APPLICATION NO:

F/2002/8176

LOCATION:
96 Redhatch Drive, Earley Reading.

APPLICANT:
Mr/Mrs N Farwell C/O D Tingle Building Design

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension plus conservatory.

EARLIEST DATE FOR DECISION: **09/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
05/02/2003

CASE OFFICER: **Daniel Gigg**

RA EX
Mar

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs N Farwell
C/O D Tingle Building Design
17 Woodland Drive
Tilehurst
Reading
Berks
RG30 4RT

Application Number: F/2002/8176

Parish: **EARLEY**

Location: **96, Redhatch Drive, Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling and single storey rear extension plus conservatory.**

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

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Those windows shown on the approved drawings as having obscured glazing in full shall be top opening only and be permanently retained so thereafter.

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

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be

constructed in the first floor level or above of the west and east facing elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the amenities of the occupiers of neighbouring residential properties.

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

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

Informative
1. This permission relates to the application as amended with revised plans, drawing number 96RHD.03 D submitted to the Local Planning Authority on 10 January 2003, showing an amendment to the eaves height of the roof of the two storey extension to the rear of the property and does not approve the proposals as originally submitted.

Informative
2. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
3. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative

4. 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 Policy EN1.

Loddon Area Local Plan Policies LBE1, LBE2 and LT6.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 07/02/2003

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.

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS **CASE OFFICER** DPG

PLANNING APPLICATION NUMBER	F/2002/8176
BUILDING CONTROL NUMBER	FP/2003/4213.
APPLICANT/AGENT	~~APPLICANT~~ D. Tingle Building Design
ADDRESS OF SITE	96 Nethatch Drive Earley
DESCRIPTION OF PROPOSED WORK	Two Storey Side and Single Storey rear Extensions plus conservatory

DRAWING NUMBERS

	BC	DC
BLOCK PLAN	96 RHD .0	96 RHD .0
ELEVATIONS	96RHD.03 E	96 RHD.03 D
FLOOR PLANS	96 RHD-03 E	96 RHD.03 D

CHECKLIST

	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED ✓	06.02.03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS?	NONE	
IF YES, WHAT ARE THE DIFFERENCES ? V. SLIGHT DIFFERENCE IN SHAPE OF WINDOWS - MINOR.		
DATE	06.06.03	

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	

8176

DELEGATED

FROM: Louise Smith

DATE: 13 February 2003

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8176

Proposal: Revised plan showing change of height of two storey extension eaves.

Site Address: 96 Redhatch Drive

Applicant:

Your observations are required in respect of this application **by 06/02.04**

File ref 2002/8176

NO OBJECTION

Received after the consultation period.

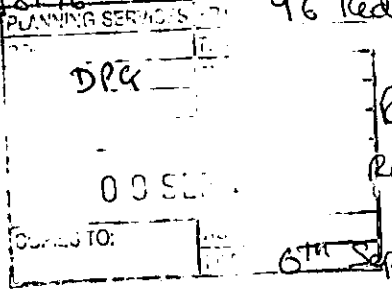
Daniel Gee

SIGNED: _____ DATE: 13 FEB 2003

Clerk to Earley Parish/Town Council.

Application Number : F/2002/8176 72682

96 Redhatch Drive
Early
Reading
RG6 5QR.



6th September 03

Dear Daniel.

RE: 96 REDHATCH DRIVE - TWO STORY SIDE & SINGLE STORY REAR

Please find attached photocopies of my submitted plans, indicating the possible inclusion of either a 500mm sunpipe dome (similar to the proposed on the South elevation - technical details already submitted) or a roof window (Velux type approx. 1200 x 800mm)

Would you please advise if either or both would be acceptable and clarified as a minor amendment.

Your early attention to this matter would be greatly appreciated.

Kind Regards

Yours Sincerely

N. P. FARWELL.

67204

Your Ref: F/2002/8176

Wokingham District Council
Shute End
Wokingham
RG40 1WR

DPG

18 MAR 2003

COPIES TO

FILE:

Dear Daniel,

RE: Variations to Planning Application F/2002/8176

Further to our recent telephone conversation, please find attached copies of my planning drawings indicating some additions and changes, namely

1. Keeping the single storey extension the same length; but altering the proportion of the tiled roof / conservatory glass roof.
2. Position of boiler flue outlet and sun pipe position [Manufacturers literature enclosed]

Could you please advise if there are likely to be any issues with the above items, especially if Item 1 would or would not be viewed as a minor amendment.

Your early attention to this matter would be greatly appreciated. Please contact me by telephone if appropriate.

Yours Sincerely

N.P. FARWELL.

c.c. David Tingle

Tel: (0118) 974 6296 (Direct Line)
E-mail: Daniel.Gigg@wokingham.gov.uk
Date: 29 September 2003
My ref: F/2003/8176
Your ref:

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

Mr. Farwell
96 Redhatch Drive
Earley
Reading RG6 5QR

Dear Mr. Farwell,

F/2002/8176
PROPOSED AMENDMENTS TO PLANNING CONSENT FOR A TWO STOREY SIDE EXTENSION & SINGLE STOREY REAR EXTENSION PLUS CONSERVATORY AT 96 REDHATCH DRIVE, EARLEY

I refer you to your letter dated 6 September 2003 and your fax received on 23 September 2003 regarding the above-mentioned subject. I would like to take this opportunity to apologise for the delay in responding.

I detail below - in two sections - the proposed alterations that will require planning permission and those that will be treated as minor amendments, not requiring permission.

*Amendments that **will** require planning permission*

- The proposed insertion of a velux rooflight and / or a sunpipe dome in the east facing elevation. These will require planning permission due to Condition 5 of planning consent F/2003/8176 which states that no additional windows or similar openings shall be constructed in the first floor level or above in the east facing elevation.
- The proposed change to the roof form of the conservatory from a hip to a gable end. This will require planning permission as there will be an increase in the volume (measured externally) of the proposal.

*Alterations that can be treated as minor amendments, **not** requiring planning permission*

- Relocation of the internal wall between the garage and the utility room to create an enlarged garage.
- The re-siting of the ground floor side window in the east facing elevation.
- The re-siting of the kitchen window and bedroom window above the kitchen, in the rear facing elevation.
- The lowering of the sill height of the window in the rear elevation of the conservatory.
- The removal of the internal stud wall in the kitchen.

I trust the above is of use. Should you wish to discuss this matter further, please do not hesitate to contact Daniel Gigg on his direct line (0118 974 6296).

Yours sincerely

WOKINGHAM UNITARY
Aiming for Excellence

Mrs. B. Polnik
Senior Planning Officer

Tel: (0118) 974 6296 (Direct Line)
E-mail: Daniel.Gigg@wokingham.gov.uk
Date: 29 September 2003
My ref: F/2003/8176
Your ref:

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
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Mr. Farwell
96 Redhatch Drive
Earley
Reading RG6 5QR

Dear Mr. Farwell,

F/2002/8176
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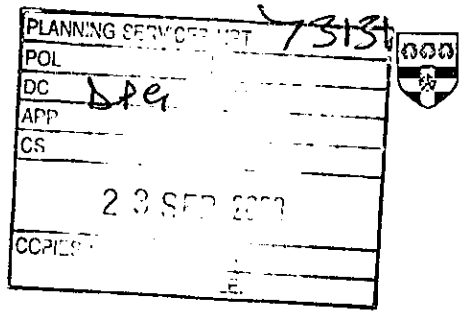
Yours sincerely

Mrs. B. Polnik
Senior Planning Officer

01189753499



Fax

The University of Reading
Estate Services Department
Design Office

Phone +44 (0)118 93 18287
Fax +44 (0)118 975 3499
Work 0118 9788313

To Andy Brett - Building Control / Daniel Grigg - Planning Services
Fax number 974 6385 974 6484
From Neale Farwell
Total pages 4
Date 23/09/03
RE: FP/2003/4213 & F2002/8176-96 REDHATCH DRIVE. EARLEY

Dear Sirs,

Please find attached A4. extracts, of plans. submitted.

I would appreciate your early attention / advise to the amendments I am proposing, as my builder will have shortly completed below ground drainage, and floor slab level. Can you please confirm if my proposals would be deemed minor amendments.

The principle changes are to the kitchen and rear of the building.

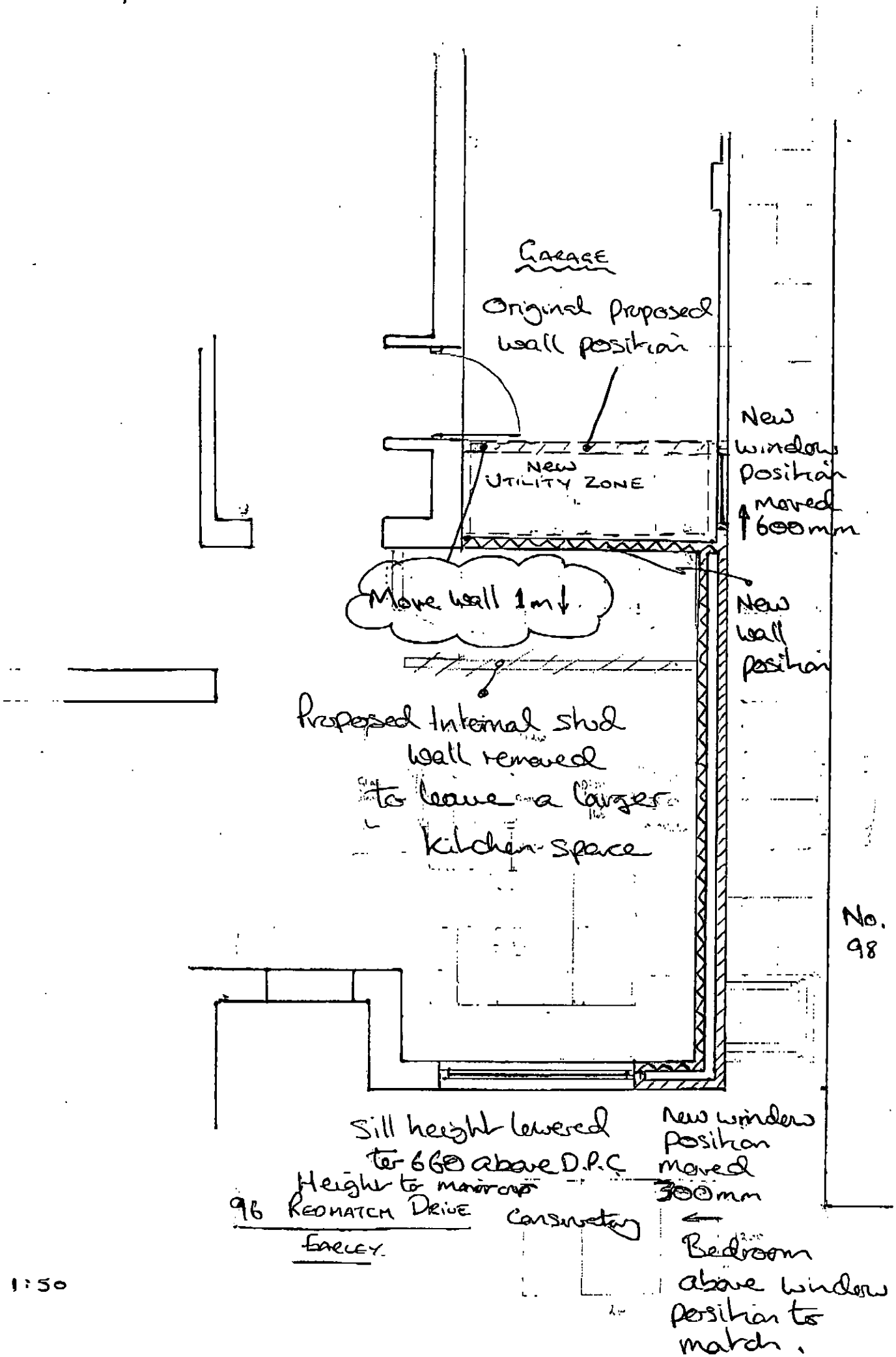
(i) Remove internal shed wall within kitchen.
(ii) Move internal garage wall further back (creates larger kitchen & garage / utility zone in garage)
(iii) Move side window 600mm into utility zone in garage
(iv) Move both kitchen and rear bedroom window above kitchen 300mm from edge of building.
(v) Lower sill height of window by 500mm to match Conservatory
(vi) Change end of conservatory from hip to gable.

Your early attention to these matters would be greatly appreciated.

Document1

C.C. David Tingle - Agent.

FP/2003/421 01189753499 2002/8176



96 Redmatch Drive
Farcey

SCALE 1:50

Tel: (0118) 974 6296 (Direct Line)
E-mail: Daniel.Gigg@wokingham.gov.uk
Date: 17 July 2003
My ref: F/2003/8176
Your ref:

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

Mr. Farwell
96 Redhatch Drive
Earley
Reading RG6 5QR

Dear Mr. Farwell,

F/2002/8176
PROPOSED AMENDMENTS TO PLANNING CONSENT FOR A TWO STOREY SIDE EXTENSION & SINGLE STOREY REAR EXTENSION PLUS CONSERVATORY AT 96 REDHATCH DRIVE, EARLEY

I refer you to your fax received on 7 July 2003 regarding amendments to the above-mentioned planning consent.

I understand that the amendment will be:-

- An obscure glazed panel in the side (west) facing elevation of the conservatory.

I can inform you that this can be treated as a minor amendment and a planning application is not required.

I trust the above is of use. Should you wish to discuss this matter further, please do not hesitate to contact Daniel Gigg on his direct line.

Yours sincerely

Mrs. B. Polnik
Senior Planning Officer

Tel: (0118) 974 6296 (Direct Line)
E-mail: Daniel.Gigg@wokingham.gov.uk
Date: 17 July 2003
My ref: F/2003/8176
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Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Mr. Farwell
96 Redhatch Drive
Earley
Reading RG6 5QR

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Yours sincerely

Mrs. B. Polnik
Senior Planning Officer

01189753499

Fax

The University of Reading
Estate Services Department
Design Office

Phone +44 (0)118 93 18287
Fax +44 (0)118 975 3499

70809
PLANNING
POL
TC
APP
CS
07 JUL 2003
COPIES TO
FILE

To Daniel Grigg

Fax number

From Neale Farwell Tel. 0118 9671199

Total pages (4)

Date 7/07/03

RE: 96 REDHATCH DRIVE – F/2002/2176

Please find attached 3 photocopies indicating a proposed alteration to the conservatory, as discussed.

I am at home Monday (7/7/03) & Tuesday (8/7/03) in order to discuss these alterations.

Please advise if they are acceptable and would be classified as minor amendments

Neale Farwell

Minor Amendment

Tel: (0118) 974 6296 (Direct Line)
E-mail: Daniel.Gigg@wokingham.gov.uk
Date: 4 June 2003
My ref: F/2002/8176
Your ref:

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

Mr. N. Farwell
96 Redhatch Drive
Earley
Reading RG6 5QR

Dear Mr. Farwell,

F/2002/8176
PROPOSED AMENDMENTS TO PLANNING CONSENT FOR A 2 STOREY SIDE EXTENSION & SINGLE STOREY REAR EXTENSION PLUS CONSERVATORY AT 96 REDHATCH DRIVE, EARLEY.

I refer you to your letters dated 18 March and 9 May 2003 regarding amendments to the above-mentioned planning consent.

I understand that the amendments will be:

- The erection of a sun pipe dome in the roof (rear) measuring 450mm in diameter
- A boiler flue in the roof (rear)
- A change of the materials to part of the roof of the single storey extension (to form a kitchen) from tiles to glass.

I can inform you that these can be treated as minor amendments and accordingly a planning application will not be required.

Should you wish to discuss this matter further, please do not hesitate to contact me.

Yours sincerely

Mrs. Polnik
Senior Planning Officer

Tel: (0118) 974 6296 (Direct Line)
E-mail: Daniel.Gigg@wokingham.gov.uk
Date: 4 June 2003
My ref: F/2002/8176
Your ref:

Mr. N. Farwell
96 Redhatch Drive
Earley
Reading RG6 5QR

Environmental Services Department
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Yours sincerely

Mrs. Polnik
Senior Planning Officer

PLANNING SERVICES	HPT 68811
POL	TLS
DC DL9	ENF
APP	
CS	
- 9 MAY 20	
COPIES	

Your Ref: F/2002/8176

Minor Amendment
14 June 2003
Paid

Newbury District Council
Shute End
Wokingham
RG40 1WR

05/05/2003

Dear Daniel.

RE: Variation to Planning Application F/2002/8176

- Further to my earlier corespondance (See copy attached) I can confirm that the maximum diameter of the sun pipe dome will be 450mm. See further manufacturers examples.

Can you please confirm that the Changes proposed will / will not be deemed as Minor ammendments.

I look forward to your early reply

Your Sincerely

N.P. FARRELL.

- c.c. David Tingle.

Your Ref: F/2002/8176

Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Daniel,

RE: Variations to Planning Application F/2002/8176

Further to our recent telephone conversation, please find attached copies of my planning drawings indicating some additions and changes, namely

1. Keeping the single storey extension the same length; but altering the proportion of the tiled roof / conservation glass roof.
2. Position of boiler flue outlet and soil pipe position [Manufacturers literature enclosed]

Could you please advise if there are likely to be any issues with the above items, especially if they could or would not be viewed as a minor amendment.

Your early attention to this matter would be greatly appreciated. Please contact me by telephone if appropriate.

Yours Sincerely

N.P. FARWELL

c.c. David Tingle

Domestic Applications

Most popular sizes:

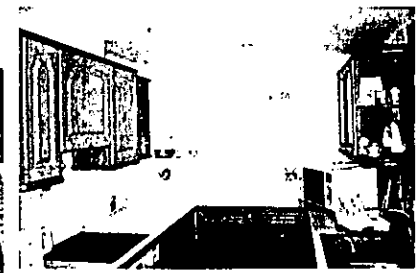
8" (200mm) for shower rooms, toilets and bathrooms up to 7.5sq.m (80sq.ft).

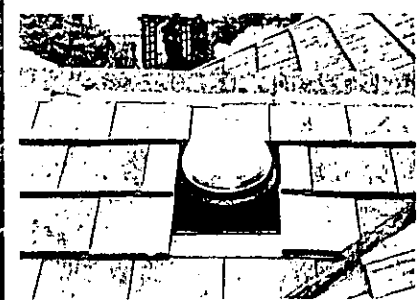
12" (300mm) for stairs and landings, kitchens, studies, living rooms and bathrooms to light up to 14sq.m (150sq.ft).



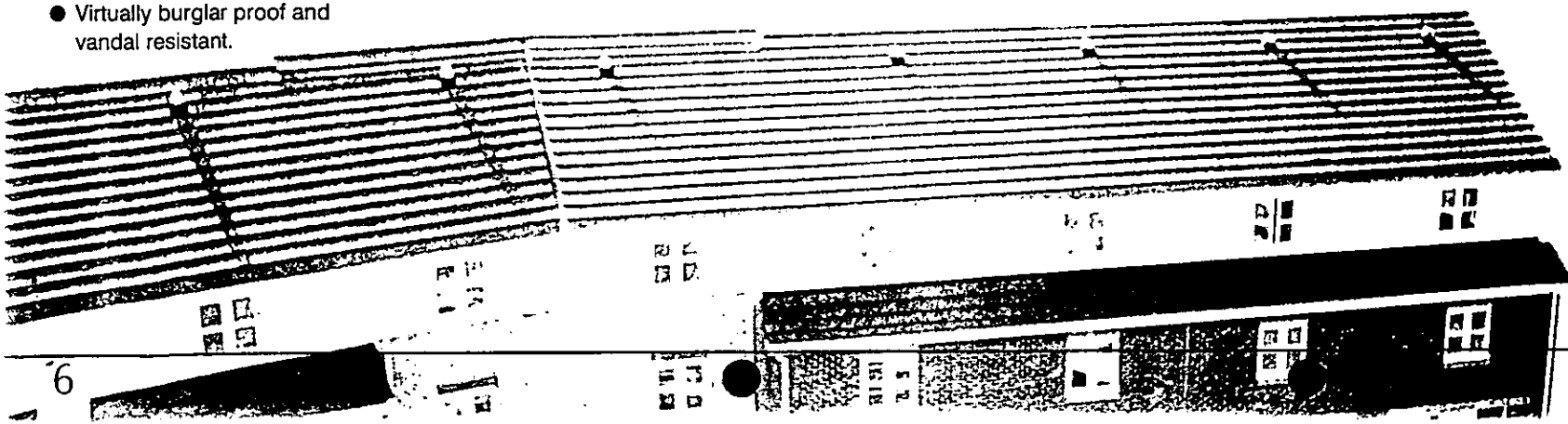








- No structural alterations required, easily fits between joists and rafters.
- Can normally be installed in two or three hours.
- No maintenance required and will not leak.
- Top dome is self-cleaning due to its shape and is condense free.
- Virtually burglar proof and vandal resistant.



The SunPipe can twist and turn easily to take natural light where you want it.

There is virtually no limit to the length of SunPipe or number of bends that can be used and the SunPipe can twist and turn easily to take natural light to exactly where you want it.



All bends in the Reflectalite 600 aluminium lining are adjustable from 0° to 30° or 0° to 45°.

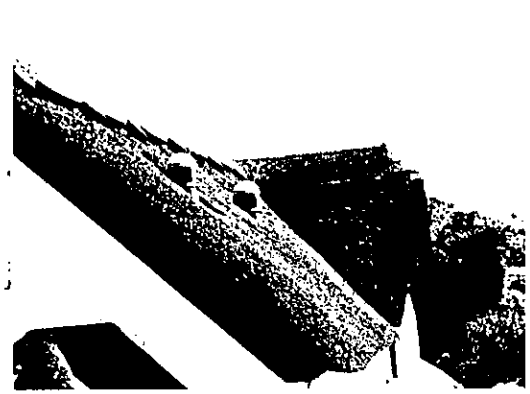
- Joints are sealed with aluminium tape
- Few fixings are required, normal single fixing at base of system
- Three-piece recessed ceiling diffuser effectively seals the bottom of the SunPipe against dust and dirt, flies or insects

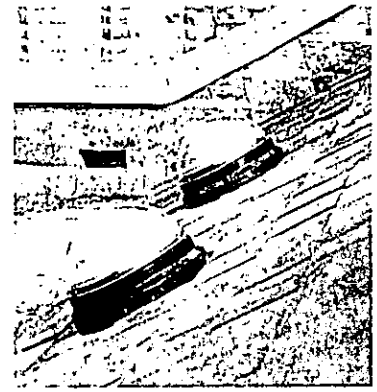
Listed Buildings

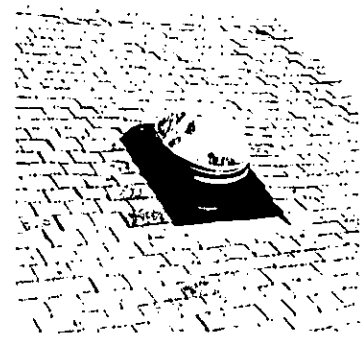
As a result of the increased interest in the application of SunPipes (instead of traditional Velux windows), Listed Buildings Officers in Conservation Areas often favour this more discreet SunPipe termination, which is available with a low profile dome on all sizes.

Special Note

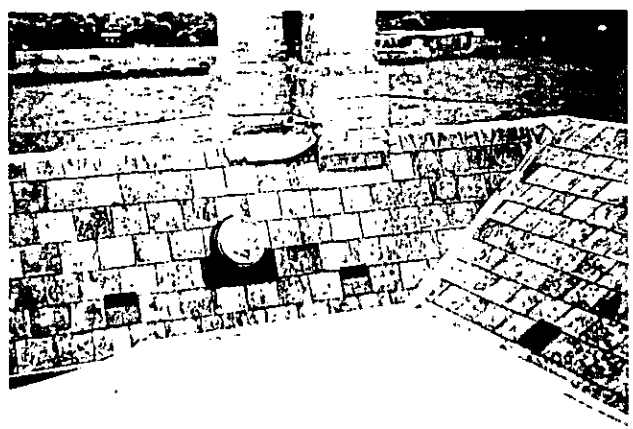
A new *Conservation SunPipe* is currently under development and will be launched in July 2002.











Top left: 330mm diameter vertical SunPipes installed to a thatched roof in Devon.

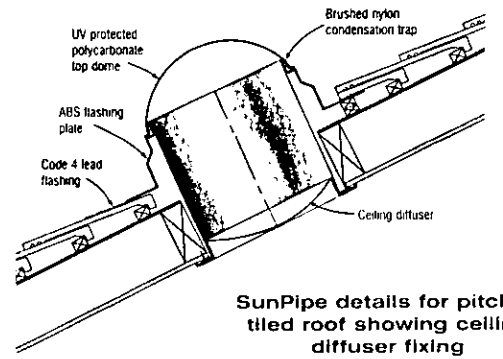
Top centre: 450mm diameter SunPipes installed to a slate roof behind a parapet wall.

Top right: 530mm diameter SunPipe installed to a Stable Block with plain clay tile.

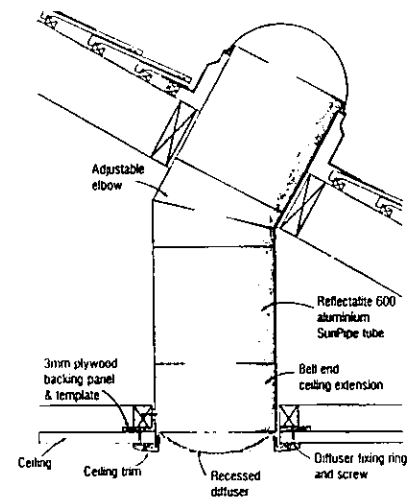
Centre left: 300mm diameter system in a cottage, lighting up the breakfast area.

Lower left: 450mm diameter SunPipe fitted on 'blind' side of ridge with the SunPipe taken to internal corridor.

SunPipe flashing details for tiled roof with ABS upstand to suit a sloping ceiling



SunPipe details for pitched tiled roof showing ceiling diffuser fixing



Planning Permission

In general terms, it is not necessary to apply for planning permission for the installation of a SunPipe, particularly on smaller sizes, since a SunPipe of 200mm or 300mm diameter is no different to a flue pipe or chimney flue, which does not require planning permission.

However, if your property is situated in a Conservation Area then specific permission must be sought from your Listed Buildings Officer for the installation of a SunPipe, since it is unlawful to alter any roof profile without prior permission of the Listed Buildings Officer.

Recent Projects completed include:

- National Trust Shop, Chartwell, Westerham, Kent
- Cheltenham Ladies College
- Clandon Park, West Clandon, Guildford
- Clewer Manor, Imperial Road, Windsor
- Eton College
- Manor House, Cleverton, Bristol
- The Privacy, Buscot Park, Nr Newbury
- Rubens Hotel, Buckingham Palace Rd
- Seckford Almshouses, Woodbridge,
- St Georges Hill House, Weybridge
- St Margaret's Alms House, Gloucester
- St Mary's Almshouses, Chichester
- Sutten Place, Abinger Hammer

WORK SHEET FOR : Daniel Gigg

Application Number : F/2002/8176

Applicant : Mr/Mrs N Farwell C/O D Tingle Building Design.

Location : 96, Redhatch Drive, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey rear extension plus conservatory.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 11/12/2002

Earliest Date for Decision : 09/01/2003

Latest Consultation Date/Site Notice Expiry Date : 09/01/2003

This application <u>will have expired on</u>: <u>05/02/2003.</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 :

Neighbours - 1 letter of support
- 1 letter of objection. Grounds:-
① conservatory will be overbearing

Environmental Health - No objections

Planning Issues :

Impact upon Character of area.
" " neighbouring properties

Car parking Standards.

Application Number: F/2002/8176 – 96 Redhatch Drive, Earley.

Appraisal:

Proposed Development

The proposed development is a two storey side and rear extension and single storey rear extensions including a conservatory.

The two storey element will be 9.8m in length, it will have a maximum height of 8.2m and the north facing elevation will be 2.6m in width and the south facing elevation will be 5.4m. Projecting from the two storey extension will be a single storey extension that will be 2.8m in length, it will be 5.4m in width and at its highest point will be 3.5m. In addition, a single storey extension to the dining room is proposed; this will project 2.5m, it will be 3.5m in width and at its highest point will be 3.8. A conservatory is also proposed to the south of the dining room; this will be 3.18m in length, it will be 3.55m in width and at its highest point will be 3.3m.

The site lies in the identified settlement. The proposed falls to be assessed against policies in the adopted Loddon Area Local Plan and Wokingham District Local Plan (as proposed to be modified).

1. Impact upon neighbouring properties

Overbearing
There will not be any overbearing impacts to no 98 given that none of the extensions will project beyond the rear wall of this property.

The two storey extension will not be overbearing to no. 94 given that it projects 2.9m from the rear wall of the property and there is a distance of approximately 3.5m between the proposed and the property. Although the dining room extension and the conservatory will project 5.3m beyond the rear wall of no. 94 it is not felt that this will be overbearing. This is because these extensions will not be any higher that 2.4m to the eaves with pitched roofs which will reduce the bulk and massing. In addition, conservatories are "lightweight" structures which do not have significant overbearing impacts given that these buildings have UPVC frames with glass panelling.

Overshadowing
There will be no overshadowing impacts to no.s 94 and 98 Redhatch Drive.

Overlooking
No windows are proposed in the west facing elevation of the single storey rear extensions so there will not be any loss of privacy to no. 94. A window is proposed at first floor level in the east facing elevation; a condition requesting obscure glass will be attached to any permission.

2. Impact upon the character of the area

There will not be any significant detrimental impacts on the character of the area as the extension will be subservient to the main dwelling by virtue of it being set back 1m from the front wall of the property and it being set 0.5m below the ridge of the main roof. In addition, a hipped roof reduces the bulk and massing. Lastly, materials are proposed to match the existing.

Although the extension will reduce the gap between no.s 96 and 98 from 3.5m to 0.9m at first floor level there will not be a terracing effect. This is because the extension will be set back 1m from the front wall of no.96 and the extension will be 1.6m forward of no. 98. In addition, a full hip roof will ensure there is a sufficient distance between the properties above first floor level.

3. Parking

This is a four bedroom property and in line with the parking standards two spaces need to be provided. From the plans submitted and the site visit it would appear that there is space for 2 vehicles.

4. Consultation

The neighbour at 94 Redhatch Drive raises an objection to the conservatory on the grounds that it (including the dining room extension) will project significantly beyond the rear wall of the property.

Officer comments – Given the comments raised in section 1 of this report, it is not felt that this could warrant refusal of the application.

Approval: ✓ ~~**Refusal:**~~

8776

No.	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3			Those windows shown on the approved drawings as having obscured glazing in full shall be top opening only and be permanently retained so thereafter. Reason: To safeguard the amenities of the occupiers of neighbouring residential properties.
4	C049	R049	
5	C044	R044	"first floor level or above of the west and east facing elevations of the extension"
6			No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking herein approved has been provided. The vehicle parking shall be permanently maintained and used for no other purposes. Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informatives for approvals	
N02	"96RHD.03 D" "10 January 2003" "an amendment to the eaves height of the roof of the two storey extension to the rear of the property"
N04	
N06.	
N16	

Loddon Area Local Plan	LBE1, LBE2, LT6
South East Area Local Plan	
Wokingham District Local Plan	WOS3, WBE1, WT6
Green Belt Local Plan	
Berkshire Structure Plan	EN1
Minerals Local Plan	

Recommendation and conditions/reasons agreed: M. J.S. Andrewartha

Date: 6/2/03

RECORD OF SITE VISIT

SITE ADDRESS: 96 Redhatch Drive
Earley Reading.

APPLICATION NUMBER: F/2002/8176

OFFICER: Daniel Gigg

DATE OF SITE VISIT: 9/1/03

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 98 - Projects The have (2 storey) projects beyond rear wall of no 96. Boundary is marked by a 1.8m high close boarded fence - 6 fencing panels of 1.8m x 1.8m form rear wall. Then ledge of 1.5m

No 94 - Fence (close boarded) at 1.8m in height projects from rear wall. Then fence of approx 1m. In garden of no 94 is a ledge of 1.6m

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS N/A

Date: 22 January 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8176

Location: 96, Redhatch Drive, Earley, Reading.

Proposal: Proposed two storey side extension to dwelling and single storey rear extension plus conservatory.

Applicant: Mr/Mrs N Farwell C/O D Tingle Building Design.

Case Officer: Daniel Gigg

The new plans show the following: Revision to height of eaves of the 2 storey extension (rear elevation). Plans show existing roof light in rear elevation. Drawing no: 96RHD.03 D.

Comments are required by 31/01/2003.

Should you have any queries regarding this application please contact the case officer Daniel Gigg on 0118 974 6296.

DELEGATED

FROM: Daniel Gigg

DATE: 17 December 2002

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8176

Proposal: Proposed two storey side extension to dwelling and single storey rear extension plus conservatory..

Site Address: 96, Redhatch Drive, Earley, Reading.

Applicant: Mr/Mrs N Farwell C/O D Tingle Building Design.

Your observations are required in respect of this application **by 09/01/2003** .

NO OBJECTION

SIGNED: _____ DATE: 16 JAN 2003

Clerk To Earley Town Council Parish/Town Council.

8176

94, Redhatch Drive
Earley
Reading
RG6 5QR
3rd January 2003

DPG
06 JAN 2002
COPIES TO
ACK:
FILE:

Planning Officer
W.D.C.

Dear Sir/Madam,

I am writing to express my concern about a set of plans I saw today at Earley Town Council Offices. The plans F/2002/8176 are for extensions to the house attached to mine.

I am really very concerned about these plans.

Yours faithfully
A.A.Flatt
MRS A.A.FLATT.

(Copy sent to Earley Town Council)

8176 OBL

94, Redhatch Drive
Earley
Reading
RG6 5QR
3rd January 2003

PLANNING	
PCL	
DC	DPG
APP	
CS	
06 JAN 2002	
COPIES TO	ACK:
	FILE:

Planning Officer
W.D.C.

Dear Sir/Madam,

I am writing to express my concern about a set of plans I saw today at Earley Town Council Offices. The plans F/2002/8176 are for extensions to the house attached to mine.

My concern is with the conservatory which is planned to join the lounge extension. The top will be in full view from the patio doors leading from our dining room to the garden. We have always enjoyed the local environment, a view of trees and greenery, giving a wonderful feeling

of freedom.

We have already had our outlook spoiled by a playhouse being built on top of a shed at the bottom of the garden, something I find quite intrusive.

Please don't misunderstand me, we have a good relationship with our neighbours and I have no objection to the lounge extension. However with the conservatory as well, the back of the adjoining house will be out well beyond ours.

I would welcome someone here with the plans so that I can see exactly where the building will end in comparison with my own garden.

I am really very concerned about these plans.

Yours faithfully

A.A.Flatt

MRS A.A.FLATT.

(Copy sent to Earley Town Council)

Daniel Gigg

From: John Mullaney
Sent: 19 December 2002 18:02
To: Daniel Gigg
Subject: f/2002/8176 96 Redhatch Drive

I have no objections to the proposed development.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk
30/ 8/2002 16:24 JRM

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8176. (Case Officer:Daniel Gigg)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8176

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

YOUR NAME:

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
87 REDHATCH DRIVE
EARLEY
BERKSHIRE
RG6 5QN

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

Application Number: F/2002/8176

Case Officer : DG

Valid Date : 11.12.02

Map No : 58

Site Area : 0.05

Received Date: 11/12/2002

Level : Delegated Application

Description : Proposed two storey side extension to dwelling and single storey rear extension plus conservatory.

Location : 96, Redhatch Drive, Earley, Reading.

Parish : EA Ward : RED 17.12.02 B.

Applicant : Mr/Mrs N Farwell C/O D Tingle Building Design.

Fee Required: £0 Fee Received: £0 Resubmission 7280 w/drawn

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 17-12-02

Building Control

Heritage (Harold Sanders)

Landscape

Trees

● Environmental Health ✓ Landfill consultation zone.

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

● Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/v & see map.....

.....

.....

No pre-app.

Organisation_Name	Building_Name	address1	Postcode
		87REDHATCH DRIVEREADING	RG6 5QN
		89REDHATCH DRIVEREADING	RG6 5QN
		91REDHATCH DRIVEREADING	RG6 5QN
		94REDHATCH DRIVEREADING	RG6 5QR
		96REDHATCH DRIVEREADING	RG6 5QR
		98REDHATCH DRIVEREADING	RG6 5QR

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

Tel: 0118 974 6296

Date: 17 December 2002

My ref: F/2002/8176

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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/2002/8176
96, Redhatch Drive, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension plus conservatory.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Daniel Gigg** on **0118 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Daniel Gigg** Application Number: **F/2002/8176**
96, Redhatch Drive, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension plus conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Rolls

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

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

Tel: 0118 974 6296

Date: 17 December 2002

My ref: F/2002/8176

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 Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2002/8176
96, Redhatch Drive, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension plus conservatory.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Daniel Gigg** on **0118 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Daniel Gigg** Application Number: **F/2002/8176**
96, Redhatch Drive, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension plus conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Spratling

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

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

Tel: 0118 974 6296

Date: 17 December 2002

My ref: F/2002/8176

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 Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2002/8176
96, Redhatch Drive, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension plus conservatory.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Daniel Gigg** on **0118 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/8176**
96, Redhatch Drive, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension plus conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Hare

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

Received by Wokingham District Council

Application No: F/2002/8176

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension plus conservatory.

LOCATION:
96, Redhatch Drive, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (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/2002/8176 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/01/2003. 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
17 December 2002

David Tingle
Associate of The Chartered Institute of Building
Building Design & Surveying Services
17 Woodland Drive,Tilehurst,Reading Berkshire, RG30 4RT
Tel:(0118) 9419311

11.DEC.2002 8176

11.DEC.2002 8176

Wokingham District Council
Planning Department
PO Box 155,
Shute End,
Wokingham,
Berkshire
RG40 1WR

30th November 2002

Re: Two Storey Side & Single Storey Rear Extension at:-
96 Redhatch Drive,Earley
on behalf Mr & Mrs N.Farwell

PLANNING APPLICATION
Please find enclosed Six (6) copies application drawings :-

96HD.01 BLOCK & LOCATION PLANS
96HD.02 EXISTING PLAN & ELEVATIONS
96HD.03 PROPOSED PLAN & ELEVATIONS

PLANNING APPLICATION FEE NOT APPLICABLE
RE~SUBMISSION APPLICATION
Ref F/2002/7280

Yours sincerely

D. Tingle

David Tingle

11.DEC.2002 8176

96 Redhatch Drive
Earley
Reading
RG6 5QR

10th December 2002

8176
11 DEC 2002

Wokingham District Council
Planning Department
PO Box 155
Shute End
Wokingham
Berkshire
RG40 1WR

FAO Mr Daniel Gigg

Dear Sir

Re: Re-submission Planning Application – 96 Redhatch Drive, Earley.

Further to your pre-application advice (F/2002/~~7798~~ 7280 dated 11th November) and my subsequent correspondence, pre-application drawing 96RHD.03 Rev C, and together with photographs of my rear garden. Please find enclosed my revised planning application for the above property.

The new application addresses many of your concerns especially regarding the bulk of the two storey roof and the bulk of the single story / conservatory extension. I have tried again to further reduce the bulk associated with the conservatory, by reducing the distance it extends.

As I have not received any comment concerning the above scheme and are therefore hopeful that this new application will prove acceptable to you.

As you are aware and with your agreement, this application is not subject to a new planning application fee.

Please do contact me on 0118 967 1199 / 07833 983221 as necessary to discuss and or arrange any necessary visits.

Kind regards

Yours faithfully

NEALE FARWELL

Environmental Services

For office use only.
Application number: 11 DEC 02 8176

Householder planning application form

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

WOKINGHAM DISTRICT COUNCIL

11 DEC 2002

1	Your name Address and postcode Phone number	MR & MRS N. FARWELL 96 REDHATCH DRIVE EARLEY READING 0118 9671199 / 07833 983221
2	Agent's Name Address and postcode Phone number	D. TINGLE BUILDING DESIGN 17 WOODLAND DRIVE TILEHURST READING RG30 4RT 0118 9419311
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.	96 REDHATCH DRIVE EARLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE & SINGLE STOREY REAR EXTENSION PLUS CONSERVATORY.

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.	RED CONCRETE ROOF TILES AS EXISTING RED/ORANGE BRICKWORK AS 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

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated. ✓		
b	The fee (We have attached a current scale of fees). N/A		
	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 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
N/A		

None of the land forms part of an agricultural holding.

Your signature: D. Tingle

on behalf of MR & MRS N. FARWELL

Date 30.11.02

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

ADDRESS 96 REDHATCH DRIVE PARISH EARLEY

PLOT No. Part Plot 136, Part Plot 137 ORD. SHEET No. 58 SU.7470

BUILDER Messrs. J.T. Cook & Son Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
536/48	Messrs. J.T. Cook & Son Ltd	Semi/Det. House	11.1.49	APP APP.
94/51	"	Outline	13.3.51	N/A C/A.
609/54	"	Semi/Det. House	6-8-54	APP APP.
BR 25700	MR J. HIGGINS	DINING, KITCHEN, SCALE, GARAGE	20.12.55	APP N/A
BLA 2803	MR & MRS. QUINN	KITCHEN/GARAGE	5.5.87	APP
39952	N. BARWELL	GARAGE / S/St. EXT	8.10.92	APP
LP/93/1637	"	S/St. EXT.	22.7.93	APP
F/2002/7280	MR + MRS FANDELL	2/St Side ext + S/St rear ext	16/9/02	Withdrawn
F/2002/8176	" " "	2/St Side ext, S/St R ext + conservatory		

DATE OF COMPLETION March 1955

MINISTRY DECISION

SPECIAL ORDERS Pd. ENQ - LOFT CONVERSION/ROOF LIGHTS - 24-1-96

DRAINAGE Pd enq. 2/St + S/St R. ext. Mr Tingle 20/9/02
Pd enq - 2/St + S/St R. Ext. Mr Tingle. 11/11/02

Technical Details

Description

This system maximises the concept of renewable energy by reflecting and intensifying sunlight and even normal daylight, down through a highly reflective silverised mirror-finish aluminium tube.

A clear UV stabilised polycarbonate top dome seals the light pipe against the ingress of dust and a clear stipple finish polycarbonate dome at ceiling level evenly diffuses light into the room or space below. The SunPipe system is highly effective in both sunny and overcast conditions and even when it is raining.

There is virtually no limit to the length of SunPipe or the number of bends that can be used and the SunPipe carries a 25 year guarantee with a life expectancy of 35 years.

Composition

The SunPipe consists of an electrolytically enhanced anodised aluminium tube, which has a 25-year guarantee against discolouration. This specular aluminium surface is coated with PVD and the presence of a UV inhibitor provides outstanding QUV durability with no decrease in total reflectance and the special surface treatment provides excellent colour rendition of natural light.

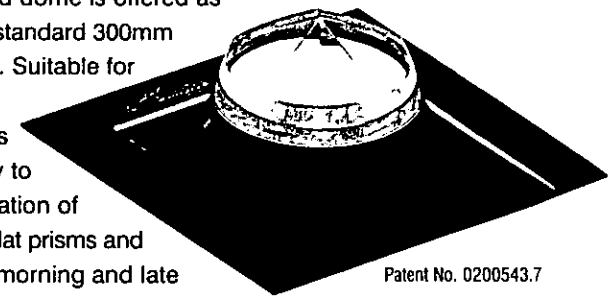
A brushed nylon tape gasket at the top of the system prevents condensation occurring, whilst the recessed diffuser at ceiling level seals against the ceiling. All vertical joints are sealed with aluminium tape.

Top Domes

Top Domes are available in UV stabilised unbreakable polycarbonate as standard or are supplied in impact resistant modified acrylic (ICI Perspex) where SunPipes are to be used in a harsh UV prone environment such as the Middle East or southern Europe. Specially toughened polycarbonate vandal resistant domes with security screws are also available.

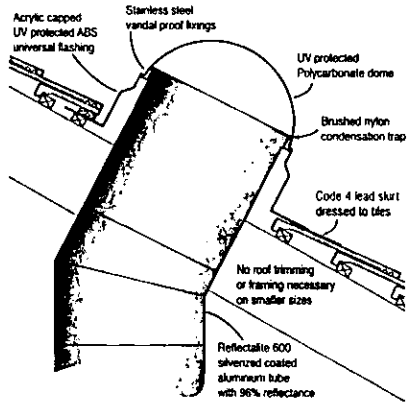
The Diamond Dome

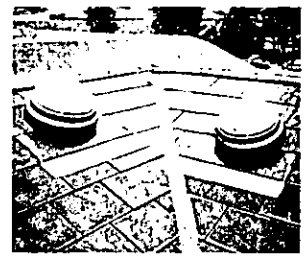
The Diamond shaped dome is offered as an alternative to the standard 300mm hemispherical dome. Suitable for either flat or pitched roof applications, it is designed specifically to maximise the penetration of sunlight through the flat prisms and to capture the early morning and late afternoon sun through the arrangement of vertical prisms on the circumference.



Patent No. 0200543.7

PITCHED ROOF FLASHING



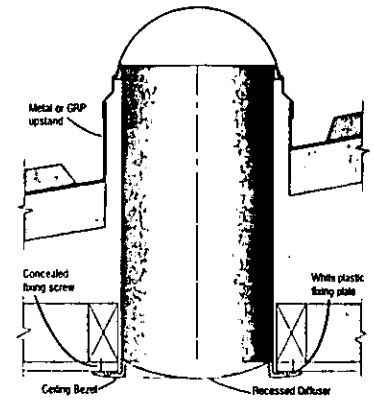


Slate roof

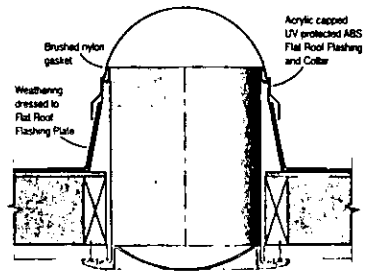


Alternative GRP upstand for British Steel type colour coated roofing sheet, bonded to surface

VERTICAL FLASHING



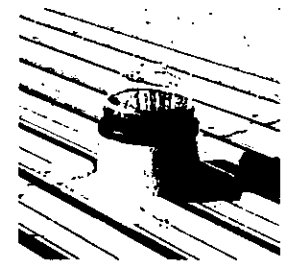
FLAT ROOF FLASHING



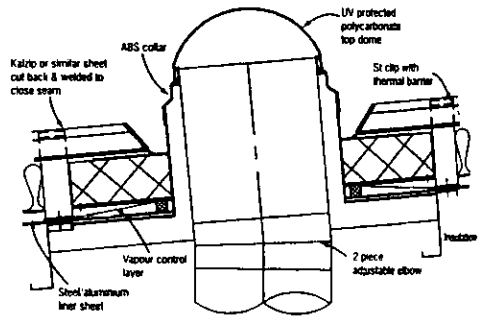


Flat roof application

METAL ROOFING PROFILE



On-site welded upstand to Kalzip type roof with ABS collar



NBS Specification

Typical NBS Specification

- Manufacturer: Monodraught Ltd, Halifax House, Cressex, High Wycombe, Bucks, HP12 3SE. Tel: 01494 897700 Fax 01494 532465.
- Type: Monodraught SunPipe system (450mm) diameter
- Lining: Reflectalite 600 silverised mirror finish aluminium tube in 610mm lengths.
- 45°/30° adjustable elbows.
- Glazing details: UV polycarbonate unbreakable top domes

or · Impact resistant acrylic top domes.

- Kerbs – ABS one piece universal flashing (for slate roof)

or · Kerbs – ABS one piece universal flashing (for tiled roof), and integral lead flashing

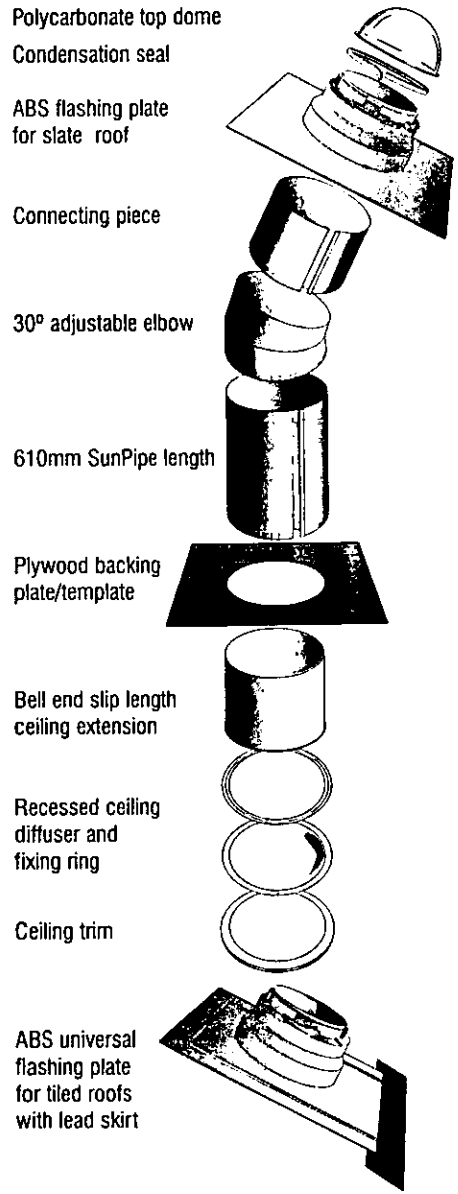
or · Code 4 lead flashing for bold tiled roofs.

- Flat roofs: Kerbs: ABS two piece flat roof flashing with ABS top collar

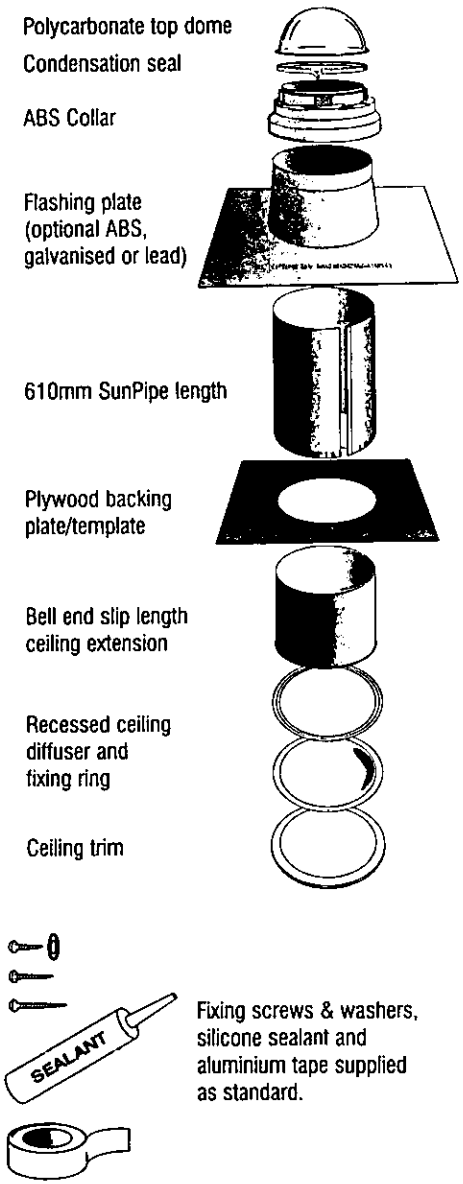
or · Flat roof: Kerbs: Galvanised flat roof flashing for asphalt flat roofs.

- Colour: grey (standard) black, terracotta.
- All necessary fixings, brackets and supports.
- Ceiling finish: Internal three part polycarbonate ceiling diffuser with white plastic (or brushed aluminium/brass/silver) finish ceiling trim.

PITCHED ROOF
Standard Kit



FLAT ROOF
Standard Kit



Fixing screws & washers, silicone sealant and aluminium tape supplied as standard.

Additional items

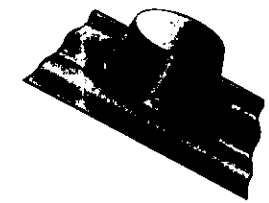
45° adjustable elbow



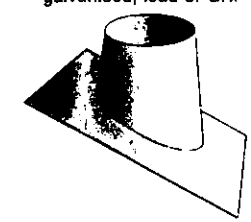
30° adjustable elbow



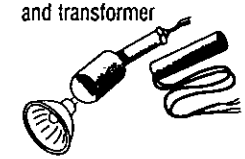
Code 4 lead flashing for bold roll tiled roofs



Vertical flashing in galvanised, lead or GRP



50 watt low voltage integral Light Kit and transformer



Plus additional standard 610mm SunPipe lengths and adjustable elbows as may be required.