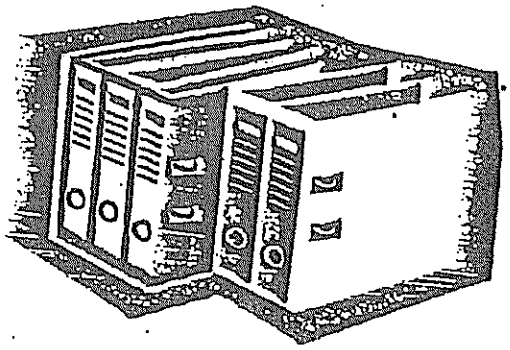
DATE: _____

SCANNING INFORMATION SHEET

OFFICER REPORTS



Application Number: F/2001/3636

Application Number: F/2001/3636
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. No external lighting shall be installed on the site or affixed to any building on the site.

4. Immediately following the implementation of this permission, 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 walls or means of enclosure or means of accesses permitted by Classes A and B of Part 2 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

5. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

6. The hereby approved boathouse shall be used solely for the storage of boats, other watercraft and associated accessories and at no time shall be used for the storage of any other items, equipment plant, vehicles etc.

7. No materials, containers, equipment or boats shall be stored on the site or outside the hereby approved boathouse.

8. There shall be no overnight stays of any kind, under any circumstance within the hereby approved boathouse.

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Application Number: F/2001/3636.
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

10. Prior to the start of the development a detailed parking and turning plan shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the location of two parking spaces measuring 2.4m by 4.8m, a suitable turning area and details of the hard surfacing material. The approved details shall be implemented on site prior to the start of use of the hereby approved boathouse and shall there after be retained.

11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

12. Prior to the start of development upon the site full details of the voids located in the sides and rear elevation shall be submitted to and approved in writing by the Local Planning Authority. The building shall then be constructed using these details, which shall there after be retained and maintained. At no time shall these voids be blocked up or obstructed internal or externally.

13. PRIOR TO THE START OF DEVELOPMENT OF ON THE SITE. A full survey of water voles, by a registered specialist, together with full details of any mitigation measures and a proposed timetable, which maybe required, shall be submitted to and approved in writing by the local planning authority.

WHEN - PRIOR TO DEVELOPMENT OR IF CONCERNS?

14. No areas of hard standing, pathways and other forms of artificial surfacing shall be laid down upon the site, other than those approved under condition 10 of this decision notice for use as a parking area for no more than 2 cars.

15. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for both the application site and the meadow area (outline in blue on the submitted drawing) shall be submitted to and approved in writing by the local planning authority prior to the start of works upon the site. The management plan shall focus upon the continuation of the wild meadow appearance of the site and shall not include species of plant that are considered to have a domestic appearance.

Application Number: F/2001/3636.
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

Reasons.

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

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

3. In the interests of visual amenity.

4. To safeguard the character of the premises and the visual amenities of the surrounding area.

5. To safeguard the visual amenities of neighbouring properties and the locality.

6 7 & 8. To safeguard the amenity of the surrounding area.

9. In the interests of visual amenity.

10. In the interests of highway safety.

11. In the interests of visual amenity.

12		Reason	To ensure the free flow of flood water through the structure.
13		Reason	To safeguard the future of a protected species.
14		Reason	To safeguard the visual amenity of the surrounding area.
15		Reasons	R152.

Informative.

1. This application does not give planning permission or acknowledge any existing or established used of any part of this site for the mooring of boats or watercraft.

Application Number: F/2001/3636.
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

2. 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: EN3, C4
Green Belt Local Plan for Berkshire: Policy 1.
Wokingham District Local Plan: WOS3, WGB1, WIC16, WT6, WT7.

3. The prior written consent of the Environment Agency shall be required for any proposed works or structure in, under, over or within 8 metres of the brink of the Hennerton Backwater.

4. This permission relates to the application as amended with revised plans Sheet 7 submitted to the Local Planning Authority on the ~~16~~ 11 ~~August 2001~~ January 2002, showing the revision of the boathouse roof ~~pattern, a reduction in its width, the insertion of voids in the side elevations and the reduction of the site area.~~ with the removal of the 6 velux windows from the roof slope.

T.G Watson
23/1/02

OFFICE'S NOTE.

The Development Control Committee of the 9 January 2002, Resolved to delegate power to the Development Control Manager, to negotiate with the applicant for the removal of the 6 velux windows from the roof of the proposed replacement boathouse. The applicant has submitted a revised drawing showing no velux windows within the roof slope. As such the proposed development is GRANTED conditional approval, as set down in the agenda of the 9 January 2002 and the Members update of that committee. Minute are recorded in the 30 January 2002 Agenda.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 9TH JANUARY 2002 FROM 7.00 PM TO 11.05 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mrs MA Long, Mrs M Robertson, Mr ND Rose and Mrs C Smith.

Also present Mrs P Bray, Frank Browne, Mr JL Earnshaw, Mrs T Marinos and Mr D Swindells.

PART I

152. MINUTES

The Minutes of the meeting of the Committee held on 5th December 2001 were confirmed as a correct record and signed by the Chairman subject to the following amendments:-

1) Minute No. 137 page 1738, resolution 1) reference should be made to the terraced block, rather than the whole development being out of character.

2) Minute No. 137 page 1738, resolution 3) the deletion of the word "due".

153. APOLOGIES

Apologies for absence were submitted from Mr MJ Bryant and Mr AJ Ross.

165. APPLICATION NO: 2001/3636, PROPOSED ERECTION OF REPLACEMENT BOATHOUSE, THE OLD BOATHOUSE, WARGRAVE ROAD, WARGRAVE, FOR AS SPINKS

The Committee considered a report about this application set out on Agenda pages 1894 to 1905.

Officers informed the Committee that should permission be granted the

following conditions and informatives should be added:-

Condition 12 - Prior to the start of development upon the site full details of the voids located in the sides and rear elevation shall be submitted to and approved in writing by the Local Planning Authority. The building shall then be constructed using these details, which shall there after be retained and maintained. At no time shall these voids be blocked up or obstructed internal or externally;

Condition 13 – A full survey of water voles, by a registered specialist, together with full details of any mitigation measures and a proposed timetable, which maybe required, shall be submitted to and approved in writing by the local planning authority.

Condition 14 – No areas of hard standing, pathways; and other forms of artificial surfacing shall be laid down upon the site, other than those approved under condition 10 of this decision notice for use as a parking area for no more than two years;

Condition 15 – A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for both the application site and the meadow area (outline in blue on the submitted drawing) shall be submitted to and approved in writing by the Local Planning Authority prior to the start of works upon the site. The management plan shall focus upon the continuation of the wild meadow appearance of the site and shall not include species of plant that are considered to have a domestic appearance.

Informatives.

3 The prior written consent of the Environment Agency shall be required for any proposed works or structure in, under, over or within 8 metres of the brink of the Hennerton Backwater.

4 This permission relates to the application as amended with revised plans Sheet 6 submitted to the Local Planning Authority on the 16th August 2001, showing the revision of the boathouse roof pattern, a reduction in its width, the insertion of voids in the side elevations and the reduction of the site area.

Mr Berman, a local resident attended the meeting and spoke against the proposal.

Frank Browne, the local Member attended the meeting and spoke against the proposal, in particular the velux windows in the roof which he considered inappropriate and unnecessary. Officers commented that if Members were minded to grant permission negotiations could take place with the applicant to remove the velux windows from the boathouse.

The Development Control Manager reported that the Committee could give him authorisation to negotiate with the applicant to submit revised plans which did not contain the velux windows, and upon receipt of the revised plans the permission would be granted. If negotiations failed to secure revised plans the application would be re-submitted to the Committee.

RESOLVED:1) That the Development Control Manger be given authorisation to enter into negotiations with the applicant requesting the submission of revised plans which remove the velux windows from the roof of the boathouse; if the revised plans are not submitted the application be brought back to Committee.

2) That, subject to the receipt of the revised plans as detailed in resolution 1), Application No:2001/3636 be approved, subject to the conditions set out on Agenda pages 1897 to 1899, and the

following additional conditions and informatives:-

Condition 12 - Prior to the start of development upon the site full details of the voids located in the sides and rear elevation shall be submitted to and approved in writing by the Local Planning Authority. The building shall then be constructed using these details, which shall there after be retained and maintained. At no time shall these voids be blocked up or obstructed internal or externally;

Condition 13 – A full survey of water voles, by a registered specialist, together with full details of any mitigation measures and a proposed timetable, which maybe required, shall be submitted to and approved in writing by the local planning authority.

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Informatives.

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4 This permission relates to the application as amended with revised plans Sheet 6 submitted to the Local Planning Authority on the 16th August 2001, showing the revision of the boathouse roof pattern, a reduction in its width, the insertion of voids in the side elevations and the reduction of the site area.

Development Control Ref No:	Received	Listed by:	Parish
F/2001/3636	22.03.01	Cllr Etheridge	Wargrave.

Applicant: A S Spinks
Location: The Old Boathouse, Wargrave Road, Wargrave.
Proposal: Proposed Erection of Replacement Boathouse.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Nicola Lake.

SUMMARY:

Planning History -
An application was originally submitted in 2000, for a replacement two storey structure. No supporting information regarding the height of the original structure was submitted with the application. However during the consultation period, a number of letter were received from local residents who stated that the originally structure was only a very simple, single storey structure. This application was withdrawn and two subsequent applications were refused planning permission due to their location, size and design.

During the consideration of this current application a photograph of the original structure has been sent in from a local resident. The photograph was taken by the estate agent that dealt with the sale of the property in 1988. While the photograph is of poor quality, it is clear that the structure is single story with a fully hipped slate roof and wooden clad sides.

Proposal -
The proposed development is for a single storey replacement dry boathouse. The plans have been revised from the original proposal to a single storey structure, located in the same position as the existing slab from the original structure. The revised proposed building would have a width of 3m, a length of 8.5m and a height of 3.5m to the ridge. The building would be wooden clad with a 1m high brick plinth, and a fully hipped roof. There would be two main difference in the proposed structure from that of the original, there would be 6 velux windows within the roof slope and the building would be designed to be floodable with open voids in the walls to allow flood water to past through the building unhindered.

Cllr Etheridge has listed this application for determination by the Development Control Committee due to his concern over the proposed developments impact upon the character and appearance of the surrounding area.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

Consultations –

- ***Wargrave Parish Council:*** Concerned regarding a number of issues relating to the proposed development. (see attached comments)
- ***Highways:*** No objection.
- ***Enviromental Health:*** No objection.
- ***Environment Agency:*** No objection to the proposed development subject to insertion of vents to allow the structure to flood. However they have no evidence of any existing mooring rights and would object to an application which sort to establish such a facility.
- ***Landscaping:*** No objection.
- ***Letters:*** There have been 7 letters of objection received on the original plans and 9 letters regarding the revised plan. These objections can be summarised as follows. The addition of velux windows would be out of keeping with the character of the surrounding area.
  - There are no existing or established mooring rights for the site.
  - The original building had no first floor floorspace. The proposed development is intended to be two storey.
  - Impact on highway safety.

  There has also been one letter of support for the application.

Appraisal – The main issues are:

A. Impact upon the Open Character and Amenity of the Green Belt. (Policies C4 of the Berkshire Structure Plan; Policy 1 of the Green Belt Local Plan for Berkshire; Policies WOS3 and WGB1 of the Wokingham District Local plan.)
B. Impact upon land liable to flooding. (Policy EN3 of the Berkshire Structure Plan and Policy WIC16 of the Wokingham District Local Plan.)
C. Impact upon highway safety. (WT6 and WT7 of the Wokingham District Local Plan.)
D. Parish Council and Local Residents Concerns.

A. Impact upon the Open Character and Amenity of the Green Belt.

The proposed development is for a replacement building for that, which was demolished, in the later 1990's. The proposed structure would have the same length and width of that of the original structure as documented from sales documents for the site. Unfortunately this information does not include any details regarding the height of the structure. During the course of the consideration of this application a photograph has been found which shows the original structure around 1988. It is estimated that the building height would have been around 3.5m high. The proposed structure is also shown to be located in a similar position to that of the original structure. The main changes to the proposed structure compare to that of the original building is the insertion of 6 velux windows within the roof slope. These windows are intended to provide natural light to the interior of building. Six vents have also been included in the side and rear elevations to allow the free flow of floodwater through the building.

The site is very steeply sloping with areas of dense shrubs and trees. The red line around the application site has also been reduced to allow enough room for the retention of the existing shrubs on the site and a footpath down the slope to the boathouse at the bottom. The remaining field area has been excluded from the application site.

As such the proposed development would have no greater impact upon the open character or amenity of the Green Belt than that of the original structure.

B. Impact upon Land Liable to Flooding
The building's design has been amended to include vents, three on each side and one on the back, to allow the free flow of flood water through the building. This would mean that the proposed structure would have less impact upon the flood plain than the original building.

C. Impact upon Highway Safety.
The Highway Officer is satisfied that subject to the imposition of suitable conditions the proposed development would have no significant detrimental impact upon the highway safety of the surrounding area.

D. Parish Council and Local Resident's Concerns.
The concerns of the Parish Council and the local residents have been noted and largely addressed in the above appraisal. However the local residents and Parish Council have also raised the issue of existing mooring rights along the water frontage of the application site, as stated on the submitted drawing. Mooring plots on the river frontage require planning permission. The Planning Authority and the Environment Agency have no record of any existing or established mooring right on this site. The application makes no mention of seeking planning permission for mooring rights and as such this application would not grant planning permission or establish such a right.

Local residents have also stated that they are concerned that the proposed development would be two storey. The building would have similar dimensions to that of the previous structure and while the original structure had no first floor floorspace, it would have had the same volume as the current proposal. The building would have a ridge height of 3.5m. As such, It would be very difficult to have two usable floors. However, it might be feasible to use some of the upper regions of the building for storage.

Conclusion – The proposed development is comparable to that of the original structure and does not seek planning permission for any mooring rights. As such the proposal would have no greater impact upon the open character and amenity of the Green Belt , land liable to flooding and highway safety than the original structure.

Recommedation – To GRANT planning permission subject to the following conditions:

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. No external lighting shall be installed on the site or affixed to any building on the site.

4. Immediately following the implementation of this permission, 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 walls or means of enclosure or means of accesses permitted by Classes A and B of Part 2 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

5. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

6. The hereby approved boathouse shall be used solely for the storage of boats, other watercraft and associated accessories and at no time shall be used for the storage of any other items, equipment plant, vehicles etc.

7. No materials, containers, equipment or boats shall be stored on the site or outside the hereby approved boathouse.

8. There shall be no overnight stays of any kind, under any circumstance within the hereby approved boathouse.

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

10. Prior to the start of the development a detailed parking and turning plan shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the location of two parking spaces measuring 2.4m by 4.8m, a suitable turning area and details of the hard surfacing material. The approved details shall be implemented on site prior to the start of use of the hereby approved boathouse and shall there after be retained.

11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reasons.

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

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

3. In the interests of visual amenity.

4. To safeguard the character of the premises and the visual amenities of the surrounding area.

5. To safeguard the visual amenities of neighbouring properties and the locality.

6 7 & 8. To safeguard the amenity of the surrounding area.

9. In the interests of visual amenity.

10. In the interests of highway safety.

11. In the interests of visual amenity.

Informative.

1. This application does not give planning permission or acknowledge any existing or established used of any part of this site for the mooring of boats or watercraft.

2. 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: EN3, C4
Green Belt Local Plan for Berkshire: Policy 1.
Wokingham District Local Plan: WOS3, WGB1, WIC16, WT6, WT7.

WARGRAVE PARISH COUNCIL

Email ~ clerk@wargrave.org.uk
Tel/Fax ~ 01628 788354

47 Halifax Road
Pinkneys Green
Maidenhead
Berkshire
SL6 5ES

PLANNING SE
POL
DO
APP
CS
25 SEP 2001
OI
ACK

To: Nicola Lake
Planning Services
Wokingham District Council

From: Stephen Hedges
Clerk & Proper Officer
Wargrave Parish Council

PLANNING APPLICATION COMMENTS

Application Number: **F/2001/3636**

Location: **The Old Boathouse, Wargrave Road, Wargrave, Reading.**

Proposal: **Proposed erection of replacement boathouse.**

Applicant: **A S Spinks**

With regard to the amended plans the Parish Council would like to submit these additional comments:

- The submission makes no reference to the removal of the eastern elevation's door.
- That no second floor be permitted.
- The use of veloux windows in the roof is considered inappropriate and unnecessary.
- As the proposal is situated on Green Belt land, any domestic use of the proposal would be inappropriate.
- The moorings as stated on the application are disputed as being 'existing'.
- Any permission should contain a condition requiring the space for the parking of 2 or 3 vehicles close to the entrance to the site (adjacent to the A321) and that no driveway to the proposal be permitted.

WARGRAVE PARISH COUNCIL

Email ~ clerk@wargrave.org.uk
Tel/Fax ~ 01628 788354

47 Halifax Road
Pinkneys Green
Maidenhead
Berkshire
SL6 5ES

To: Nicola Lake
Planning Services
Wokingham District Council

From: Stephen Hedges
Clerk & Proper Officer
Wargrave Parish Council

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PLANNING APPLICATION COMMENTS

Application Number: **F/2001/3636**

Location: **The Old Boathouse, Wargrave Road, Wargrave, Reading.**

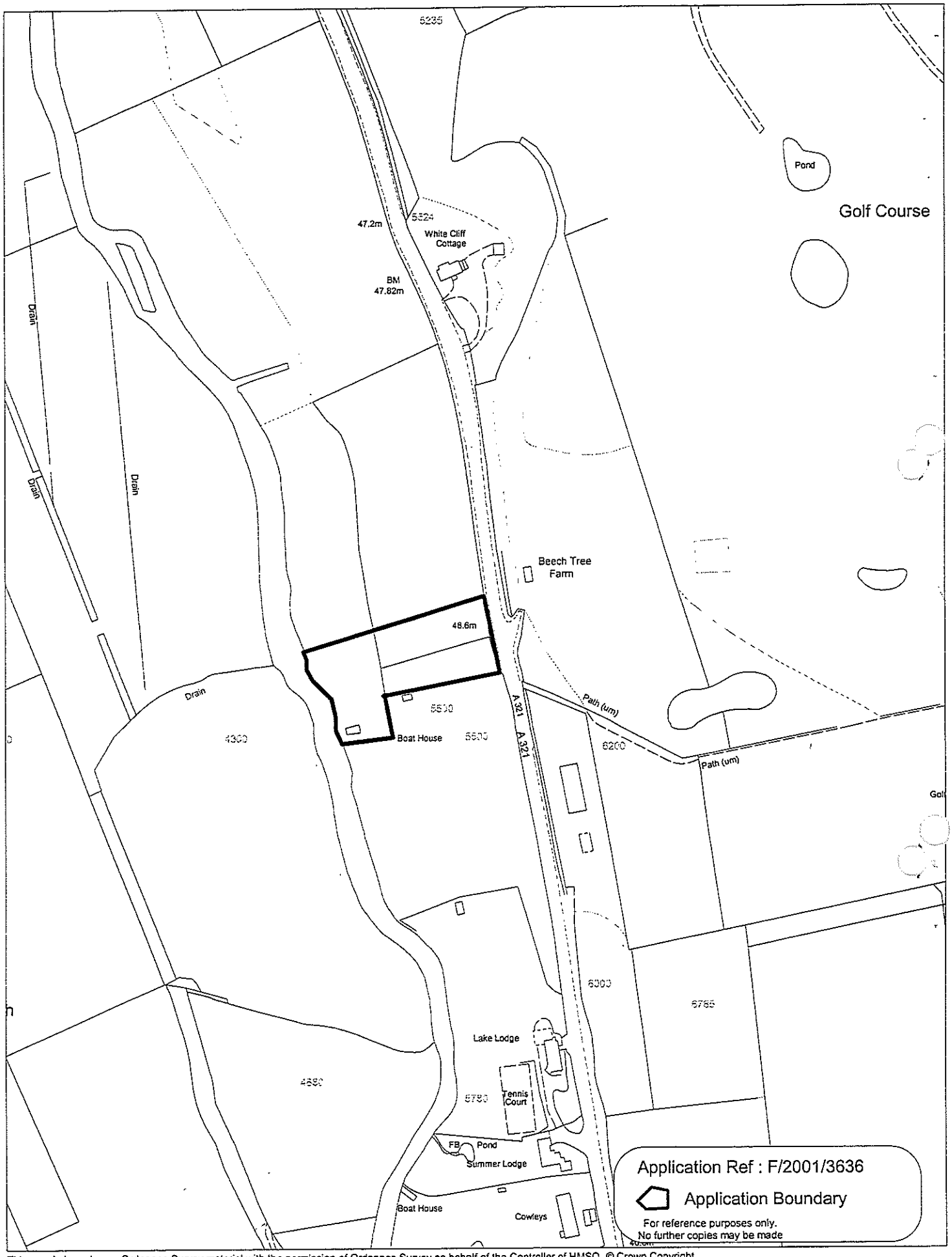
Proposal: **Proposed erection of replacement boathouse.**

Applicant: **A S Spinks**

The Parish Councils comments regarding this application are as follows:

- Like for like only.
- The access down not appear to meet current standards (vision splays etc). The Parish Council would like to request a plan showing the parking and access arrangements including a turning head.
- Floodwater gaps are required in three sides of the building as per the Environment Agency recommendation.
- The photographic evidence submitted shows it is not a two storey building which is corroborated by the previous owner.
- The floor area appears to be larger than the original by some 40%.
- The inclusion of windows is out of keeping with the locality.
- No mooring rights exist at this location according to the Environment Agency.
- Residents have expressed their concern that no re-notifications were carried out following the submitted amendments, therefore many residents may not have the opportunity to re-comment.

SHedges 9/7/01



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Development Control Section, Environmental Services, Wokingham District Council.
9 January 2001

Scale: 1 : 2500

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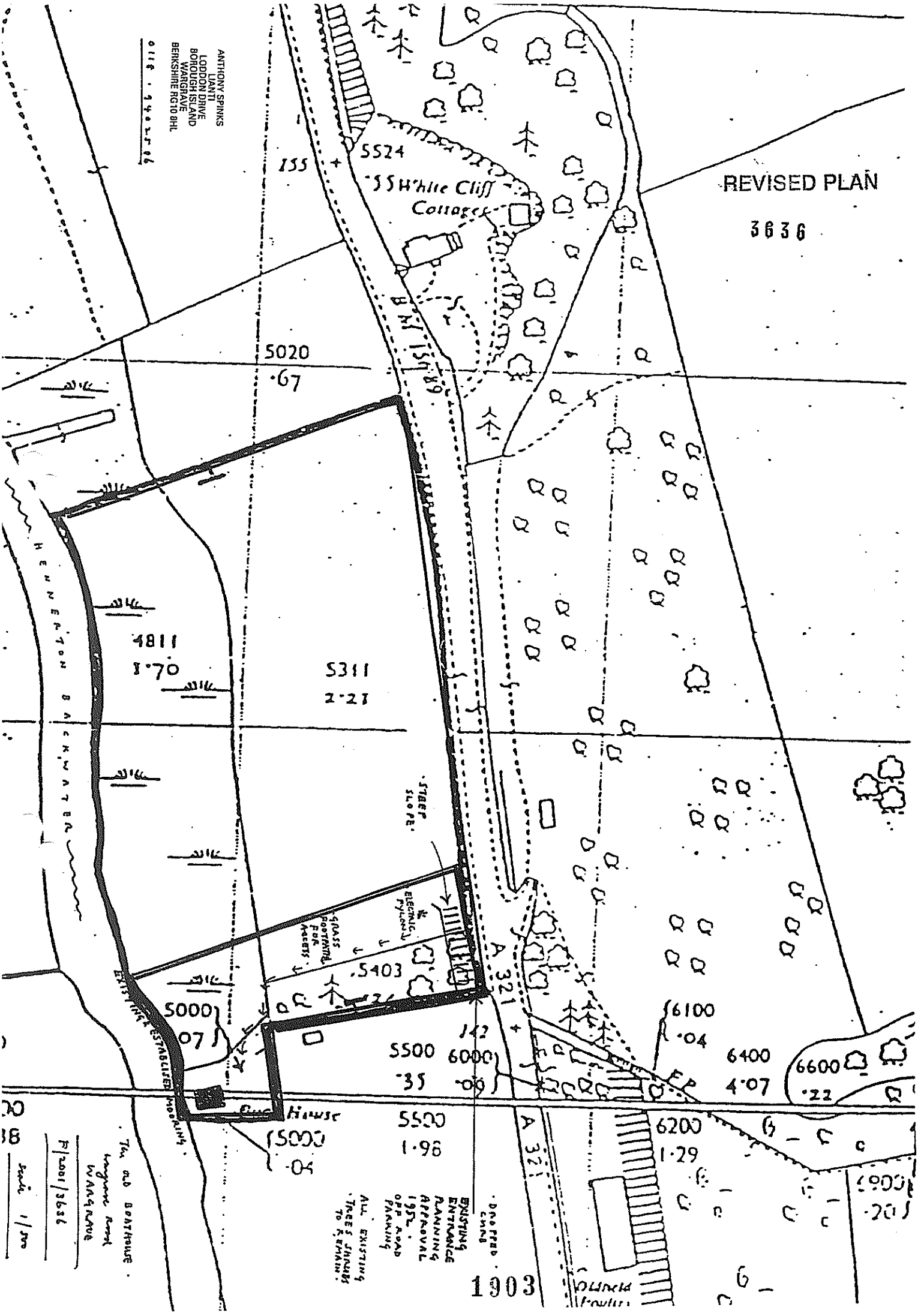

ANTHONY SPINKS
LIANTI
LODDON DRIVE
BOROUGH ISLAND
WARGRAVE
BERKSHIRE RG10 8HL
REVISED PLAN
3636
5524
White Cliff Cottages
5020
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4811
1·70
5311
2·21
HENNERTON BACKWATER
STEEP SLOPE
ELECTRIC PYLON
GRASS FOOTPATH FOR ACCESS
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EXISTING ESTABLISHED MOORING
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6200
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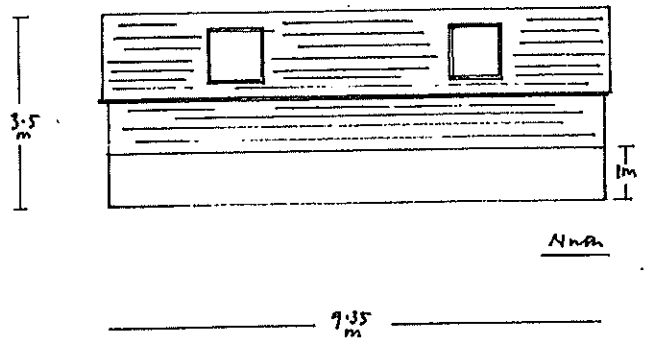
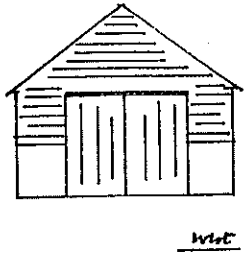
DROPPED CURB
EXISTING ENTRANCE PLANNING APPROVAL 1952
OFF ROAD PARKING
ALL EXISTING TREES SHRUBS TO REMAIN
1903

1904

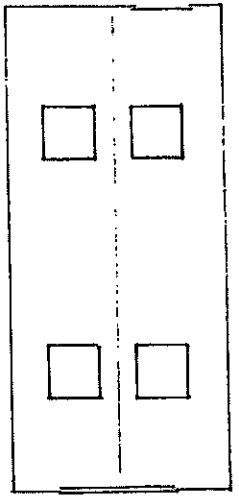


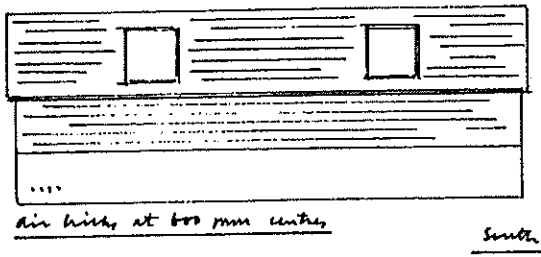
INTERLOCKING GREY SLATE ROOF AS ORIGINAL 35° ROOF PITCH

VELUX ROOFLIGHTS



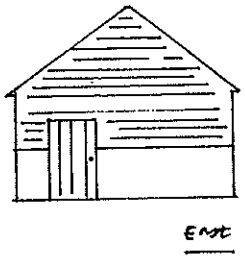
TREATED TIMBER DOORS



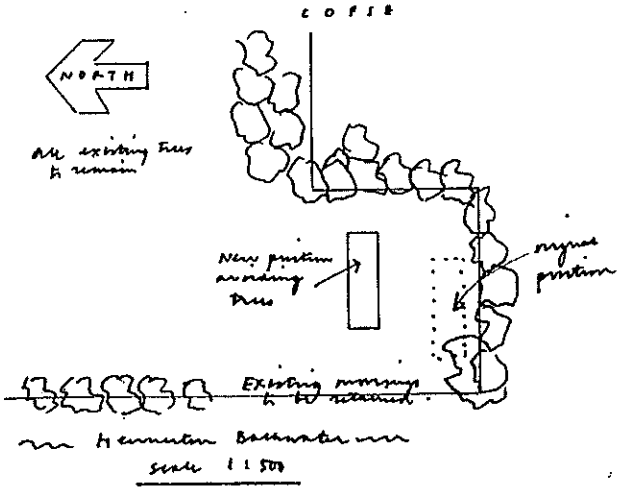


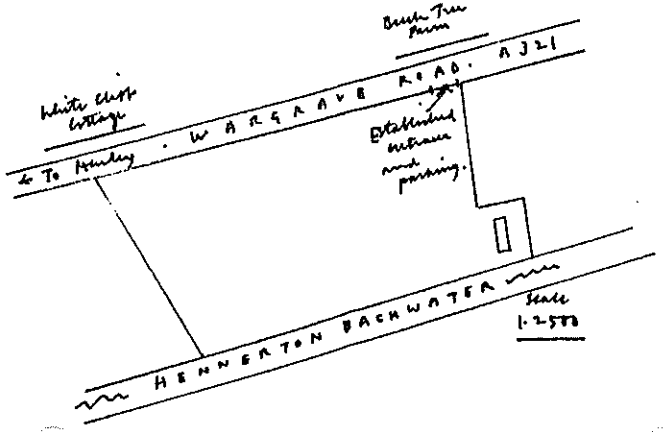
BRICK BASE AS ORIGINAL

TIMBER CLADDING



SCALE 1/100



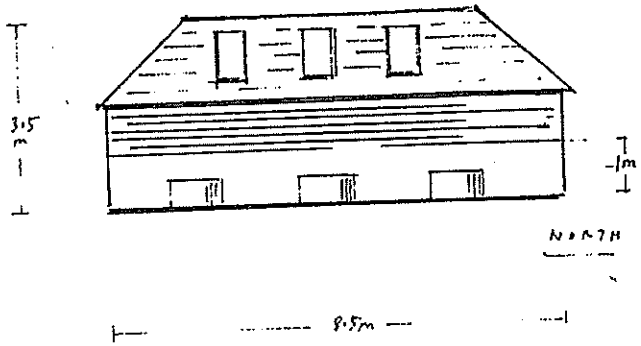


REPLACEMENT BOATHOUSE

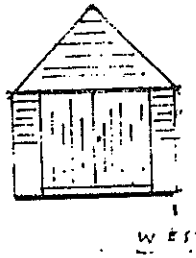
The OLD BOATHOUSE
WARGRAVE ROAD
WARGRAVE
RG10 8PL

SHEET 5. 3/2001

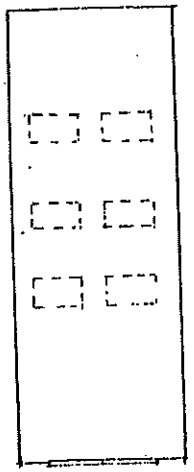
ANTHONY SPINKS
LIANTI
LODDON DRIVE
BOROUGH ISLAND
WARGRAVE
BERKSHIRE RG10 8HL



INTER-LOCKING GREY SLATE ROOF AS ORIGINAL 35° ROOF PITCH VELUX CONSERVATION STYLE ROOF LIGHTS



TREATED TIMBER DOORS WITH 150mm GAP UNDERNEATH



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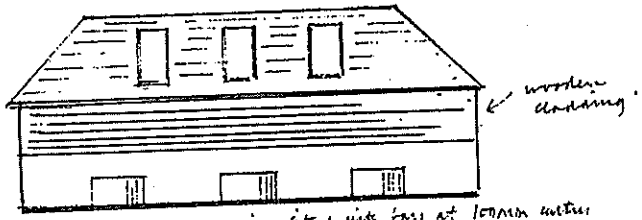
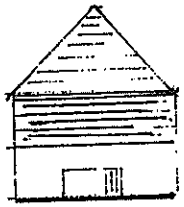




1903

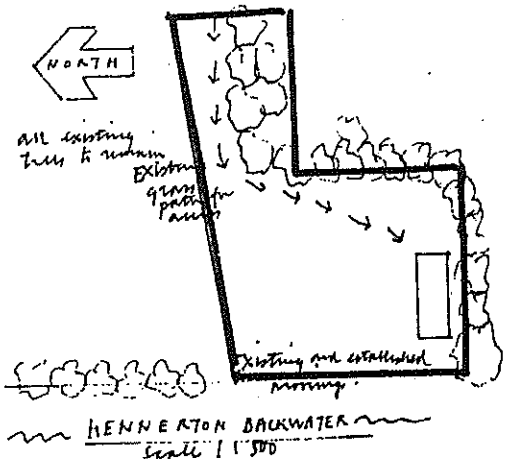
REVISED PLAN

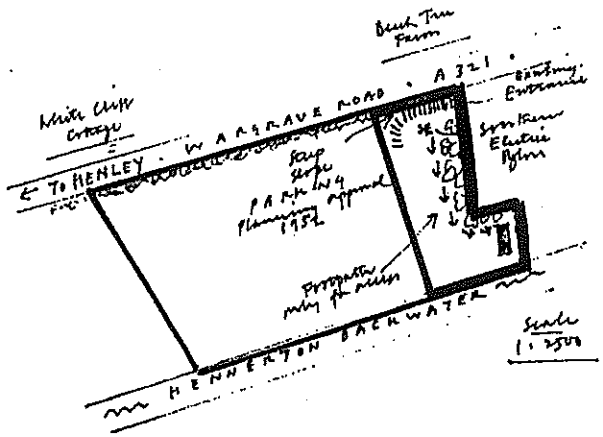
3636

REPLACEMENT BOATHOUSE

The OLD BOATHOUSE
WARGRAVE ROAD
WARGRAVE
RG10 8PL

SHEET 6 9/2001





ANTHONY SPINKS
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