

Notice of Meeting



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Eastern Area Planning Committee Wednesday 24th June 2020 at 6.30pm

This meeting will be held in a virtual format in accordance with The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panels Meetings) (England and Wales) Regulations 2020 (“the Regulations”).

Please note: As resolved at the Extraordinary Council meeting held on 29 April 2020, public speaking rights have been removed for virtual Council meetings. This right is replaced with the ability to make written submissions. Written submissions are limited to no more than 500 words and must be submitted to the Planning Team no later than midday on Monday 22 June 2020. Please e-mail your submission to planapps@westberks.gov.uk

The Council will be live streaming its meetings.

This meeting will be streamed live here: <https://www.westberks.gov.uk/easternareaplanninglive>

You can view all streamed Council meetings here: <https://www.westberks.gov.uk/councilmeetingslive>



Agenda - Eastern Area Planning Committee to be held on Wednesday, 24 June 2020
(continued)

To: Councillors Jeremy Cottam, Alan Law (Chairman), Tony Linden, Royce Longton, Ross Mackinnon, Alan Macro (Vice-Chairman), Geoff Mayes, Graham Pask and Joanne Stewart

Substitutes: Councillors Peter Argyle, Graham Bridgman, Owen Jeffery, Nassar Kessell, Richard Somner and Keith Woodhams

Agenda

Part I

Page No.

(2) **Maps and Photographs**

5 - 18

Background Papers

- (a) The West Berkshire Core Strategy 2006-2026.
- (b) The West Berkshire District Local Plan (Saved Policies September 2007), the Replacement Minerals Local Plan for Berkshire, the Waste Local Plan for Berkshire and relevant Supplementary Planning Guidance and Documents.
- (c) Any previous planning applications for the site, together with correspondence and report(s) on those applications.
- (d) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- (e) The Human Rights Act.

Sarah Clarke
Service Director (Strategy and Governance)

If you require this information in a different format or translation, please contact
Moira Fraser on telephone (01635) 519045.

Plans and drawings relevant to reports submitted to Eastern Area Planning Committee

Wednesday 24th June 2020 at 6.30pm

Online via Zoom

[to be read in conjunction with the main agenda]

Please note:

- *All drawings are copied at A4 and consequently are not scalable*
- *Most relevant plans have been included – however, in some cases, it may be necessary for the case officer to make a selection*
- *All drawings are available to view at www.westberks.gov.uk*



20/00115/HOUSE
26 Exmoor Road
Thatcham
RG19 3UY



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GENERAL NOTES

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2. All dimensions are in millimeters unless otherwise noted.
3. All dimensions to be checked on site prior to commencement of work or preparation of shop/fabrication drawings.
4. The contractor shall report any discrepancies in information in writing to the design team at the earliest opportunity.
5. This drawing is to be read in conjunction with the following relevant information:
 - i) All architects, structural and service engineer's drawings and specifications.
 - ii) All CDM information including designers risk assessments.



REV. DATE BY COMMENTS

REV.	DATE	BY	COMMENTS

MODULOFT

PROJECT NO: 1946003_BLACK
DRAWING NO: 1946003_001

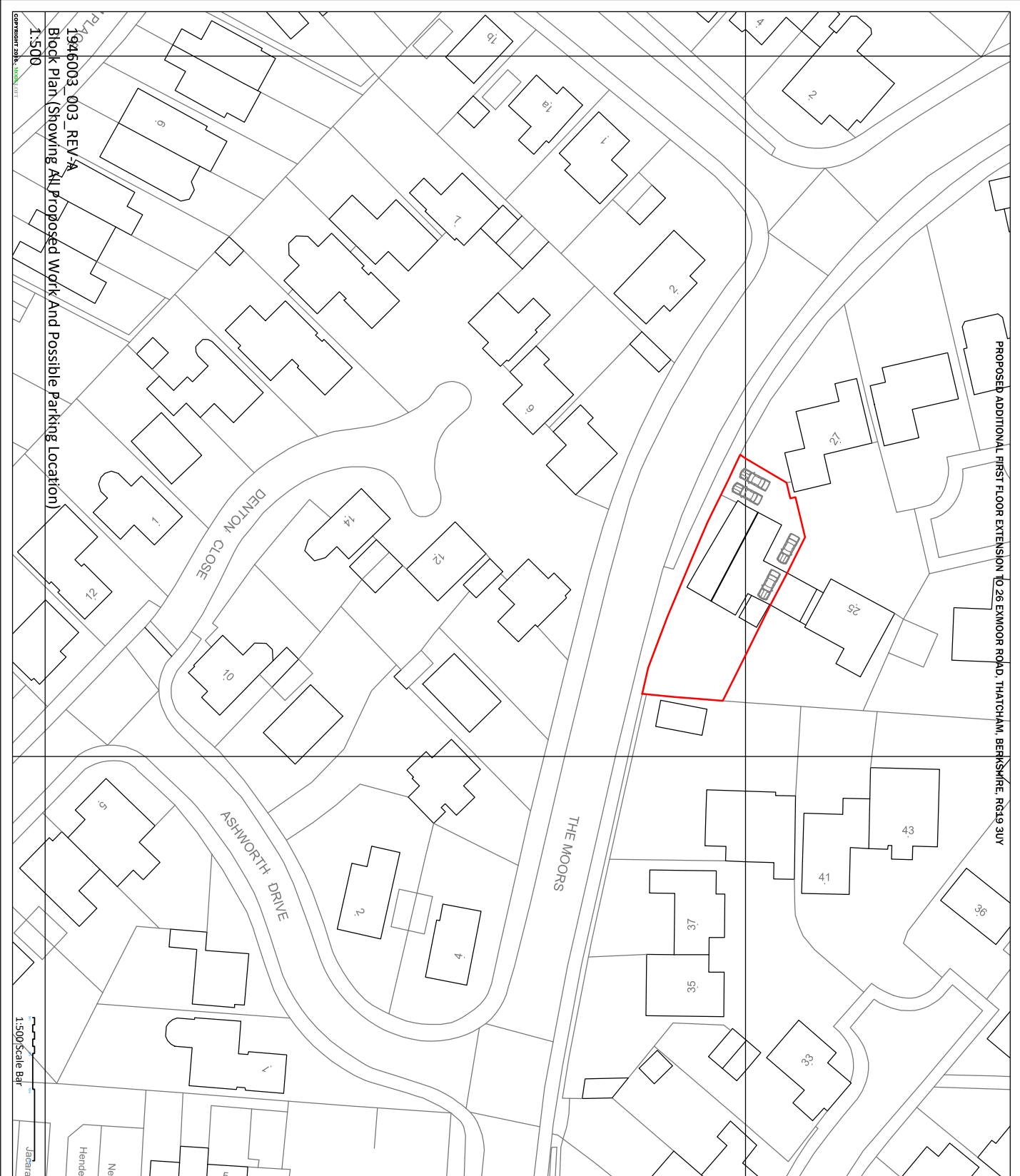
DRAWING TITLE: FIRST FLOOR EXTENSION

DATE: 17/01/2020 | REVISION:-

DRAWN: P.C | SCALE: A5@A3



1:1250 Scale Bar



PROPOSED ADDITIONAL FIRST FLOOR EXTENSION TO 26 EXMOOR ROAD THATCHAM BERKSHIRE RG19 3UY

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REV	DATE	BY	COMMENTS

MODULOFT

PROJECT NO: 1946003_BLACK
 DRAWING NO: 1946003_003_REV-A
 DRAWING TITLE: FIRST FLOOR EXTENSION
 DATE: 14/07/2020 | REVISION:-
 DRAWN: P.C | SCALE: A5@A3

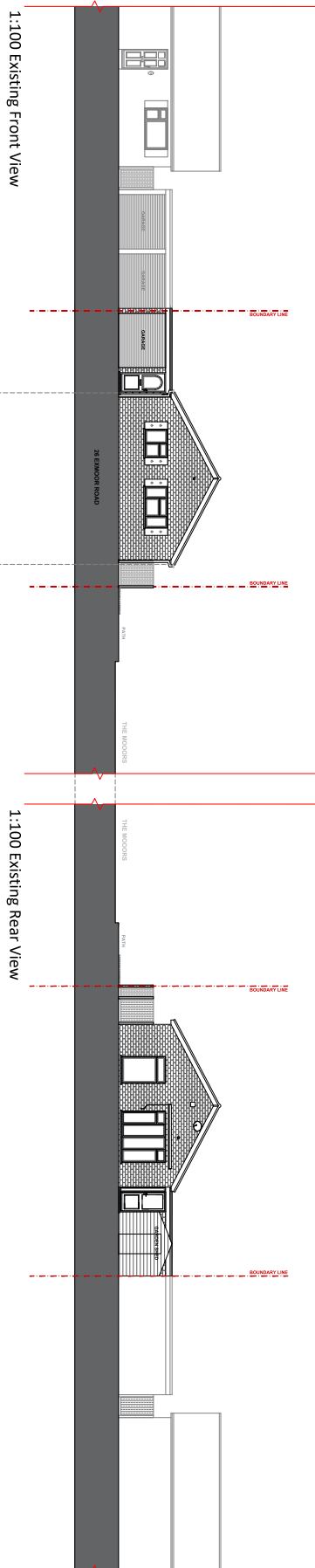


1946003_003_REV-A
 Block Plan (Showing All Proposed Work And Possible Parking Location)
 1:500

COMMENTS: 20% - 20/07/20

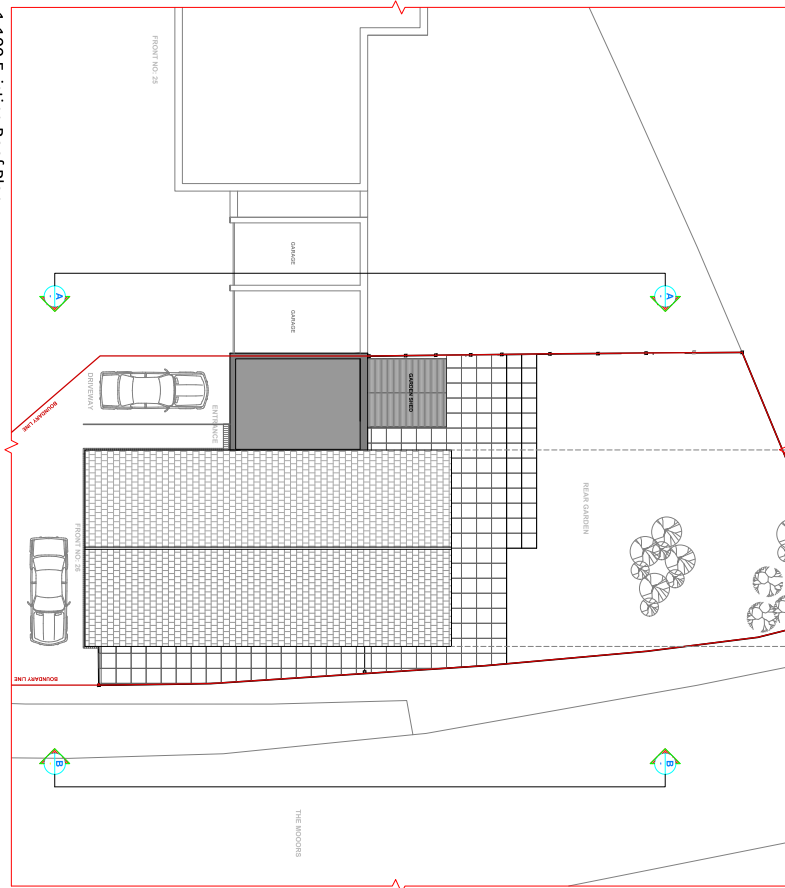
1:500 Scale Bar

PROPOSED ADDITIONAL FIRST FLOOR EXTENSION TO 26 EXMOOR ROAD, THATCHAM, BERKSHIRE, RG19 3UY

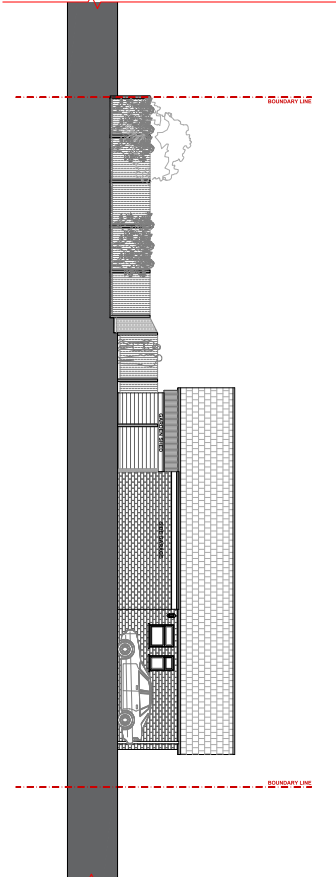


1:100 Existing Front View

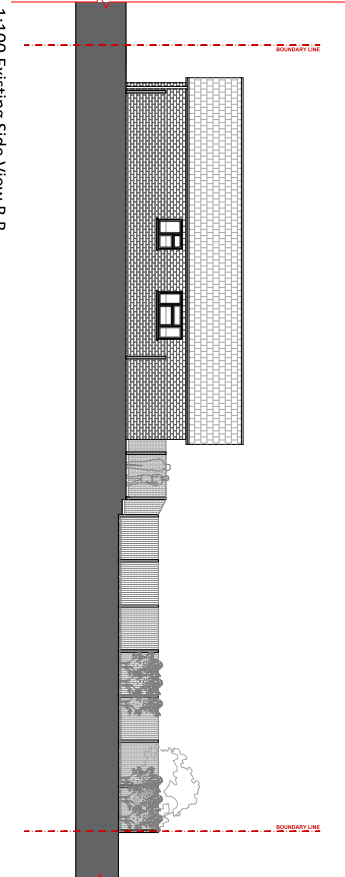
1:100 Existing Rear View



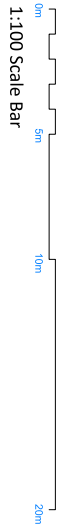
1:100 Existing Roof Plan



1:100 Existing Side View A,A



1:100 Existing Side View B,B



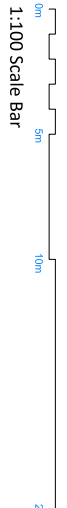
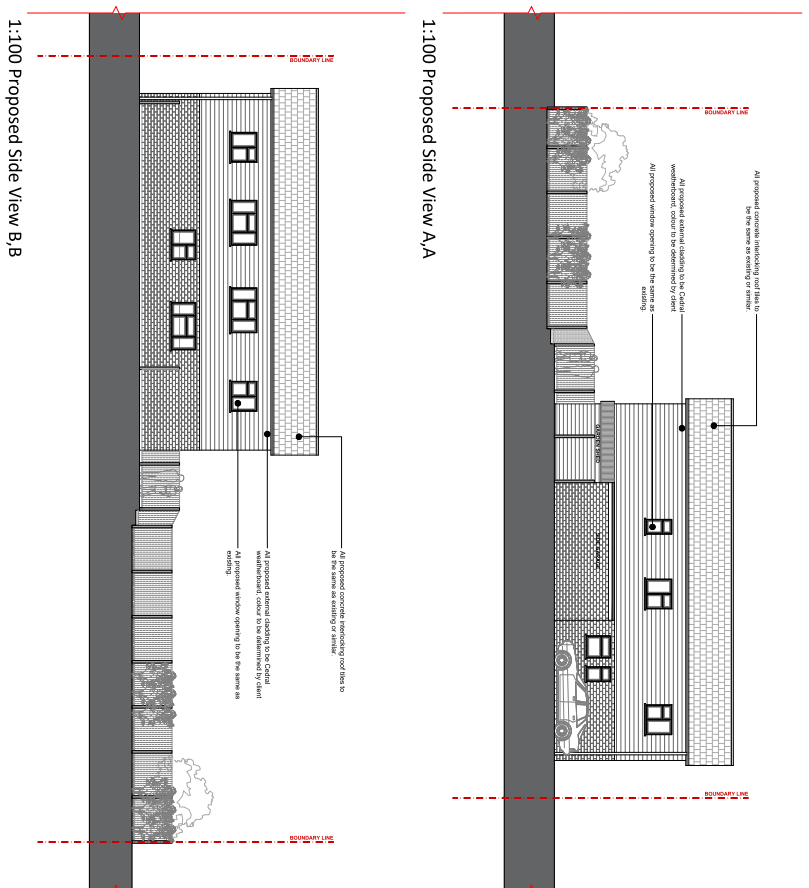
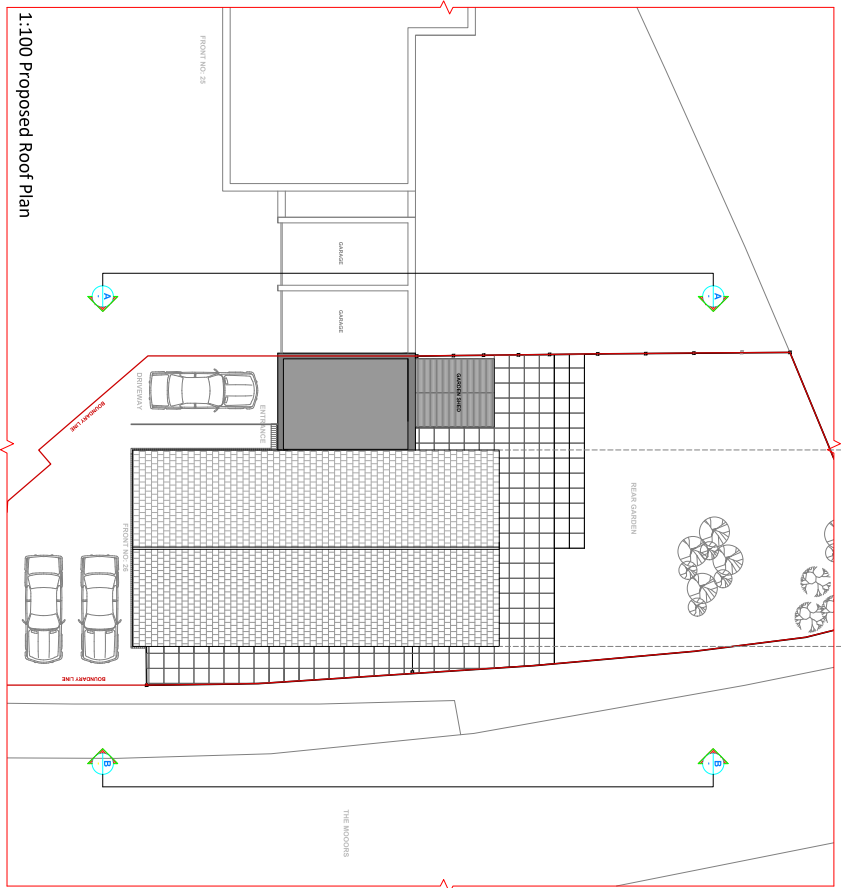
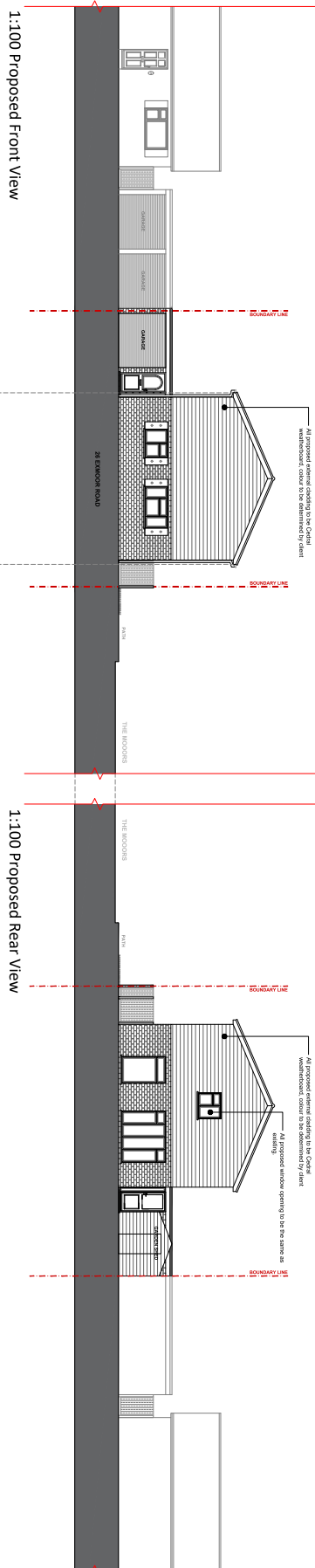
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 3. All dimensions to be checked on site prior to commencement of work or preparation of design.
 4. The contractor shall report any discrepancies in dimensions or workmanship to the design team at the earliest opportunity.
 5. This drawing is to be used in conjunction with the following documents: (i) Architect's, Structural and Services engineer's drawings and (ii) Other information including designers' risk assessments.

PROJECT NO.	19A6003_004
DRAWING TITLE	EXISTING PLAN AND ELEVATIONS
DATE	17/01/2020
DRAWN	P.C. SCALE: AS/BA1
CHECKED	
APPROVED	

MODULOFT

PROJECTING, DESIGN, SKETCH
DRAWING TITLE: EXISTING FLOOR EXTENSION
DATE: 17/01/2020 | PERSON: | DRAWN: P.C. | SCALE: AS/BA1

PROPOSED ADDITIONAL FIRST FLOOR EXTENSION TO 26 EXMOOR ROAD, THATCHAM, BERKSHIRE, RG19 3UY



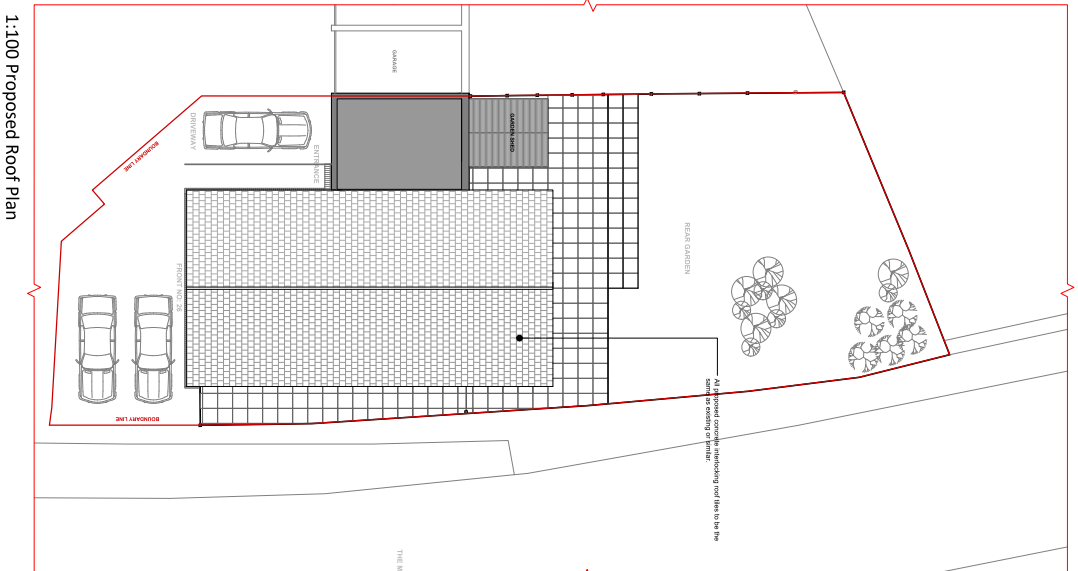
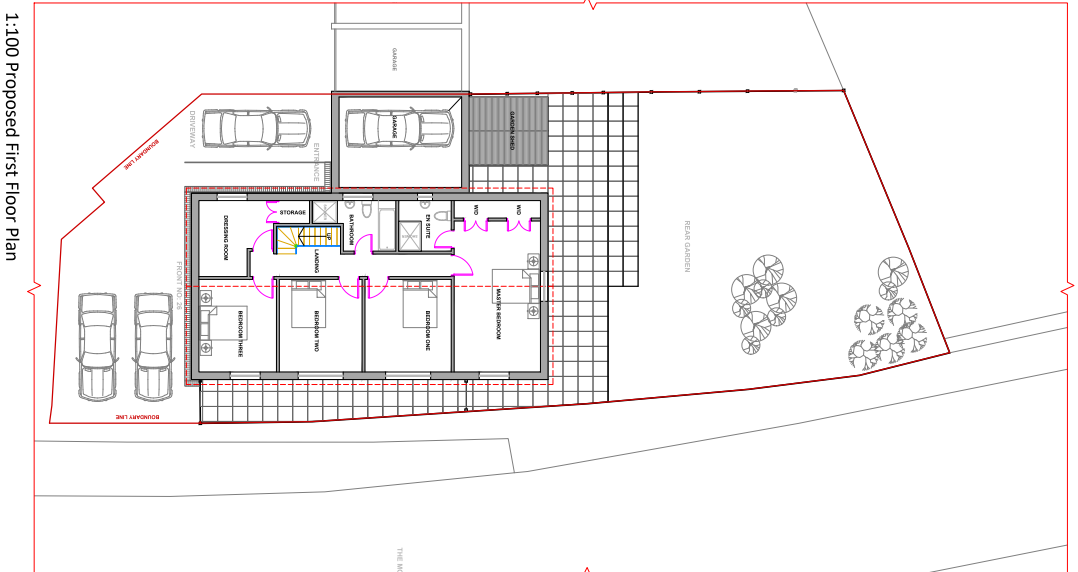
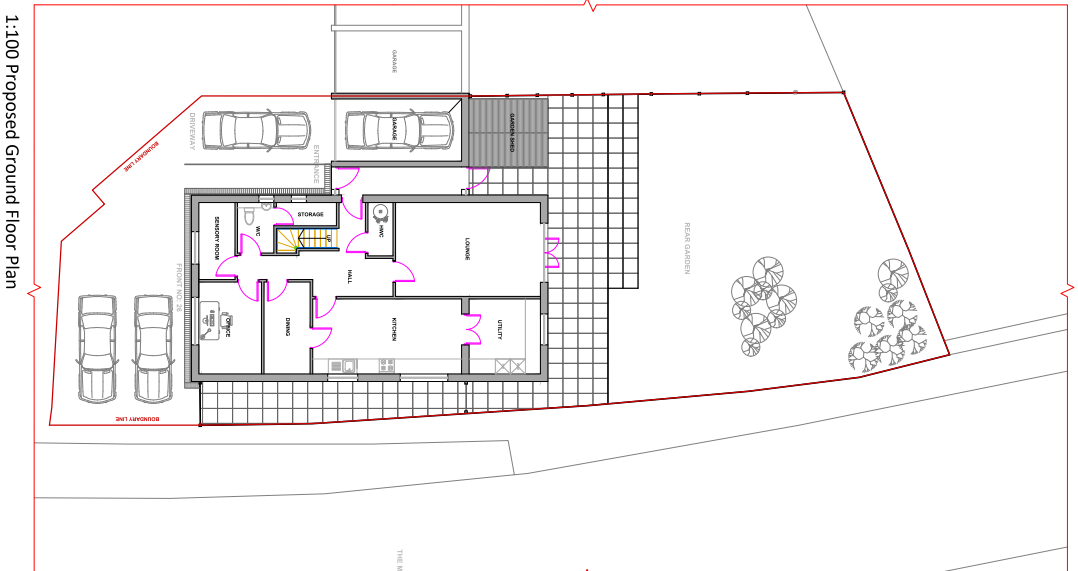
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 2. All dimensions are in millimeters unless otherwise stated.
 3. All dimensions to be checked on site prior to commencement of work or preparation of design.
 4. The contractor shall report any discrepancies in dimensions or work on site to the architect immediately.
 5. This drawing is to be used in conjunction with the following documents:
 - (i) All architectural, structural and services engineer's drawings.
 - (ii) All other information including engineer's risk assessments.

NO.	DATE	BY	DESCRIPTION
1	15/01/2020	ASB	ISSUED FOR PERMIT
2	15/01/2020	ASB	ISSUED FOR PERMIT
3	15/01/2020	ASB	ISSUED FOR PERMIT
4	15/01/2020	ASB	ISSUED FOR PERMIT
5	15/01/2020	ASB	ISSUED FOR PERMIT

PROJECTING: S3303 SLACK J.
DRAWING TITLE: FIRST FLOOR EXTENSION
DATE: 15/01/2020 | PERSON: J. HENSON
DRAWN: P.C. | SCALE: ASB/A1

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PROPOSED ADDITIONAL FIRST FLOOR EXTENSION TO 26 EXMOOR ROAD, THATCHAM, BERKSHIRE, RG19 3UY



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- NOTE:**
- Void areas for possible storage areas
 - External roof tile location
 - Area with maximum headroom approx 1800MM
 - Pitch / fall roof dome area

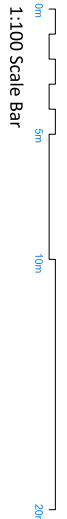
1:100 Proposed Ground Floor Plan

1:100 Proposed First Floor Plan

1:100 Proposed Roof Plan

1946003_007_REV_B
Proposed Plans (Showing Possible Parking Location And Two G/L Bedrooms Change To Other Use)
1:100

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PROJECT NO.	1946003
DATE	20/01/2016
SCALE	AS SHOWN
MODULOFT	
PROJECT NO.	1946003
DATE	20/01/2016
DRAWN BY	SCOTT ASHBY
CHECKED BY	SCOTT ASHBY
DATE	20/01/2016
SCALE	AS SHOWN

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26 Exmoor Road, Thatcham

Photographs for Eastern Area Planning Committee
Application 20/00115/HOUSE



Street scene in the south of Exmoor Road (application site southern most bungalow).



Close up of street scene in the south of Exmoor Road (application site southern most bungalow).



View of north east and north west elevation of the existing dwelling.



View of application site (on left) from The Moors (looking west).



View of application site from The Moors (looking east) (Photo from Construction Method Statement by Moduloft).



View of the relationship between 26 Exmoor Road (left) and 25 Exmoor Road (right).



View of south east elevation of the existing dwelling.



Relationship between 23 (two storey) and 24 (bungalow) to north of application site.



Relationship to two storey dwellings to north-west (application site on left)

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