APPLICATION NO:

F/2000/2797

LOCATION:

Riva Park Lane, Charvil Reading.

APPLICANT:

Mr & Mrs Surdhar C/O Excel Design Ltd

PROPOSAL:

Proposed two storey side extension to dwelling and single storey rear extension.

EARLIEST DATE FOR DECISION: **15/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 08/01/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2000/2797

Parish: **CHARVIL**

Location: **Riva, Park Lane, Charvil, Reading.**

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

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

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

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

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevations of the extensions hereby approved except for any which may be shown on the approved drawing(s).

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

Condition
5. The driveway and associated crossover shall be widened to 4.8 metres prior to commencement of the development hereby approved, and shall thereafter so be maintained.

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 residential amenities of the occupiers of neighbouring properties.

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

Reason
5. To ensure highway safety.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policy LBE1.

Deposit Draft Wokingham District Local Plan Policy WBE1.

Informative
2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative

3. Prior to commencement of the development hereby approved, you are advised to contact the Environment Agency to seek their advice. Given the proximity of a landfill site, it may be necessary to incorporate measures to ensure against gas migration.

John Mitchell

John Mitchell
Development Control Manager
Date: 06/02/2001

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.

COPY.

Development Control

Memo

To: Planning Enforcement FAO Jerry Hedley

From: Jeni Jackson, Principal Planning Officer - North Area

CC:

Date: 08/08/03

Re: Riva, Park Lane, Charvil

F/2002/2797

Thank you for your memo and attached plans dated 28 July 2003.

I would advise that, in my opinion, the proposed exterior pipework would be de minimus and would not therefore require the benefit of planning permission at all. Given that the applicant has been asked to submit revised drawings then I would suggest that these be accepted as a minor amendment to those drawings approved under application F/2002/2797.

I trust that this is of assistance.

Jeni Jackson

Principal Planning Officer - North Area

From:Planning Enforcement

Memo

To: Principal Planning Officer Jenifer Jackson

From: Jerry Hedley

Date: 28th July 2003

Subject: 'Riva' Park Lane Charvil

Jeni,

Attached is a set of revised drawings for the above stated site.

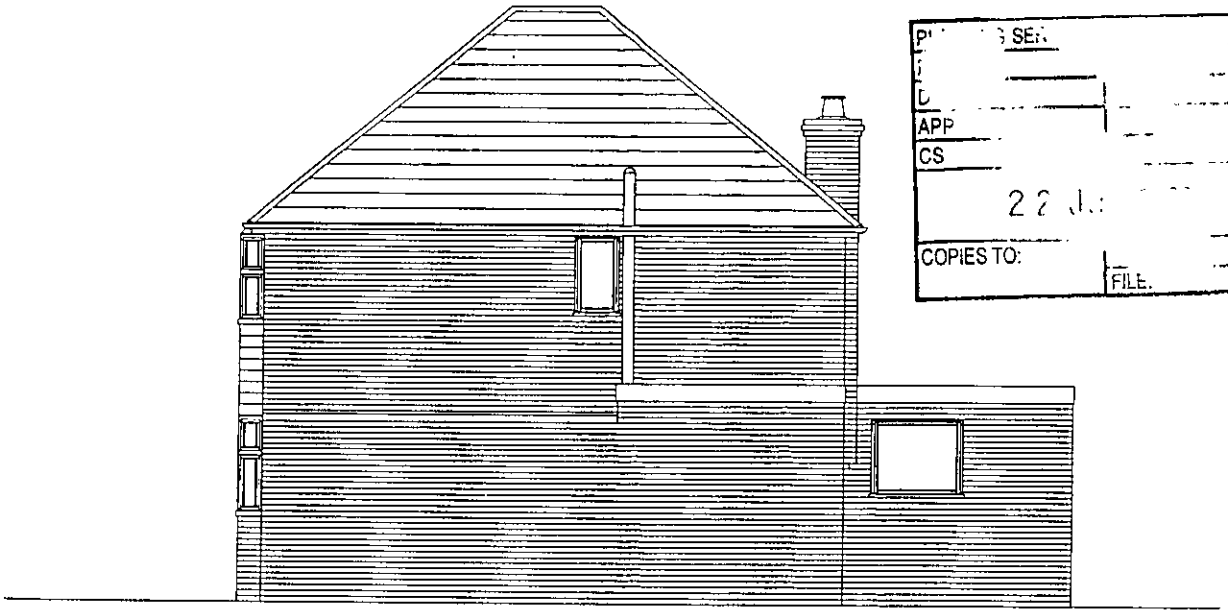
The original application F/2000/2797 was approved on the recommendation of George Allpress who has since left the Authority.

The issue is the exterior pipework which is not shown on the approved plans and materially affect the exterior appearance of the building.

The applicant was advised to submit the revised drawings in order that it can be assessed as to whether it can be dealt with as a minor amendment.

Please can this matter be dealt with as appropriate and advise me of the outcome.

Regards JH



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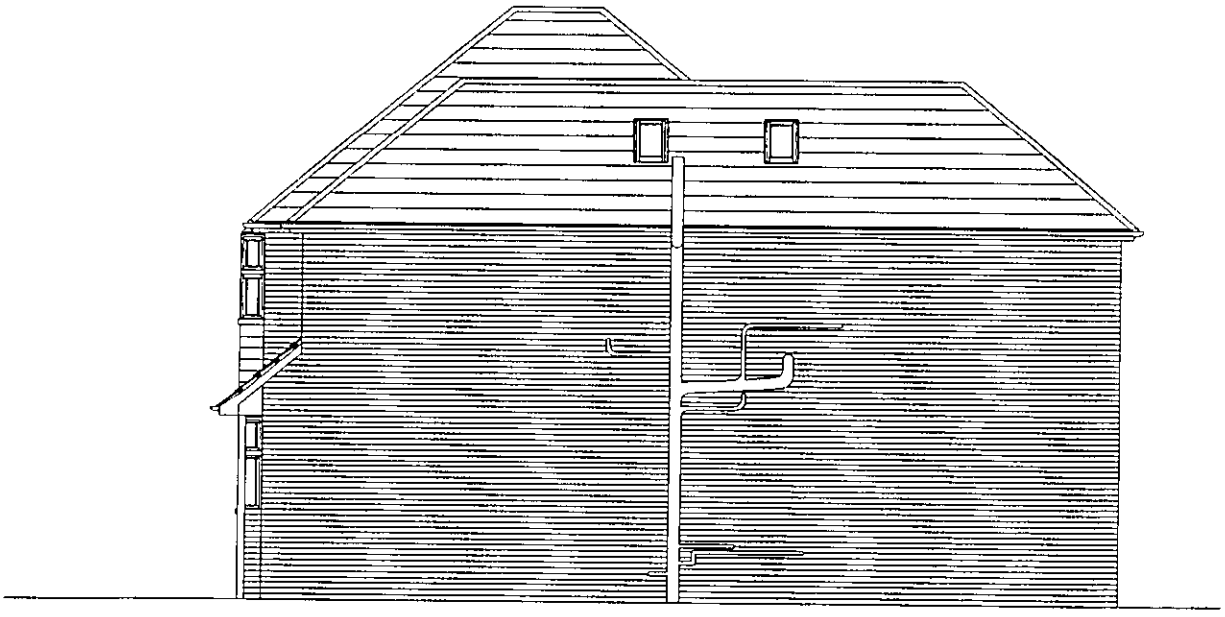
FILE.

EXISTING RIGHT SIDE ELEVATION



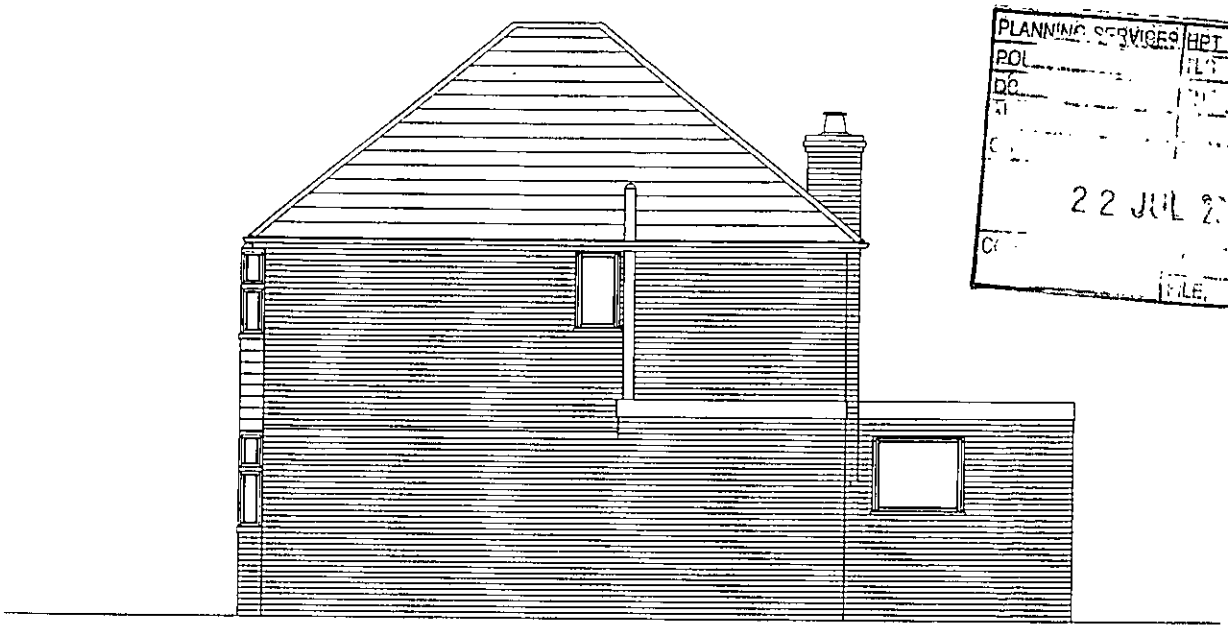
PROPOSED RIGHT SIDE ELEVATION

CLIENT:	Mr Surdhar, Riva, Park Lane Charvil.	DESCRIPTION:	Right Side Elevations		
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	1:100	DRAWING No:	00668/ 10 A
DATE:	July 2003	REVISION:	Waste pipes added		

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

© COPYRIGHT RESERVED

Excel Design



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22 JUL 2003
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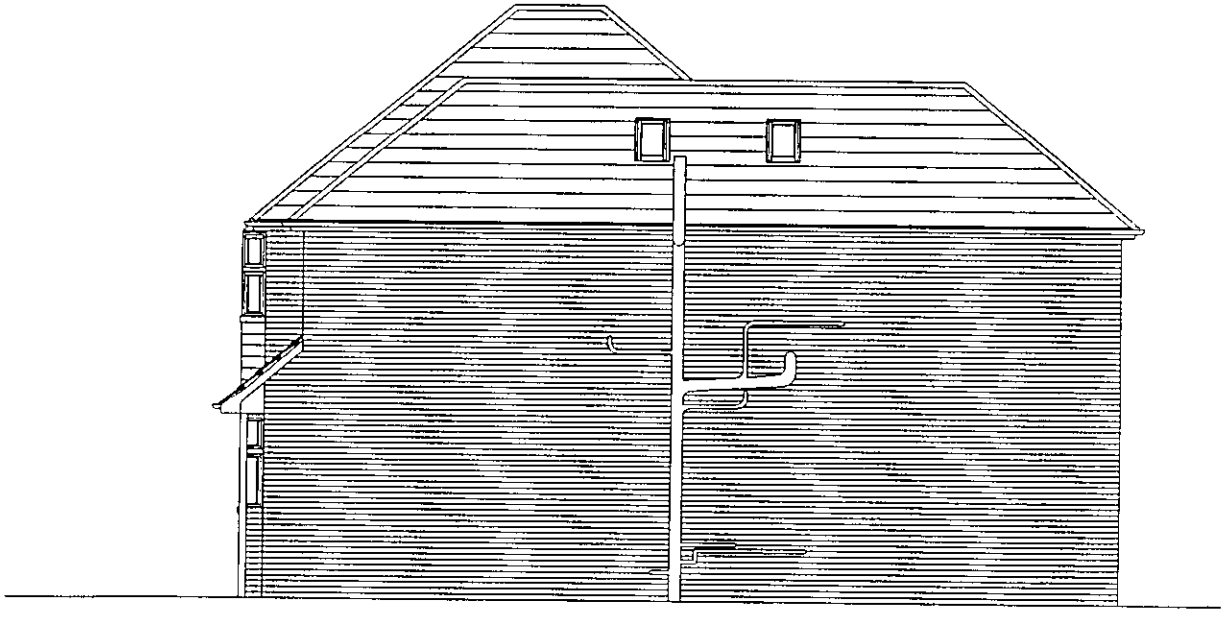
EXISTING RIGHT SIDE ELEVATION



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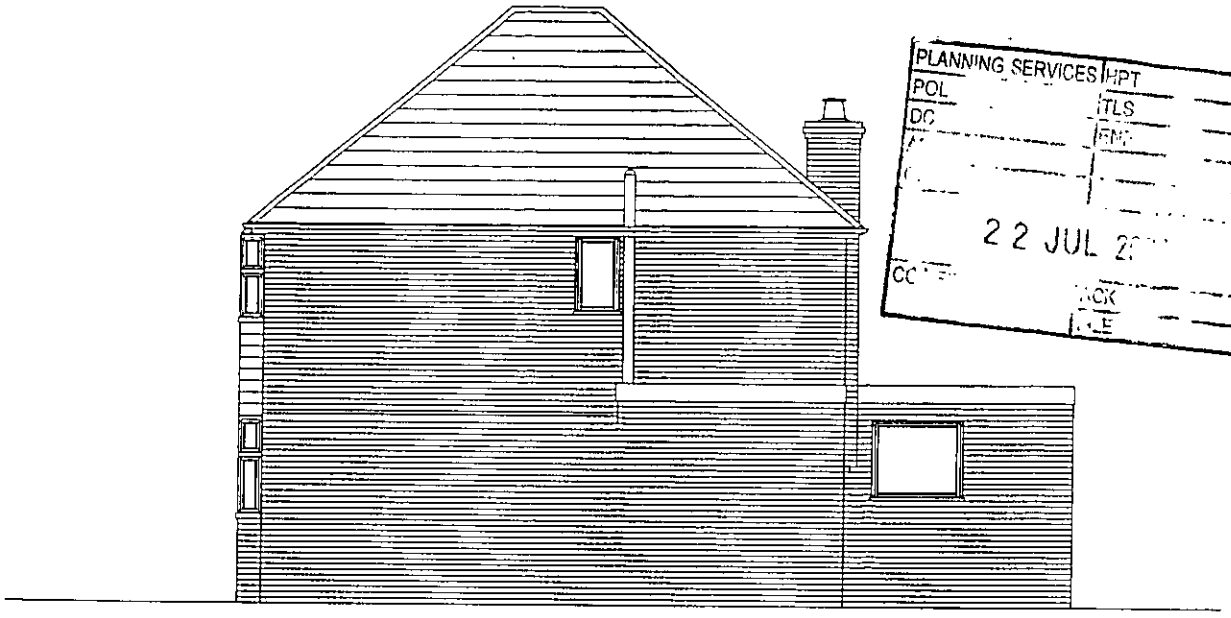

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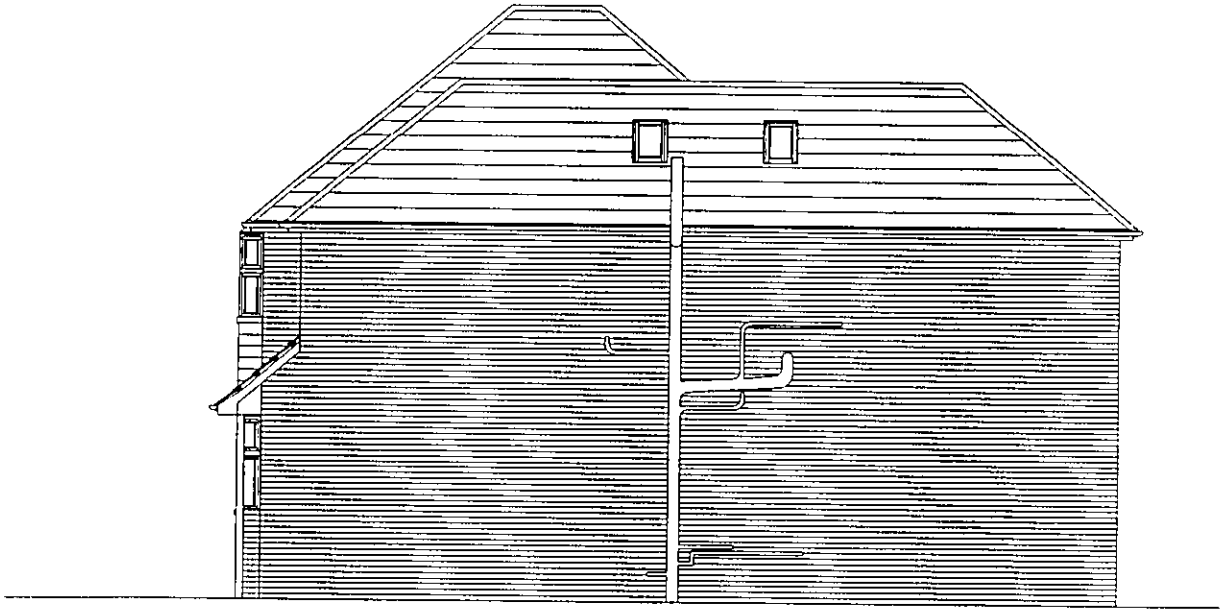
EXISTING RIGHT SIDE ELEVATION



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CLIENT:	Mr Surdhar, Riva, Park Lane Charvil.	DESCRIPTION:	Right Side Elevations		
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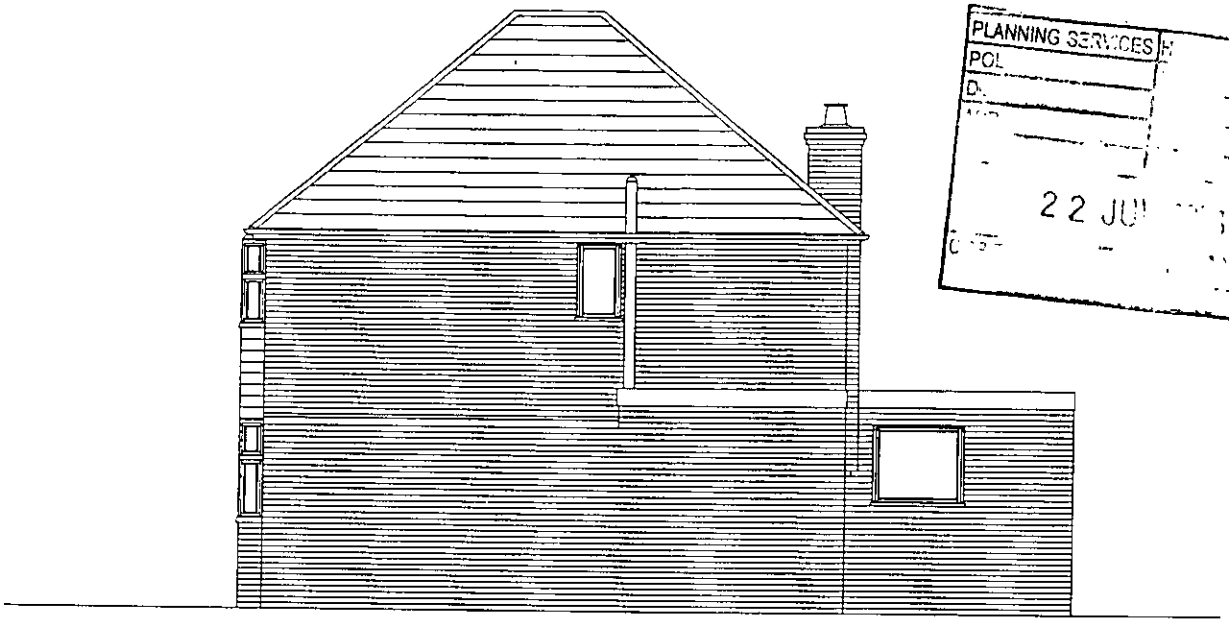

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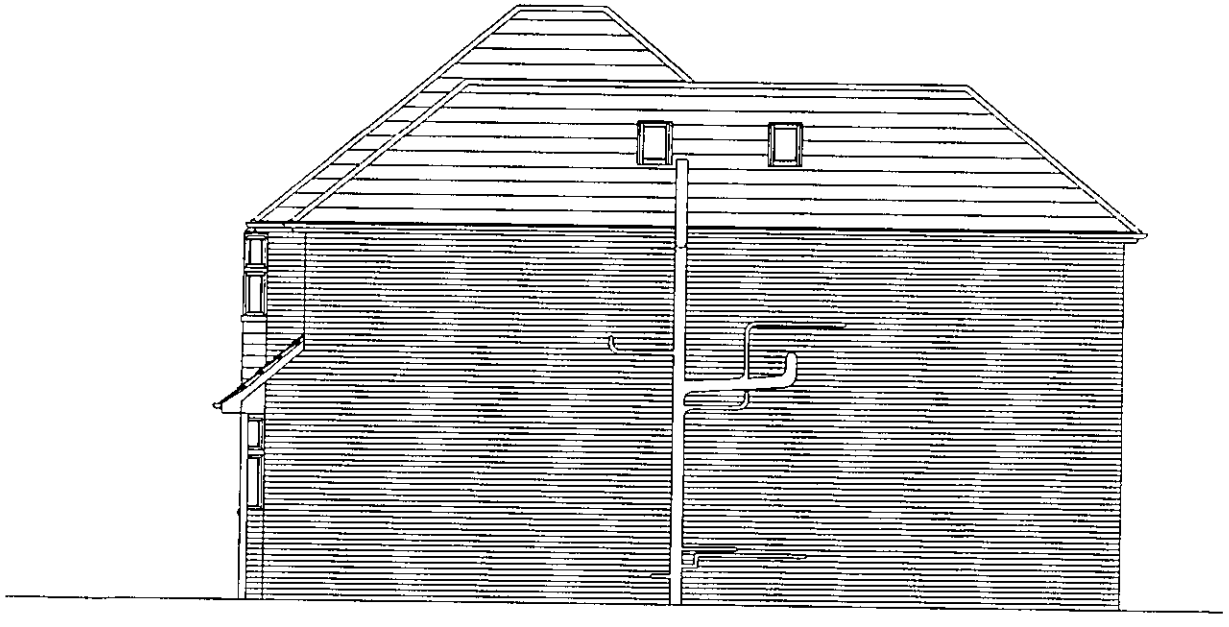
EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

CLIENT:	Mr Surdhar, Riva, Park Lane Charvil.	DESCRIPTION:	Right Side Elevations		
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	1:100	DRAWING No:	00668/ 10 A
DATE:	July 2003	REVISION:	Waste pipes added		

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

© COPYRIGHT RESERVED

Excel Design

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2797,	GA
BUILDING CONTROL NUMBER.	FP2000/1295	Nick
~~APPLICANT~~/AGENT	Excel	
ADDRESS OF SITE	Riva Park Lane CHARVIL	
DESCRIPTION OF PROPOSED WORK	2 storey side + s/s rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00668/4	00668/4
ELEVATIONS	8, 9, 10, 11	8, 9, 10, 11
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	5/3/01	

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	

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

Tel: 0118 974 6442

Date: **21 November 2000**

My ref: F/2000/2797

CONFIDENTIAL

Councillor Pierce
Rowanbury
99 Western Avenue
Woodley
RG5 3BL

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/2000/2797
Riva, Park Lane, Charvil, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2797**
Riva, Park Lane, Charvil, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pierce

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

Received by Wokingham District Council

Application No: F/2000/2797

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

Location:
Riva, Park Lane, Charvil, 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/12/2000. 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

21 November 2000

WORK SHEET FOR: George Allpress

Application Number: F/2000/2797

Applicant: Mr & Mrs Surdhar C/O Excel Design Ltd.

Location: Riva, Park Lane, Charvil, Reading.

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

Site Notice Displayed? :	YES	NO	DATE
	~~YES~~	✓	

Date of Neighbour Notifications : 21/11/00 ~~2ND~~

Date of Site Visit : 28/11/00 2ND SITE VISIT 4/01/01 SOM NO SITE NOTICE AGREED

Date Registered : 13/11/2000

Earliest Date for Decision : 15/12/2000

Latest Consultation Date/Site Notice Expiry Date : 15/12/2000

This application will have expired on: 08/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - recommend approval subject to the widening of driveway, crossover and appropriate conditions to ensure maintenance as such.

Environment Agency - in view of proximity of landfill gas site applicant is advised to incorporate measures to protect against adverse affects of gas that may migrate.

~~At the time of writing no further comments have been received.~~
WARGRAVE PARISH COUNCIL - NO OBJECTION

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/2797

Appraisal :

The application property is a detached inter war years style suburban dwelling that is situated on the east side of Park Lane.

The application proposes a two storey side extension to be built on the south east flank of this building, and which would extend rearward beyond the existing rear elevation by around 3.5 metres at ground and first floor levels. At ground floor level a single storey ground floor extension would infill the remainder of the rear elevation.

The application property is a detached house which is set well back from the street. The application proposes a substantial enlargement of this property. However, the deep frontage is such that harm to the street scene would not result. A 1.0 metre gap would be maintained on the north boundary. That to the south would be reduced to a token gap of around 0.5 metres, however, there is an open strip of ground adjacent and the open character of the area would be maintained.

There is sufficient distance between this and the adjacent dwellings to ensure no harm to neighbour amenity.

The application proposal can achieve compliance with the Local Plan parking standards.

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

Application Number: F/2000/2797
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
			INSERT: .....in the side elevations of the extensions hereby approved.....
4	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
5			Non Standard
			The driveway and associated crossover shall be widened to 4.8 metres prior to commencement of the development hereby approved, and shall thereafter so be maintained.
			Reason
			To ensure highway safety.
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: Loddon Area Local Plan and Wokingham District Local Plan Deposit Draft 1997 policy WBE1.
2	N07		ACCESS CONSTRUCTION (AGENCY)
3			Prior to commencement of the development hereby approved you are advised to contact the Environment Agency and seek their advice given the proximity of a landfill site. It may be necessary to incorporate measure to ensure against gas migration.

6/2/07

RECORD OF SITE VISIT

SITE ADDRESS: Riva, Park Lane, Charvil, Reading.

APPLICATION NUMBER: F/2000/2797

OFFICER: George Allpress

DATE OF SITE VISIT: 28/11/00

1. SITE/STATUTORY NOTICE DISPLAYED?

2. DESCRIPTION OF SURROUNDINGS Residential settlement comprising mix of semi-detached and detached houses.

3. DESCRIPTION OF SITE/BUILDING Detached two storey single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES Wylye to the north west, Homelands to the south east - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Side and front parking for up to four cars.
LEVELS	House about 2.0 metres lower than road, land then rises to the north.
BOUNDARY TREATMENT	Timber fencing
OTHERS	None

8/1 Sent First Class

Tel: (0118) 974 6442 (Direct Line)
Fax: (0118) 974 6484
Email: George.Allpress@wokingham.gov.uk
Date: 08 January 2001
My ref: F/2000/2797
Your ref:

Excel Design Ltd,
17 Gorse Ride South,
Finchampstead,
RG40 4EH

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 Sirs,

RIVA, PARK LANE, CHARVIL, READING – F/2000/2797

I refer the current planning application to extend this property, and the failure of your client to display the statutory site notice.

The case officer initially made his site visit on the 28th November and no site notice had been displayed. The planning records show that your office was informed of this on the 4th December. The site was again visited again on the 4th January and still no site notice was in place.

I am unable to determine your client's application when the correct procedure has not been followed. Further more this department is under considerable pressure to determine planning application within the statutory time frame.

I therefore proposed to allow your client a further 7 days from the date of this letter in which to comply with this Planning Authority's requirements, display the site notice and inform this department that this has been done. If confirmation that the site notice has been posted is not received by that time, it will be assumed that your client wishes this application to be treated as withdrawn and no further action will be taken in respect of the application.

Please do not hesitate to contact my colleague Mr George Allpress should you need to discuss this matter.

Yours faithfully,

John Mitchell
Development Control Manager.

WE01DE8A

FROM: George Allpress

DATE: 28 November 2000

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/2847

Proposal: Proposed single storey rear extension to dwelling demolition of existing rear extension..

Site Address: 63, High Street, Wargrave, Reading.

Applicant: Mr N Towers C/O Boucher Associates.

Your observations are required in respect of this application **by 22/12/2000** .

No objection

SIGNED: _____ DATE: 18/12/00

Clerk To Wargrave Parish/Town Council.

Our ref: SP\2000\2742
Your ref: F/2000/2797

Date: 30th November 2000

ENVIRONMENT AGENCY

PLANNING SERVICES RPT 37375
POL
DC GA
APP
GS
COPIES TO: ACK:
FILE:

District Planning Officer
Wokingham District Council
Council Offices
Shute End
Po Box 157
Wokingham
Berkshire RG11 1BN

Attention: George Allpress

Dear Sir,

PROPOSED ERECTION OF 2 STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION AT RIVA, PARK LANE, CHARVIL, READING

Thank you for your letter dated 21st November 2000 which was received on 22nd November 2000. You are asked to quote the following reference in any correspondence: SU77NE/3/14. The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there are two landfill sites within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*
SU 773 755	75 metres	Behind village hall, Charvil
SU 773 758	80 metres	Strathmore Drive

In view of the proximity of the proposed development to the above landfill site, it is considered possible that landfill gas may present a risk to this proposal. The applicant is therefore advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas that may migrate into the building.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman

PP. **Sarah Paxman**
Development Planning Officer

Cc. Excel Design, 17 Gorse Ride South, Finchampstead

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 21 November 2000

Application Number: F/2000/2797

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

Parish: CHARVIL PARISH

Site Address:
Riva, Park Lane, Charvil, Reading.

Applicant:
Mr & Mrs Surdhar 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).

(1) Driveway must be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this.

Reason: Interests of highway safety and convenience.

(2) C12Z, R12Z.

Signed: _____ **Print name:** Adam Coggins 4/12/00.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 NOV 2000	Map No. 32 Site 0.07
Officer: GA | Application No. F/2000/2797	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING & SINGLE STOREY REAR EXTENSION

Location: RIVA, PARK LANE

Parish: CHARVIL Ward: Charvil 21.11.2000 FJ

Applicant: MR/MRS SURDHAR

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

(2)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent 21.11.2000 → 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 (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....✓

EXTERNAL CONSULTATIONS

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

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 + 6, 7 + 8 Wylye Homelands } Park lane

34 old Bath Rd.

1933

ADDRESS RIVA PARK LANE PARISH CHARVIL

PLOT No.

ORD. SHEET No. SU. 7775 (57)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
848/54	POUNDS	DETACHED HOUSE	9.11.54	APP APP
20/665/71	MR. M. THORNE	DINING ROOM EXT.	28.10.71	APP AD

MINISTRY DECISION

SPECIAL ORDERS

13.NOV.2000* 2797

6

1959/a

HOUSEHOLDER PLANNING APPLICATION

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

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 SURDHAR
	ADDRESS	RIVA
		PARK LANE
		CHARVIL
	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	RIVA PARK LANE
		CHARVIL
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY SIDE &
		SINGLE STOREY REAR EXT'

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

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

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / NO
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? YES / NO
If YES, please show details of any changes on the plans.

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

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:

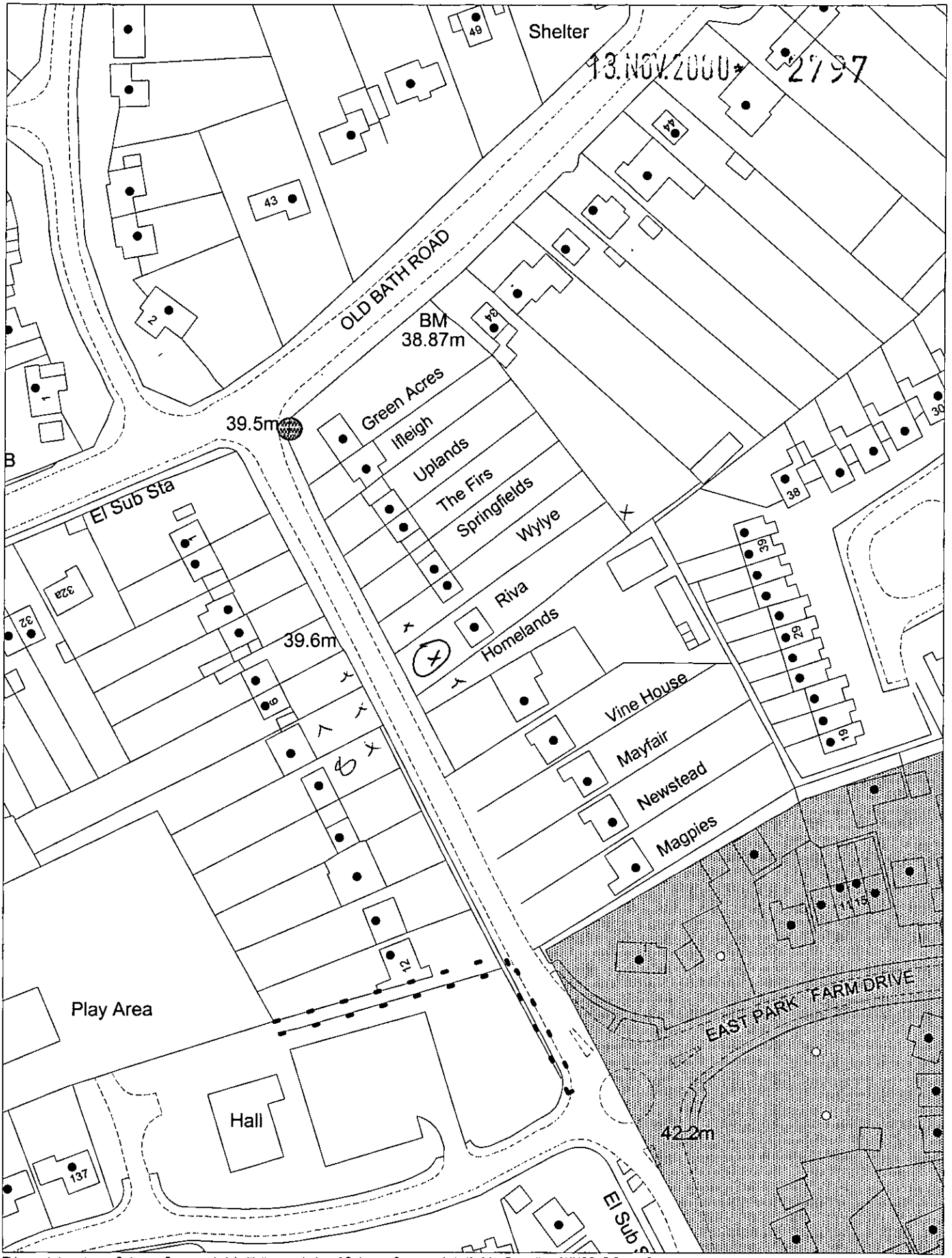
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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 M+M's SURDHAR

DATE 8-11-00



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Development Control Section, Environmental Services, Wokingham District Council.

15 November 2000 Scale: 1 : 1250

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Development Control Section, Environmental Services, Wokingham District Council.
15 November 2000

Scale: 1 : 1250

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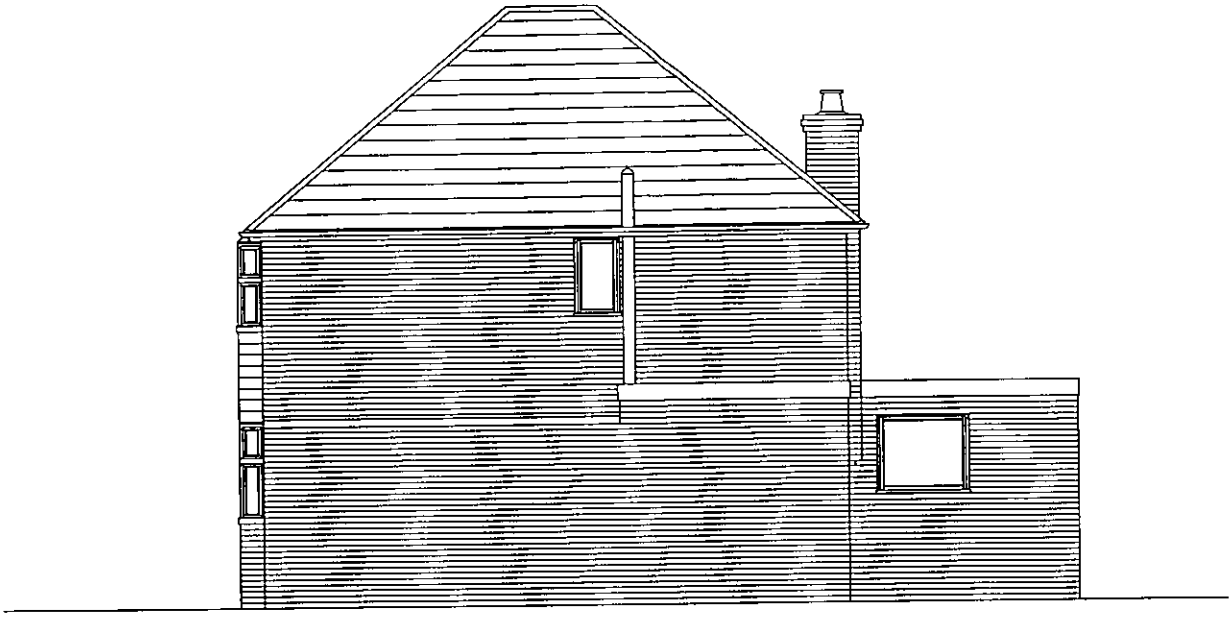
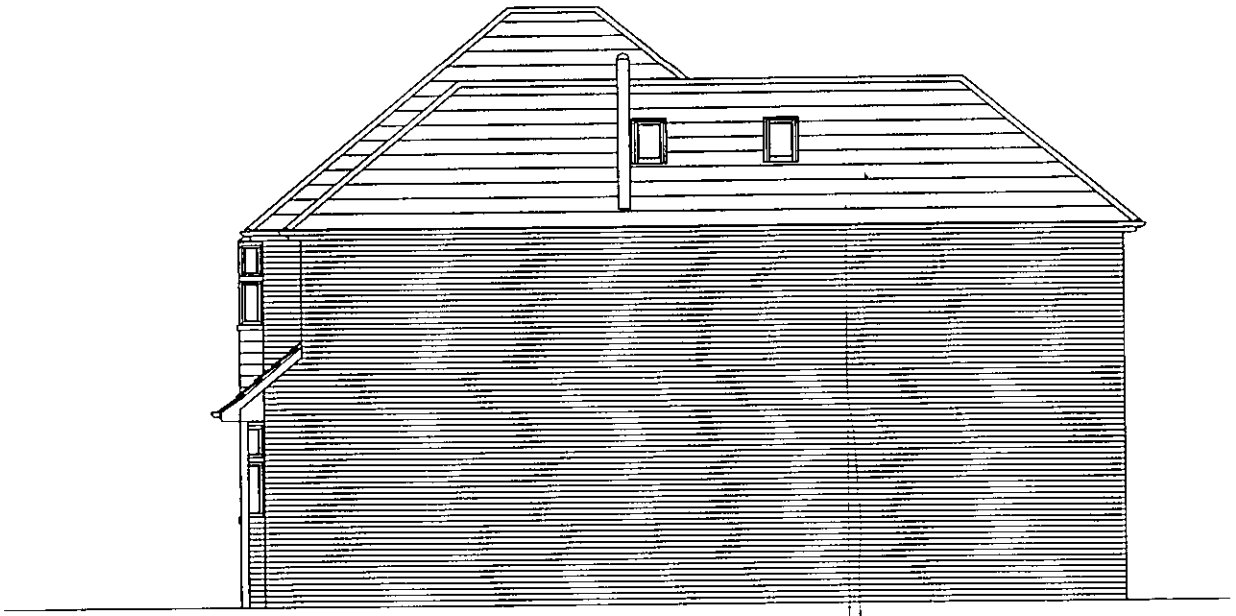


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

APPROVED

CLIENT:	Mr Surdhar, Riva, Park Lane Charvil.	DESCRIPTION:	Right Side Elevations		
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	1:100	DRAWING No:	00668/ 10
DATE:	October 2000	REVISION:			

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EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

APPROVED

CLIENT:	Mr Surdhar, Riva, Park Lane Charvil.	DESCRIPTION:	Rear Elevations		
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	1:100	DRAWING No:	00668/ 11
DATE:	October 2000	REVISION:			

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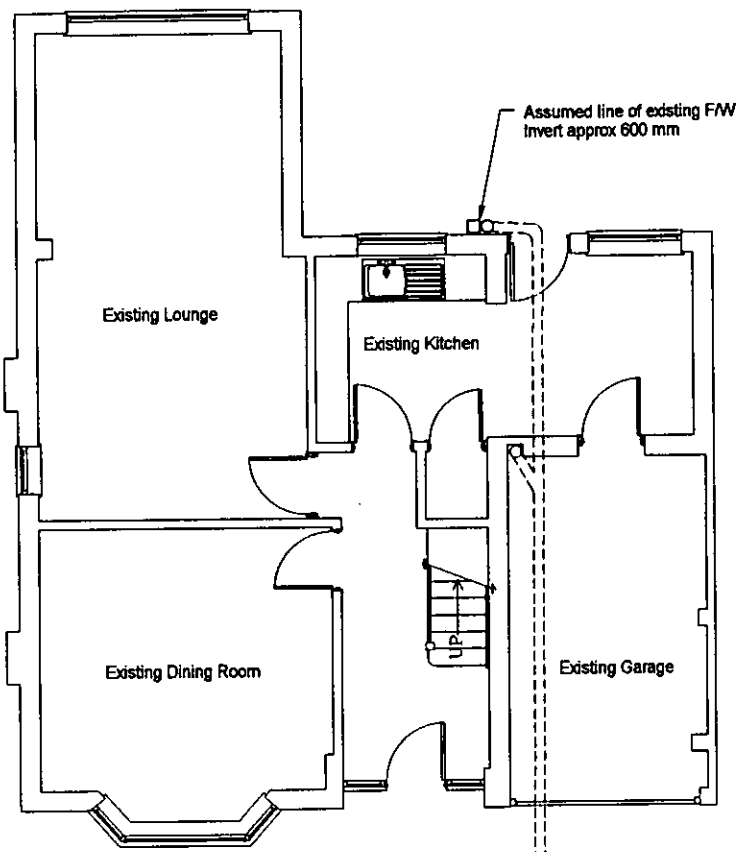

EXISTING GROUND FLOOR PLAN

APPROVED

CLIENT:	Mr Surdhar, Riva, Park Lane Charvil.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	1:100	DRAWING No:	00668/ 12
DATE:	October 2000	REVISION:			

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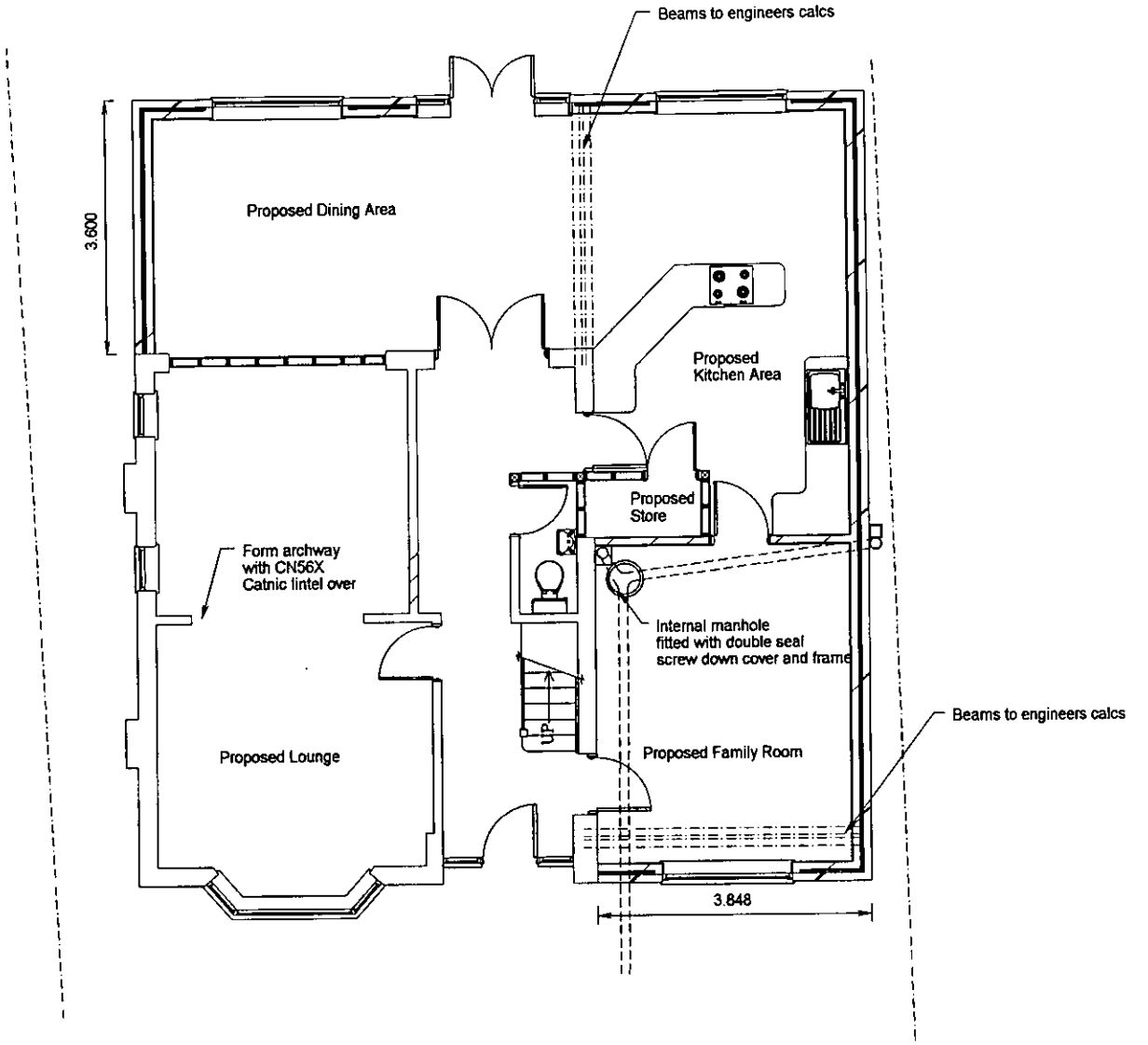

PROPOSED GROUND FLOOR PLAN

APPROVED

CLIENT:	Mr Surdhar, Riva, Park Lane Charvil.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	1:100	DRAWING No:	00668/ 13
DATE:	October 2000	REVISION:			

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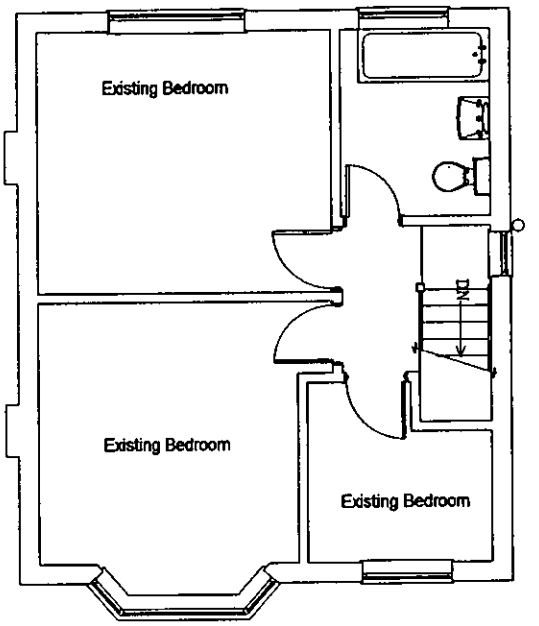

EXISTING FIRST FLOOR PLAN

APPROVED

CLIENT:	Mr Surdhar, Riva, Park Lane Charvil.	DESCRIPTION:	First Floor Plans		
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	1:100	DRAWING No:	00668/ 14
DATE:	October 2000	REVISION:			

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13. NOV. 2000 * 2797

Client:

Mr Surdhar
Riva
Park Lane
Charvil
Berkshire

Project:

Two Storey Side Extension
And
Single Storey Rear Extension

Location:

Riva
Park Lane
Charvil
Berkshire

APPROVED

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XL00668

Drawing Number	Drawing List	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	✓
19	Section	✓

CLIENT: Mr Surdhar, Riva, Park Lane Charvil.
DESCRIPTION: Drawing List
PROJECT: Two storey side extension and single storey rear extension.
SCALE:
DRAWING No: 00668/ 2
DATE: October 2000
REVISION:

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CLIENT:	Mr Surdhar, Riva, Park Lane Charvil.	DESCRIPTION:	Location Plan		
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	1:2500	DRAWING No:	00668/ 3
DATE:	October 2000	REVISION:			

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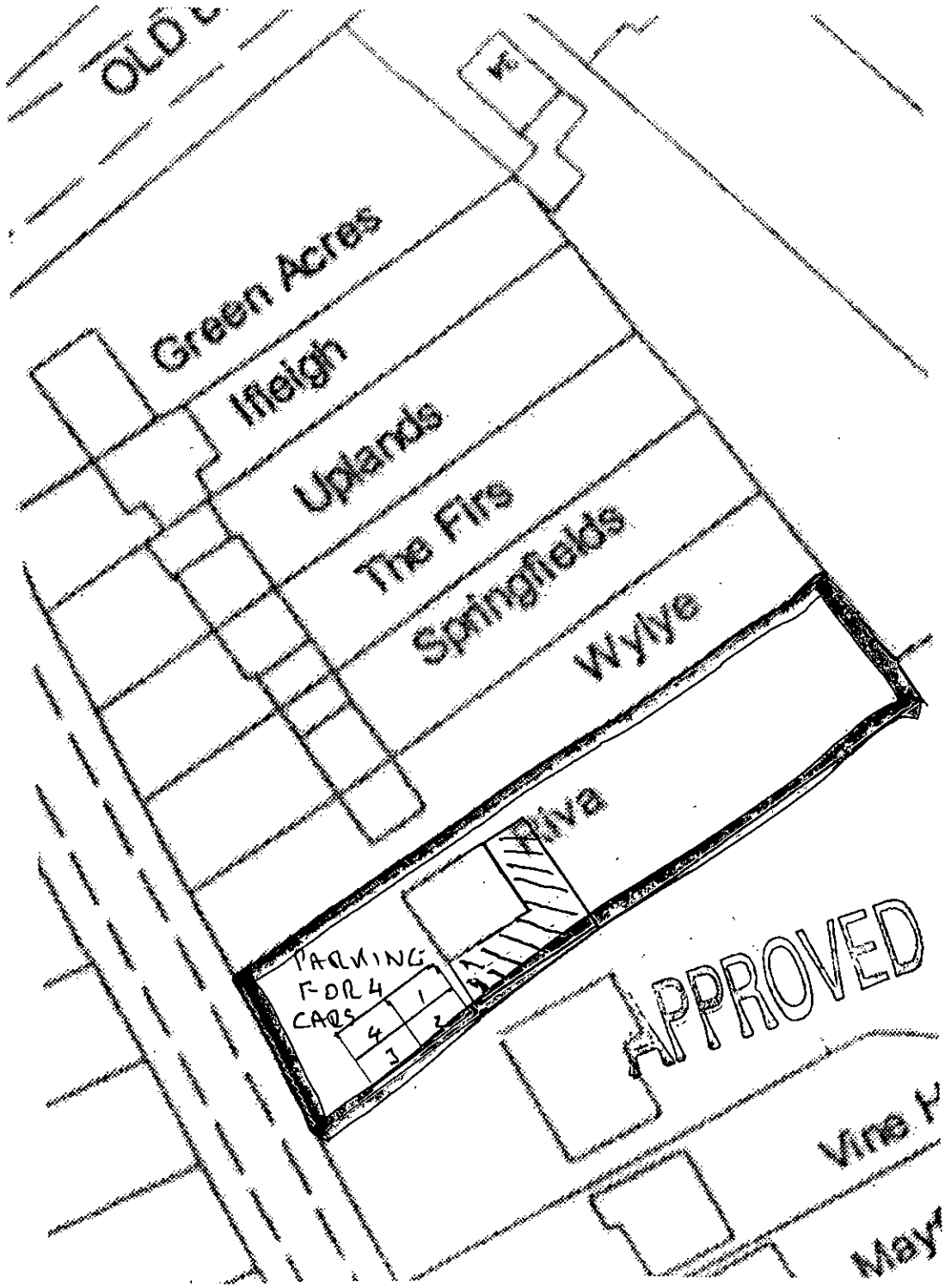

CLIENT:	Mr Surdhar, Riva, Park Lane Charvil.	DESCRIPTION:	Block Plan		
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	1:500	DRAWING No:	00668/ 4
DATE:	October 2000	REVISION:			

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

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

GENERAL NOTES
(Not a specification)

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

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

3. GROUND FLOOR SLAB
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
112 mm facing brickwork 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
100 x 50 mm timber studding at 400 mm vertical c-c. 10.5 mm plaster board and skim. Unless otherwise shown on drawings.

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.

CLIENT:	Mr Surdhar, Riva, Park Lane Charvil.	DESCRIPTION: Notes	
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	DRAWING No: 00668/ 5
DATE:	October 2000	REVISION:	

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GENERAL NOTES
(Not a specification)

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

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

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

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

13. MECHANICAL VENTS
Kitchen: Provide mechanical vent extract unit through wall providing 60 liters per second minimum extract rate. Alternatively provide cooker hood giving 30 liters per second extract rate ducted through wall.
Bathroom and WC: 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.

CLIENT:	Mr Surdhar, Riva, Park Lane Charvil.	DESCRIPTION: Notes	
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	DRAWING No: 00668/ 6
DATE:	October 2000	REVISION:	

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EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

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CLIENT:	Mr Surdhar, Riva, Park Lane Charvil.	DESCRIPTION:	Front Elevations		
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	1:100	DRAWING No:	00668/ 8
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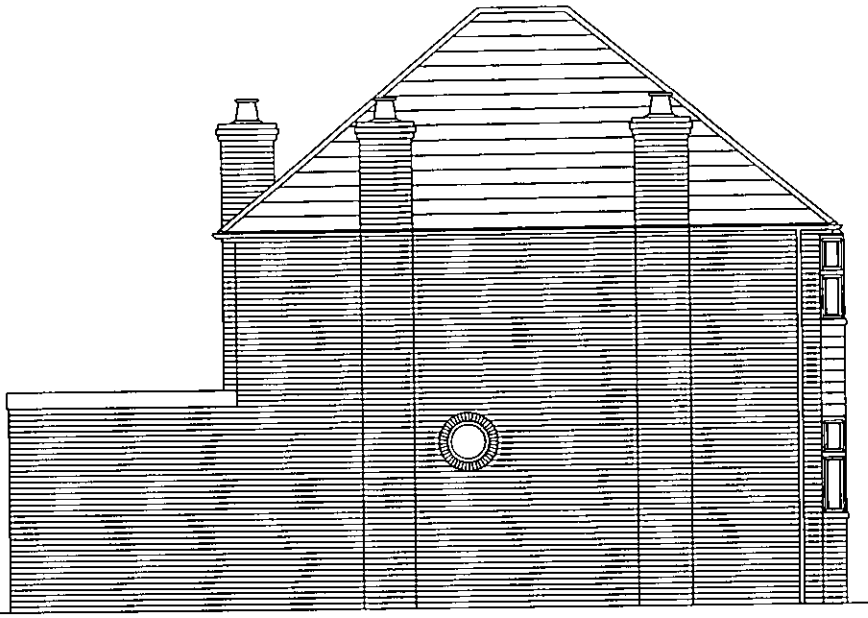
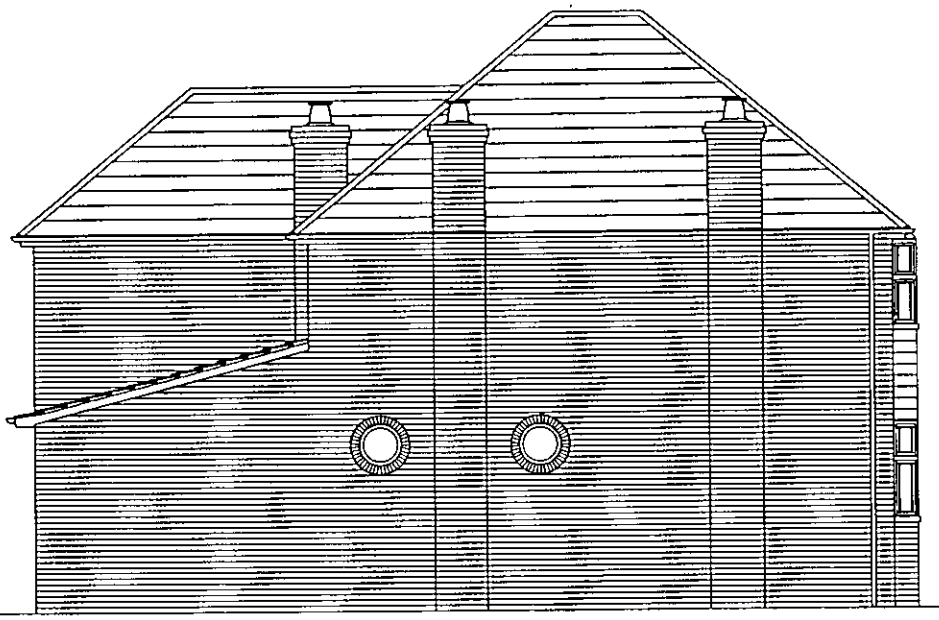


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

APPROVED

CLIENT:	Mr Surdhar, Riva, Park Lane Charvil.	DESCRIPTION:	Left Side Elevations		
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	1:100	DRAWING No:	00668/ 9
DATE:	October 2000	REVISION:			

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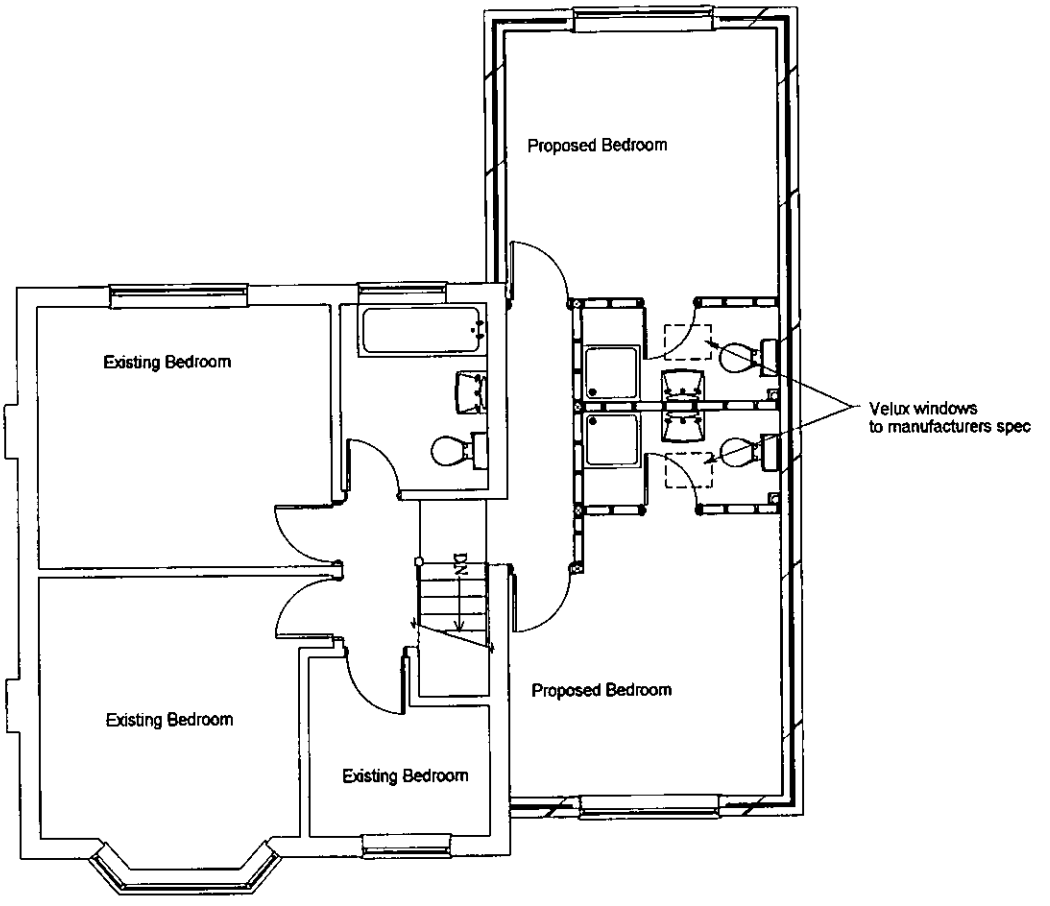

PROPOSED FIRST FLOOR PLAN

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CLIENT:	Mr Surdhar, Riva, Park Lane Charvil.	DESCRIPTION:	First Floor Plans		
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	1:100	DRAWING No:	00668/ 15
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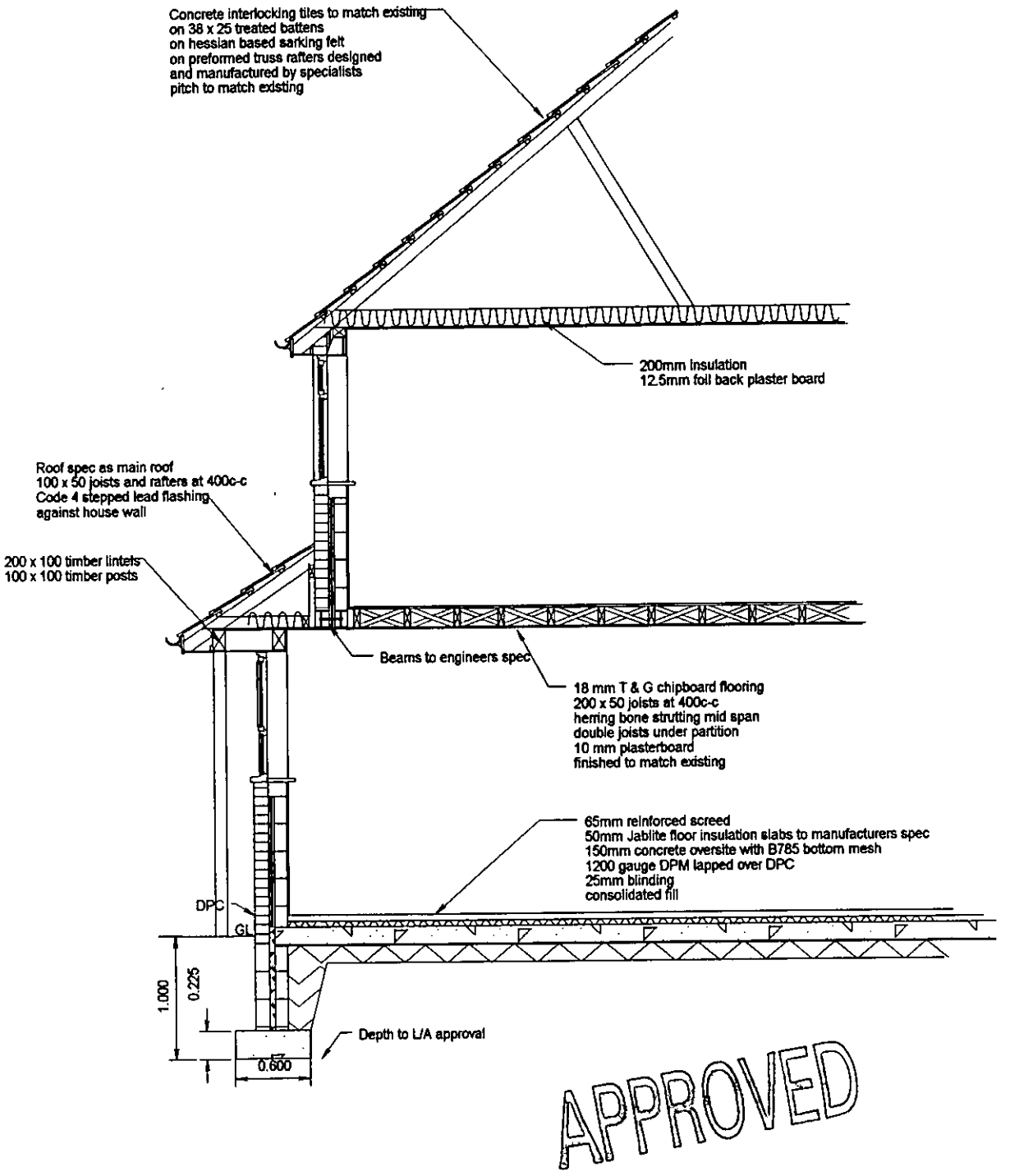

CLIENT:	Mr Surdhar, Riva, Park Lane Charvil.	DESCRIPTION:	Section though front of two storey extension		
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	1:50	DRAWING No:	00668/ 17
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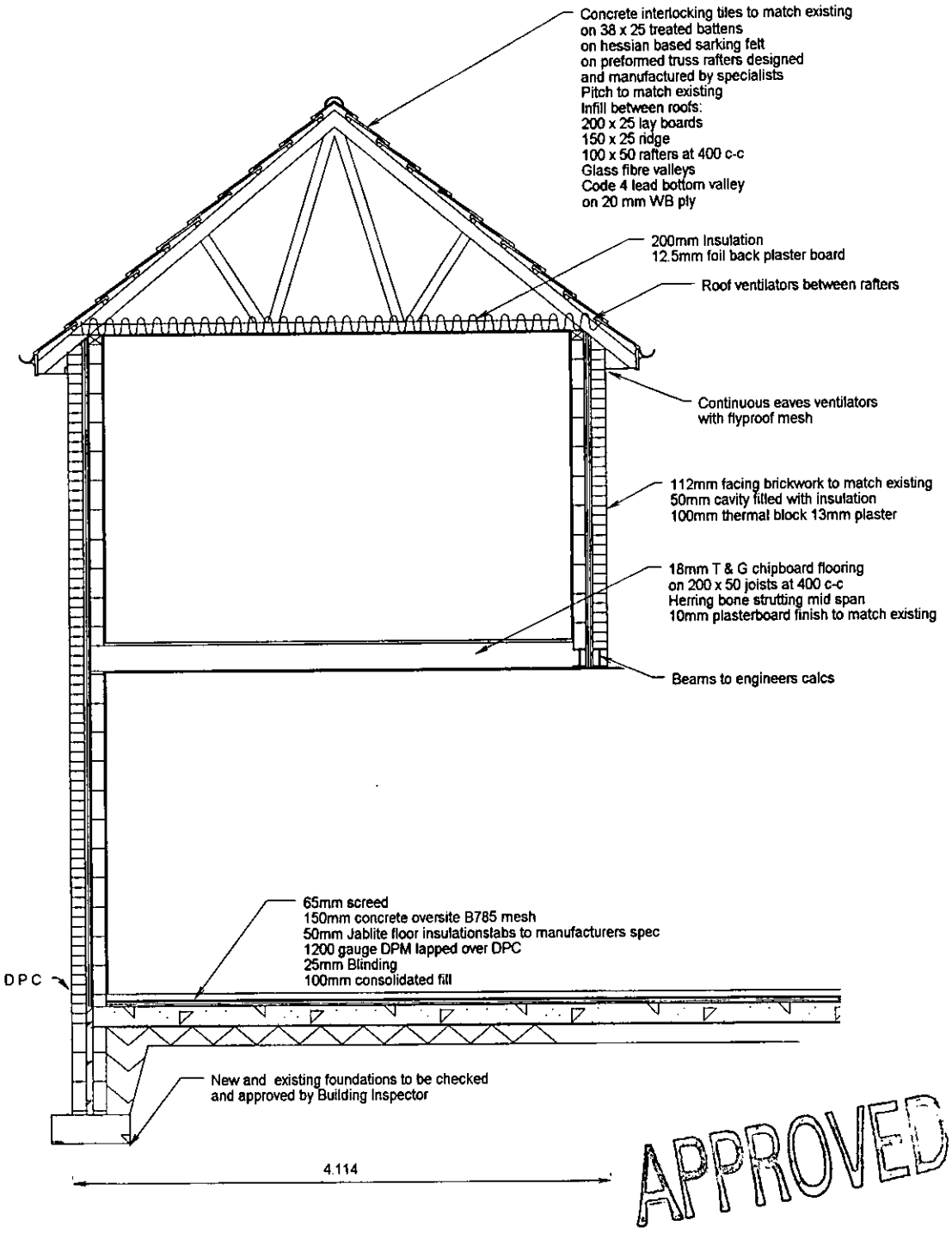

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CLIENT:	Mr Surdhar, Riva, Park Lane Charvil.	DESCRIPTION:	Section through rear of two storey extension		
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	1:50	DRAWING No:	00668/ 18
DATE:	October 2000	REVISION:			

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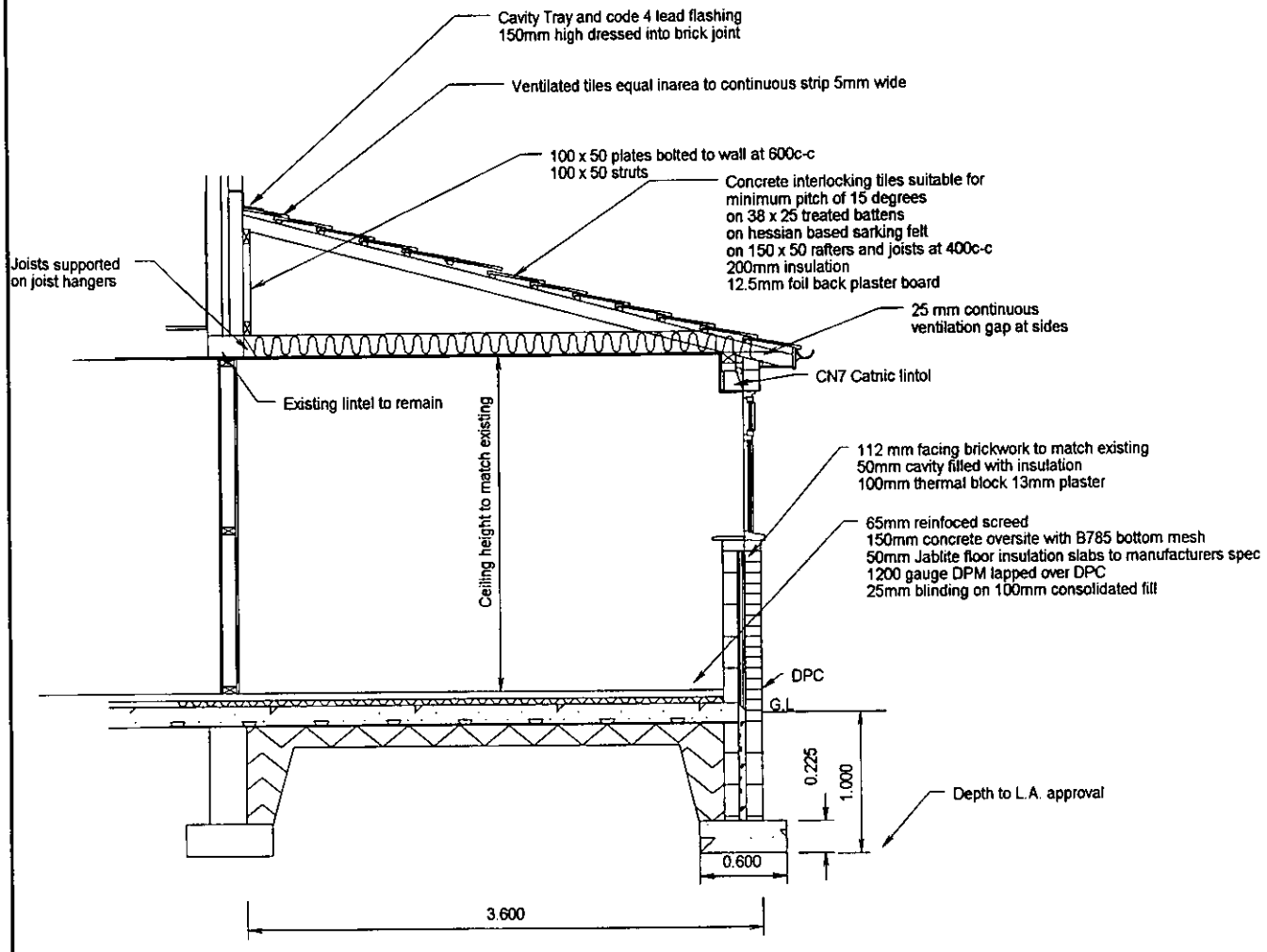

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CLIENT:	Mr Surdhar, Riva, Park Lane Charvil.	DESCRIPTION:	Section through single storey rear extension		
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	1:50	DRAWING No:	00668/ 19
DATE:	October 2000	REVISION:			

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Additional Notes:

Excel Design Ltd

Architectural Design

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

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

Drawn By: George Avis

Associate of the Chartered Institute of Building

GeorgeAvis@ExcelDesign.Ltd.UK

Excel Design