plan
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:500 DRAWING No: 01736/ 4 A
DATE:	March 2002	REVISION:	Parking added, garage set back

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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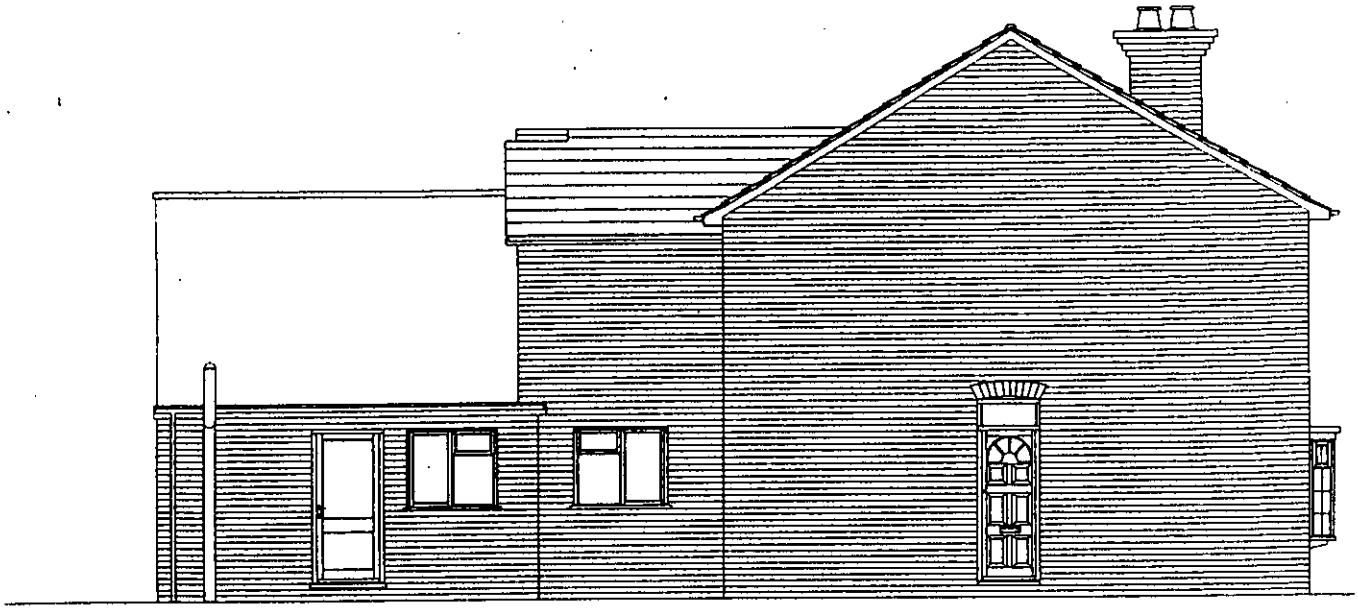
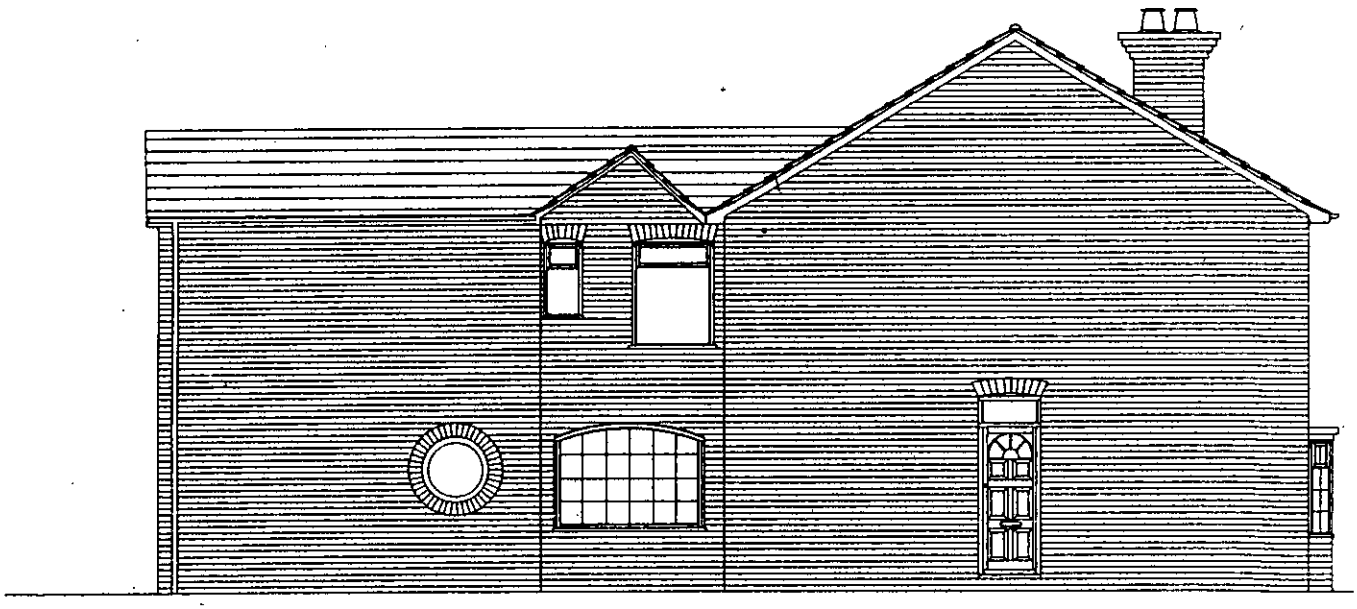


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

REVISED PLAN

6161

CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	Left Side Elevations	
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:100	DRAWING No: 01736/ 9 A
DATE:	March 2002	REVISION:	Side elevation of bay window added	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 28 March 2002

Application Number: F/2002/6161

Proposal: Proposed first floor rear extension plus bay window on front elevation and demolition of existing garage and erection of new garage.

Parish: WOKINGHAM TOWN

Site Address:
6, Stanley Road, , Wokingham.

Applicant:
Mr Mathews C/O Excel Design Ltd.

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).

Comment

Highways request a revised plan showing ~~the garage~~ the proposed garage set-back to provide a minimum of 6 metres unobstructed turning space in front of it.

Signed: _____ **Print name:** Adam 10/04/02.

ADDRESS 6 STANLEY ROAD PARISH WOK

PLOT No. COTTAGE NO 3 ORD. SHEET No. 76

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/49/58	RK Jackson	Poultryhouse at rear	8/1/59	Unc
SR 2829	Mr A J Witts	S/storey extension	24 6 75	App n/a
B(2A) R81/68S	MRS WHITE	GARAGE	31.8 82	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1959/a

HOUSEHOLDER PLANNING APPLICATION

18 MAR 2002 6161

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

- extensions
- loft conversions
- garages and outbuildings
- garden fences or walls
- new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR MATHEWS
	ADDRESS	6 STANLEY ROAD
		WOKINGHAM.
		BERKS
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	EXCEL DESIGN LTD
	ADDRESS	17 GORSE RIDE SOUTH
		FINCHAMPSTEAD
	POST CODE	RG40 4EN Tel. 01189737336
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	6 STANLEY ROAD
		WOKINGHAM.
		BERKS
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	FIRST FLOOR REAR EXTENSION DEMOLISH EXISTING GARAGE AND REPLACE WITH NEW GARAGE FRONT BAY WINDOW

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BRICK & TILE TO MATCH.

7. WILL PEDESTRIANS/VEHICLES ACCESS 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~~

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Mr MATHEWS

DATE 15-3-02

Client:

13 MAR 2002 * 6161

Mr Mathews
6 Stanley Road
Wokingham
Berkshire

Project:

First Floor Rear Extension
Demolish Existing Garage and Replace with New Garage
Front Bay Window

Location:

6 Stanley Road
Wokingham
Berkshire

Excel Design
XL02752

Drawing List

Drawin	Description	Drawings
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	✓
5	Notes 1	✓
6	Notes 2	✓
7	Notes 3	
8	Front Elevations	✓
9	Left Side Elevations	✓
10	Right Side Elevations	✓
11	Rear Elevations	✓
12	Ground Floor Plan 1-House	✓
13	Ground Floor Plan 2-House	✓
14	First Floor Plan 1-House	✓
15	First Floor Plan 2-House	✓
16	Elevations and plans-Garage	✓
17	Section-House	✓
18	Section-Garage	✓

CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION: Drawing List	
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	DRAWING No: 01736/ 2
DATE:	March 2002	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	Location Plan		
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:2500	DRAWING No:	01736/ 3
DATE:	March 2002	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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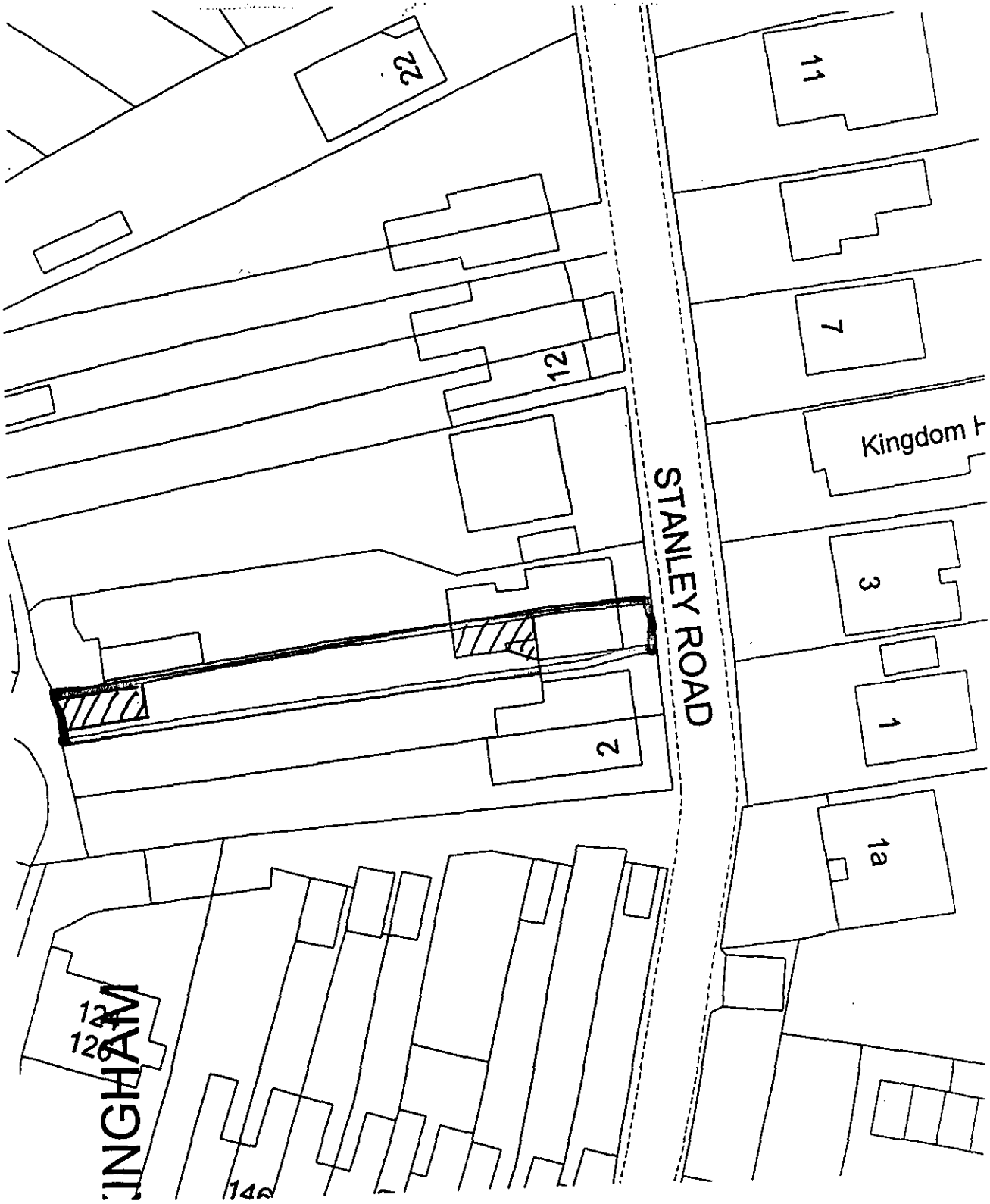

CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	Block Plan		
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:500	DRAWING No:	01736/ 4
DATE:	March 2002	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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These drawings have been prepared for the purpose of obtaining Planning and/or Building Regulation approval. They are not intended as a work specification or as detailed working drawings. Those carrying out the work must satisfy themselves of all dimensions and details before pricing and construction. No work should be carried out until all the necessary approvals have been obtained and the building inspector has been notified of the intention to start work.

There must be no encroachment on neighbouring property without prior written agreement between respective parties and in accordance with the requirements of the Party Wall Act.

GENERAL NOTES
(Not a specification)

1. FOUNDATIONS
Strip concrete foundations minimum depth as shown on drawings and in accordance with N.H.B.C practice note 3 - 1985 table 7a. Final decision on design, type and depth of foundations to be made by Local Authority Building Control Officer on site. Foundations to rest on suitable load bearing strata and to comply fully with Building Regulations. 100mm thick class 'A' dense concrete block work and semi-engineering brickwork below d.p.c level. Lean mix cavity fill up to ground level. Existing foundation to be laid open for inspection when and where required by the building inspector.

2. D.P.C
Polymer type of d.p.c's to all walls minimum 150mm above ground level. 150 mm wide x 14 mm Dampcor or similar d.p.c to all cavity closers fitted in accordance with manufacturers specification. D.p.c to lap d.p.m minimum 50mm. D.p.c to be continuous with existing.

3. GROUND FLOOR SLAB
House: Floor finish to line with existing on 65 mm sand and cement screed with light reinforcing mesh on 50 mm thick S.D grade Jablite floor insulation fitted to manufactures specification. 100 mm concrete on 1200 gauge DPM lapped over DPC 25 mm blinding 150 mm consolidated hardcore. Remove all vegetation below slab.
Garage: 100 mm concrete on 150 mm consolidated hardcore.

4. EXTERNAL WALLS
House: 112 mm facing brickwork and 100 mm concrete block rendered to match existing. 50 mm insulated cavity, 100 mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13 mm lightweight plaster and skim internally. Cavity insulated with 50 mm thick 'Rockwool' cavity batts fitted to manufacturer's specification to give 0.45 w/m^2K 'U' value. Provide mild steel galvanized wall ties at 900 mm horizontal and 450 mm vertical centers. Staggered formation to B.S 1243 amended. Close cavity at eaves level. Cavity to be continuous and new/existing walls fully bonded.
Garage: 100 mm concrete block rendered.

5. INTERNAL WALLS
100 x 50 timber studding at 400 mm vertical c-c. 10 mm plaster board and skim unless otherwise shown.

6. JOINERY
All softwood to be pressure impregnated preservative treated to B.S 4072.

7. GLAZING
All doors and windows to be fitted with double glazed factory sealed units. Full height glazed screens and doors to be fitted with class B safety glass. All opening lights to give minimum 1/20th floor area in ventilation. All windows fitted with 8000 mm^2 trickle ventilator.

8. LINTELS
To be Catnic insulated steel lintels or similar (unless otherwise stated) to manufacturer's span/load tables. Minimum 150 mm end bearing with cavity trays over.

CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION: Notes	
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	DRAWING No: 01736/ 5
DATE:	March 2002	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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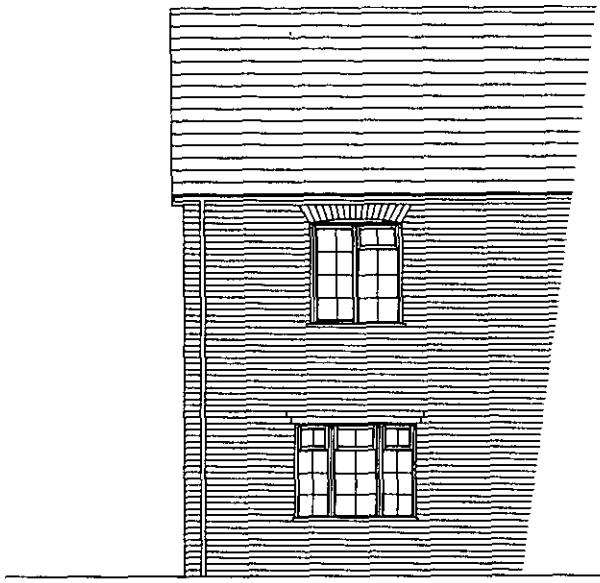
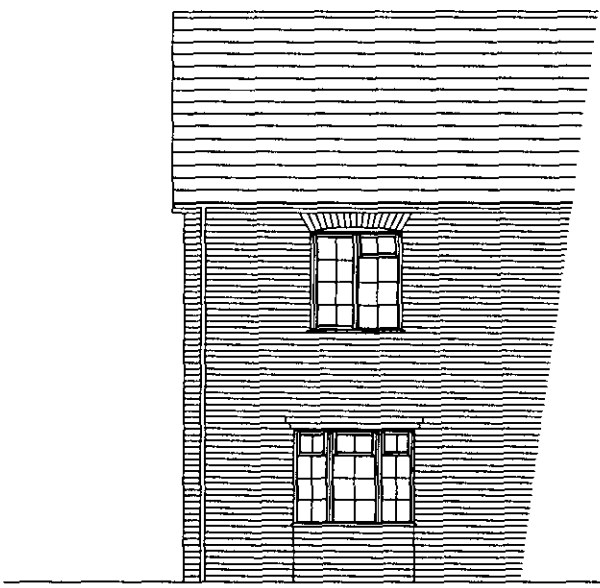


EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	Front Elevations		
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:100	DRAWING No:	01736/ 8
DATE:	March 2002	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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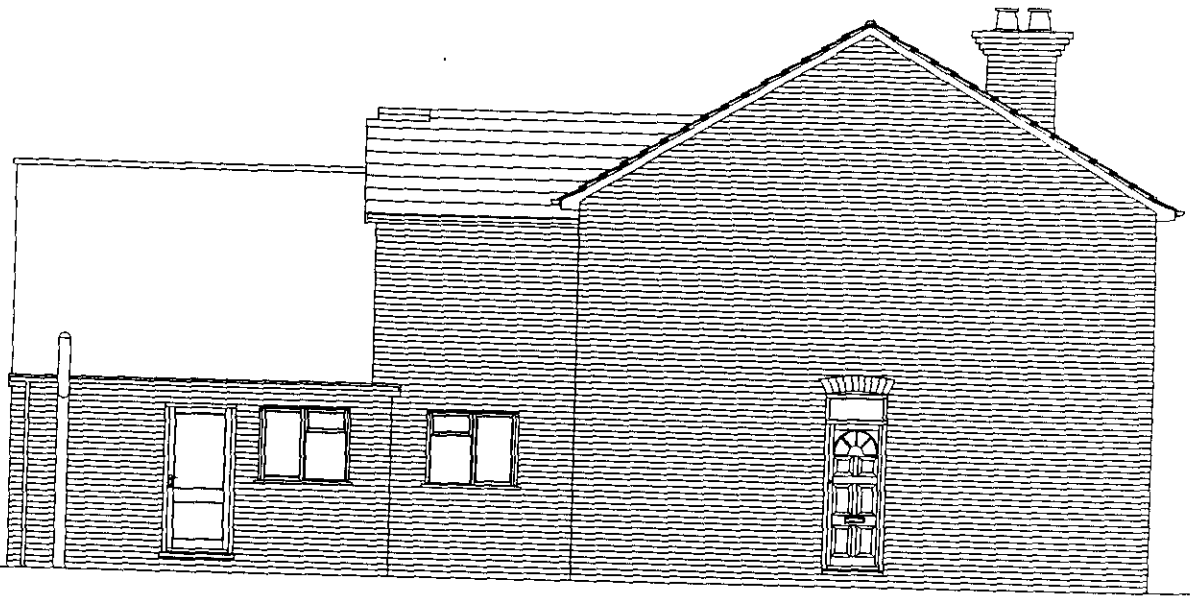
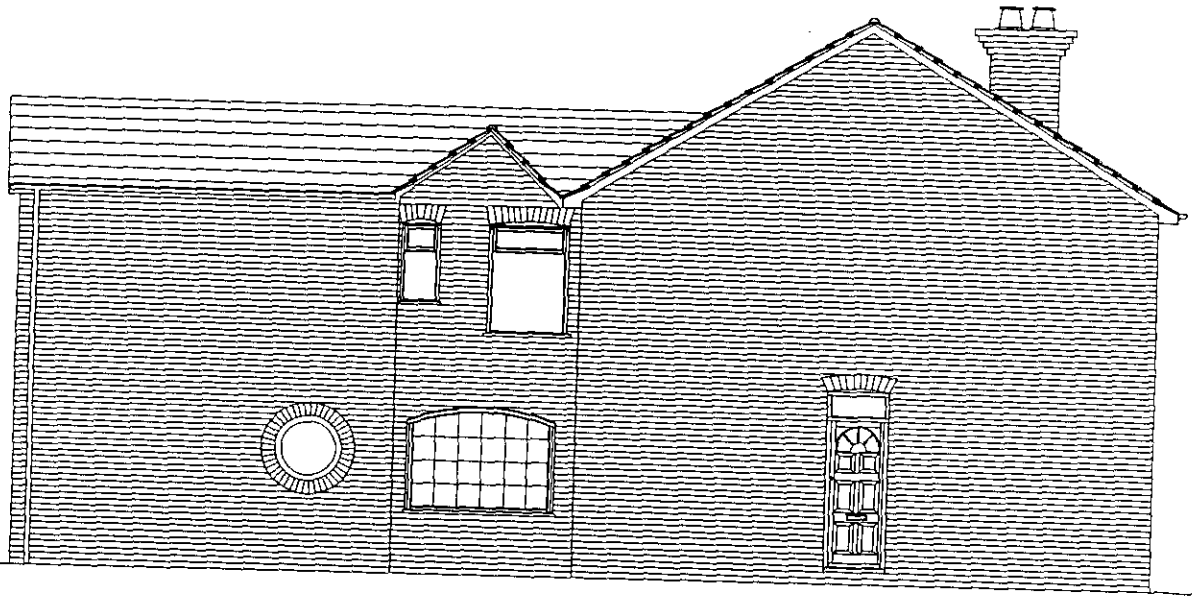


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	Left Side Elevations
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:100
DATE:	March 2002	REVISION:	

DRAWING No: 01736/ 9

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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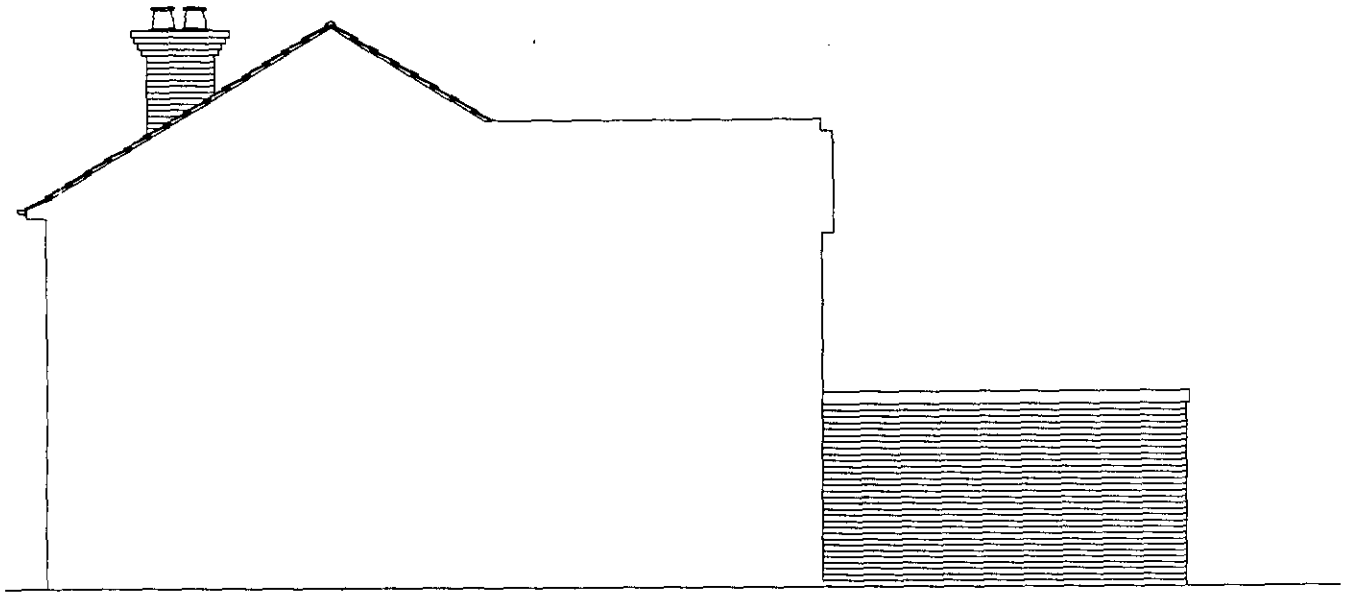
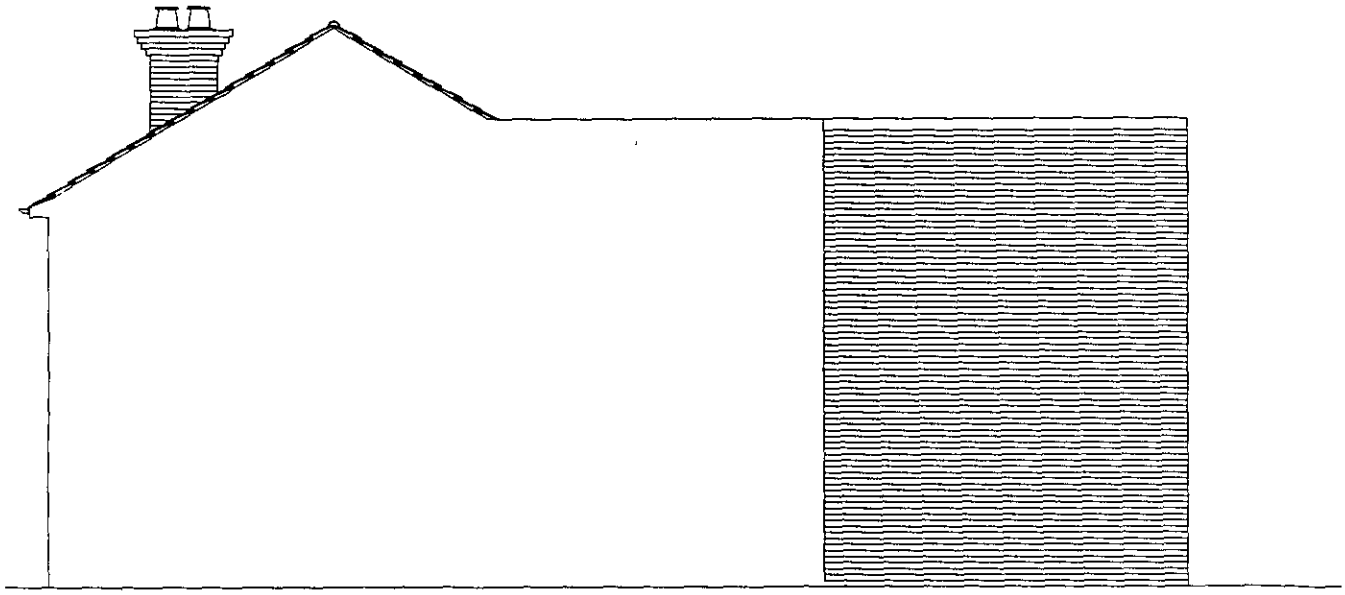


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	Right Side Elevations		
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:100	DRAWING No:	01736/ 10
DATE:	March 2002	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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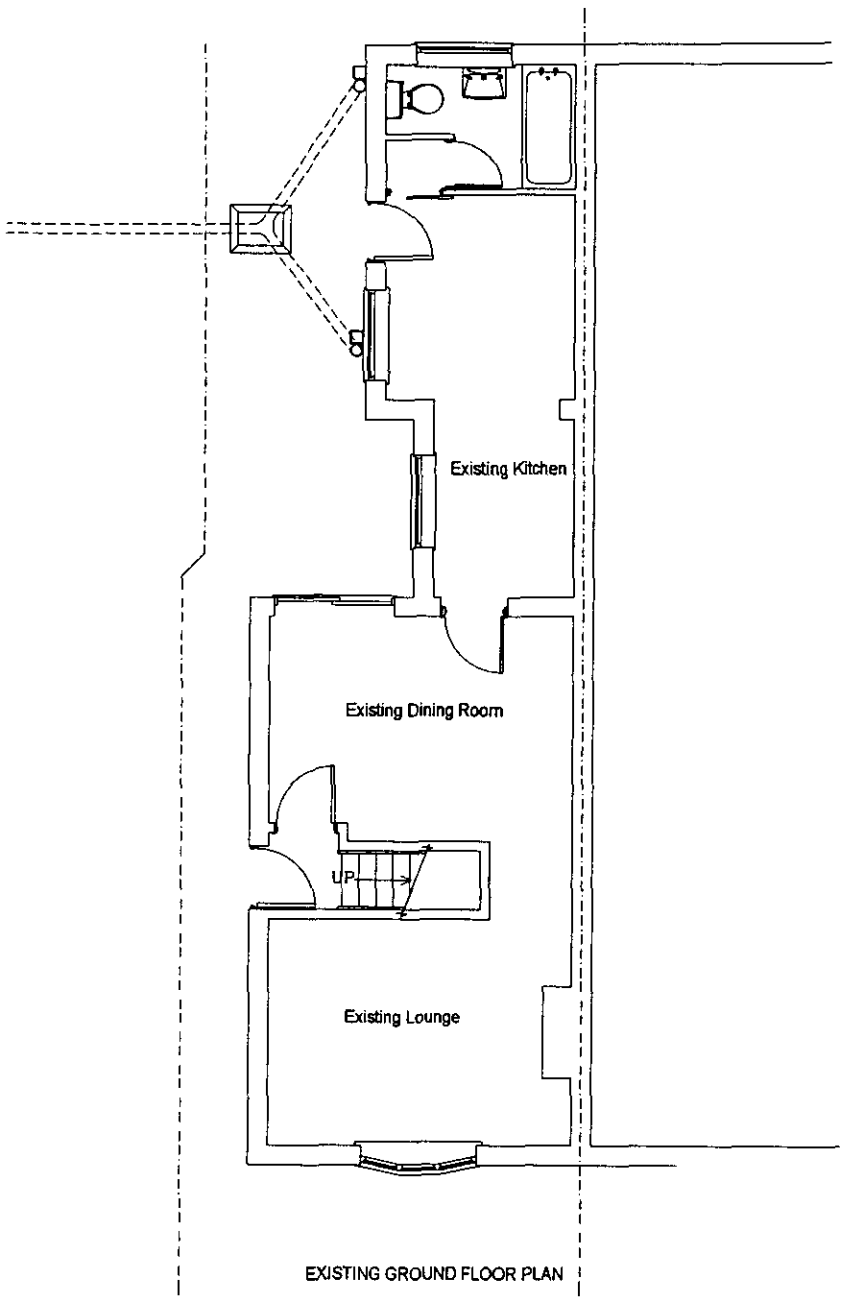

EXISTING GROUND FLOOR PLAN

CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	Ground Floor Plans		
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:100	DRAWING No:	01736/ 12
DATE:	March 2002	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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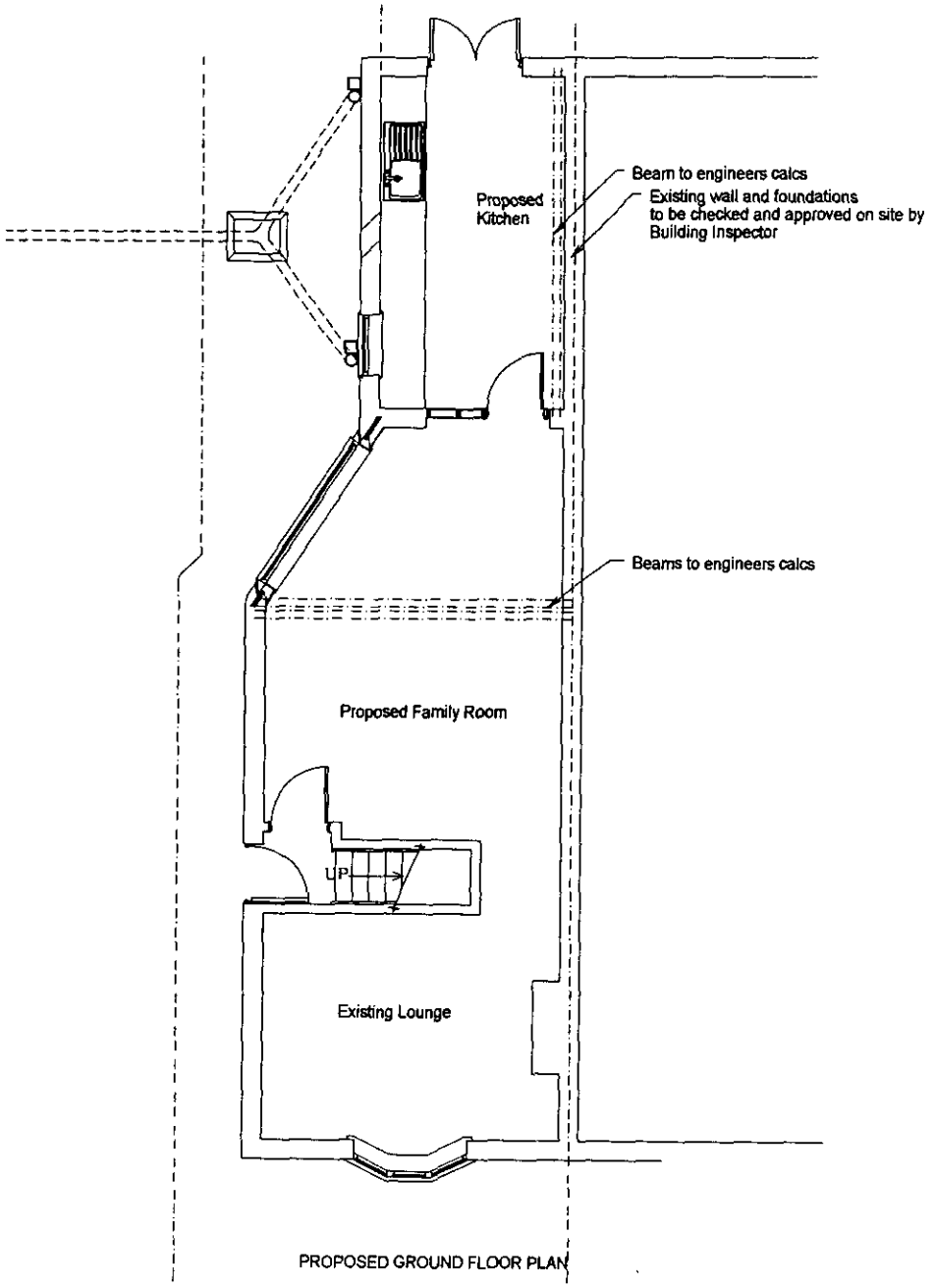

PROPOSED GROUND FLOOR PLAN

CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	Ground Floor Plans		
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:100	DRAWING No:	01736/ 13
DATE:	March 2002	REVISION:			

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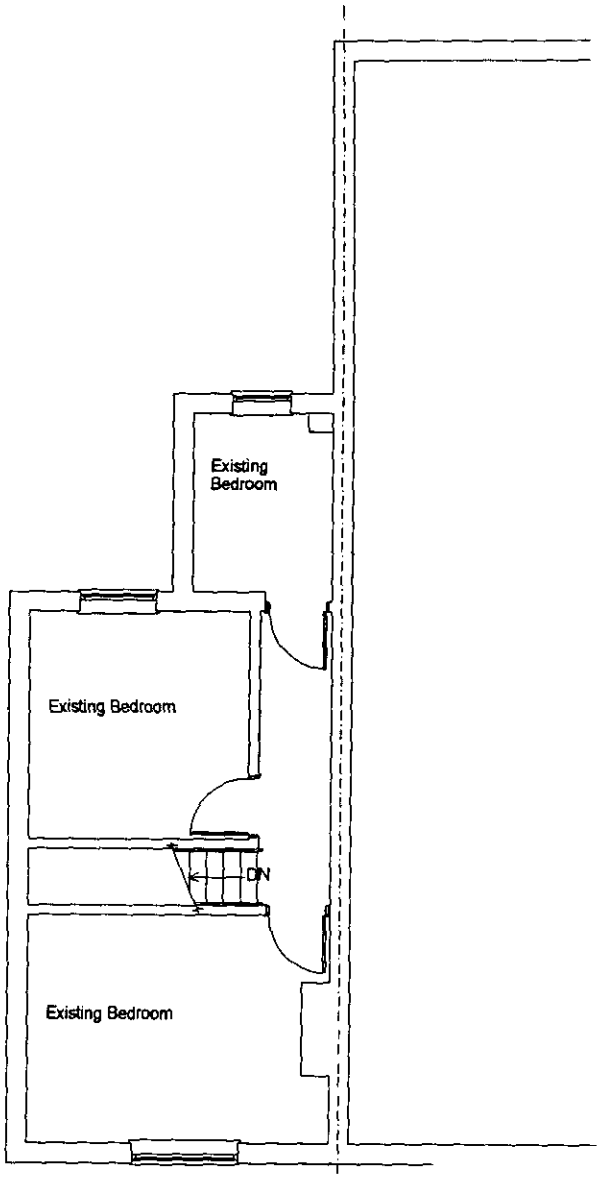

EXISTING FIRST FLOOR PLAN

CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	First Floor Plans		
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:100	DRAWING No:	01736/ 14
DATE:	March 2002	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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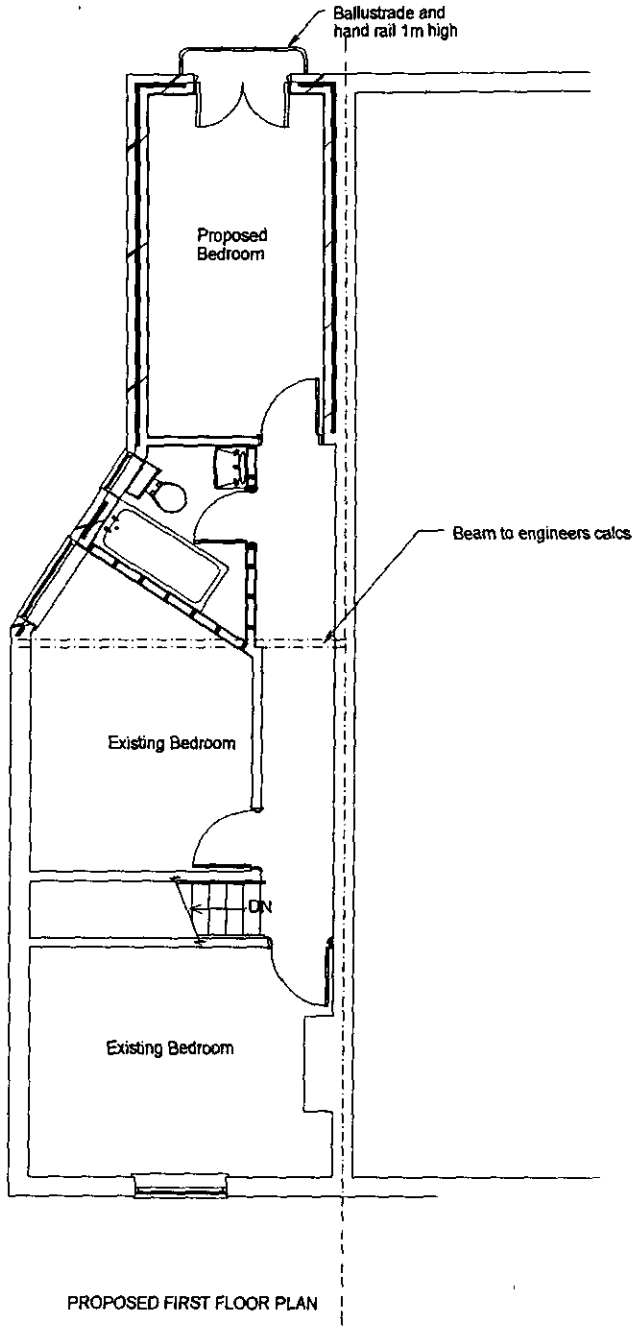

PROPOSED FIRST FLOOR PLAN

CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	First Floor Plans	
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:100	DRAWING No: 01736/ 15
DATE:	March 2002	REVISION:		

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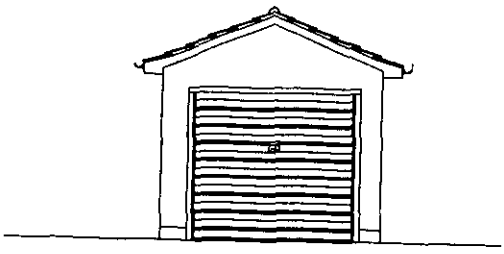
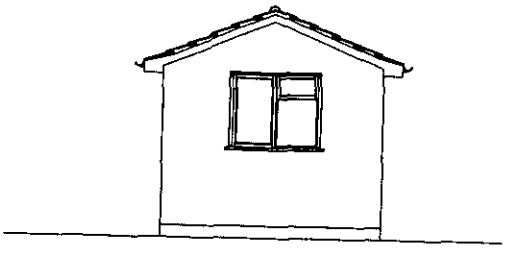
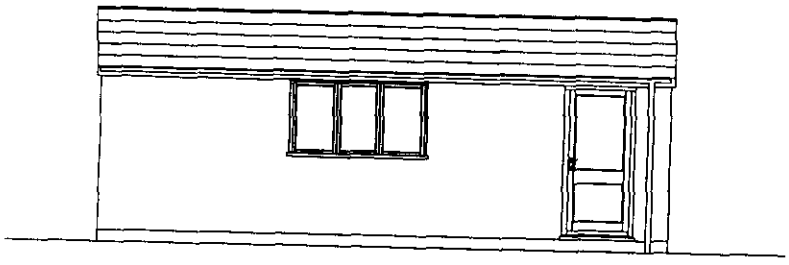


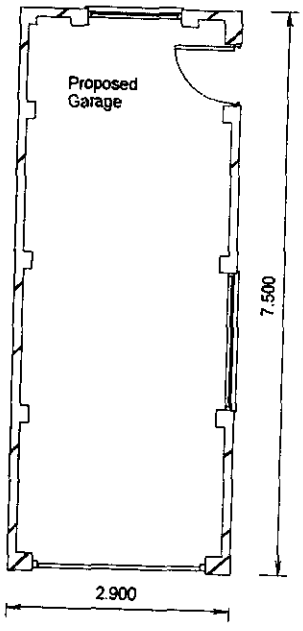
PROPOSED FRONT ELEVATION OF GARAGE

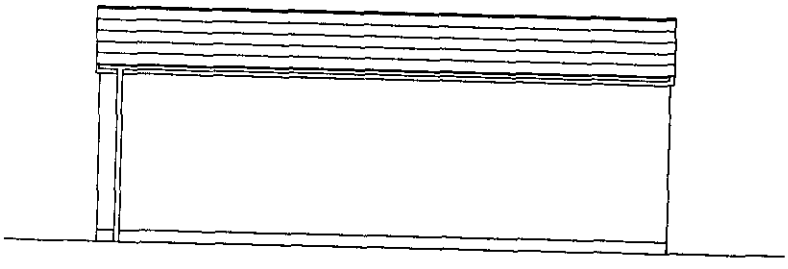


PROPOSED REAR ELEVATION OF GARAGE



PROPOSED RIGHT SIDE ELEVATION OF GARAGE





PROPOSED LEFT SIDE ELEVATION OF GARAGE

CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	Elevations and Plan of Garage
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:100
DATE:	March 2002	REVISION:	

DRAWING No: 01736/ 16

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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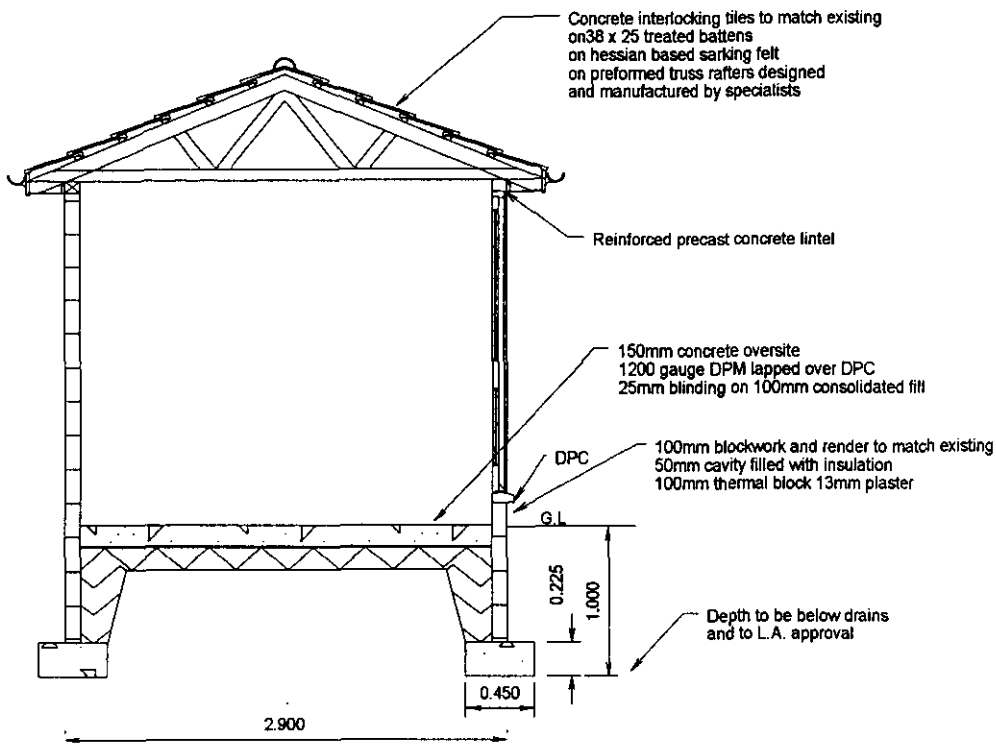

SECTION THROUGH GARAGE

CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	Section		
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:50	DRAWING No:	01736/ 18
DATE:	March 2002	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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Additional Notes:

Drawings Prepared By:

Excel Design Ltd

Designs For Construction

17 Gorse Ride South . Finchampstead . Wokingham
Berkshire . RG40 4EH

Phone: 0118 973 7336 ***Fax:*** 0118 973 4175

GeorgeAvis@ExcelDesign.Ltd.UK

Associate of the Chartered Institute of Building

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They are all air conditioned and fully equipped to very high standards.
We also have local 24 hour management for total peace of mind

WE HAVE HOMES IN 35 LOCATIONS CLOSE TO DISNEY WORLD ALL WITHIN 15 MINUTES OF THE MAIN ATTRCATIONS.

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OUR HOMES ARE THE IDEAL CHOICE TO MAKE YOUR STAY IN FLORIDA A HOLIDAY OF A LIFETIME.

PERFECT FOR RELAXING IN IDYLLIC COMFORT.

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Phone: 0118 973 0150

www.AvisVacations.com

Enquiries@AvisVacations.com

Fax: 0118 973 4175

Contact: Christine or George

Application Number : F/2002/6161	**Map No :** 76
Case Officer : LS	**Site Area :** 0·03
Valid Date : 18·3·02	**Received Date: 18/03/2002**

Level : Delegated Application

Description : Proposed first floor rear extension plus bay window on front elevation and demolition of existing garage and erection of new garage.

Location : 6, Stanley Road, , Wokingham.

Parish : WK **Ward : NOR**

Applicant : Mr Mathews C/O Excel Design Ltd.

Fee Required: £95 **Fee Received: £95** (9)

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	Parking space for 2nd vehicle? (3 bedrooms)	✓	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Side elevs. do not show new bay window.	✓	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	Forming party wall? Cert B?	✓	

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)

● (Dinton Pastures) re: demolition of exty garage.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map.

.....

.....

No pre-apps.

Organisation_Name	Building_Name	address1	Postcode
		1STANLEY ROADWOKINGHAM	RG401SX
		122LONDON ROADWOKINGHAM	RG401SU
		124LONDON ROADWOKINGHAM	RG401SU
		126LONDON ROADWOKINGHAM	RG401SU
		7BARRETT CRESCENTWOKINGHAM	RG401UR
		10STANLEY ROADWOKINGHAM	RG401SX
		2STANLEY ROADWOKINGHAM	RG401SX
		3STANLEY ROADWOKINGHAM	RG401SX
		4STANLEY ROADWOKINGHAM	RG401SX
		6STANLEY ROADWOKINGHAM	RG401SX
		8STANLEY ROADWOKINGHAM	RG401SX
	KINGDOM HALL	KINGDOM HALLSTANLEY ROADWOKINGHAM	RG401SX

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

Tel: (0118) 974 6463

Date: 28 March 2002

My ref: F/2002/6161

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2002/6161
6, Stanley Road, , Wokingham.
Proposed first floor rear extension plus bay window on front elevation and demolition of existing garage and erection of new garage.

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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6161**
6, Stanley Road, , Wokingham.
Proposed first floor rear extension plus bay window on front elevation and demolition of existing garage and erection of new garage.
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 Robertson

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

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

Tel: (0118) 974 6463

Date: 28 March 2002

My ref: F/2002/6161

WOKINGHAM UNITARY
Aiming for Excellence

Councillor P Edwards
30 Mays Road
Wokingham
RG40 1RW

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/2002/6161
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6161**
6, Stanley Road, , Wokingham.
Proposed first floor rear extension plus bay window on front elevation and demolition of existing garage and erection of new garage.
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 P Edwards
**********FILE COPY**********

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

Tel: (0118) 974 6463

Date: 28 March 2002

My ref: F/2002/6161

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 I Brown
12 Paice Green
Wokingham
RG40 1YN

Dear Councillor

Application Number: F/2002/6161
6, Stanley Road, , Wokingham.
Proposed first floor rear extension plus bay window on front elevation and demolition of existing garage and erection of new garage.

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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/6161**
6, Stanley Road, , Wokingham.
Proposed first floor rear extension plus bay window on front elevation and demolition of existing garage and erection of new garage.
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 I Brown

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

Received by Wokingham District Council

Application No: F/2002/6161

Proposal:
Proposed first floor rear extension plus bay window on front elevation and demolition of existing garage and erection of new garage.

Location:
6, Stanley 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 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/2002/6161 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 21/04/2002. 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.

Trevor Watson
Development Control Manager

28 March 2002

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

WOKINGHAM DISTRICT COUNCIL

16 MAR 2002 * 6161

For office use only
Application No.

You can use this form for applying for full permission only for:

- extensions
- loft conversions
- garages and outbuildings
- garden fences or walls
- new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	Mr MATHEWS
	ADDRESS	6 STANLEY ROAD
		WOKINGHAM.
		BERKS
	POST CODE	01344 464471 Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	EXCEL DESIGN LTD
	ADDRESS	17 GORSE RIDE SOUTH
		FINCHAMPSTEAD
	POST CODE	RG40 4EN Tel. 01189733336
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	6 STANLEY ROAD
		WOKINGHAM.
		BERKS
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	FIRST FLOOR REAR EXTENSION DEMOLISH EXISTING GARAGE AND REPLACE WITH NEW GARAGE FRONT BAY WINDOW

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — YES / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BRICK & TILE TO MATCH.

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — YES / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated
(b) The fee (the current scale of fees is attached)
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

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

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Mr MATHEWS

DATE 15-3-02

ADDRESS 6 STANLEY ROAD PARISH WOK

PLOT No. COTTAGE NO 3 ORD. SHEET No. 76

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/49/58	RK Jackson	Poultryhouse & rear	8/1/59	Unc.
BR 2829	Mr. A J Watts	S/storey extension	24 6 75	App. n/a
B(2A) R81/685	MRS WHITE	GARAGE	31.8 82	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

10 MAR 2002 6161

Client:

Mr Mathews
6 Stanley Road
Wokingham
Berkshire

Project:

First Floor Rear Extension
Demolish Existing Garage and Replace
with New Garage
Front Bay Window

REFUSED

Location:

6 Stanley Road
Wokingham
Berkshire

Excel
Design
XL02752

Drawing List

Drawin	Description	Drawings
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	✓
5	Notes 1	✓
6	Notes 2	✓
7	Notes 3	
8	Front Elevations	✓
9	Left Side Elevations	✓
10	Right Side Elevations	✓
11	Rear Elevations	✓
12	Ground Floor Plan 1-House	✓
13	Ground Floor Plan 2-House	✓
14	First Floor Plan 1-House	✓
15	First Floor Plan 2-House	✓
16	Elevations and plans-Garage	✓
17	Section-House	✓
18	Section-Garage	✓



CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	Drawing List
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	DRAWING No: 01736/ 2
DATE:	March 2002	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	Location Plan	
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:2500	DRAWING No: 01736/ 3
DATE:	March 2002	REVISION:		

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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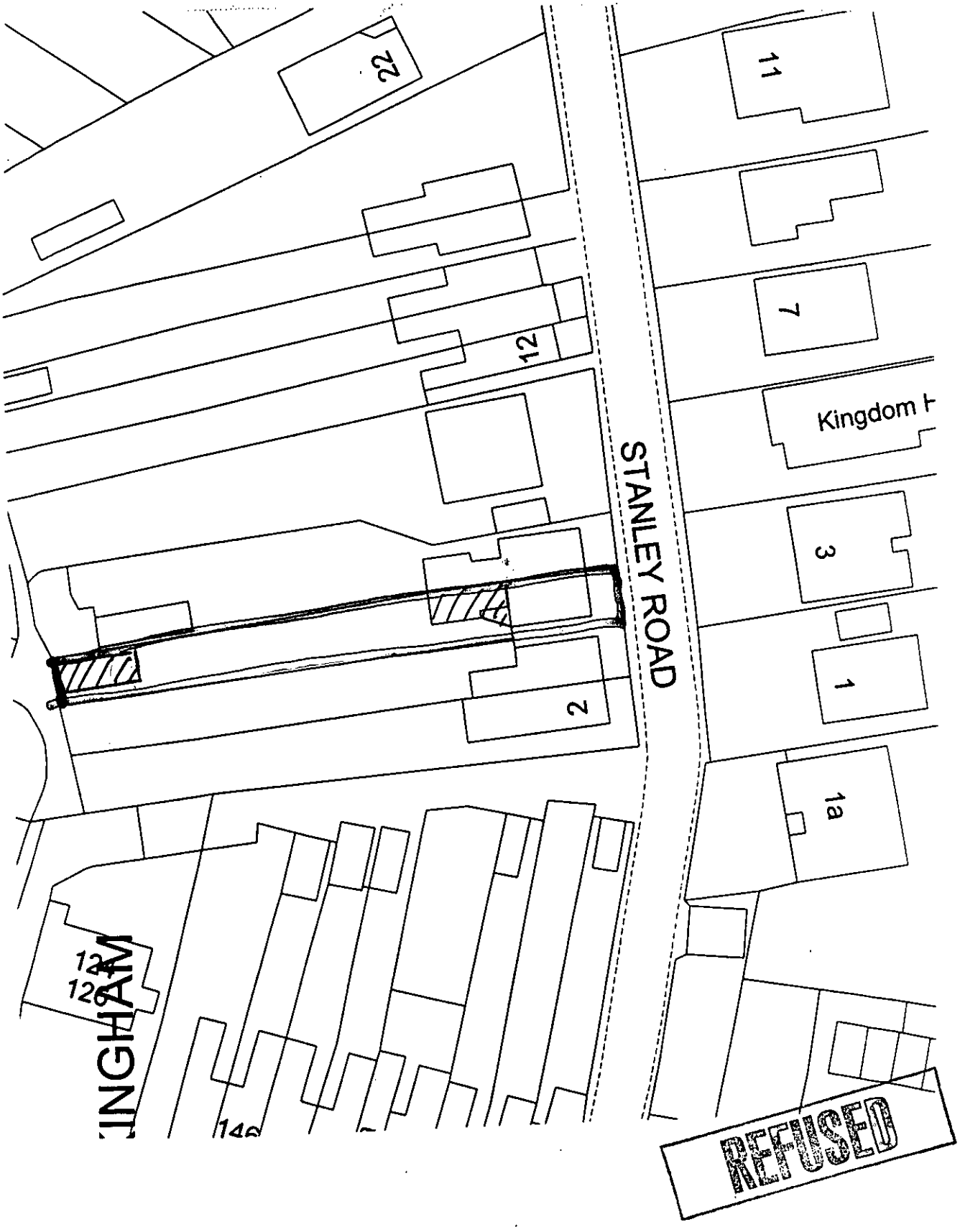

CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	Block Plan		
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:500	DRAWING No:	01736/ 4
DATE:	March 2002	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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Excel Design

These drawings have been prepared for the purpose of obtaining Planning and/or Building Regulation approval. They are not intended as a work specification or as detailed working drawings. Those carrying out the work must satisfy themselves of all dimensions and details before pricing and construction. No work should be carried out until all the necessary approvals have been obtained and the building inspector has been notified of the intention to start work.

There must be no encroachment on neighbouring property without prior written agreement between respective parties and in accordance with the requirements of the Party Wall Act.

GENERAL NOTES
(Not a specification)

1. FOUNDATIONS
Strip concrete foundations minimum depth as shown on drawings and in accordance with N.H.B.C practice note 3 - 1985 table 7a. Final decision on design, type and depth of foundations to be made by Local Authority Building Control Officer on site. Foundations to rest on suitable load bearing strata and to comply fully with Building Regulations. 100mm thick class 'A' dense concrete block work and semi-engineering brickwork below d.p.c level. Lean mix cavity fill up to ground level. Existing foundation to be laid open for inspection when and where required by the building inspector.

2. D.P.C
Polymer type of d.p.c's to all walls minimum 150mm above ground level. 150 mm wide x 14 mm Dampcor or similar d.p.c to all cavity closers fitted in accordance with manufacturers specification. D.p.c to lap d.p.m minimum 50mm. D.p.c to be continuous with existing.

3. GROUND FLOOR SLAB
House: Floor finish to line with existing on 65 mm sand and cement screed with light reinforcing mesh on 50 mm thick S.D grade Jablite floor insulation fitted to manufactures specification. 100 mm concrete on 1200 gauge DPM lapped over DPC 25 mm blinding 150 mm consolidated hardcore. Remove all vegetation below slab.
Garage: 100 mm concrete on 150 mm consolidated hardcore.

4. EXTERNAL WALLS
House: 112 mm facing brickwork and 100 mm concrete block rendered to match existing. 50 mm insulated cavity, 100 mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13 mm lightweight plaster and skim internally. Cavity insulated with 50 mm thick 'Rockwool' cavity batts fitted to manufacturer's specification to give 0.45 w/m^2K 'U' value. Provide mild steel galvanized wall ties at 900 mm horizontal and 450 mm vertical centers. Staggered formation to B.S 1243 amended. Close cavity at eaves level. Cavity to be continuous and new/existing walls fully bonded.
Garage: 100 mm concrete block rendered.

5. INTERNAL WALLS
100 x 50 timber studding at 400 mm vertical c-c. 10 mm plaster board and skim unless otherwise shown.

6. JOINERY
All softwood to be pressure impregnated preservative treated to B.S 4072.

7. GLAZING
All doors and windows to be fitted with double glazed factory sealed units. Full height glazed screens and doors to be fitted with class B safety glass. All opening lights to give minimum 1/20th floor area in ventilation. All windows fitted with 8000 mm^2 trickle ventilator.

8. LINTELS
To be Catnic insulated steel lintels or similar (unless otherwise stated) to manufacturer's span/load tables. Minimum 150 mm end bearing with cavity trays over.

REFUSED

CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION: Notes	
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	DRAWING No: 01736/ 5
DATE:	March 2002	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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GENERAL NOTES
(Not a specification)

9. PITCHED ROOF
Concrete interlocking tiles to match existing to be fixed in accordance with manufacturers specification. on 38 x 25mm softwood treated battens on untearable roofing felt to B.S 747. Timber sizes as section drawing. 100 x 75mm softwood wall plate anchored to walls using mild steel galvanized straps at 1200mm centers. Ceiling finished with 12.5mm foil backed plaster board fully nogged and finished to match existing. 100mm fiberglass quilt insulation laid between joists and 100 mm laid over joists. Provide mild steel galvanized gable straps at 1000mm centers fixed to 3 No. rafters and wall. 25mm thick softwood fascia and soffite to match existing with continuous ventilation to give cross ventilation.

10. FIRST FLOOR
18mm tounge and groove flooring grade chipboard on SC3 timber joists as section drawing. 18mm w.b. plywood to bathroom floor. Underside of joists lined with 12.5mm plasterboard and finished to match existing. All joists to be herring bone strutted at mid-span. Provide mild steel galvanized restraining straps at maximum 1200 centres fixed to 3 no. floor joists and build into walls. Double up joists below partitions.

11. STRUCTURAL STABILITY/ STRUCTURAL TIMBERS
Where ceiling and floor joists run parallel to external walls, lateral restraint to be achieved by metal straps at 1200 mm centres spanning three joists. Provide mild steel galvanized gable straps at 1000 centres fixed to three rafters and wall. Wall plates to be anchored down with 30 x 5 mm straps at 2m centres.

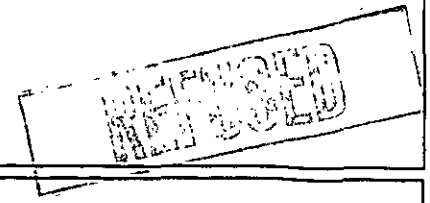
12. STEELWORK
All steelwork to engineer's calculations and encased in 2 layers of 12.5mm plasterboard with staggered joints and 7mm vermiculite plaster skim to give 1/2 hour fire resistance.

13. MECHANICAL VENTS
Kitchen: Provide mechanical vent extract unit through wall providing 60 liters per second minimum extract rate. Alternatively provide cooker hood giving 30 liters per second extract rate ducted through wall.
Bathrooms: Provide mechanical vent unit ducted through wall giving 15 liters per second extract rate operated intermittently.

14. S.W. DRAINAGE
100 diameter half round gutters falling to 63 diameter rain water pipes connecting to 100 diameter below ground drain runs at minimum 1:60 fall to new soakaways in garden or to existing system as directed by the Building Inspector. Drains encased in 150mm peashingle. Soakaways minimum 5m away from buildings and $1m^3$ capacity minimum below pipe entry. Filled with hardcore and 75mm concrete capping with minimum 300mm top soil cover. Existing drains to be checked for exact depth and position prior to construction.

15. F.W. DRAINAGE
Above ground: Waste sizes to be: S.V.P's & W.C's 100 dia, Basins 32 dia. Sink and bath 40 dia. All fitted with rodding accesses at every change in direction and 75 mm deep seal traps. Soil and vent pipes to be encased in 9.5 mm plasterboard and skim on softwood framing and terminate through roof 1m above window heads with durable cage.
Below ground: 100 mm dia 'Hepsleve' drain runs to minimum 1:40 fall to existing manhole. Drains encased in 150 mm pea shingle and lintelled over when passing through walls using reinforced concrete lintels. Redundant drains to be broken out and sealed off. Existing drains to be checked for exact depth and position prior to construction.

16. MEANS OF ESCAPE
Escape windows are to be provided to all habitable rooms on the first floor for emergency egress. These windows should have an unobstructed openable area that is at least $0.33m^2$ and at least 750 mm high and 450 mm wide. The bottom of the openable area should be not more than 1100 mm above the floor.



CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION: Notes	
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	DRAWING No: 01736/ 6
DATE:	March 2002	REVISION:	

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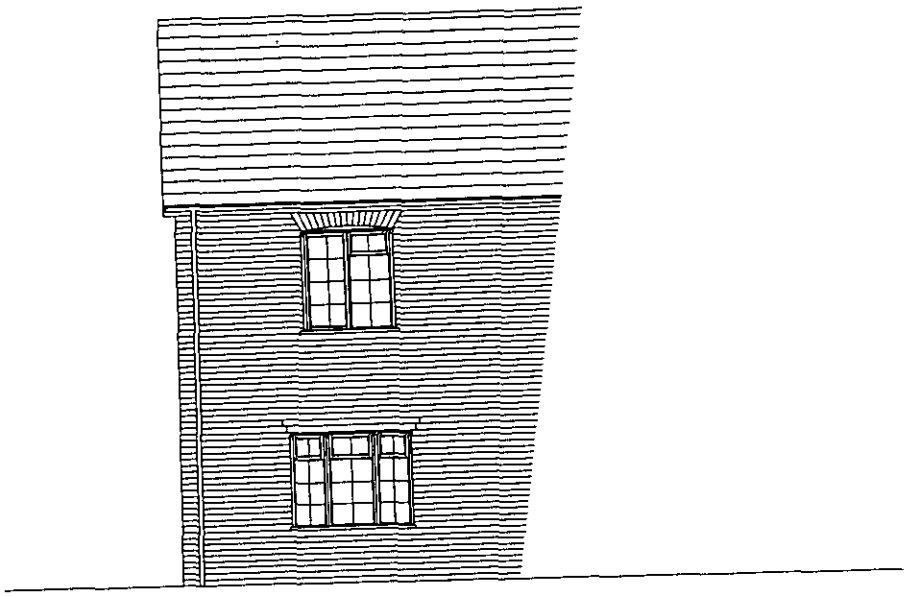
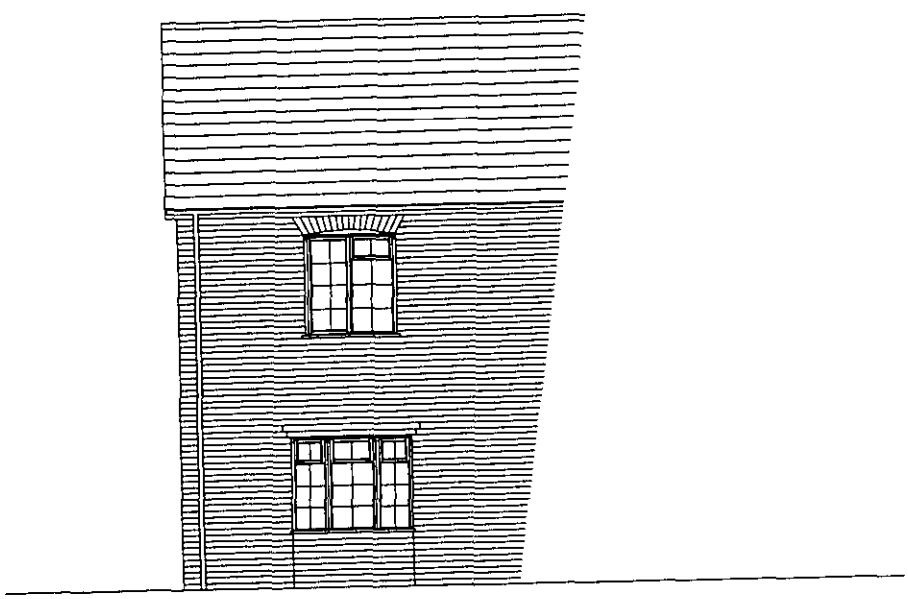


EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

REFUSED

CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	Front Elevations		
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:100	DRAWING No:	01736/ 8
DATE:	March 2002	REVISION:			

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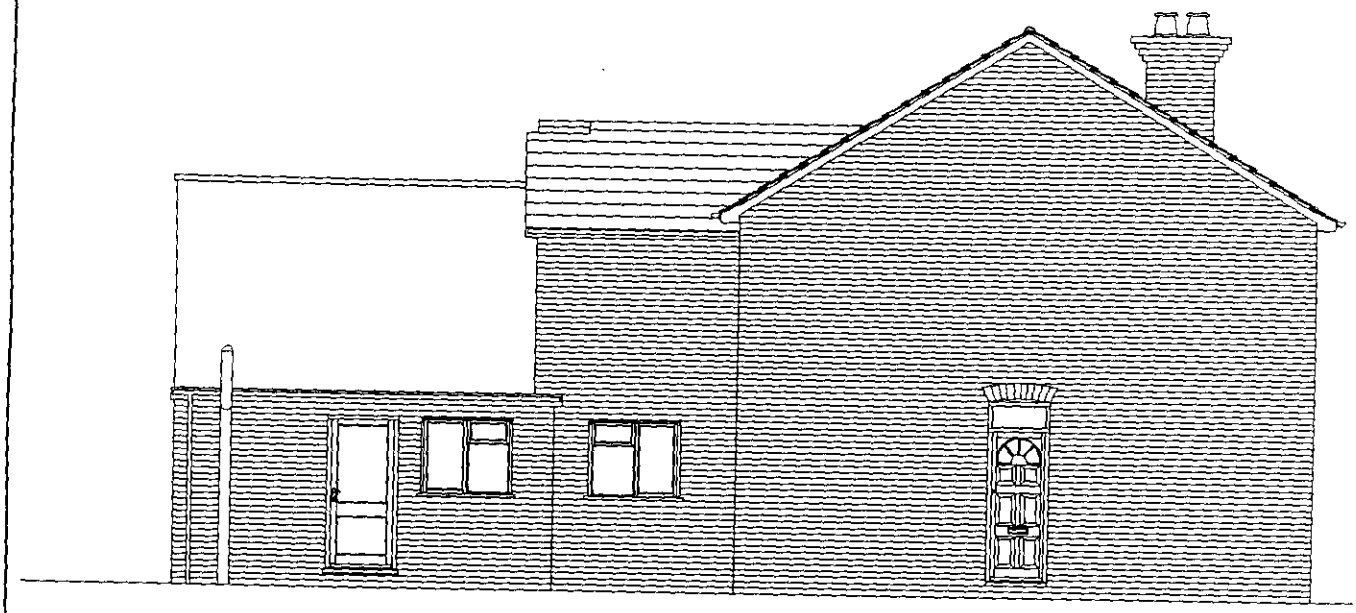
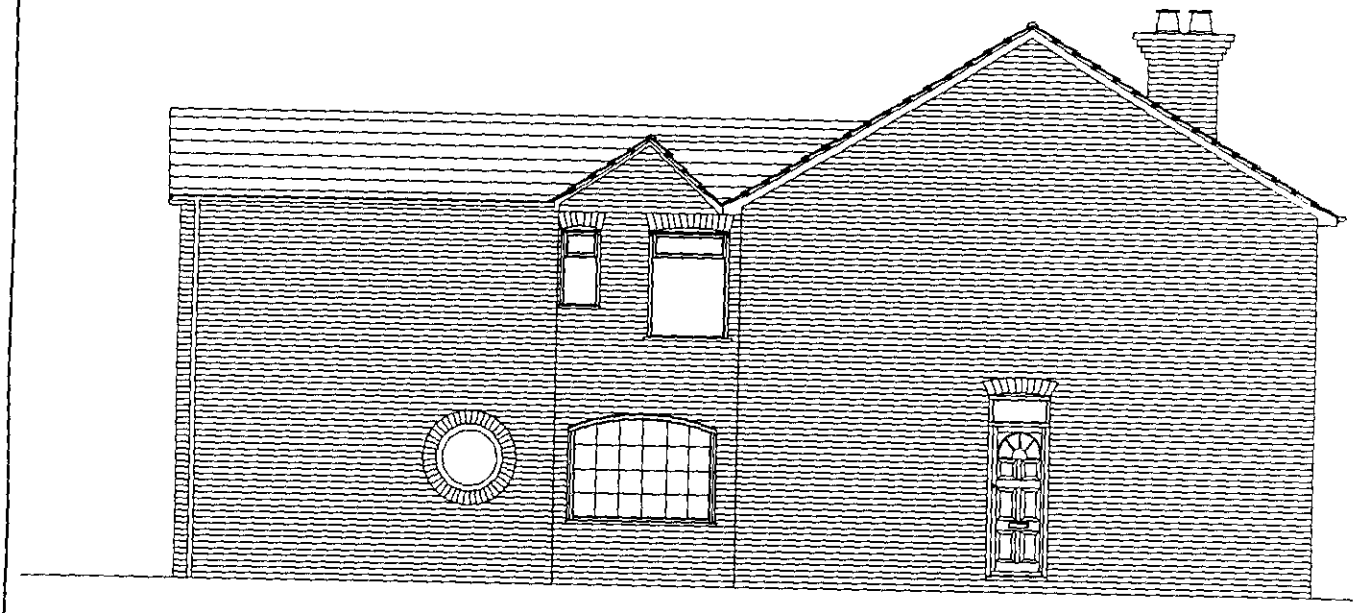


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

REFUSED

CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	Left Side Elevations
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:100
DATE:	March 2002	REVISION:	

DRAWING No: 01736/ 9

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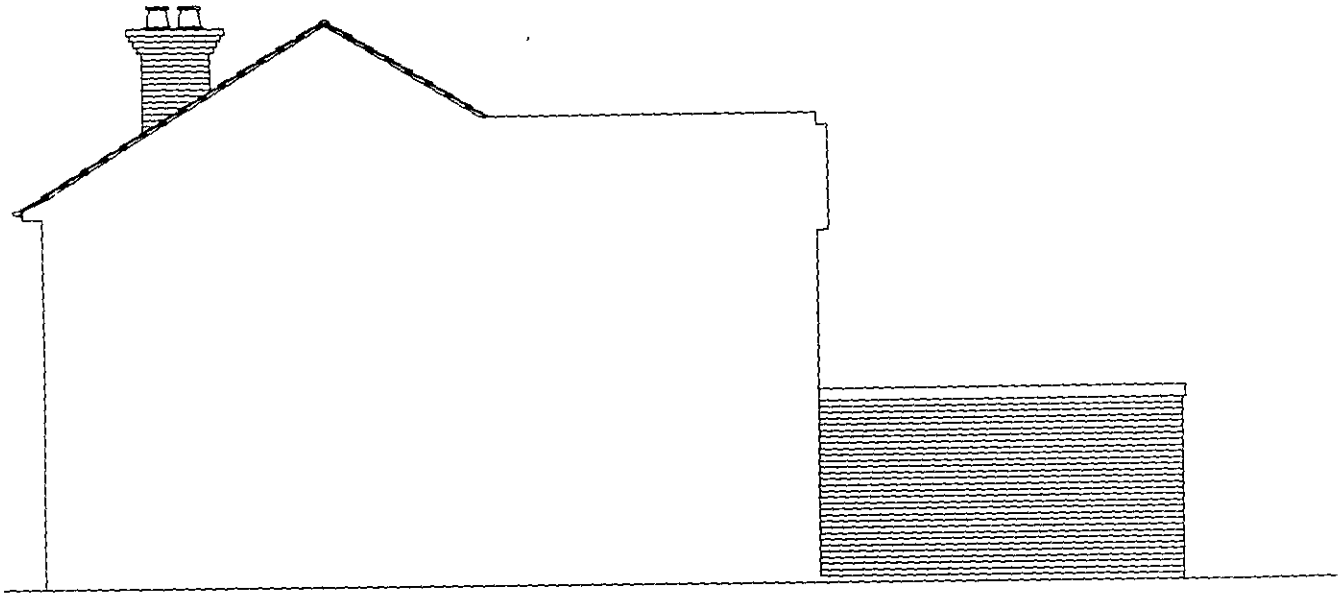
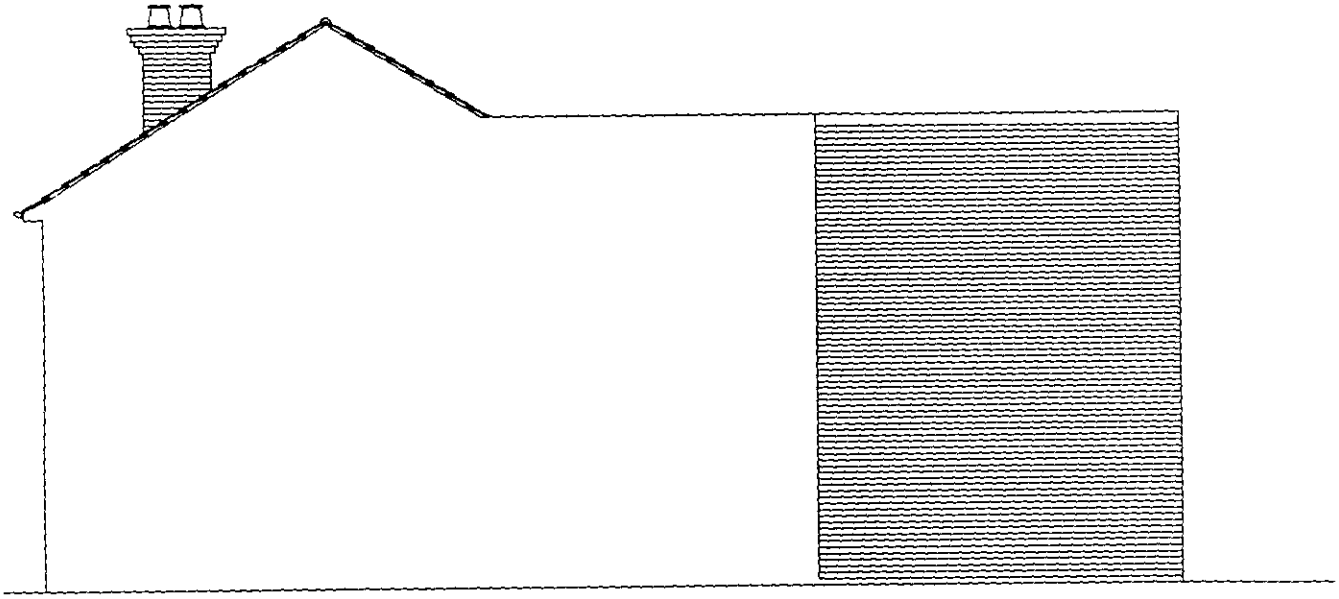


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	Right Side Elevations		
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:100	DRAWING No:	01736/ 10
DATE:	March 2002	REVISION:			

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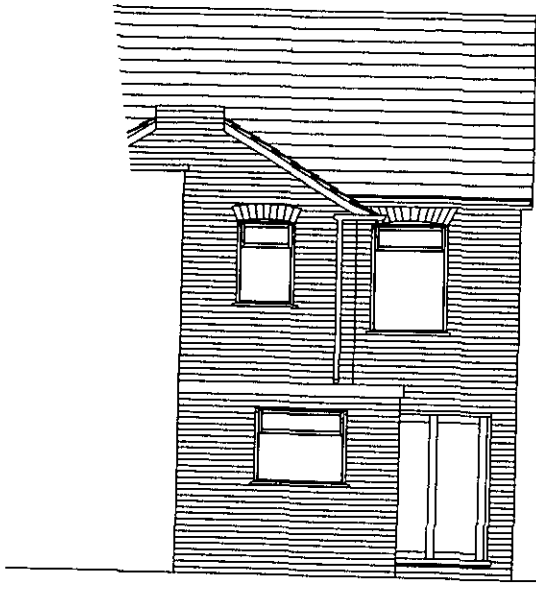

EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

REFUSED

CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	Rear Elevations		
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:100	DRAWING No:	01736/ 11
DATE:	March 2002	REVISION:			

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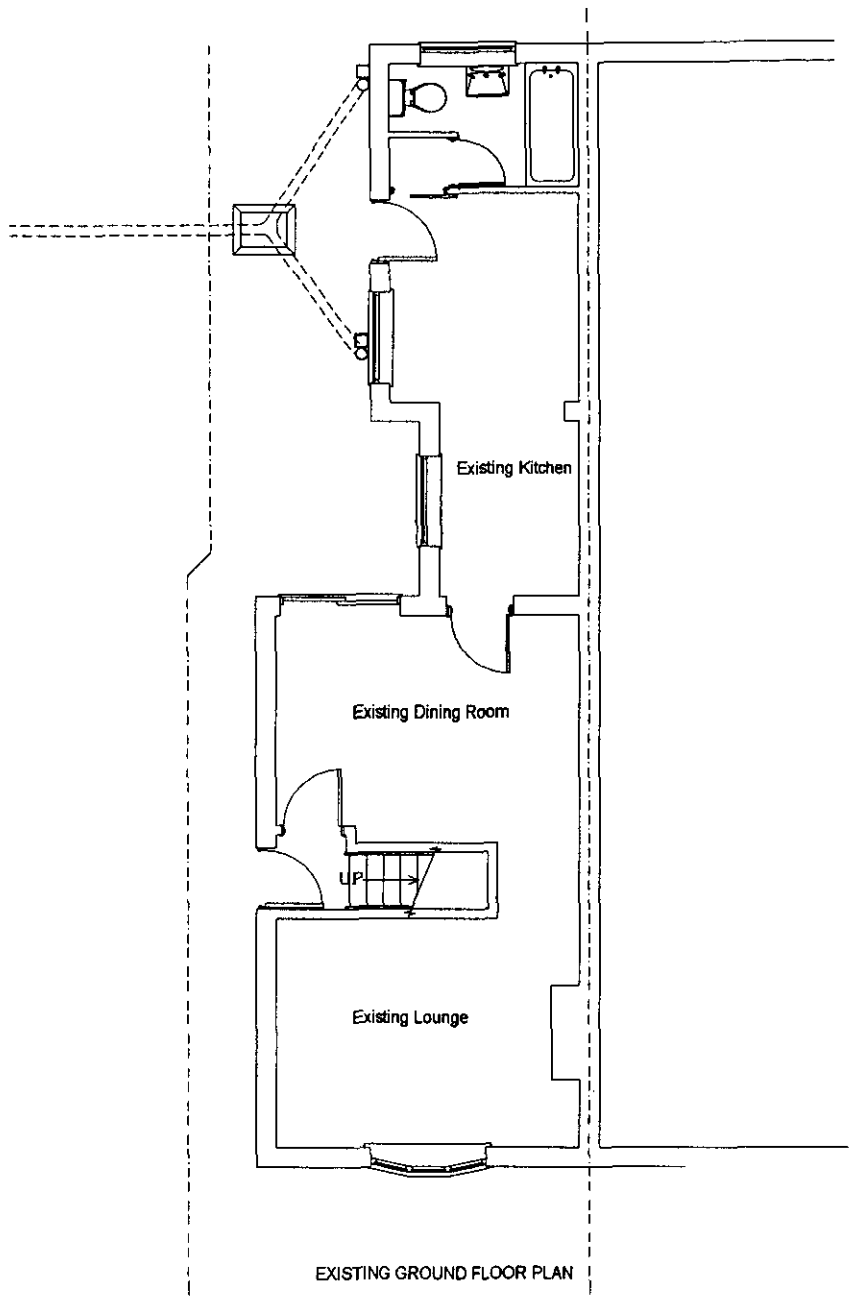

EXISTING GROUND FLOOR PLAN

REFUSED

CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	Ground Floor Plans		
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:100	DRAWING No:	01736/ 12
DATE:	March 2002	REVISION:			

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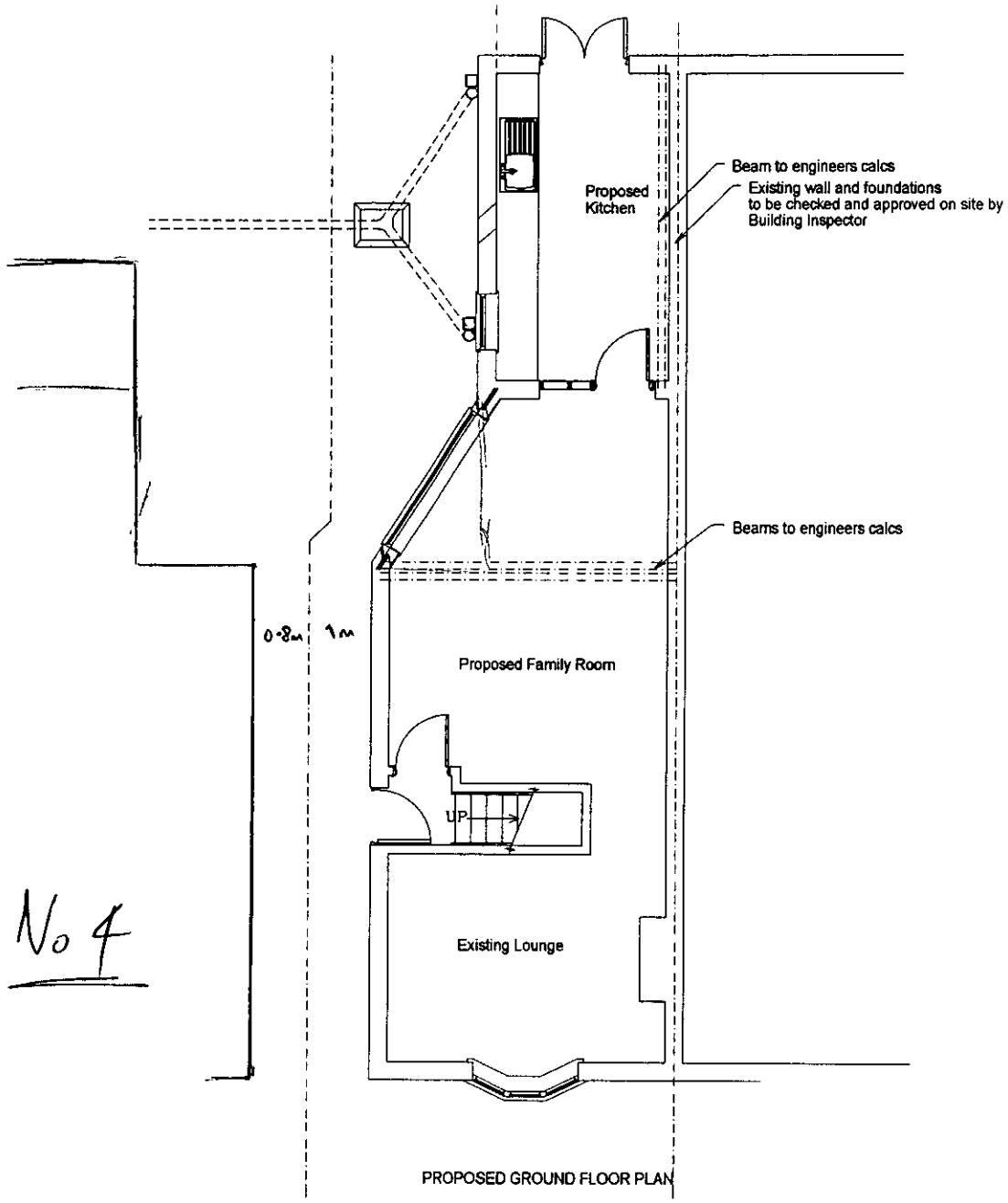
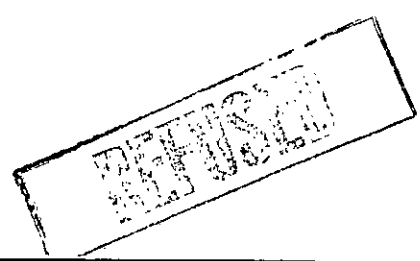


PROPOSED GROUND FLOOR PLAN



CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	Ground Floor Plans		
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:100	DRAWING No:	01736/ 13
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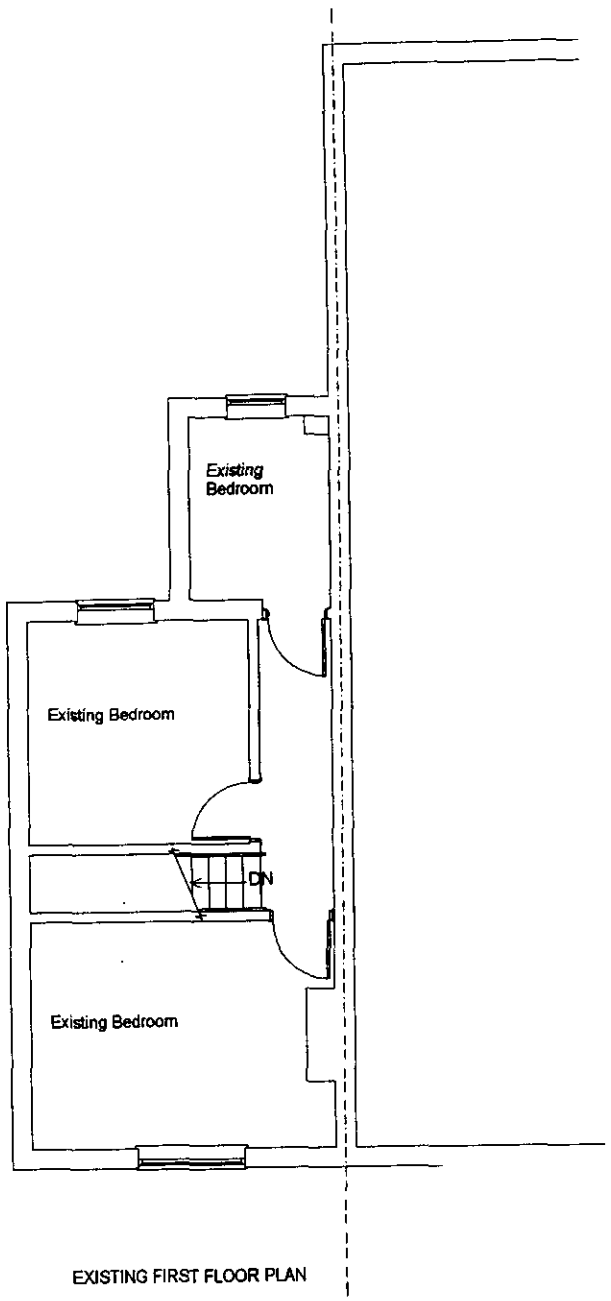

EXISTING FIRST FLOOR PLAN

REVISED

CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	First Floor Plans		
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:100	DRAWING No:	01736/ 14
DATE:	March 2002	REVISION:			

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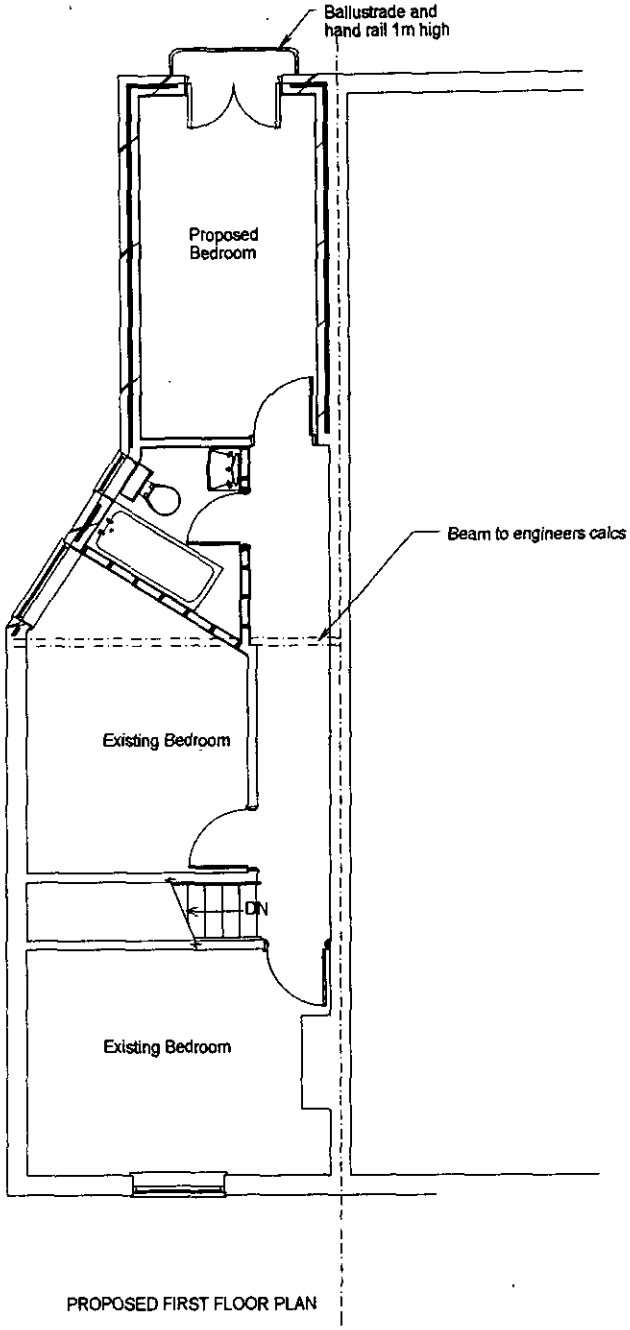

PROPOSED FIRST FLOOR PLAN

APPROVED

CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	First Floor Plans		
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:100	DRAWING No:	01736/ 15
DATE:	March 2002	REVISION:			

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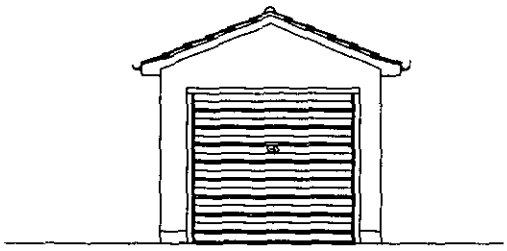
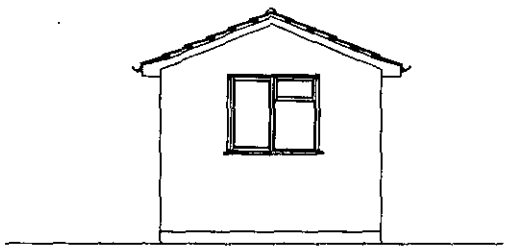
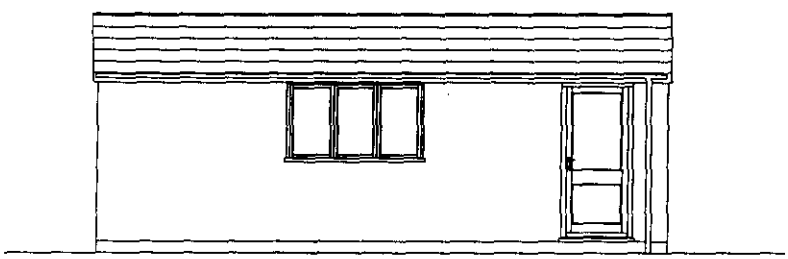


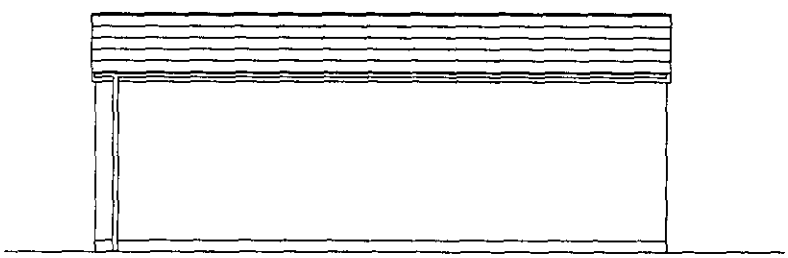
PROPOSED FRONT ELEVATION OF GARAGE



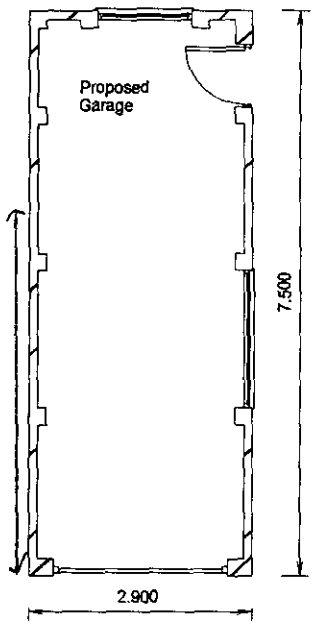
PROPOSED REAR ELEVATION OF GARAGE



PROPOSED RIGHT SIDE ELEVATION OF GARAGE



PROPOSED LEFT SIDE ELEVATION OF GARAGE



4.8
one parking space.

APPROVED

CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	Elevations and Plan of Garage		
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:100	DRAWING No:	01736/ 16
DATE:	March 2002	REVISION:			

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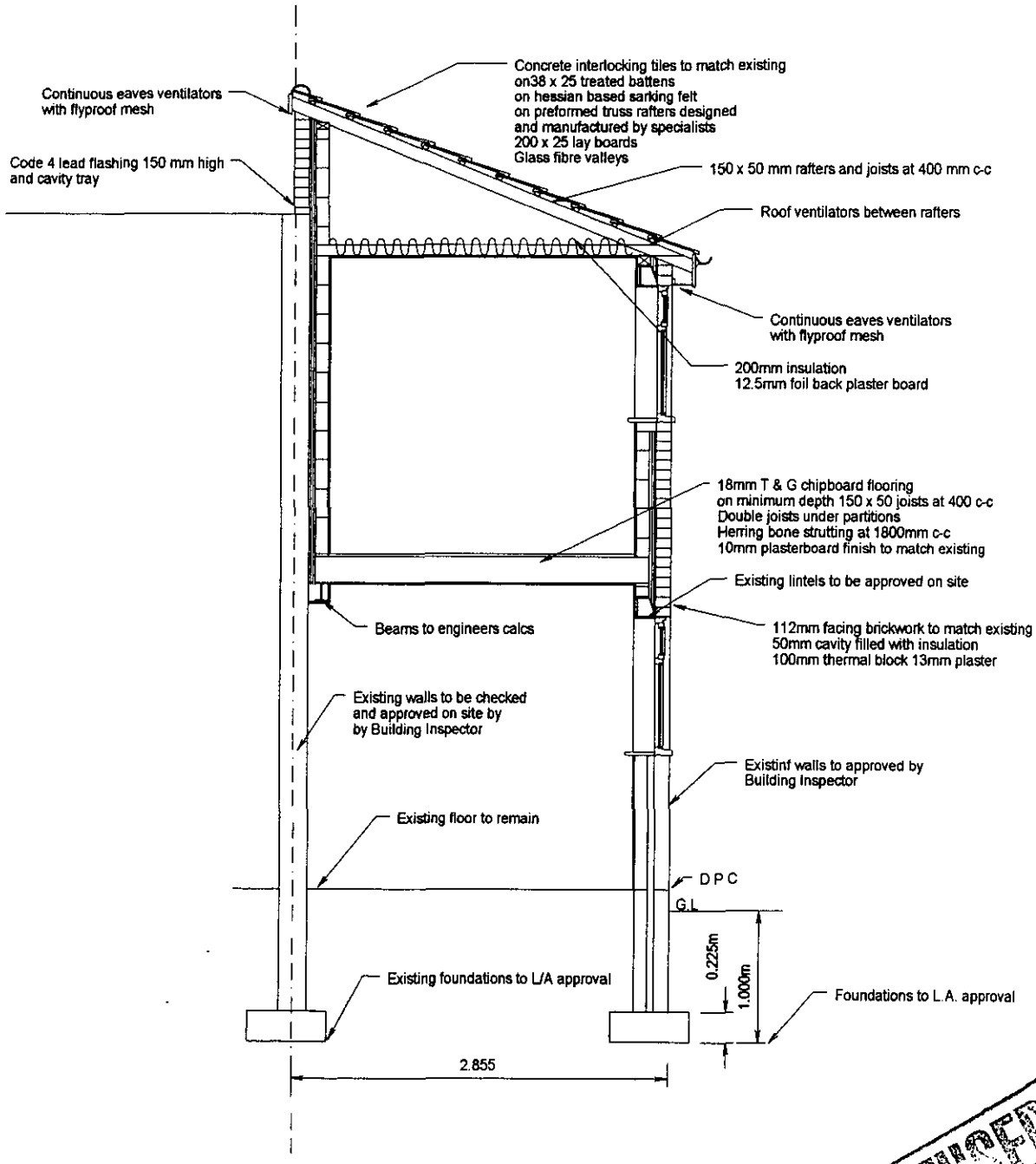

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CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	Section		
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:50	DRAWING No:	01736/ 17
DATE:	March 2002	REVISION:			

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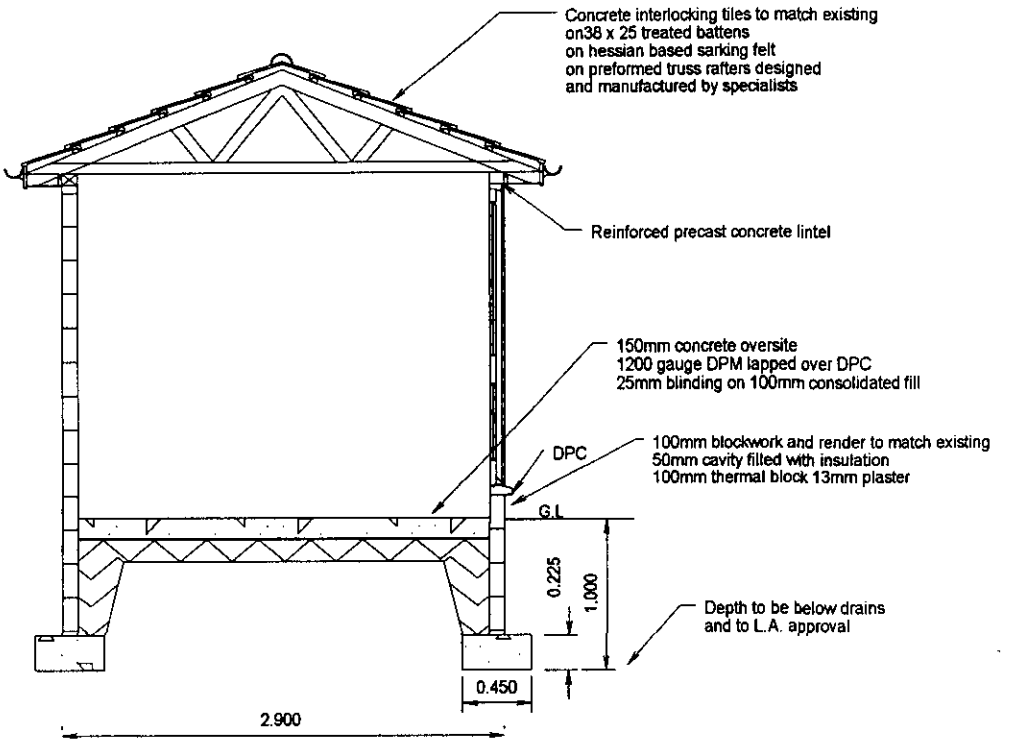
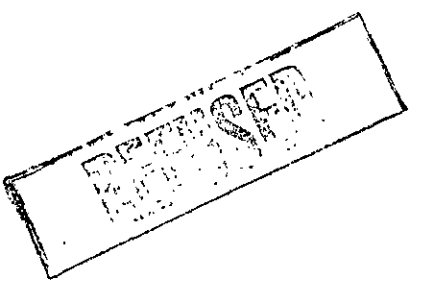


SECTION THROUGH GARAGE



CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	Section		
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:50	DRAWING No:	01736/ 18
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Additional Notes:

Drawings Prepared By:

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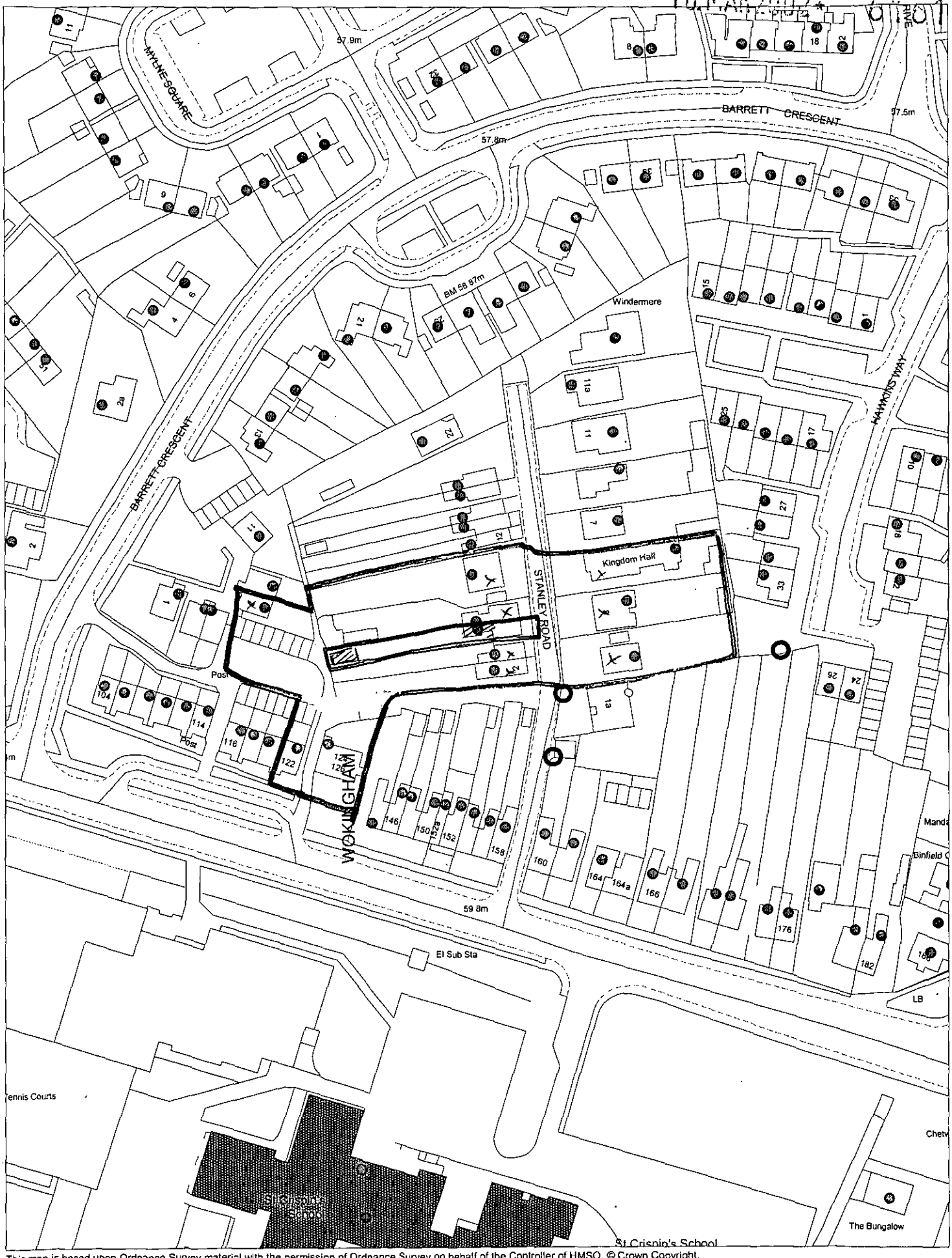

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Development Control Section, Environmental Services, Wokingham District Council.

25 March 2002

Scale: 1 : 1250

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S



REVISED PLAN

6161

CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	Block Plan		
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:500	DRAWING No:	01736/ 4 A
DATE:	March 2002	REVISION:	Parking added, garage set back		

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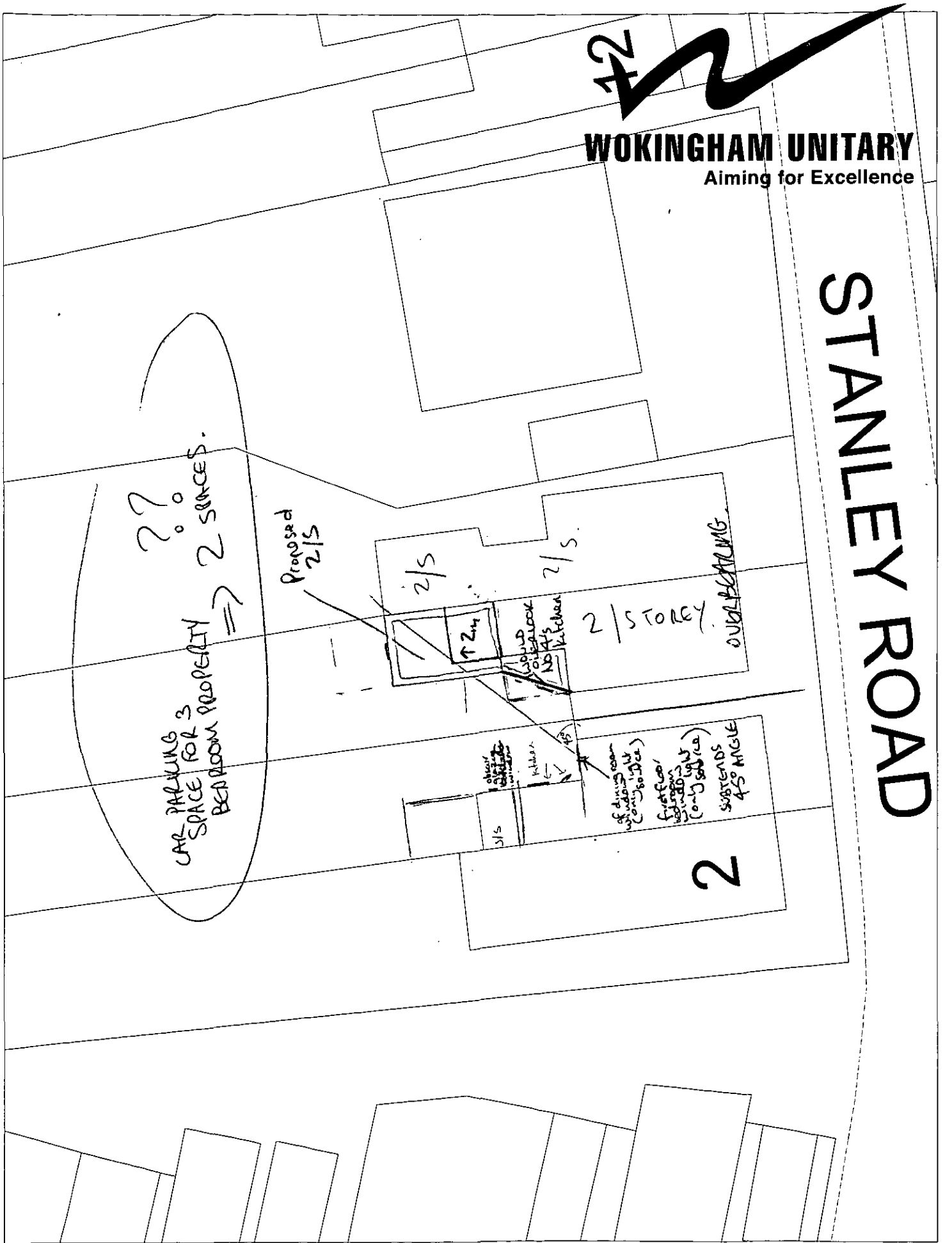

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4 April 2002

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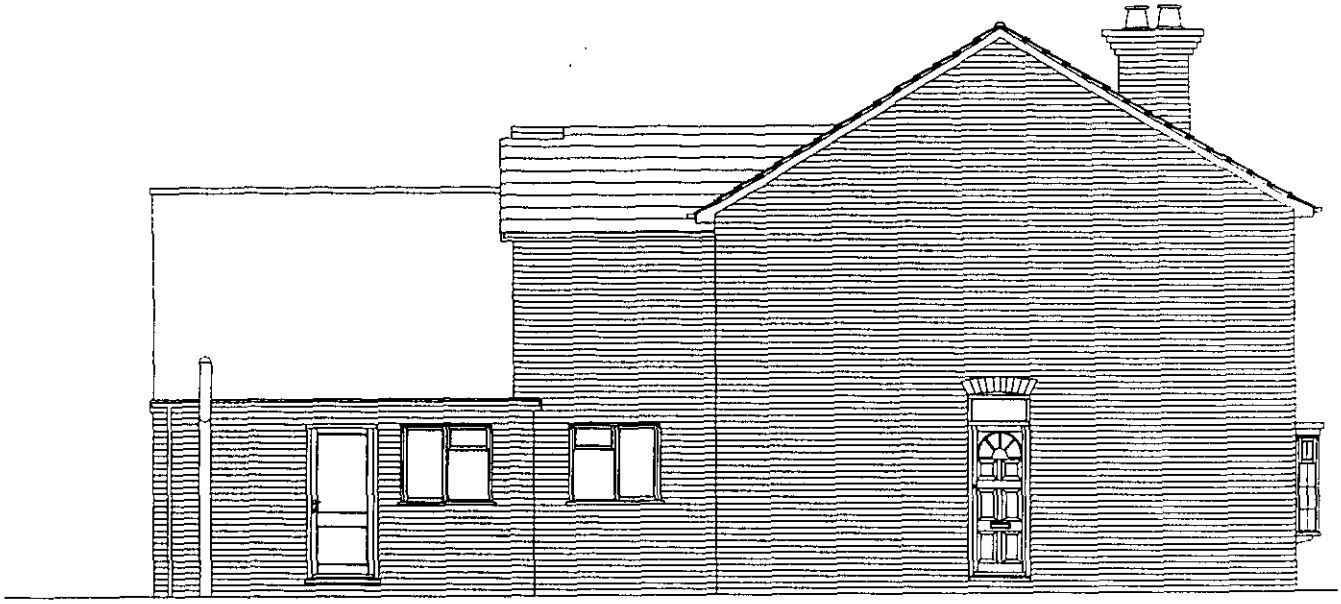
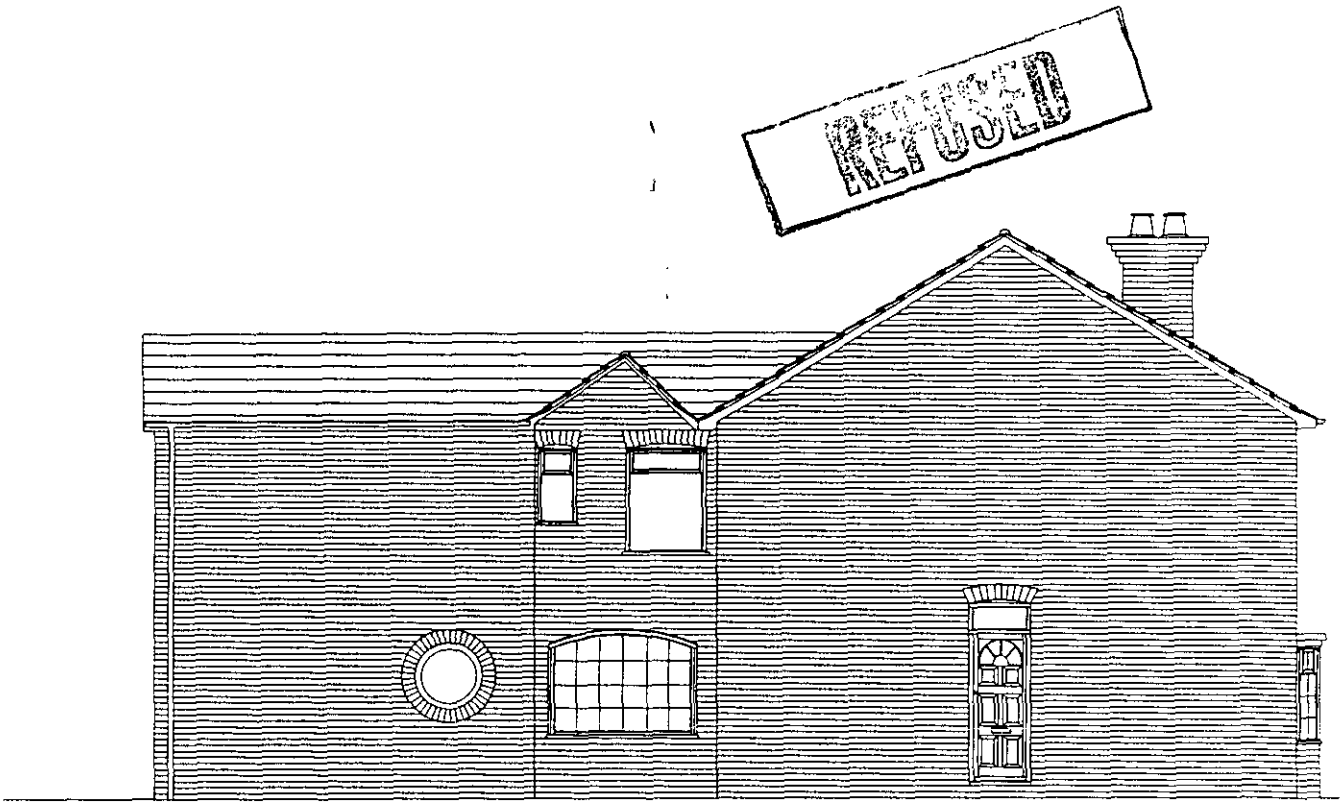


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

REVISED PLAN

6161

CLIENT:	Mr Mathews, 6 Stanley Road, Wokingham	DESCRIPTION:	Left Side Elevations		
PROJECT:	First floor rear extension. New garage. Bay window	SCALE:	1:100	DRAWING No:	01736/ 9 A
DATE:	March 2002	REVISION:	Side elevation of bay window added		

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