APPLICATION NO:
F/2000/1628

LOCATION:
5 Rosecroft Way, Shinfield Reading.

APPLICANT:
Mr B Graham C/O Mr S Biddle

PROPOSAL:
Proposed first floor front and rear dormer extensions to dwelling

EARLIEST DATE FOR DECISION: **07/07/2000**

APPLICATION WILL HAVE EXPIRED ON: 25/07/2000

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr B Graham
C/O Mr S Biddle
56 Valentine Crescent
Caversham
Reading
Berks
RG4 5JJ

Application Number: F/2000/1628

Parish: **SHINFIELD**

Location: **5, Rosecroft Way, Shinfield, Reading.**

Proposal: **Proposed first floor front and rear dormer extensions to dwelling**

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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The wc window in the rear (north-west) elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
4. The area shown on the permitted drawings for vehicle garaging and parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of the amenities of the occupants of this property and other properties nearby.

Reason
4. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell
Development Control Manager
Date: 24/07/2000

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

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1628	EXC
BUILDING CONTROL NUMBER	FP2000/0691	Alan.
~~APPLICANT~~/AGENT	Mr S. Biddle	
ADDRESS OF SITE	5 Rosecroft Way SHINFIELD	
DESCRIPTION OF PROPOSED WORK	Front & rear dormer exts.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	Graham/0100/02	Graham/0100/02
FLOOR PLANS	01	01

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	24/2/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	11/8/00.	

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	

0118 954 7115

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Lower Earley, Reading, Berkshire RG6 4AZ.
Tel/Fax; 0118 954 7115
E – mail: shinfieldparish@lineone.net

PLANNING SERVICES	HPT
	TLS
DC	ENF
APP	
CS	
04 AUG 2000	
COPIES TO:	ACK:
	FILE:

3 August 2000

Ms E Circuit
Wokingham District Council
PO BOX 157
Shute End
WOKINGHAM RG40 1WR

Dear Ms Circuit

The following ADDITIONAL PLANS were discussed at our Planning and Transportation committee meeting on 2 August 2000 and it was resolved to make the following comments on these:

F/2000/1628
5 ROSECROFT WAY, SHINFIELD

Parking layout for 3 cars 0- garage and driveway parking for 2 cars as existing. /03000/05

NO COMMENT

Yours sincerely

Jacqui Barnes
Clerk

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Lower Earley, Reading, Berkshire RG6 4AZ.
Tel/Fax; 0118 9547115
E – mail: shinfieldparish@lineone.net

3 August 2000

Ms E Circuit
Wokingham District Council
PO BOX 157
Shute End
WOKINGHAM RG40 1WR

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F/2000/1628
5 ROSECROFT WAY, SHINFIELD

Parking layout for 3 cars 0- garage and driveway parking for 2 cars as existing. /03000/05

NO COMMENT

Yours sincerely

Jacqui Barnes
Clerk

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1628

Applicant : Mr B Graham C/O Mr S Biddle.

Location : 5, Rosecroft Way, Shinfield, Reading.
Proposal : Proposed first floor front and rear dormer extensions to dwelling

Site Notice Displayed ? :	YES	NO	DATE
	✓		20 June 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 20 June 2000

Date Registered : 30/05/2000

Earliest Date for Decision : 07/07/2000

Latest Consultation Date/Site Notice Expiry Date : 07/07/2000

This application <u>will have expired on</u>: <u>25/07/2000.</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 :

HA- layout for 2 vehicles, - conditions

Shinfield PC - no comment.

Planning Issues :

Identified Settlement

neighbours / street scene

Application Number: F/200/1628
5 Rosecroft Way, Shinfield

Appraisal: The proposal is to extend the length of the existing box dormers, at the front and rear of the property by 2.7 metres. This would not break the line of the roof, would be in keeping with the design of the property and would not be harmful to the character of the area. With regard to neighbours the main consideration is overlooking of 7 Rosecroft Way, which is at a lower level but also set back in relation to No 5 but the additional window in the rear elevation would be a WC window and obscure glazed.

Recommendation: conditional approval

Application Number F/2000/1628
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORIC
03	SC20	SR24	WC Area (north-west)
04	SC23	SR010	garage and parking

24/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 5 Rosecroft Way
Shinfield Reading.

APPLICATION NUMBER: F/2000/1628

OFFICER: Emy Circuit

DATE OF SITE VISIT: 20 June 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

residential

3. DESCRIPTION OF SITE/BUILDING

chalet style (2-storey) with ½ hip + box dormer at 1st floor

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

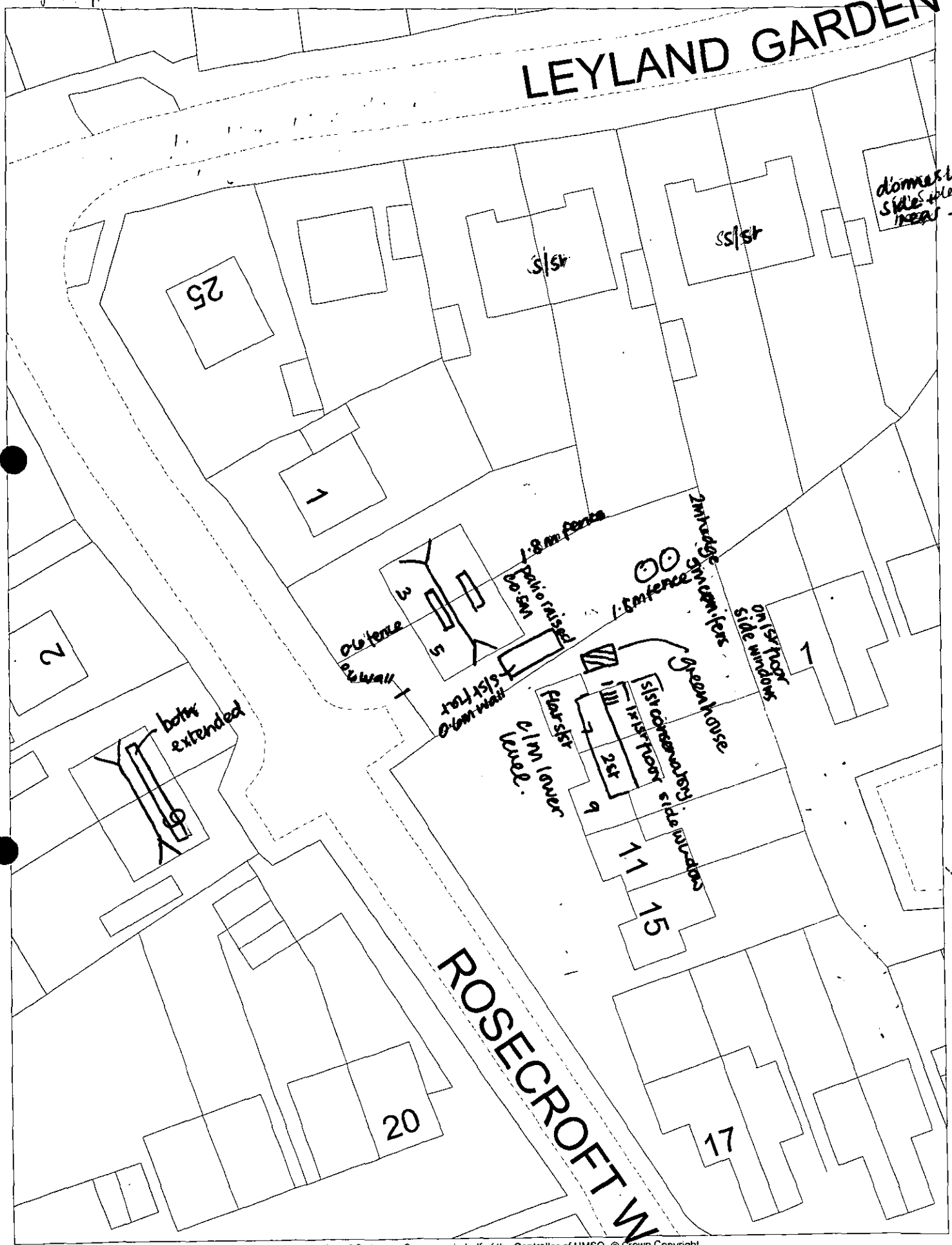
TREES

ACCESS/PARKING

LEVELS No 7 [redacted] 1 m lower

BOUNDARY TREATMENT

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

19 June 2000

Scale: 1 : 500

N W E S

Received by Wokingham District Council

Application No: F/2000/1628

Proposal:
Proposed first floor front and rear dormer extensions to dwelling

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/07/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

13 June 2000

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

Tel: (0118) 974 6479

Date: **13 June 2000**

My ref: F/2000/1628

CONFIDENTIAL

Councillor 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/2000/1628
5, Rosecroft Way, Shinfield, Reading.
Proposed first floor front and rear dormer extensions to dwelling

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

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1628**
5, Rosecroft Way, Shinfield, Reading.
Proposed first floor front and rear dormer extensions to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pollock

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

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

Tel: (0118) 974 6479

Date: **13 June 2000**

My ref: F/2000/1628

CONFIDENTIAL

Councillor 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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Proposed first floor front and rear dormer extensions to dwelling

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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5, Rosecroft Way, Shinfield, Reading.
Proposed first floor front and rear dormer extensions to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Patman

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

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

Tel: (0118) 974 6479

Date: **13 June 2000**

My ref: F/2000/1628

CONFIDENTIAL

Councillor 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

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Application Number: F/2000/1628
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1628**
5, Rosecroft Way, Shinfield, Reading.
Proposed first floor front and rear dormer extensions to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 MAY	
Officer: GHL	Application No. F/2000/11628

Map No. 72 **Site** 0.04
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F.) PROPOSED FIRST FLOOR FRONT & REAR DORMER EXTENSIONS TO DWELLING

Location: 5 ROSECROFT WAY

Parish: SHINFIELD Ward: Shinfield

Applicant: MR B GRAHAM

Fee Received 95-00 Required ..... Additional ..... Refund .....
Joint cheque with B/control

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Parking?		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

No card, unsearched.

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

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

HERITAGE BODIES

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

OTHERS:

.....
.....
.....

NEIGHBOURS:

S/N + 18, 19, 20 Milsom Close
3, 4, 6, 7 Rosecroft Way
1 Goddard Close
17, 19 Leyland Gardens

Date: 21 July 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/1628

Location: 5, Rosecroft Way, Shinfield, Reading.

Proposal: Proposed first floor front and rear dormer extensions to dwelling

Applicant: Mr B Graham C/O Mr S Biddle.

Case Officer: Emy Circuit

The new plans show the following: Parking layout for 3 cars - garage & driveway parking for 2 cars as existing. Drawing no GRAHAM/03000/05.

Comments are required by 31/07/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

Recommend for approval with condition:

Sc 23 (Garaging & Parking). SR 06.

ADAM COSSINS - 26/07/00.

Date: 21 July 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1628

Location: 5, Rosecroft Way, Shinfield, Reading.

Proposal: Proposed first floor front and rear dormer extensions to dwelling

Applicant: Mr B Graham C/O Mr S Biddle.

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Comments are required by 31/07/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App No. F/2000/1628 (Planaps) / (Ludhouse) Date Rec. 12 July 2000

Location: Plan 5 Rosecroft Way

Parish Shinfield

Applicant: Mr B Graham

Description of attached plans A parking layout for 3 cars - garage + driveway parking for 2 cars as existing.

Drawing No's: GRAHAM/03000/05

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____

_____

_____

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☑
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

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

NEIGHBOURS: 18, 19, 20 Milsom Close, 3, 4, 6, 7 Rosecroft Way, 1 Goddard Close, 17, 19 Hayland Gardens. Date for Responses 10 days.

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXC

Consultations Sent by Admin. on 21.07.00.

Yellow - Part One Copy
Green - Officer's Copy

STEPHEN BIDDLE BSc CEng MICE
CHARTERED CIVIL ENGINEER

56, Valentine Crescent, Caversham
Reading, Berks RG4 5JJ
Tel: 0118 954 6056
Mobile: 07770 792 797

Miss Circuit
Wokingham District Council
Planning Department
PO Box 155
Shute End
Wokingham
Berks RG40 1WW

PLANNING SERVICES	HPT 31690
POL	TLS
DC E4C	ENF
APP	
CS	
12 JUL 2000	
COPIES TO:	ACK:
	FILE:

10th July 2000

1628

ADDITIONAL PLAN

Dear Miss Circuit,

Dormer Extension at 5 Rosecroft Way, Shinfield, Reading

As requested in your recent telephone call, I have enclosed a copy of drawing number GRAHAM/0300/05 which indicates available car parking space alongside 5 Rosecroft Way, Shinfield.

Any further questions, please call

Yours sincerely,

Cc Mr & Mrs Graham, 5 Rosecroft Way, Shinfield

0118 988 5315

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115

10th July 2000

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

F/2000/0893
Location: 7 Clares Green Road, Spencers Wood
The new plan show: Parking and turning for 5 cars
Case officer: Emy Circuit
Observations: No comment

F/2000/1652
Location: 225-227 Hyde end Road, Shinfield
Proposal: Proposed erection of two detached dwellings and demolition of existing dwellings.
Case Officer: Mrs A Odell
Observations: No comment

F/2000/1628
Location: 5 Rosecroft Way, Shinfield
Proposal: Proposed first floor and rear dormer extensions to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/1654
Location: Woodvale House, Basingstoke Road, Spencers Wood
Proposal: Proposed conversion of coach house to form annexe to main dwelling
Case officer: Mrs A Odell
Observations: No comment

Continued...

HIGHWAYS CONSULTATION SHEET

DELEGATED

From: Emy Circuit **Date:** 13 June 2000

Application Number: F/2000/1628

Proposal: Proposed first floor front and rear dormer extensions to dwelling

Parish: SHINFIELD PARISH

Site Address:
5, Rosecroft Way, Shinfield, Reading.

Applicant:
Mr B Graham C/O Mr S Biddle.

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

✓ below as applicable;

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

Please could I have an additional plan showing the parking arrangement for 2 vehicles within the curtalige of the property.

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

22/06/00

E-mail: Ben.Graham@Streetwise9882112.freeserve.co.uk

From Ben & Mandy Graham

5 Rosecroft Way
Shinfield, READING
Berkshire. RG2 9AP

Phone: (0118) 988 2112
Mobile (07798) 584742

29 May 2000

Building Control
Wokingham District Council
PO Box No 155
Civic Offices
Shute End
WOKINGHAM. RG40 1WW

30.MAY2000* 1628

Dear Sirs

5 ROSECROFT WAY, SHINFIELD – PLANNING & BUILDING APPLICATION

Please find enclosed:

- Six planning application forms with plans
- Two building regulation forms with plans

Please also find enclosed:

- Planning application fee £95:00
- Building regulation application fee £242:50
- **Cheque for total** **£337:50**

I hope this is in order, and I thank you for your attention.

Yours Sincerely

Ben Graham

cc *Stephen Biddle*
Chartered Civil Engineer

DELEGATED

Environmental Services

For office use only.
Application number: 30.MAY2000* 1628

Householder planning application form



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

1	Your name	MR B. GRAHAM
	Address and postcode	5 ROSECROFT WAY SHINFIELD READING RG2 9AP
	Phone number	
	Agent's Name	MR S. BIDDLE
	Address and postcode	56 VALENTINE CRESCENT CAVERSHAM READING RG4 5JJ
	Phone number	07770 792 797
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.	5 ROSECROFT WAY SHINFIELD READING RG2 9AP
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR EXTENSION
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.	HANGING TILES TO MATCH EXISTING
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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

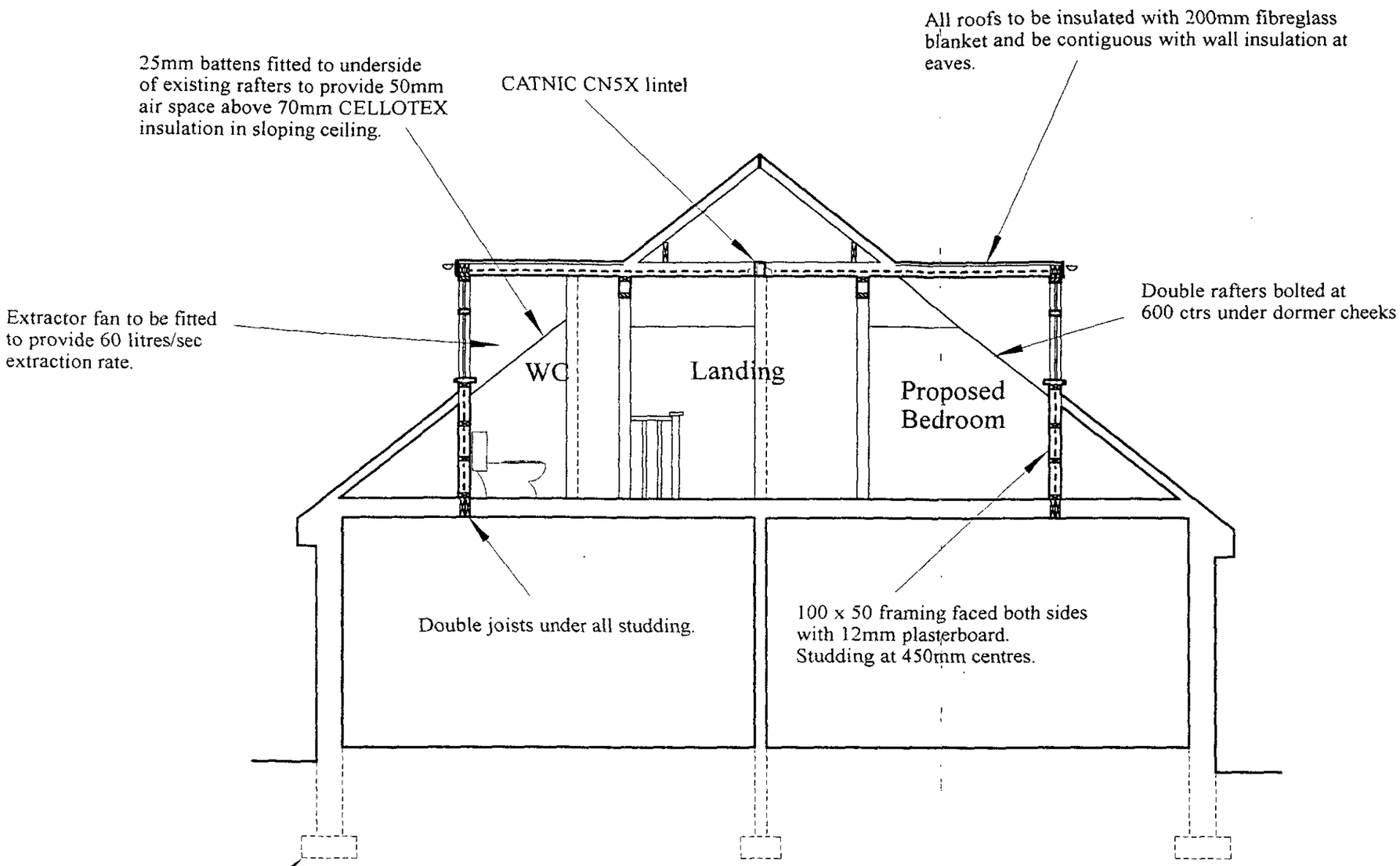
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of N/A.

Date 29 May 00

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



SECTION A-A

Any steel beams to have 150mm (min) end bearings on padstones covered with 2no. sheets of 12mm plasterboard wired at 100mm centres.

All ceilings to be 12mm foil backed plasterboard

All lintels over external openings to be insulated to prevent cold bridging.

Lintels to be heaviest manufactured gauge unless shown otherwise

Any glazing lower than 1500mm above finished floor level to be toughened safety glass.

All new windows to be double glazed. All new habitable rooms to have 8000mm2 background ventilation. Ventilation openings to be reasonably secure, adjustable, and located 1.75m (typically) above floor level.

All glazing in door panels to be toughened safety glass

Code 4 lead flashings to be used throughout.

30 MAY 2000* 1628

DELEGATED

APPROVED

STEPHEN BIDDLE CHARTERED CIVIL ENGINEER
56, Valentine Crescent, Caversham, Reading, Berks RG4 5JJ Tel: 0118 954 6056

Title:	SECTION A-A		
Drwg No:	GRAHAM/0100/03	Scale: 1:50	Rev:

30.MAY2000 1028



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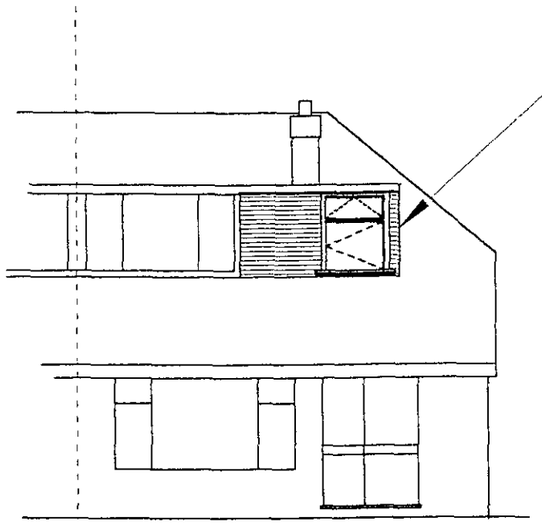
Development Control Section, Environmental Services, Wokingham District Council.

2 June 2000 Scale: 1 : 1250

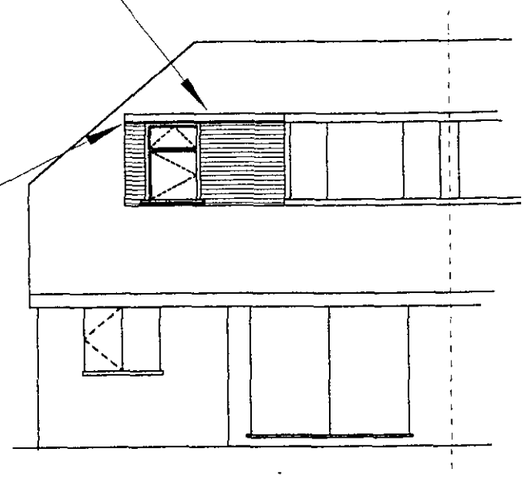
Dormer cheeks to be constructed of hanging tiles to match colour and type of roof tiles on battens and non-tearable felt on 100 x 50mm framing lined internally with 12mm foil backed plasterboard and filled with 100mm insulating blanket.



FRONT ELEVATION

Roofing felt taken 450mm up roof slopes

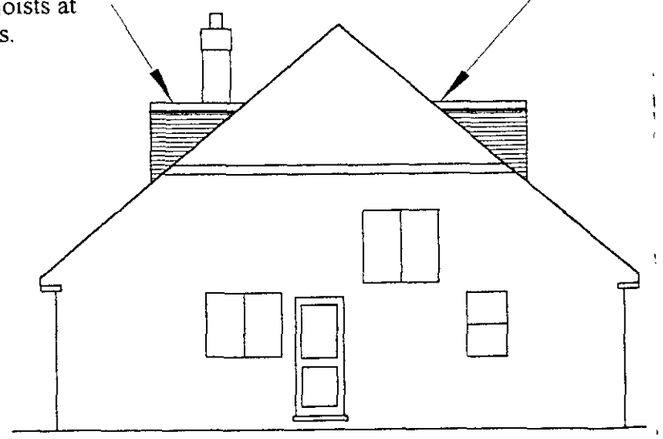
All soffits to have a 25mm gap fitted with a flyscreen to ventilate the roof space.



REAR ELEVATION

Flat roof construction to be 3no. layer asbestos based felt roofing with mineral chippings embedded in bitumen to a depth of 13mm laid to comply with CP144 on 19mm plywood (shuttering grade) on 200 x 50mm joists at 400mm centres with tapered firrings.

Mushroom vents at 1500mm centres adjoining existing pitch to provide cross ventilation.



SIDE ELEVATION

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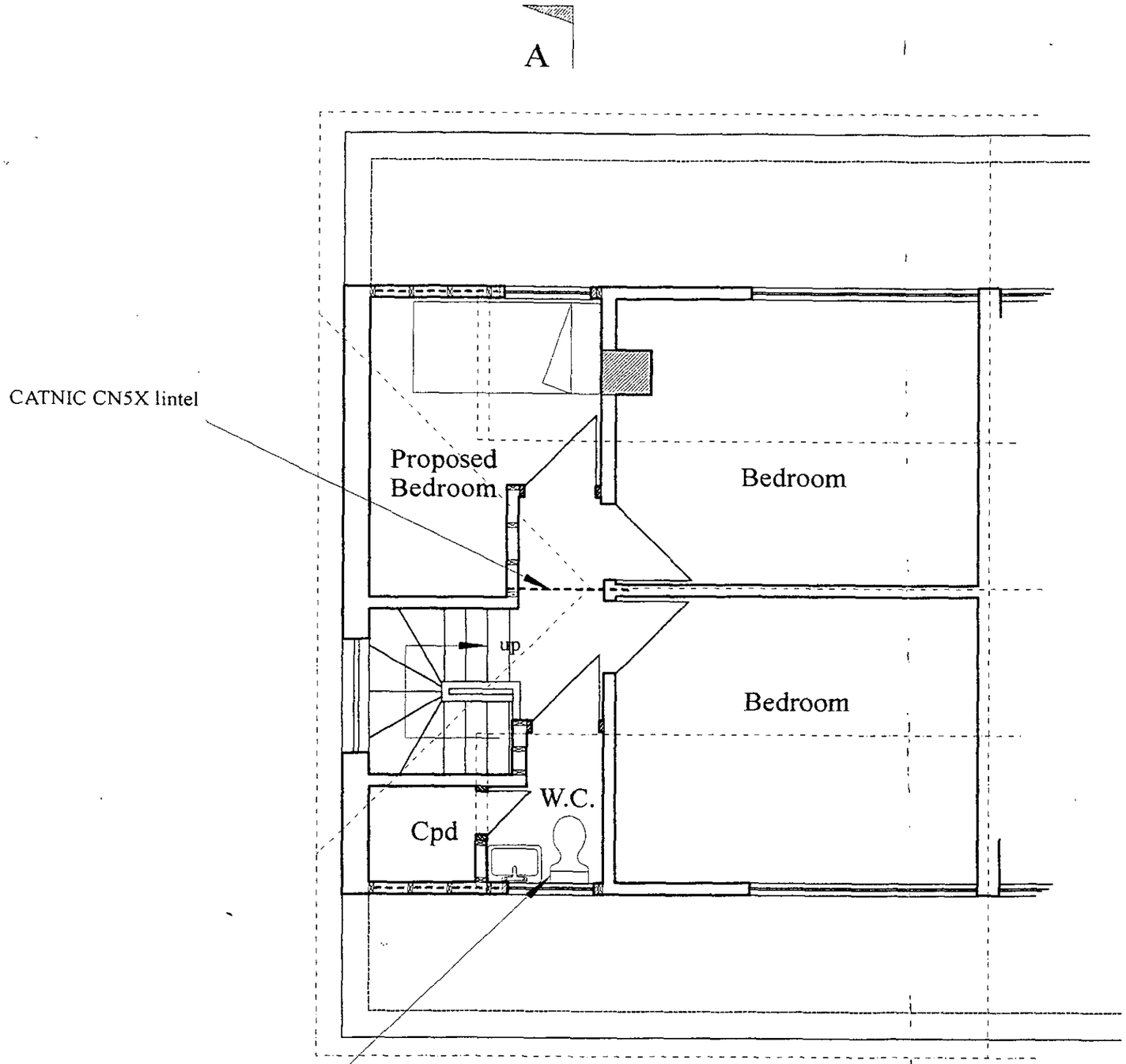
56, Valentine Crescent, Caversham, Reading, Berks RG4 5JJ Tel: 0118 954 6056

Title:	ELEVATIONS		
Drwg No:	GRAHAM/0100/02	Scale: 1:100	Rev:

9 11/8/00



WC waste 100mm dia.*
Basin waste 32mm dia.

* 100mm into macerator into existing foul drainage

Any plumbing to be in accordance with B.R. digest 80 2nd series, incorporating 75mm deep sealed traps to all waste appliances.

PROPOSED ALTERATIONS to:

5 Rosecroft Way,
Shinfield,
Reading
RG2 9AP

For Mr & Mrs B. Graham

30.MAY2000* 1628

DELEGATED

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Contractor to check adequacy of existing structure and foundations to receive proposed works as shown upon commencement of any excavation and removal of existing internal and external finishes.

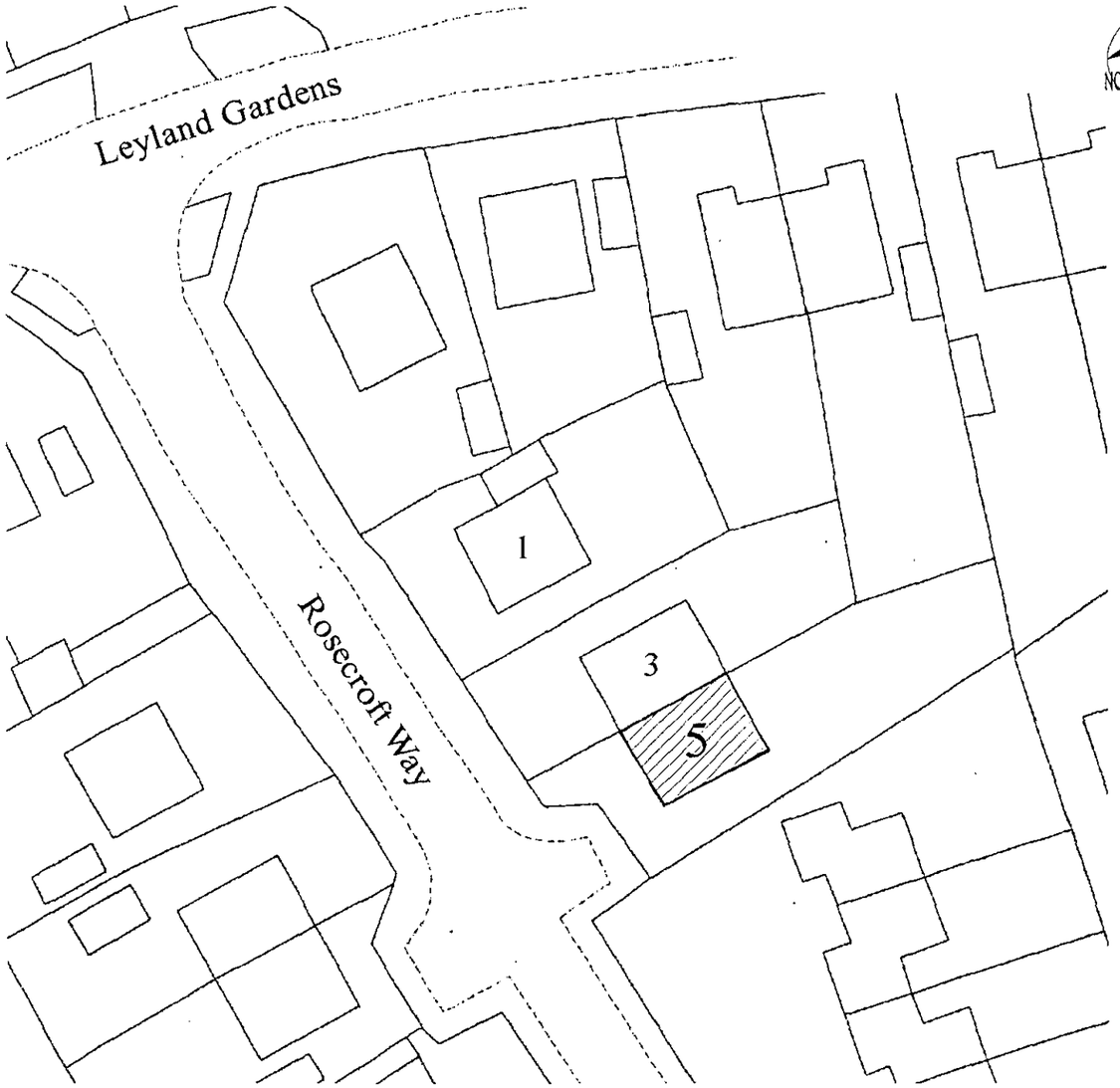
All necessary temporary support to be provided to ensure complete stability of both existing and new structure during course of works and to maintain weathertightness.

Contractor to check all dimensions on site before commencing work.

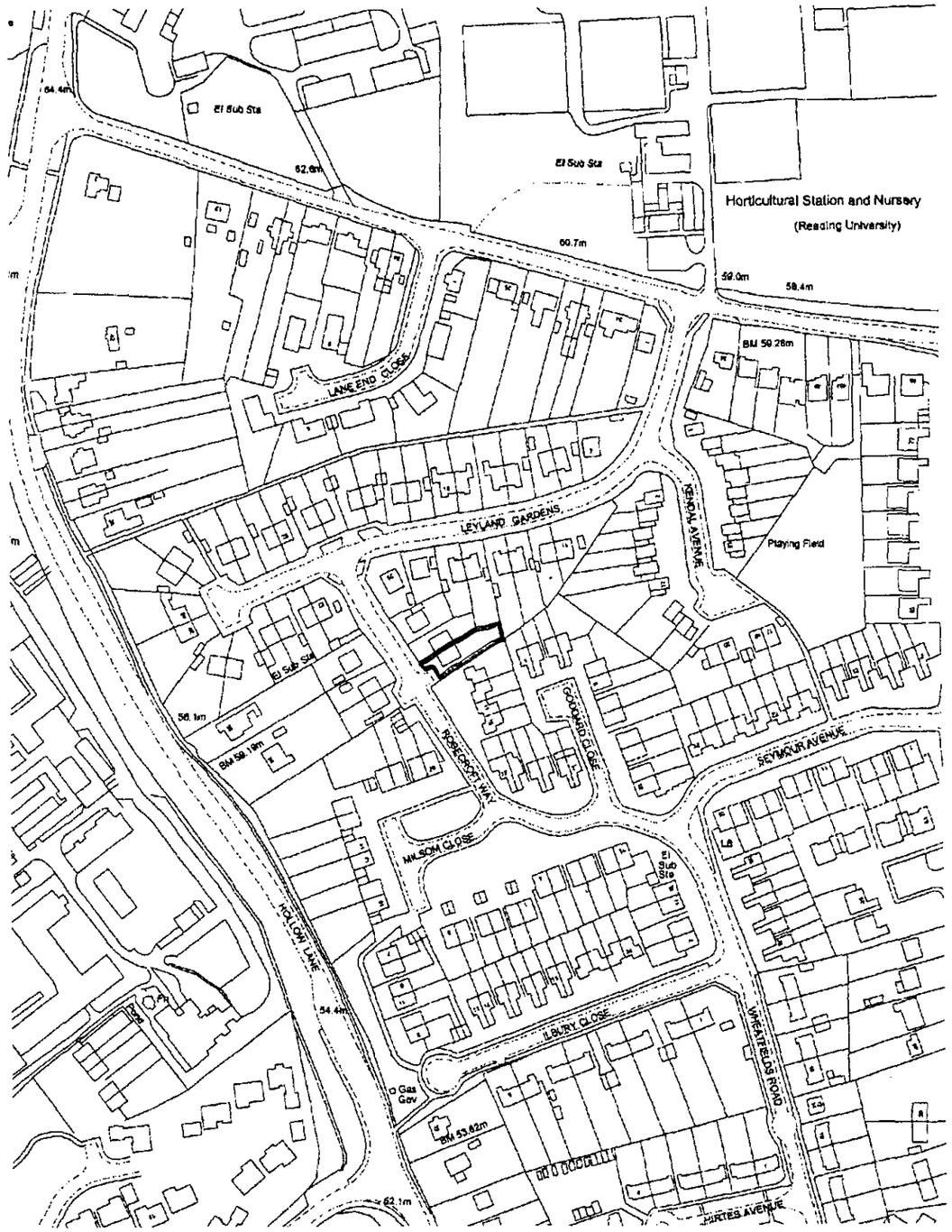
STEPHEN BIDDLE CHARTERED CIVIL ENGINEER
58, Valentine Crescent, Caversham, Reading, Berks RG4 5JJ Tel: 0118 954 6056

Title:	PROPOSED FIRST FLOOR PLAN		
Drwg No:	GRAHAM/0100/01	Scale: 1:50	Rev:

D 11/8/00



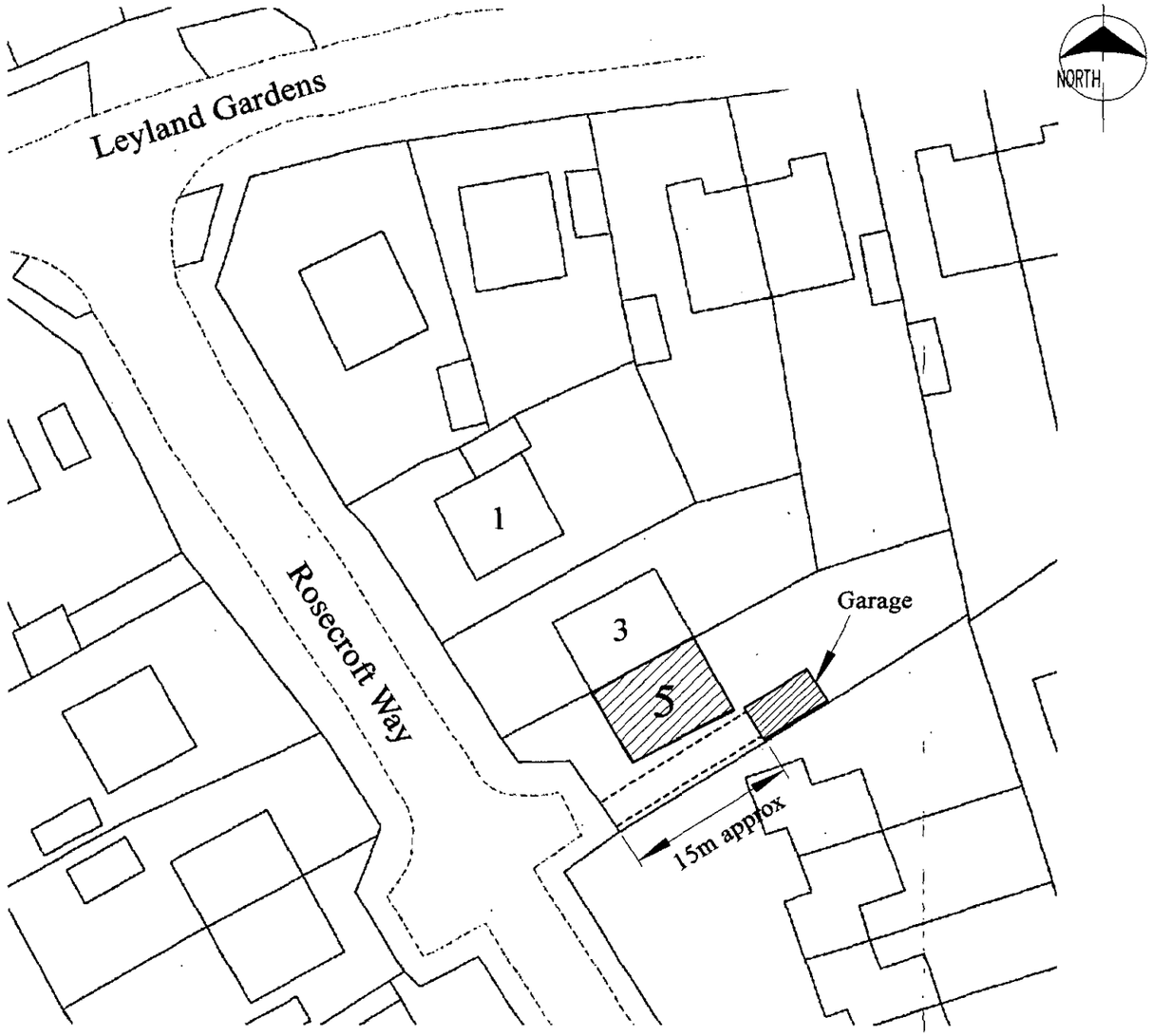
SITE PLAN
Scale 1:500



LOCATION PLAN
Scale 1:2500

30.MAY2000* 1628

STEPHEN BIDDLE CHARTERED CIVIL ENGINEER 56, Valentine Crescent, Caversham, Reading, Berks RG4 5JJ Tel: 0118 954 6056			
Title:	SITE & LOCATION PLANS		
Drwg No:	GRAHAM/0300/04	Scale: As Shown	Rev:



SITE PLAN
Scale 1:500

1628

ADDITIONAL PLAN

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STEPHEN BIDDLE CHARTERED CIVIL ENGINEER 58, Valentine Crescent, Caversham, Reading, Berks RG4 5JJ Tel: 0118 954 6056			
Title:	CAR PARKING ARRANGEMENTS		
Drwg No:	GRAHAM/0300/05	Scale: As Shown	Rev: