APPLICATION NO:
F/2000/1821

LOCATION:
19 Goodings Green, Wokingham.

APPLICANT:
Mr & Mrs D J Hodges

PROPOSAL:
Proposed rebuilding of conservatory to rear of dwelling in brick tile and glass.

EARLIEST DATE FOR DECISION: **28/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
15/08/2000

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs D J Hodges
19 Goodings Green
Wokingham
Berkshire
RG40 1SA

Application Number: F/2000/1821

Parish: **WOKINGHAM**

Location: **19, Goodings Green, Wokingham.**

Proposal: **Proposed rebuilding of conservatory to rear of dwelling in brick tile and glass.**

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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 07/08/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Received by Wokingham District Council

Application No: F/2000/1821

Proposal:
Proposed rebuilding of conservatory to rear of dwelling in brick tile and glass.

Location:
19, Goodings Green, , Wokingham.

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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/07/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

04 July 2000

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1821

Applicant : Mr & Mrs D J Hodges .

Location : 19, Goodings Green, , Wokingham.
Proposal : Proposed rebuilding of conservatory to rear of dwelling in brick tile and glass.

Site Notice Displayed ? :

YES	NO	DATE
✓		25/07/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 25/07/2000

Date Registered : 20/06/2000

Earliest Date for Decision : 28/07/2000

Latest Consultation Date/Site Notice Expiry Date : 28/07/2000

This application <u>will have expired on</u>: <u>15/08/2000.</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: See letter on file. (2 letters from same neighbour)
WTC: No Objection

Planning Issues : (identified settlement)

1) Impact on neighbours
2) Impact on street scene / VA of area.

01/08/2000

Application Number: F/2000/1821

Appraisal:

1) Impact on neighbouring properties

This is a prospective planning application.

The proposal is for a single storey rear extension to a 2 storey detached house. To replace an existing single storey conservatory, measuring approximately 5.5 metres wide by 3.58 metres deep. The entire rear garden is bounded by a 1.8 metre enclosure.

The proposed extension measures 5.5 metres wide, and protrudes from the rear elevation by 3.58 metres, exactly the same as the existing conservatory. However it is to be constructed in brick and have a tiled pitched roof with an eaves height of 2.2 metres and a ridge height of 3.3 metres approximately. Three new windows are to be inserted, one large window in the north west elevation, and two windows and a patio door to be inserted in the south west elevation, these will not cause overlooking.

No.21, to the south east, adjacent 2 storey detached house. Due to the position and distance away the occupants of this property will not be affected – no adverse impact.

No.17, to the north west, 2 storey detached house. Extended to the rear with a 2 storey extension. Main windows at ground floor and at first floor face the rear garden. The windows at ground floor (nearest to the adjacent boundary with No. 19,) consist of a kitchen and a dining room window, the view from this property is partially obscured by the single storey garage located on the adjacent boundary with No. 19. This neighbour (see letter) is concerned that they will be overlooked as the proposed window to be inserted in the north west elevation is too large.

However it is considered that due to the position and distance away from the proposal (6 metres) behind a 1.8 metre high fence and a single storey garage, the occupants of this property will not be overlooked or overshadowed – no adverse impact.

2) Impact on street scene /visual impact.

The extension will not be visible from the road due to the boundary treatments. The materials will match the existing house, therefore no impact upon visual amenity of the area – considered acceptable.

Recommendation : Approval: [✓] Refusal: [ ]
(tick appropriate box)

Application Number F/2000/1821
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1	SC01	SR02	
2	SC53	SR12	"WORK"

7/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 19 Goodings Green Wokingham.

APPLICATION NUMBER: F/2000/1821

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 25/7/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front cherry tree

2. DESCRIPTION OF SURROUNDINGS Modern estate development 1960's, residential, detached 2 storey houses, quiet cul-de-sac, detached garages. open plan front gardens.

3. DESCRIPTION OF SITE/BUILDING
2 storey extended + modernised detached house, red brick, green hung tiles at first floor level, green coloured tiles (concrete), white UPVC windows + doors white guttering + fascia boards.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Site Plan / No 17, extended to rear with 2 storey extension.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing, detached garage, driveway at front for 3 cars.

LEVELS — steps up at rear by 150 mm.

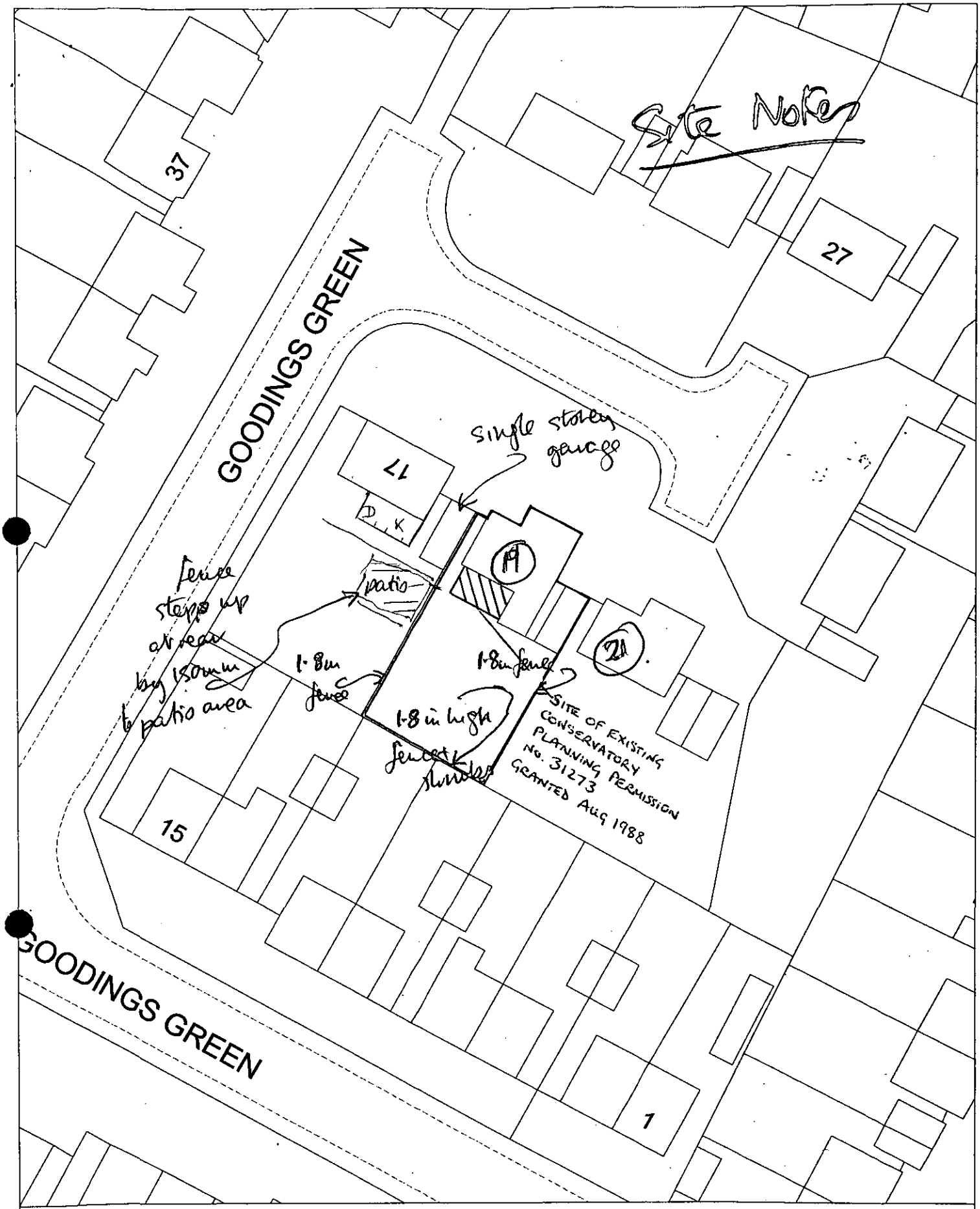
BOUNDARY TREATMENT — Rear garden enclosed with 1.8m high fence + shrubs, ~~on road boundary~~.

OTHERS — No. 17 garden steps up by 150mm, 1.8m high fence along boundary + single storey garage wall

— No. 21, 1.8m fence on boundary fence, no impact to this neighbour due to orientation.

No. impact on No 17. Kitchen + dining room on rear elev.

Nb No 17 has been extended to the rear with a 2 storey ext.



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

1627

20 JUN 2000

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Date: 13 June 2000

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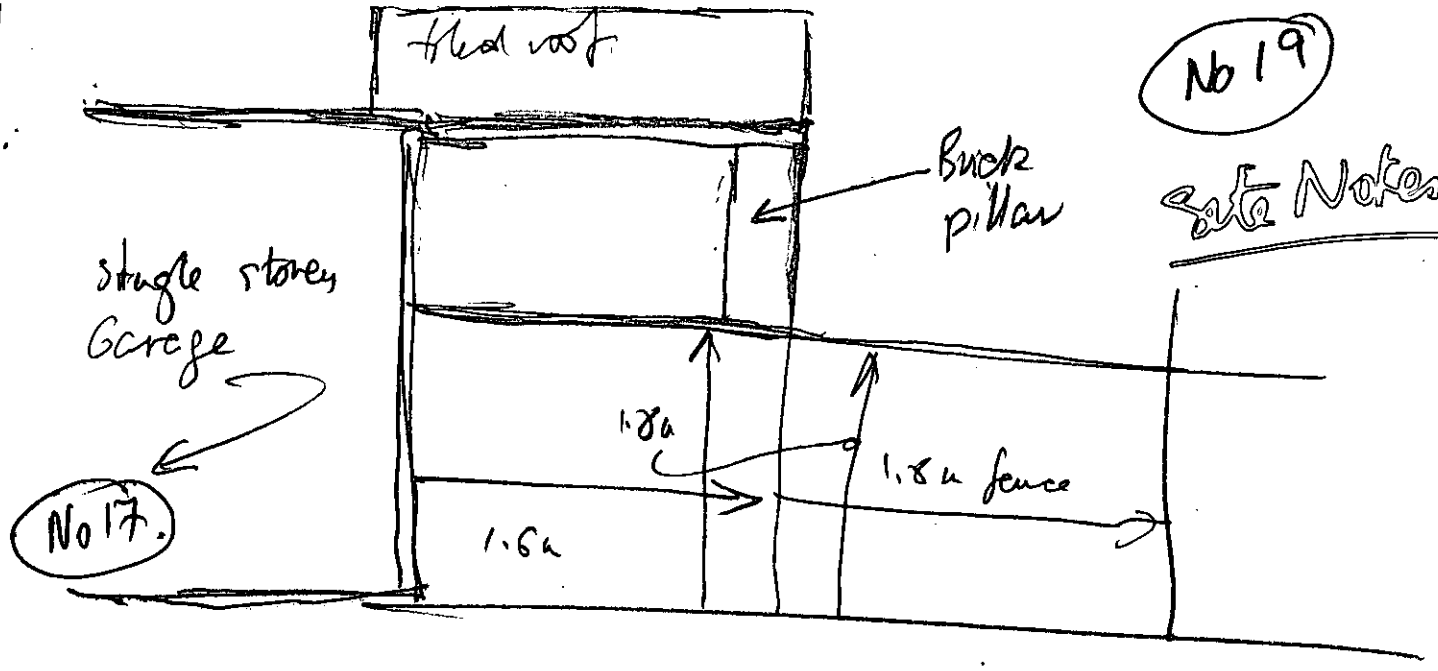
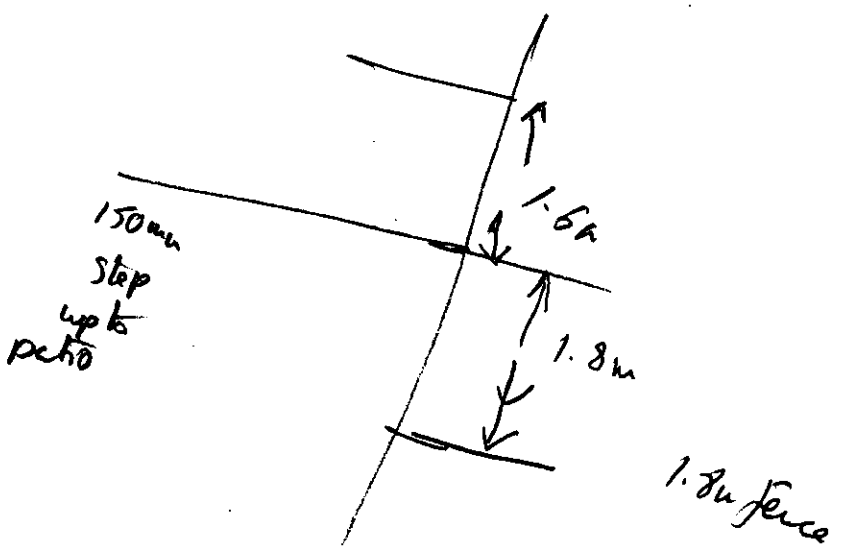


View of proposal from No 17 rear garden



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

Tel: 0118 974 6441

Date: **04 July 2000**

My ref: F/2000/1821

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2000/1821
19, Goodings Green, , Wokingham.
Proposed rebuilding of conservatory to rear of dwelling in brick tile and glass.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1821**
19, Goodings Green, , Wokingham.
Proposed rebuilding of conservatory to rear of dwelling in brick tile and glass.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

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

Tel: 0118 974 6441

Date: **04 July 2000**

My ref: F/2000/1821

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Andrew Thorley** Application Number: **F/2000/1821**
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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel: 0118 974 6441

Date: **04 July 2000**

My ref: F/2000/1821

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

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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19, Goodings Green, , Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1821**
19, Goodings Green, , Wokingham.
Proposed rebuilding of conservatory to rear of dwelling in brick tile and glass.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

Applicationo	Name & Address
F/2000/1821	Mr & Mrs R Bonfield 17 Goodings Green Wokingham RG40 1Sa

App approved,
Letter sent 08/08/00

WOKINGHAM D.C. DEVELOPMENT CONTROL 20.JUN.2000 * 1821

Start date:	20 JUN 2000
Officer: AT	Application No. F/2000/1821

Map No. 76 Site 0:04
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED REBUILDING OF CONSERVATORY TO REAR OF DWELLING IN BRICK, TILE & GLASS.

Location: 19 GOODINGS GREEN

Parish: WOKINGHAM Ward: Norreys
Lw. 2000.

Applicant: MR/MRS HODGES

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

Enforcement Section (4) 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	NO FLOOR PLANS GIVEN.	✓	11/07/00
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 : 4.7.2000 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 (BABTIE) .....
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 : .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

NDO pre-apps .....
.....
.....

NEIGHBOURS: ✓

S/N + 9, 11, 13, 17, 21, 27, 29 + 31 Coopings Green .....
.....
.....
.....
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.....
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.....
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PLANNING SERVICES | HPT
ENF
APP
CS
COPIES TO: | ACK:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2000/1821

Proposal: Proposed rebuilding of conservatory to rear of dwelling in brick tile and glass

Site Address: 19 Goodings Green, Wokingham.

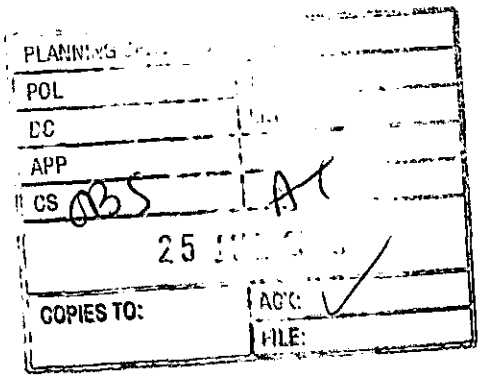
Applicant: Mr & Mrs D J Hodges

Your observations are required in respect of this application by **28/07/2000**

No objection

SIGNED: _____ **DATE:** 24/07/00

CLERK TO Wokingham Town Council



17 Goodings Green
Wokingham
Berkshire
RG40 1SA

24th July 2000

Dear Sir,

Application No F/2000/1821
Site Address – 19 Goodings Green

Our comments on this application are as follows:

The side wall which faces our property includes a window approximately 8'3" x 5'. We have been advised that Building Regulations specifically constrain the size of side windows and the sort of glass that can be used, depending on the distance from the boundary line. Please note that that this wall is approximately 1.7 metres from our boundary. Furthermore, the top of the window is approximately 7' 9" above ground level, allowing our property to be directly overlooked. We request that the characteristics of the window are modified to bring it into line with Building Regulations.

The walls and roof of this extension have already been completed. We request that the Building Regulations requirements are not relaxed, just because the planning application has been made retrospectively.

Yours faithfully,

Mr and Mrs. R. Bonfield

Mr. A, Thorley
Planning Enforcement Officer
Enviromental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 14 July 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1821

Location: 19, Goodings Green, Wokingham.

Proposal: Proposed rebuilding of conservatory to rear of dwelling in brick tile and glass.

Applicant: Mr & Mrs D J Hodges.

Case Officer: Andrew Thorley

The new plans show the following: Existing and proposed floor plans of the conservatory.

Comments are required by 24/07/2000.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F|2000|1821 (Planaps) / (Ludhouse) Date Rec. 11/07/2000

Location: 19, Goodings Green

Parish Wokingham

Applicant: Mr+Mrs D. J. Hodges

Description of attached plans Existing and Proposed Floor Plans of the Conservatory

(2 No sets attached)

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____ 1. NK (Landscape & Trees) _____ ☐

_____ 2. NK (Env. Design) _____ ☐

_____ 3. XA (Highways) _____ ☐

_____ 4. NF (Building Control) _____ ☐

5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses 10 days

FURTHER ACTION

Re-advertise App. ~~Y~~/ N (Delete as required)

Redate Application ~~Y~~/ N From _____

New Site Notice ~~Y~~ / N

New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 17.07.PS.

Yellow - Part One Copy
Green - Officer's Copy

ADDRESS 19 Goodings Green PARISH WOK

PLOT No. 191 ORD. SHEET No. 76

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/466/58	Marlow	Res Dev	8/1/59	REF
O/22/59	do	do	13/8/59	REF
O/42/65	Taylor Woodrow	do	29/7/65	C/A
B/33/67	do	Dwelling	28/9/67	C/A
01717 BR1618	Everton	2/storey extension	28/11/74 16/11/74	REF
01909 BR1856	do	do	23/1/75 3/12/74	
3173	MR HODGES	CONSERVATORY	10.8.88	C/A
4453			27.8.93	C/A
FP93/1781		1ST FLOOR EXT.	5.8.93	9APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS BR. 1618 cancelled by W.D.C. 7.11.77.

DRAINAGE

091074

20 JUN 2000

1821

Environmental Services

For office use only.
Application number: 20 JUN 2000 * 1821

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.

1	Your name	MR & MRS D.J. HODGES
	Address and postcode	19 GOODINGS GREEN WOKINGHAM BERKS RG40 1SA
	Phone number	0118 9786415
	Agent's Name	
	Address and postcode	N/A
	Phone number	
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.	19 GOODINGS GREEN WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	REBUILDING EXISTING CONSERVATORY WITH NEW TILED ROOF. ALTERATION OF ROOF SPACE TO FORM GABLE END. NO INCREASE IN FLOOR SPACE - USING EXISTING FOUNDATIONS AND WALLS.
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.	BRICK PILLARS TO MATCH EXISTING CONSERVATORY BRICK AND HOUSE. WHITE UPVC WINDOW FRAMES. GREY ROOF TILES TO MATCH HOUSE ROOF.
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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: N/A
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). 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 full 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~~

~~None of the land forms part of an agricultural holding.~~

Your signature: E J. Hodgson

on behalf of

Date 18.06.00

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

31866

CS	PIW
04 JUL 2000	
COPIES TO:	ACK:
	FILE:

17 Goodings Green
Wokingham
Berkshire
RG40 1SA

2nd July 2000

Dear Mr Wratten,

Thank you for your letter of 7 June. I was on holiday from 7 – 28 June and therefore unable to respond earlier.

My wife and I note that the proposed extension at No 19 does in fact require planning permission. From observation, we can see that a large window or sliding door is planned for the side wall which faces our property. We have been advised that there are specific constraints on the size of side windows and the sort of glass that can be used, depending on the distance from the boundary line. Please note that that this wall is approximately 1.7 metres from our boundary. It would appear that what is currently planned is not allowable.

I would add that we have no objection in principle to the planned single storey extension, but we would object to anything that interfered with our light, caused ourselves to be directly overlooked or affected us adversely in some other way.

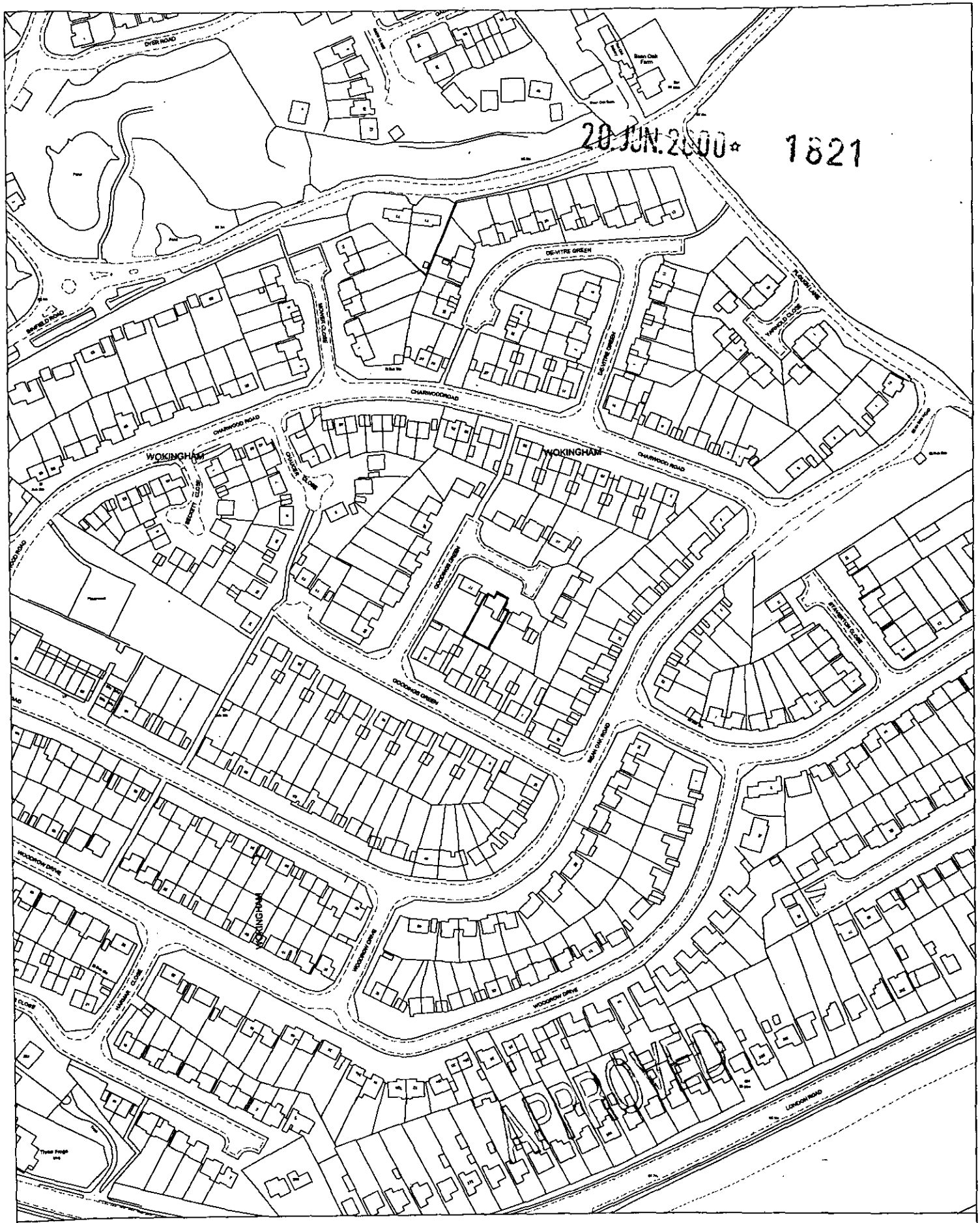
Yours sincerely,

Mr R. Bonfield

Mr. P.I. Wratten
Senior Planning Enforcement Officer
Enviromental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

F/2000/1821

P.O. Andrew Thorley



Site Plan, Scale: 1 to 2500

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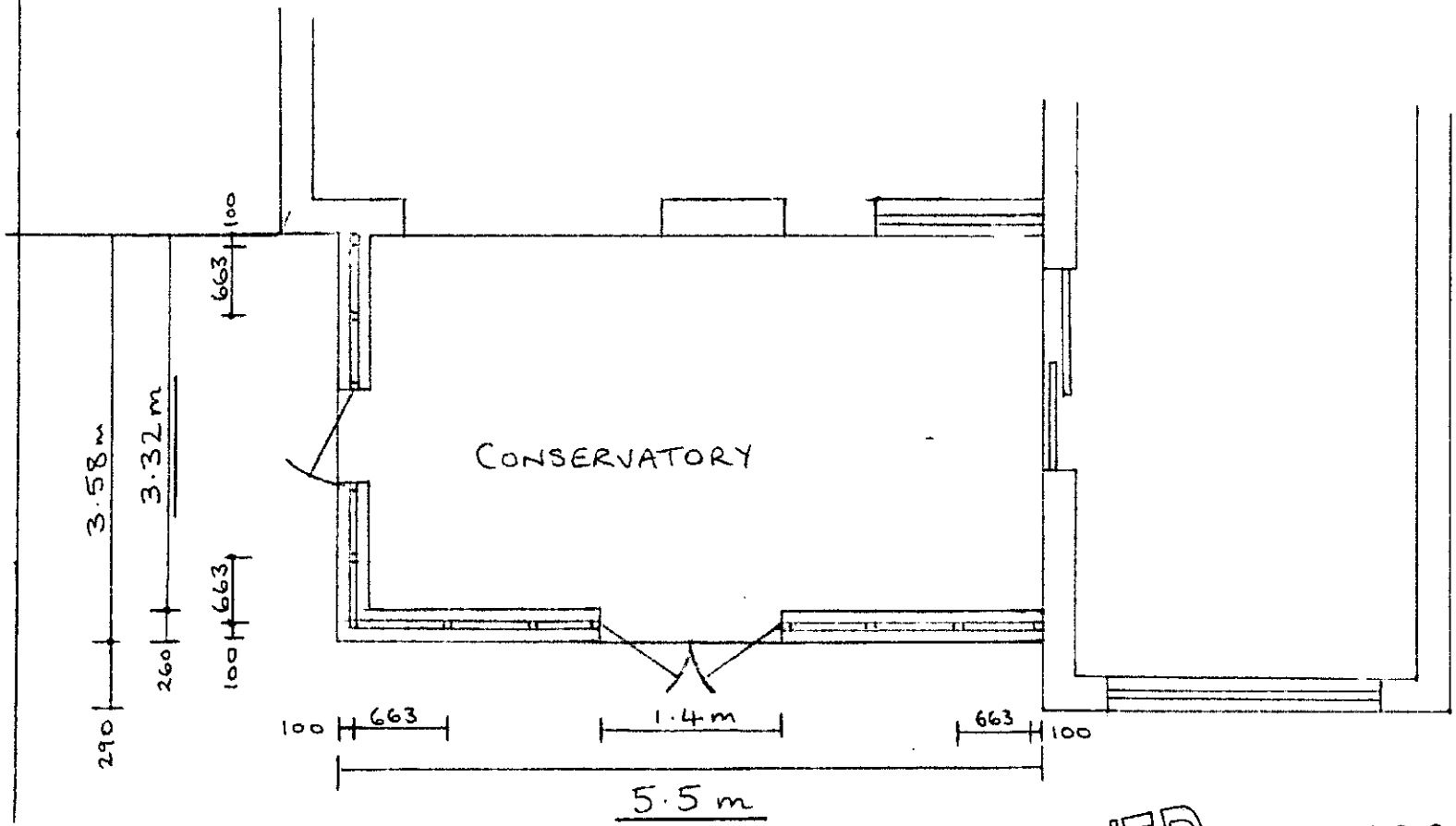
Date: 13 June 2000

N
W E
S

By Hand
10/7/2000

EXISTING CONSERVATORY FLOOR PLAN — 19 GOODINGS GREEN WOKINGHAM

PLANNING PERMISSION GRANTED 1988
No. 31273



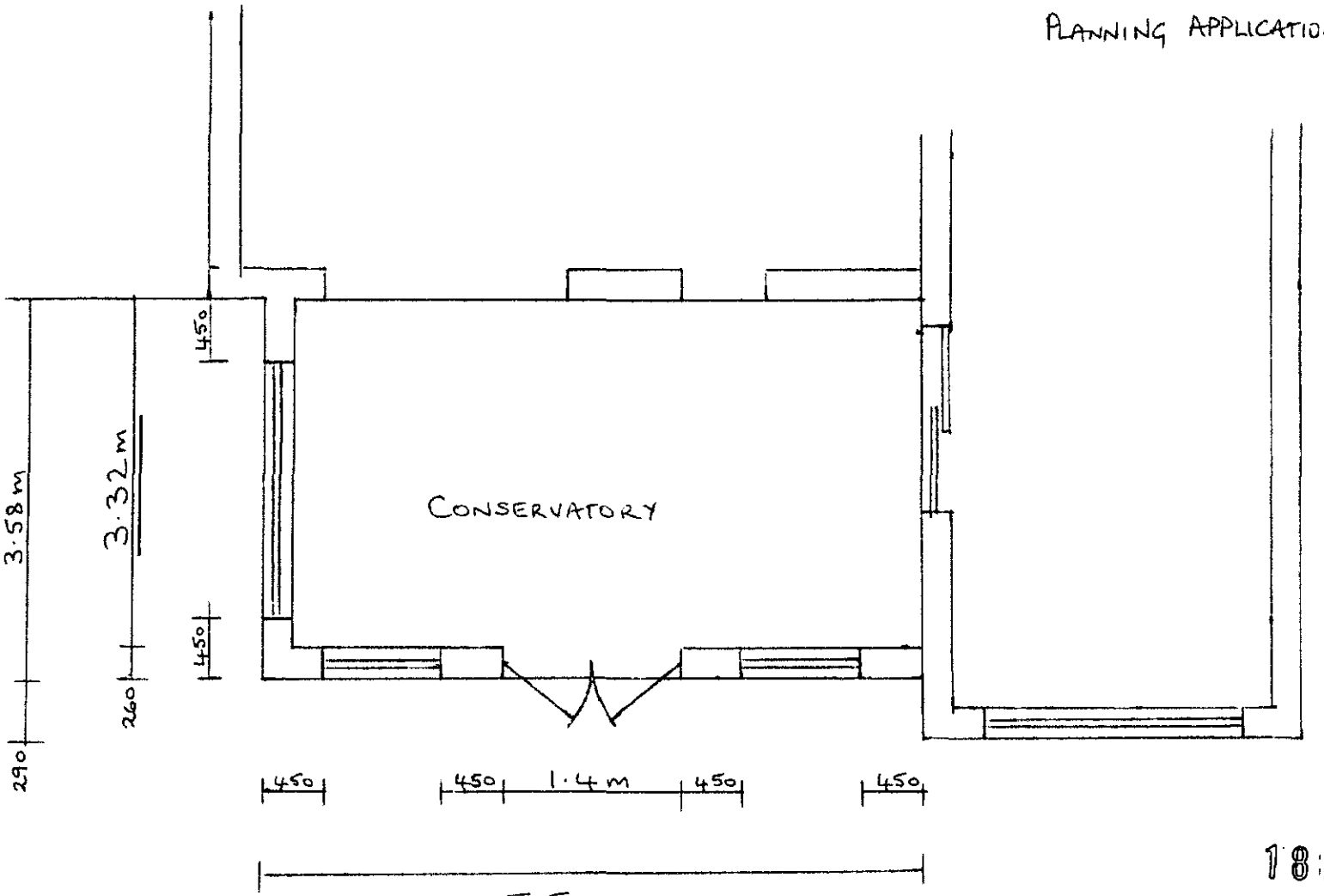
APPROVED

1821

ADDITIONAL PLAN

PROPOSED CONSERVATORY FLOOR PLAN — 19 GOODINGS GREEN WOKINGHAM

PLANNING APPLICATION NO. F/2000/1821



1821

APPROVED

ADDITIONAL PLAN

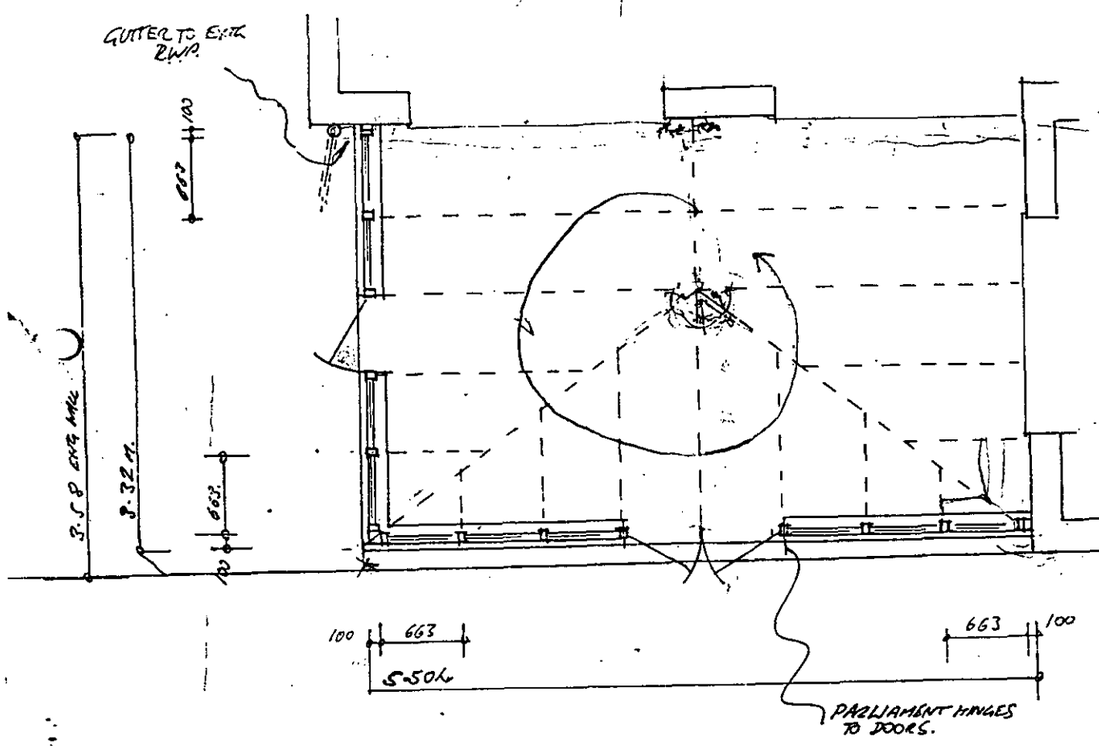
Hodg

ARS/8

PLAN

PROPOSED CONSERVATORY AT:~ 19 GOODINGS GREEN
WOKINGHAM
BERKSHIRE

FOR:~ MR & MRS D. HODGES.



EXISTING CONSERVATORY

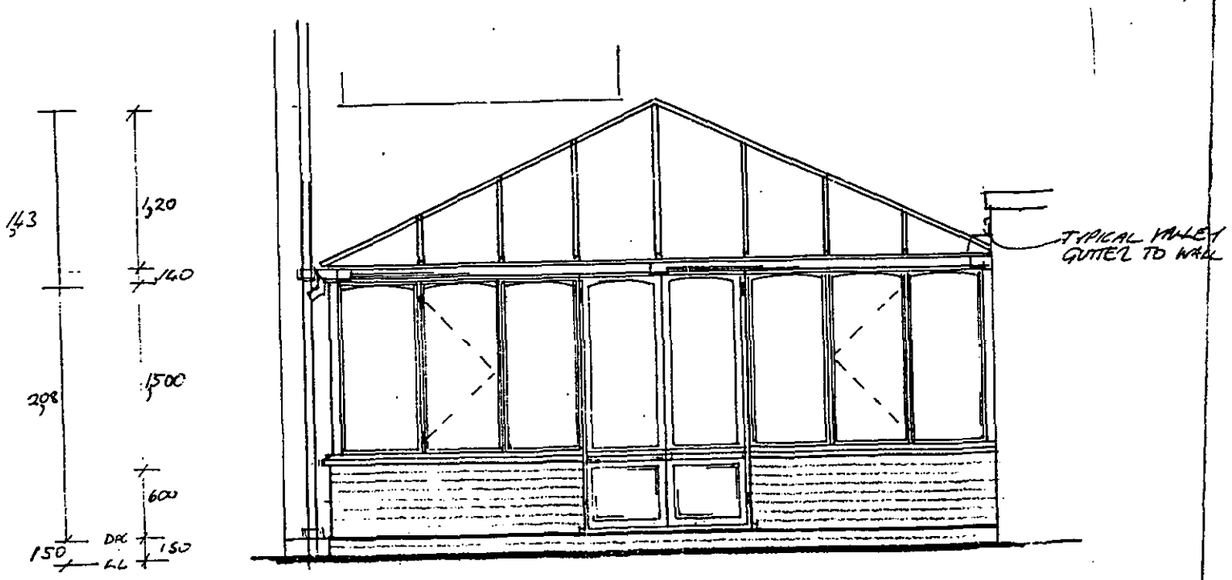
PLANNING PERMISSION 31273
GRANTED AUG 1988

GLASS: DBL GLAZED THRO'OUT.
BRICKWORK ~ CAVITY INNER LEAF BLOCKS PLASTERED.
RIDGE VENTING.
ELECTRICS 3 No 13 AMP DBL SOCKETS.
2 No LIGHT POINTS
2 No ELEC PANEL HEATERS SUPPLIED & FITTED
GUTTER WHITE ½ rnd

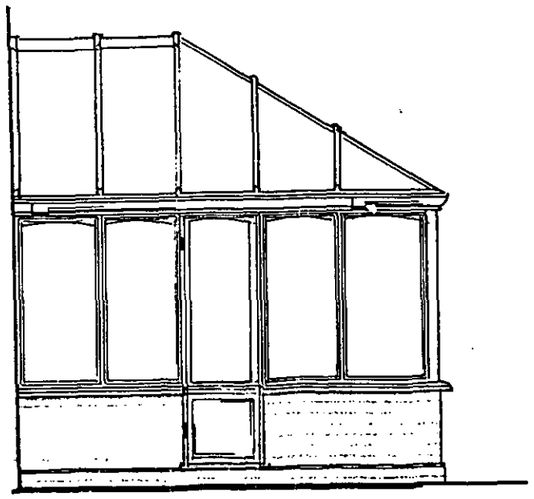
1/ EXISTING HOUSE WALLS PLASTERED
2/ FLOOR RAISED 150
3/ RAIN WATER TO EXTG PIPE
4/ LEAD SOAKERS TO HOUSE WALL AND TO VALLEY GUTTER.
5/ BRASS FURNITURE TO OPENERS
6/ EXTG DOOR OPENINGS UNCHANGED
7/ BRICKS SAND FACED STOCKS
8/ FORM OPENING & FIT FRENCH WINDOWS TO LOUNGE.

PLANNING REQD. LOCAL AUTHORITY ~
SCALE 1:50 DT 23/5/88
REVISIONS

APPROVED



REAR



SIDE - LEFT VIEW

Jeanette Scott
[signature]
14.6.88
B372
29-6-88