APPLICATION NO:
F/2000/1630

LOCATION:
141 Haddon Drive, Woodley Reading.

APPLICANT:
Mr Mrs Jenkins C/O Excel Design Ltd

PROPOSAL:
Proposed two storey side/rear extension to dwelling

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

APPLICATION WILL HAVE EXPIRED ON:
25/07/2000

CASE OFFICER: **Farah Humayun**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Jenkins
C/O Excel Design Ltd
17 Gorse Ride South
Finchampstead
Wokingham
Berks
RG40 4EH

Application Number: F/2000/1630

Parish: **WOODLEY**

Location: **141, Haddon Drive, Woodley, Reading.**

Proposal: **Proposed two storey side/rear extension to dwelling**

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

Reason

1. The proposed development by reason of its bulk, massing and location would form a dominant and overbearing feature to the detriment of the residential amenity of the adjacent dwelling. As such, the proposal is contrary to Policy LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan.

John Mitchell

John Mitchell
Development Control Manager
Date: 13/07/2000

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.

REFUSED. finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1630	FH
BUILDING CONTROL NUMBER	FP2000/0690	Nick
APPLICANT/AGENT	Excel.	
ADDRESS OF SITE	141 Hadden Drive WOODLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side/rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00644/4	00644/4.
ELEVATIONS	8, 9, 10, 11	8, 9, 10, 11
FLOOR PLANS	13	13

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	13/7/00.	
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	17/7/00.	

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	

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/1630

Applicant : Mr Mrs Jenkins C/O Excel Design Ltd.

Location : 141, Haddon Drive, Woodley, Reading.
Proposal : Proposed two storey side/rear extension to dwelling

Site Notice Displayed ? :	YES	NO	DATE
	✓		3/7/00

Date of Neighbour Notifications : .....

Date of Site Visit : 15/6/00

Date Registered : 30/05/2000

Earliest Date for Decision : 07/07/2000

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

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

WOODLEY TOWN COUNCIL – Request neighbours comments be taken into account.

HIGHWAYS - Request additional plan - 3 car parking spaces

Planning Issues :

+ IMPACT UPON THE STREET SCENE

+ IMPACT UPON THE NEIGHBOURING PROPERTIES.

Application Number: F/2000/1630

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is a proposed two storey side/rear extension to dwelling and a single storey rear extension. There are no additional proposed side facing windows.

The proposed rear single storey extension would project out 4.5 metres from the rear of the property and is located approximately 10cm from the shared boundary with 143. The rear extension has a flat roof with a height of 2.7 metres. As such the proposed extension would form an overbearing and dominant feature to the detriment of the residential amenity of 143 Haddon Drive.

The proposed two storey extension would project out 4.5 metres from the existing two storey rear building line of the dwelling and will project out from the side at approx 3.4 m's. At its closest the extension stands at 10 cm's, with the shared boundary of 139. This would increase to approx. 15 cm at its furthest rear point.

Although the proposed extension would be angled away from the rear of 139 the proposed built and massing of the two storey rear and side extension would have an overbearing and dominant impact upon the residential amenity of 139 Haddon Drive.

IMPACT UPON THE STREET SCENE

The proposed dev. would be set 3.1 metres back from the front of dwelling at ground floor level and 6.2 metres back at first floor. The proposed development would not have a significant detrimental impact upon the character of the existing dwelling or the wider area.

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

Application Number F/2000/1630
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1		D	The proposed development by reason of its bulk, massing and location would form a dominant and overbearing feature to the detriment of the residential amenity of the adjacent dwelling. As such the proposal is contrary to the policy UBE2 of the London Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan.

John Mercer

13/7/00.

RECORD OF SITE VISIT

SITE ADDRESS: 141 Haddon Drive Woodley Reading. APPLICATION NUMBER: F/2000/1630	OFFICER: Farah Humayun DATE OF SITE VISIT: 15/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS

RESIDENTIAL -

3. DESCRIPTION OF SITE/BUILDING

SEMI-DETACHED.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Belmont. 2 side facing windows - 1 OD. glazing, other hallway
Ground floor 2 windows - Primary kitchen window
Nesrcide. No rear extension. 6ft wooden fence for 1st 8 m's - dropping to 2ft chain fence for rest

Existing structure wooden lean to conservatory. 2½ m's projecting out.
Comes to just above patio doors of both properties. -
30 cm gap between extn + boundary - Good rear distance

5. SITE CONSTRAINTS

139 at angle to property + large gap between -
Shed on boundary 139.
141 - rear flat roof extension.
Shed structure in line with neighbours shed.

TREES

ACCESS/PARKING

LEVELS 10 cm lower than Belmont - house in line.
10 cm higher than 143

BOUNDARY TREATMENT 6ft brick wall side with Belmont
6ft wooden trellace with landscape - medium screening

OTHERS

OTHER PARKING.

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 13 June 2000

Application Number: F/2000/1630

Proposal: Proposed two storey side/rear extension to dwelling

Parish: WOODLEY TOWN

Site Address:
141, Haddon Drive, Woodley, Reading.

Applicant:
Mr Mrs Jenkins 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).

Comments

Please could we have an additional plan showing parking for 3 vehicles within the curtilage of the property. The standards for these are as follows.

2.4 x 5.5m – In front of garage (min).
2.5 x 5m – Internal dimensions of garage (min)
2.4 x 4.8m – Car parking space.

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

26/06/00.

FROM: Farah Humayun

DATE: 13 June 2000

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1630

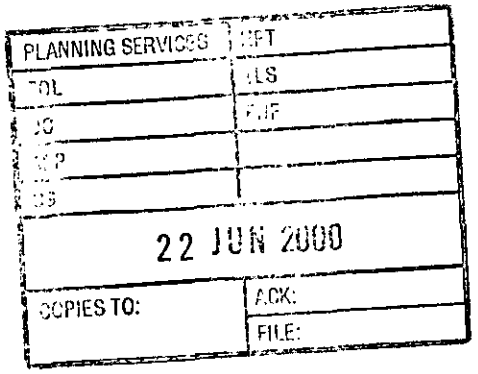
Proposal: Proposed two storey side/rear extension to dwelling.

Site Address: 141, Haddon Drive, Woodley, Reading.

Applicant: Mr Mrs Jenkins C/O Excel Design Ltd.

Your observations are required in respect of this application **by 07/07/2000** .

The committee considered that this proposal could be somewhat unneighbourly and overbearing, particularly bearing in mind the existing rear dormer window of the loft conversion. Members particularly asked that any neighbours comments be taken into account.



SIGNED: Ann Keen DATE: 21.6.00

Clerk To Woodley Parish/Town Council.

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

Tel:

Date: **13 June 2000**

My ref: F/2000/1630

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

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/2000/1630
141, Haddon Drive, Woodley, Reading.
Proposed two storey side/rear extension 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 **Farah Humayun** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1630**
141, Haddon Drive, Woodley, Reading.
Proposed two storey side/rear extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lennard

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

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

Tel:

Date: **13 June 2000**

My ref: F/2000/1630

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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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141, Haddon Drive, Woodley, Reading.
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If you have any questions please do not hesitate to contact **Farah Humayun** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1630**
141, Haddon Drive, Woodley, Reading.
Proposed two storey side/rear extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

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

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

Tel:

Date: **13 June 2000**

My ref: F/2000/1630

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 4QS

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/2000/1630
141, Haddon Drive, Woodley, Reading.
Proposed two storey side/rear extension to dwelling

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If you have any questions please do not hesitate to contact **Farah Humayun** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1630**
141, Haddon Drive, Woodley, Reading.
Proposed two storey side/rear extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

Received by Wokingham District Council

Application No: F/2000/1630

Proposal:
Proposed two storey side/rear extension to dwelling

Location:
141, Haddon Drive, Woodley, 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 Farah Humayun 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	30 MAY 20..
Officer: FH	Application No. F/200011630

Map No. 42 **Site** 0.05
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F) PROPOSED TWO STOREY SIDE/REAR EXTENSION TO DWELLING

Location: 141 HADDON DRIVE

Parish: WOODLEY Ward: Coronation.

Applicant: MR/MRS JENKINS

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required (1)

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	WINDOWS ON Left Ground floor not marked.	✓ 13/6.	
7	Metric scale disclaimer			
8	Encroachment letter	POSSIBLE ENCROACHMENT BOTH SIDES.	✓ 13/6	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓13/6

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:

NO pre-apps.

NEIGHBOURS: S/N + 110, 112, 139, 141 + 143 HADDON DRIVE ✓

2+3 KEANE CLOSE ✓13/6

Pc 23 870 141

ADDRESS 141 HADDON DRIVE PARISH WOODLEY

PLOT No. 141 ORD. SHEET No. SU.7673 (42)

BUILDER Messrs Cooper Estates Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
430/50	Mr. W.J. Chaffey	Use of Land for excavation of Gravel	20.12.50	N/A - Refuse
667/52	"	Washing of Sand & Gravel	4.2.53	N/A - Refuse
164/54	Mr. & Mrs. Pither	Use of land for excavation of Sand & Builder	No decision	
188/54	Messrs. Cooper Estates Ltd	Outline	11.5.54	N/A - O/A
484/55	"	Semi/Det. House	5.8.55	App App.
PD/379/58	Miss V. Mallinson	Garage	14.10.58	App N/A
TP96/5343	MR. M. JENKINS	ROOMS IN ROOF	4.696	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Article 4.

DRAINAGE

30.MAY2000* 1630

DELEGATED

6

1959/a

30.MAY2000* 1630

HOUSEHOLDER PLANNING APPLICATION

WOKINGHAM DISTRICT COUNCIL

DELEGATED

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 & MRS JENKINS
	ADDRESS	141 HADDON DRIVE
		WOODLEY
	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 4EH 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	141 HADDON DRIVE
		WOODLEY
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY SIDE
		REAR EXTENSION

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 Mrs [illegible]

DATE 18-5-00



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Development Control Section, Environmental Services, Wokingham District Council.

5 June 2000

Scale: 1 : 1250

Client:

Mr and Mrs Jenkins
141 Haddon Drive
Woodley
Berkshire

REFUSED

30.MAY2000* 1630

Project:

Two Storey Side and Rear Extension

Location:

141 Haddon Drive
Woodley
Berkshire

Excel Design
XL00644

Drawing List

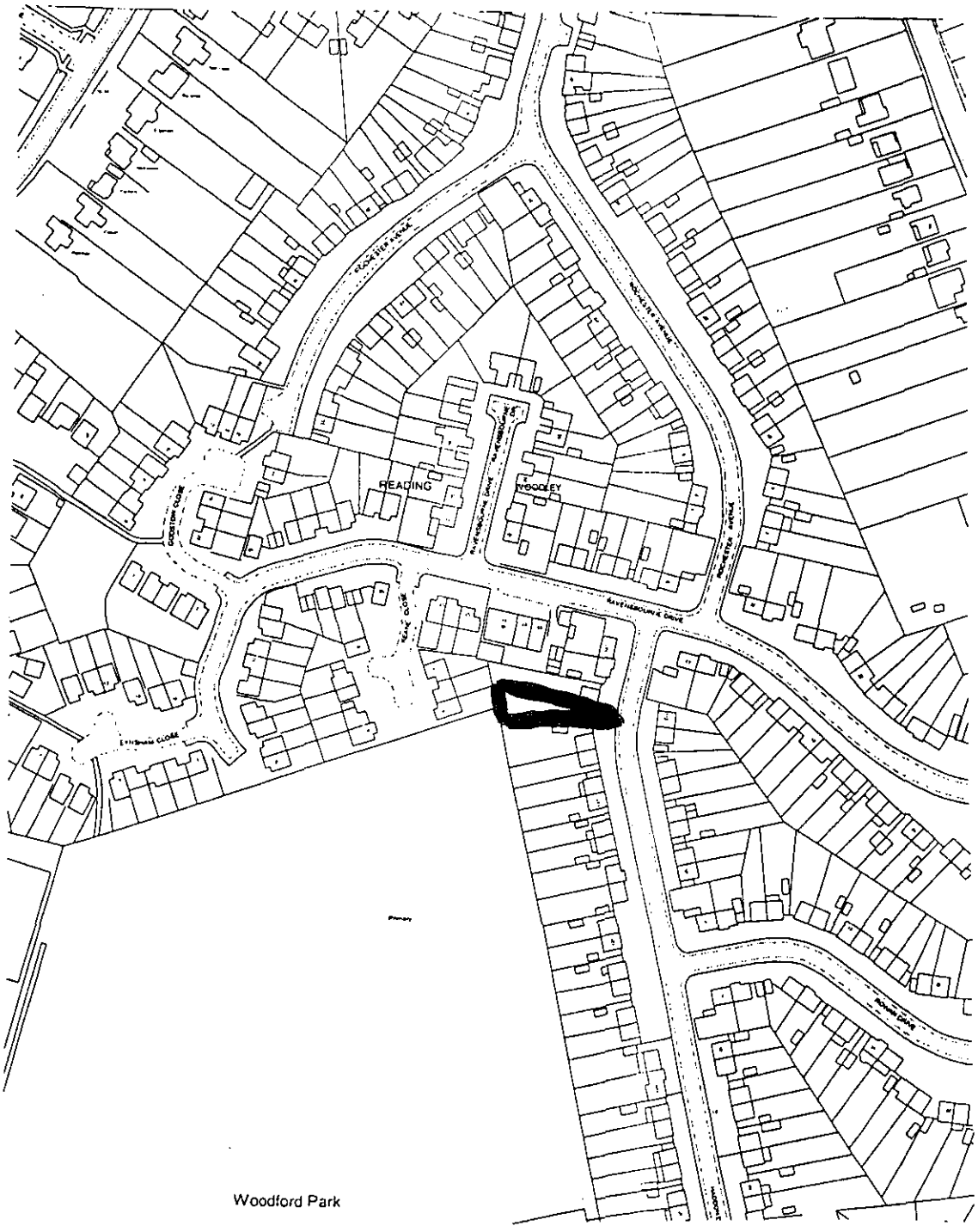
Drawing Number		Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	✓
5	Notes 1	✓
6	Notes 2	✓
7	Notes 3	✓
8	Front Elevations	✓
9	Left Side Elevations	✓
10	Right Side Elevations	✓
11	Rear Elevations	✓
12	Ground Floor Plans 1	✓
13	Ground Floor Plans 2	✓
14	First Floor Plans 1	✓
15	First Floor Plans 2	✓
16	Second Floor Plan	
17	Section	✓
18	Section	✓

CLIENT:	Mr and Mrs Jenkins, 141 Haddon Drive, Woodley	DESCRIPTION: Drawing List	
PROJECT:	Two storey side and rear extension	SCALE:	DRAWING No: 00644/ 2
DATE:	April 2000	REVISION:	

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

© COPYRIGHT RESERVED

Excel Design

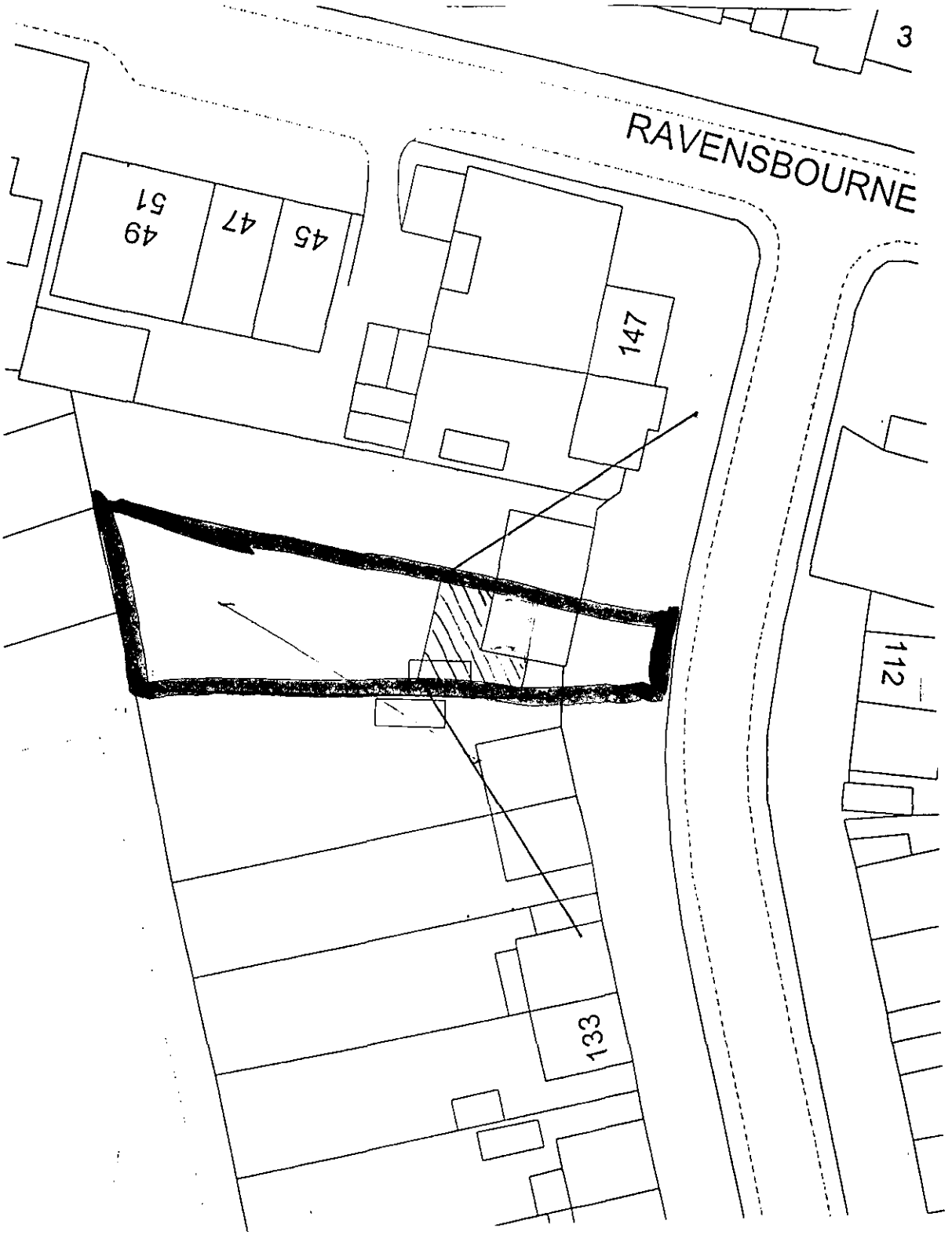


CLIENT:	Mr and Mrs Jenkins, 141 Haddon Drive, Woodley	DESCRIPTION:	Location Plan	
PROJECT:	Two storey side and rear extension	SCALE:	1:2500	DRAWING No: 00644/ 3
DATE:	April 2000	REVISION:		

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

© COPYRIGHT RESERVED

Excel Design



CLIENT:	Mr and Mrs Jenkins, 141 Haddon Drive, Woodley	DESCRIPTION:	Block Plan		
PROJECT:	Two storey side and rear extension	SCALE:	1:500	DRAWING No:	00644/ 4
DATE:	April 2000	REVISION:			

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

© COPYRIGHT RESERVED

Excel Design

5/11/00

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
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. Concrete, suspended insitu slab resting on inner skin of cavity walls and perimeter dwarf walls against existing walls where required . Slab depth and bottom reinforcing with 40 mm cover as shown on section drawing. Remove all vegetation below slab.

4. EXTERNAL WALLS
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.

5. INTERNAL WALLS
225 mm Turbo block and 100 x 50 timber studding at 400 mm vertical c-c. 12.5 mm plaster board and skim.

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

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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
Bathrooms and W.C: Provide mechanical vent unit ducted through wall giving 15 liters per second extract rate operated intermittent

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. 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.

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.

16. FIRE RESISTANCE AND PRECAUTIONS
Smoke detectors are to be installed on the landing and other locations to be agreed with the Building Inspector. The smoke detectors are to be hard wired back to the distribution board and fitted with battery backups.

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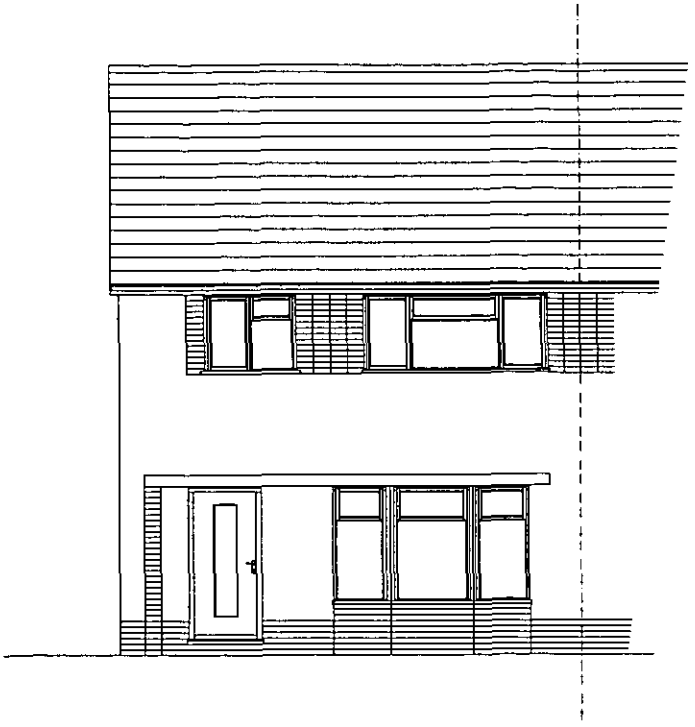

EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

REFUSED

CLIENT:	Mr and Mrs Jenkins, 141 Haddon Drive, Woodley	DESCRIPTION:	Front Elevations		
PROJECT:	Two storey side and rear extension	SCALE:	1:100	DRAWING No:	00644/ 8
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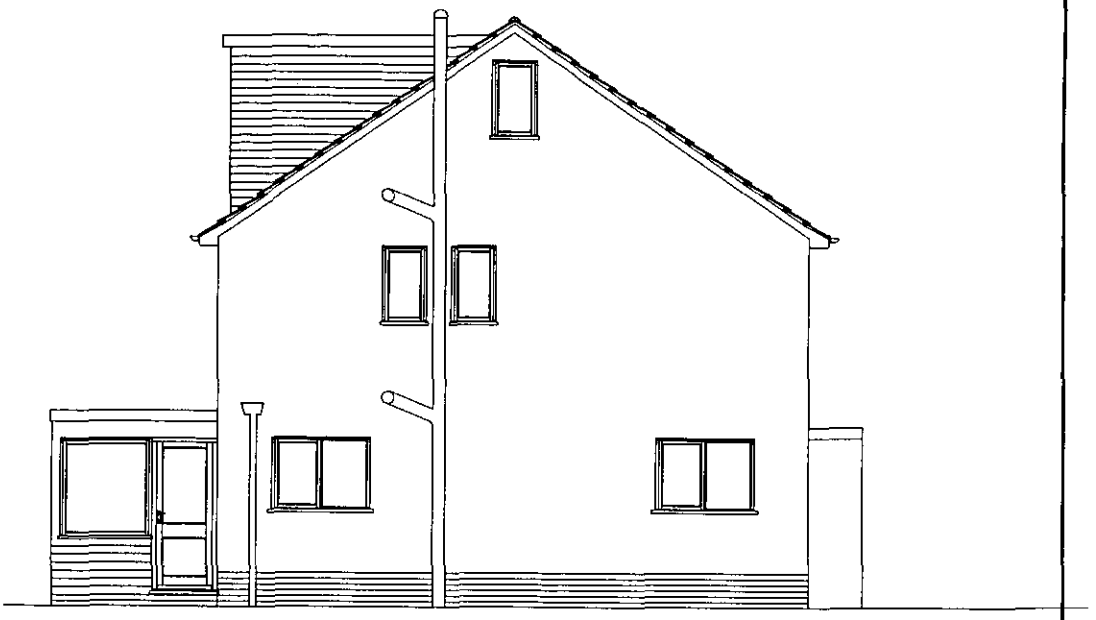
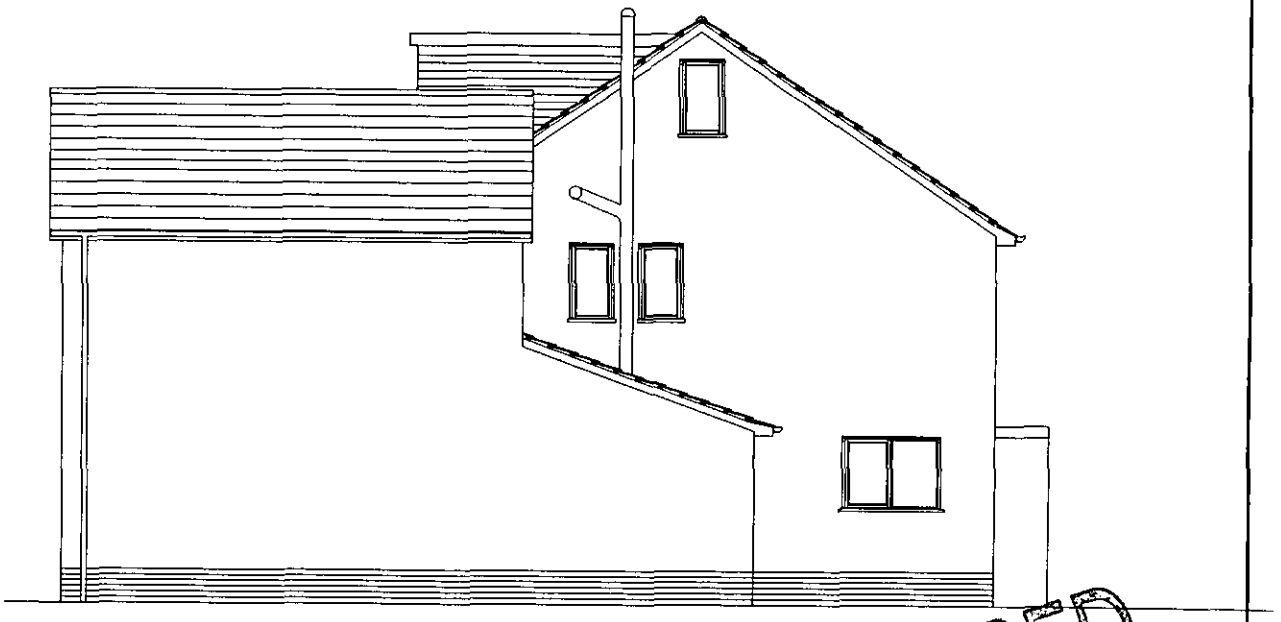


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

REFUSED

CLIENT:	Mr and Mrs Jenkins, 141 Haddon Drive, Woodley	DESCRIPTION:	Left Side Elevations	
PROJECT:	Two storey side and rear extension	SCALE:	1:100	DRAWING No: 00644/ 9
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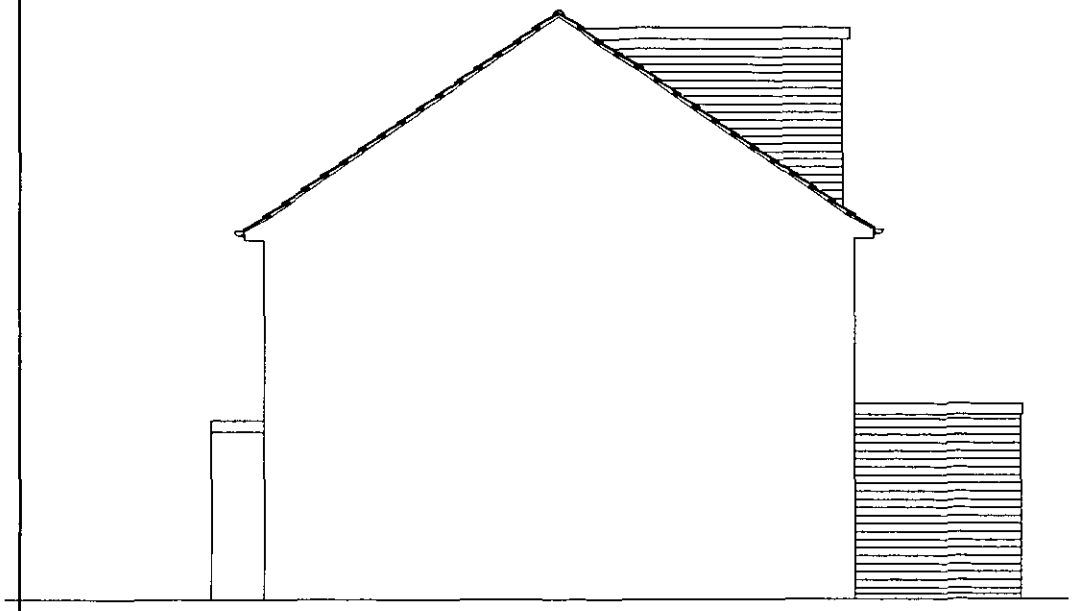
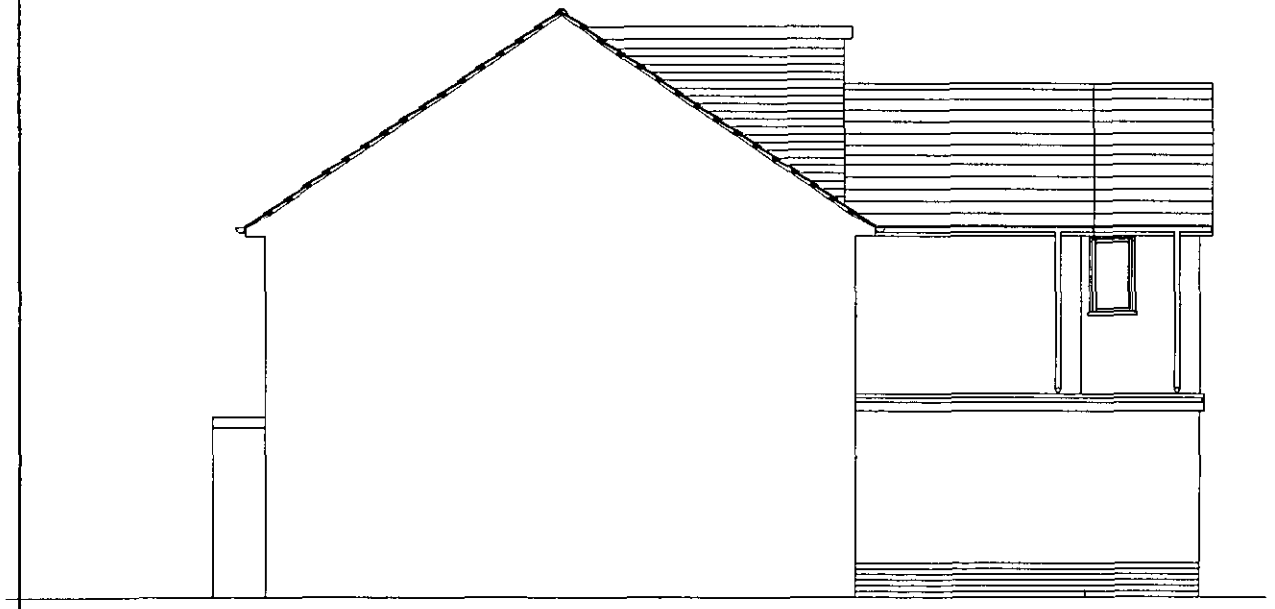


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

REFUSED

CLIENT:	Mr and Mrs Jenkins, 141 Haddon Drive, Woodley	DESCRIPTION:	Right Side Elevations		
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EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

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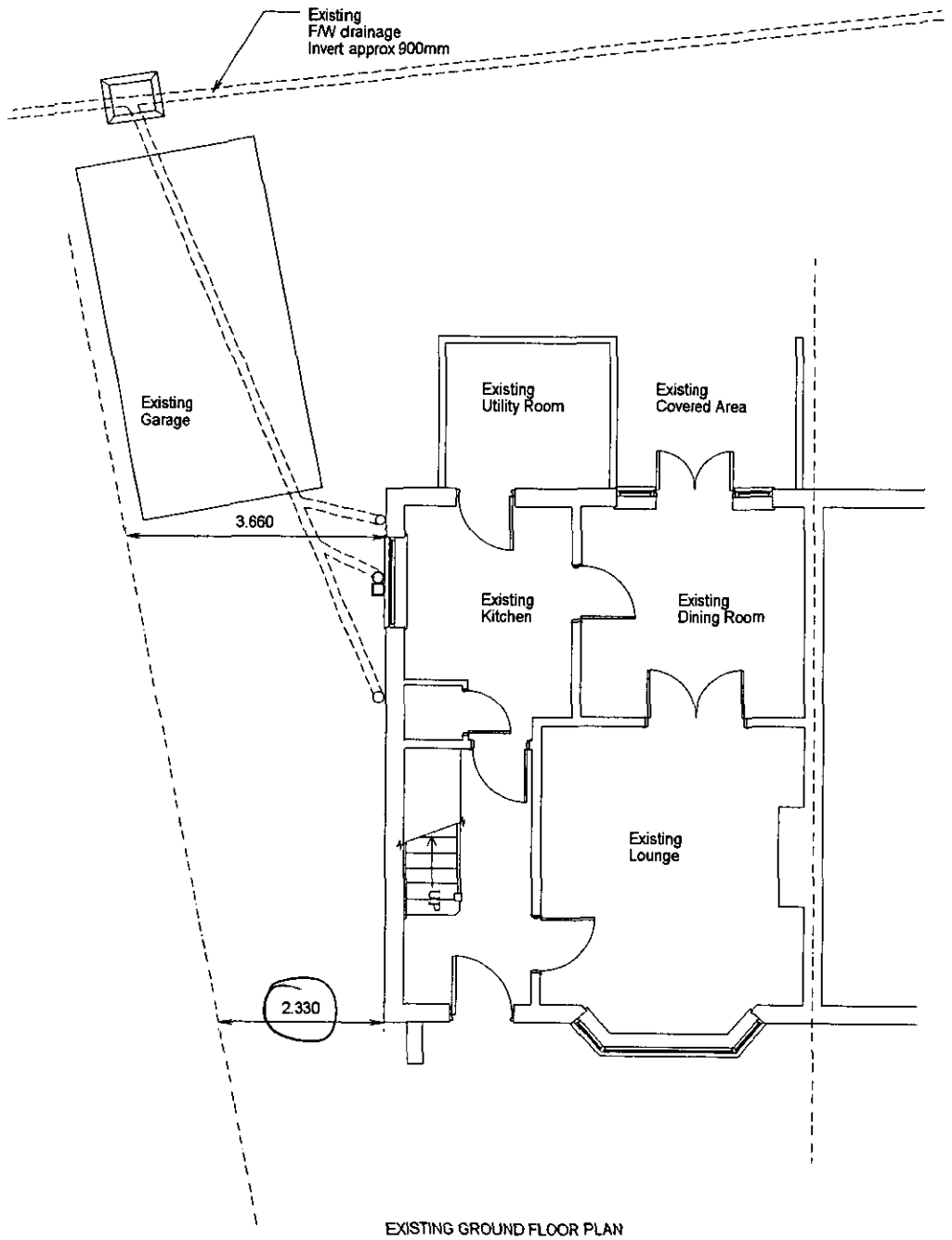

EXISTING GROUND FLOOR PLAN

REFUSED

CLIENT:	Mr and Mrs Jenkins, 141 Haddon Drive, Woodley	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Two storey side and rear extension	SCALE:	1:100	DRAWING No:	00644/ 12
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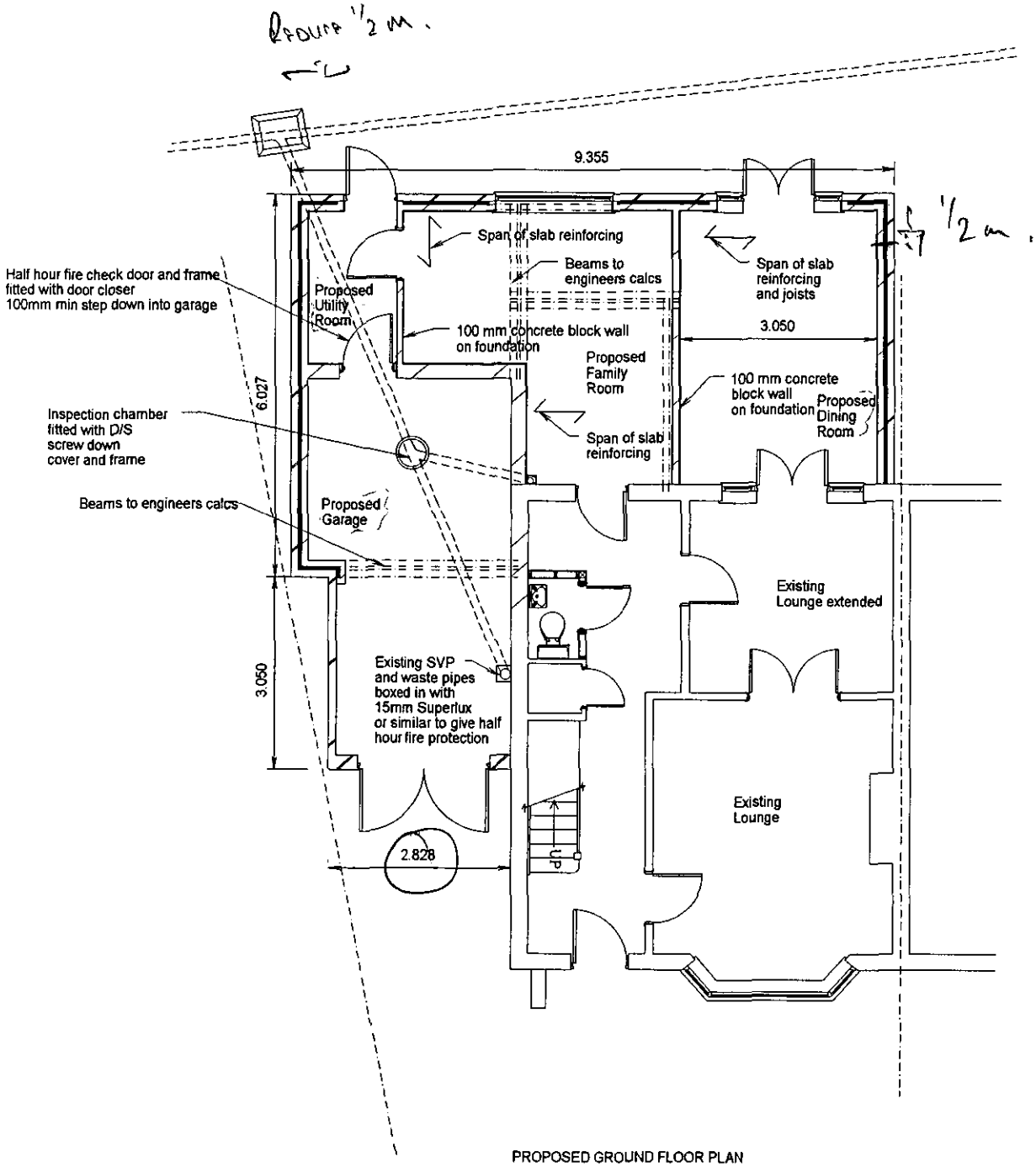

PROPOSED GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Jenkins, 141 Haddon Drive, Woodley	DESCRIPTION:	Ground Floor Plans		
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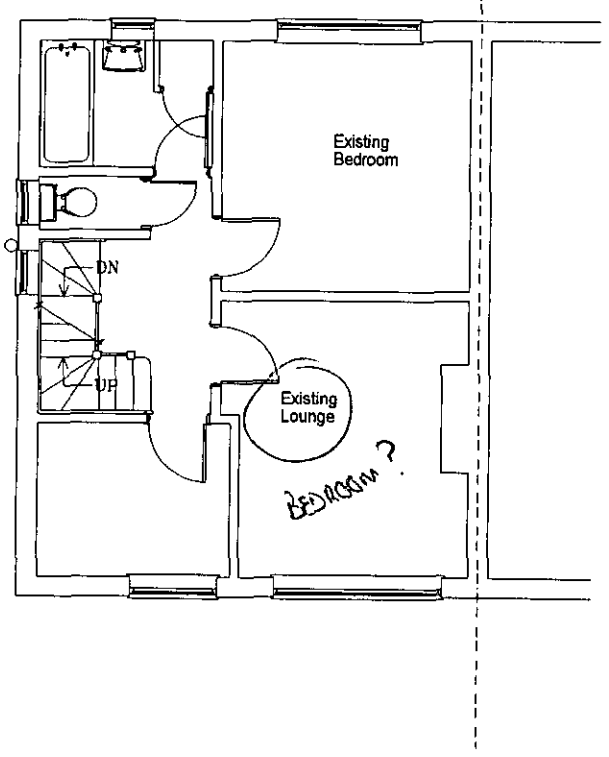

EXISTING FIRST FLOOR PLAN

CLIENT:	Mr and Mrs Jenkins, 141 Haddon Drive, Woodley	DESCRIPTION:	First Floor Plans		
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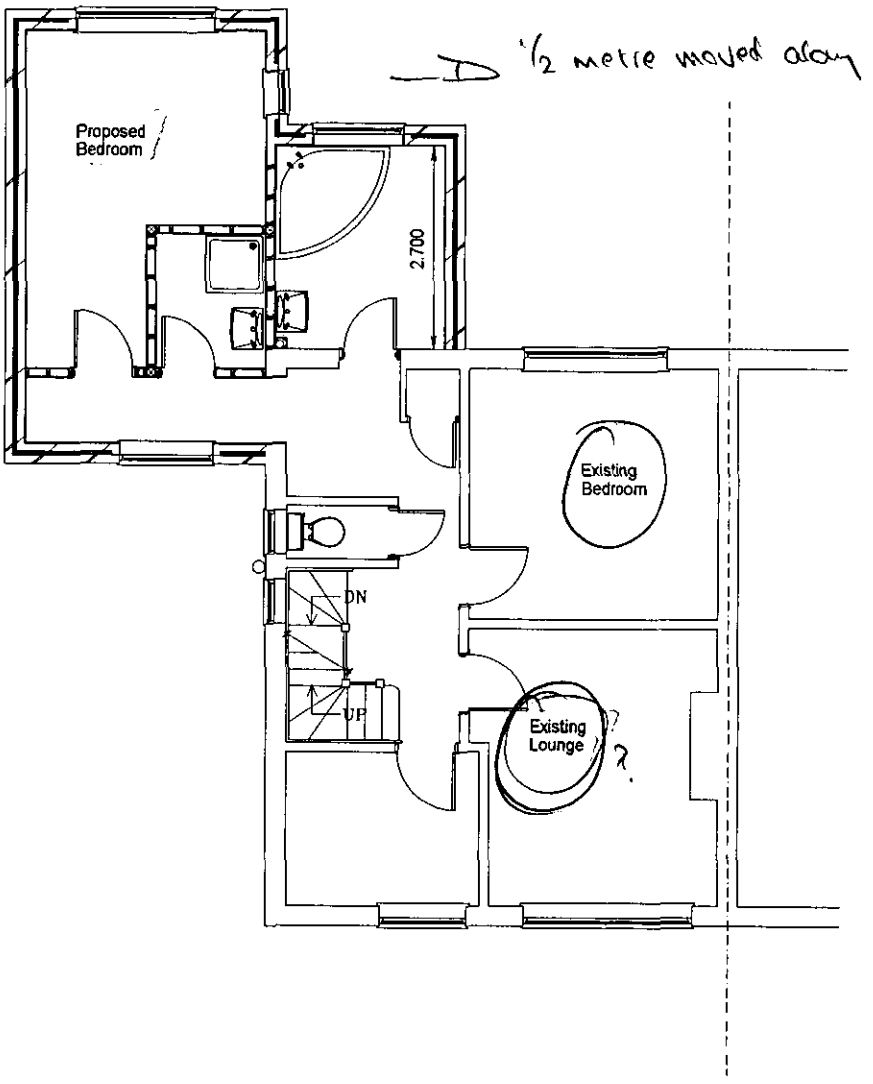

PROPOSED FIRST FLOOR PLAN

CLIENT:	Mr and Mrs Jenkins, 141 Haddon Drive, Woodley	DESCRIPTION:	First Floor Plans		
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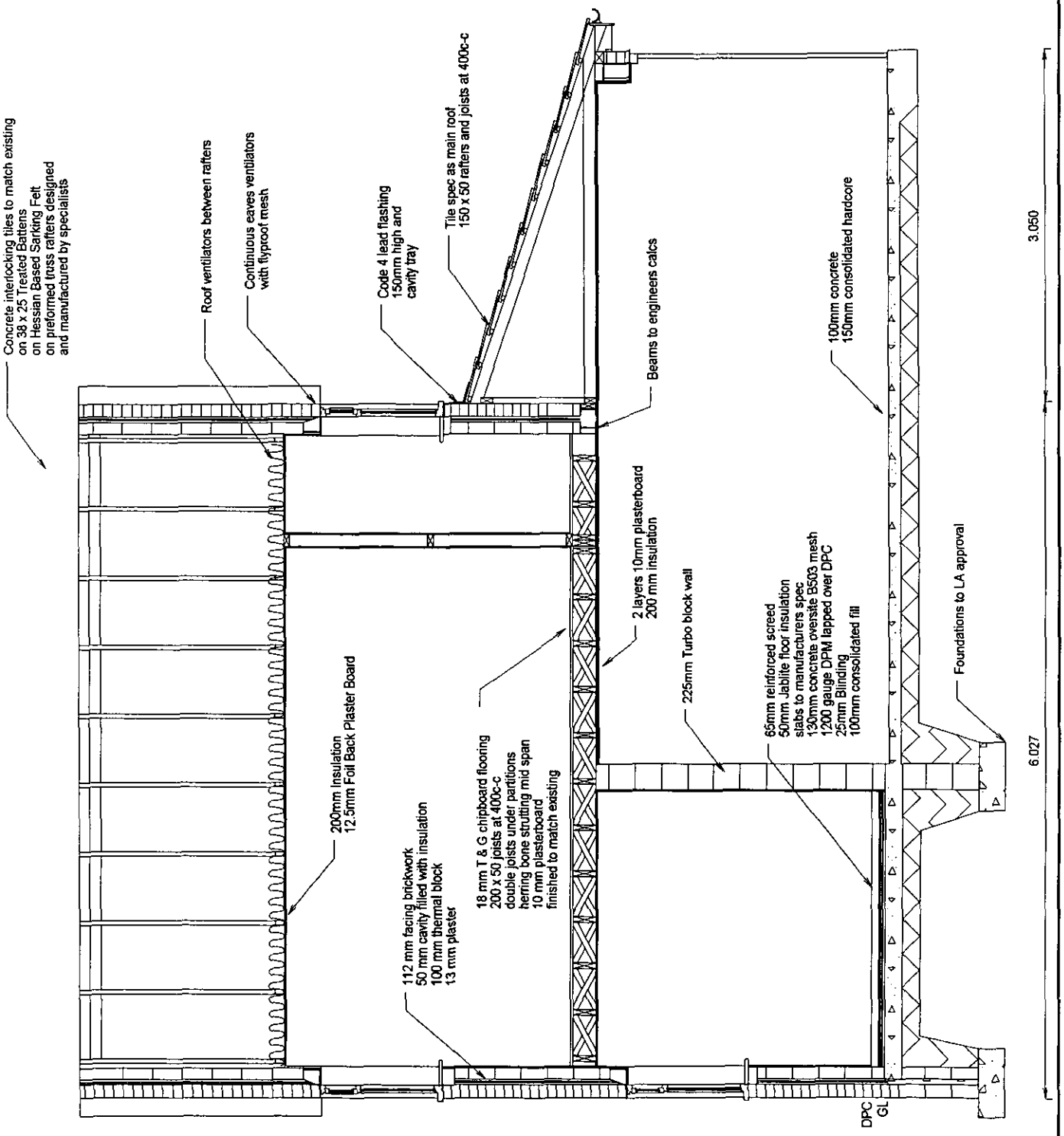

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PROJECT:	Two storey side and rear extension	SCALE:	1:50	DRAWING No:	00644/ 17
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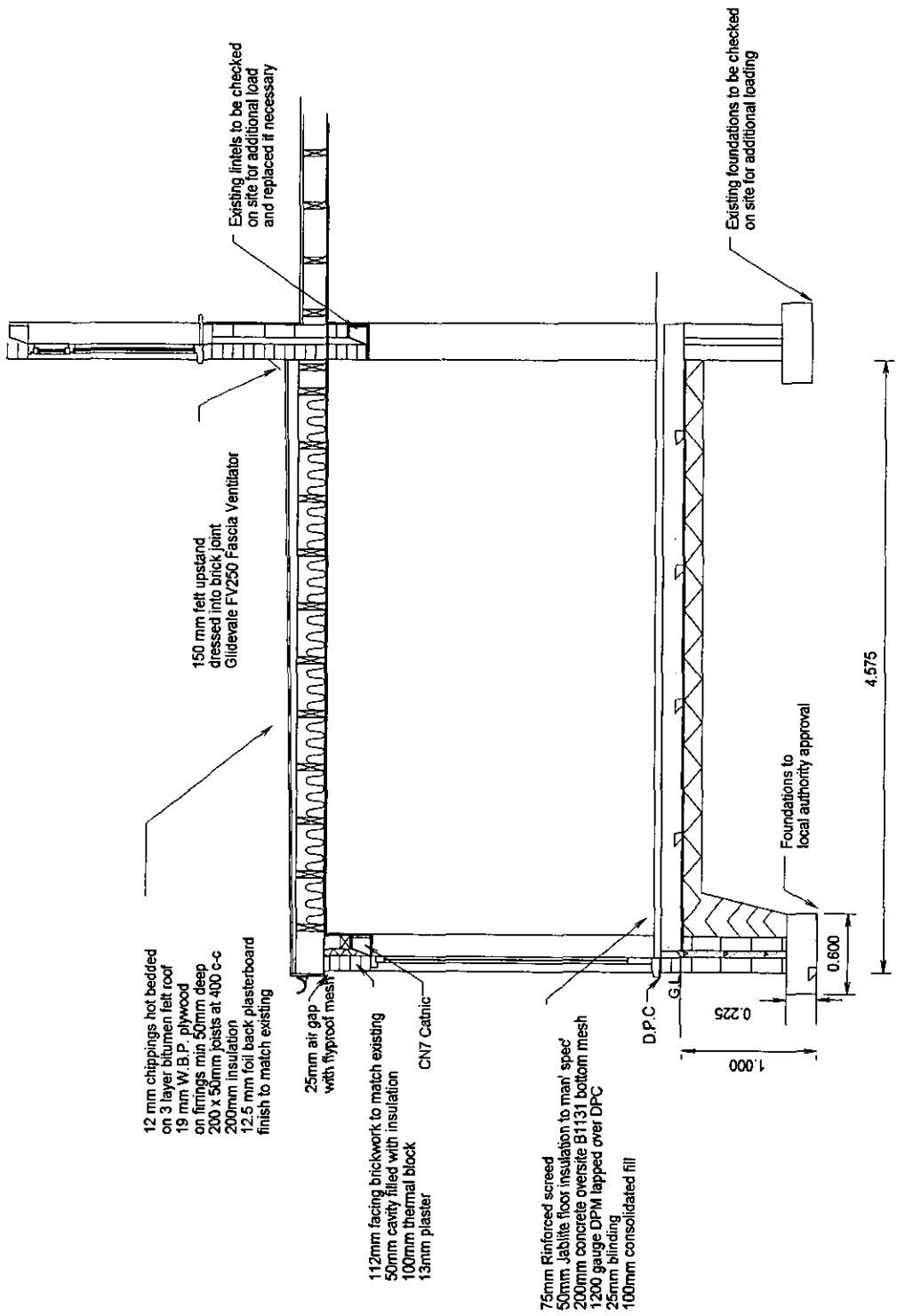

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PROJECT:	Two storey side and rear extension	SCALE:	1:50	DRAWING No:	00644/ 18
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Additional Notes:

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