APPLICATION NO:
F/2001/5197

LOCATION:
42 Measham Way, Lower Earley Reading.

APPLICANT:
R G Manning

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **12/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
24/12/2001

CASE OFFICER: **Heidi Lynch**

APPROVED

Jos

00

RAILEX
Marbleboard

EASIFILE EP7

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R G Manning
42, Measham Way
Lower Earley
Reading
RG6 4ES

Application Number: F/2001/5197

Parish: **EARLEY**

Location: **42, Measham Way, Lower Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling.**

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 wall of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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.

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 Policies LBE1, LBE2 and LT6.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WT6.

Anna Cronin
Head of Planning & Transportation
Date: 14/12/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

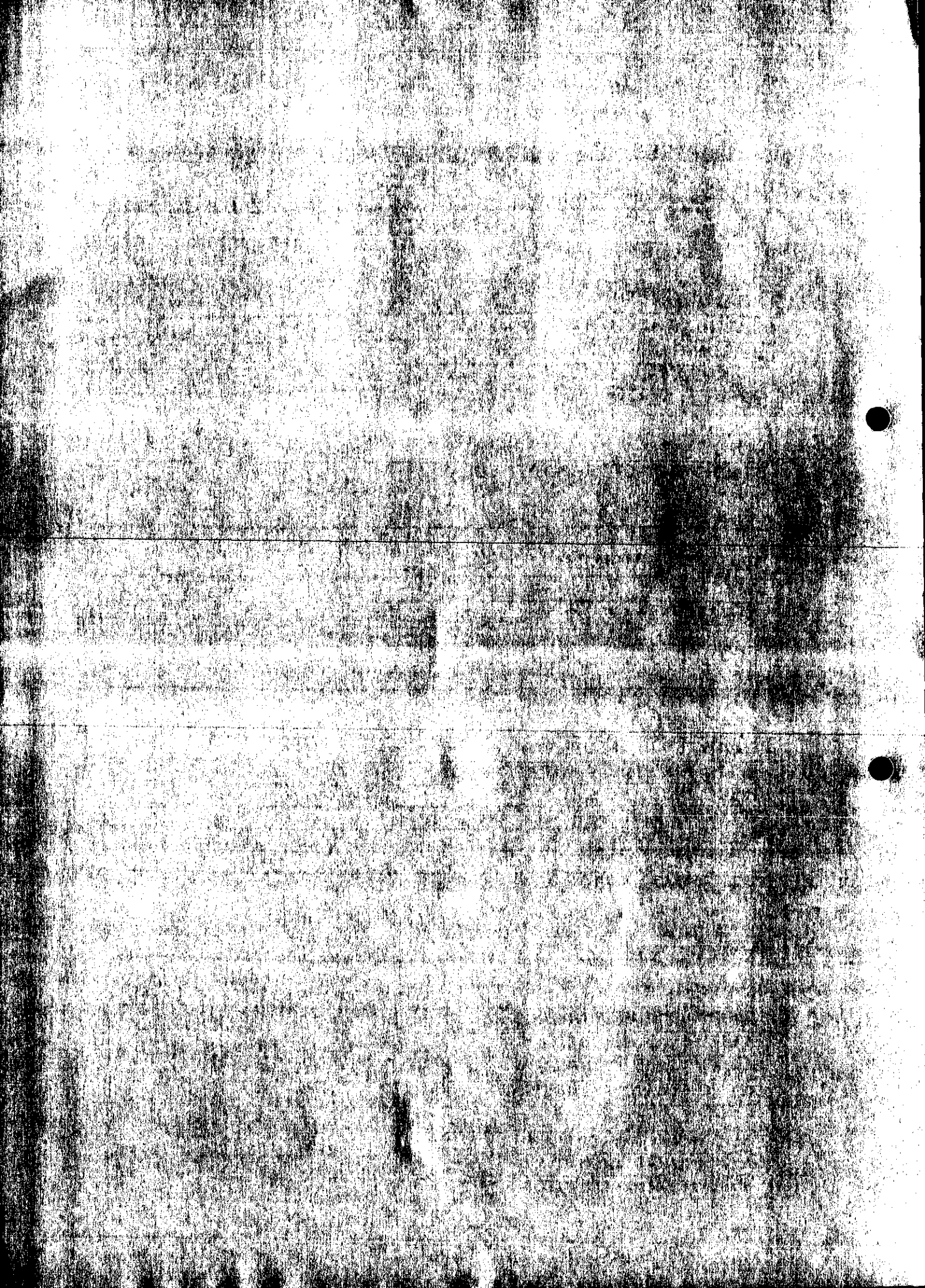
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5197	Heidi Lynch
BUILDING CONTROL NUMBER.	BP 2002/2715 South	
~~APPLICANT~~/AGENT	Mr G. Biddle	
ADDRESS OF SITE	42 Measham Way Lower Earley	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec-d 12/12/02 ✓	✓ rec-d 29/10/01
ELEVATIONS	- -	- -
FLOOR PLANS	- -	- -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/12/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	19/12/02	

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	



Applicationo	Name & Address
F/2001/5197	Sonia Collins 44 Measham Way LOWER EARLEY RG6 4ES
Application Approved	Letters sent 20.12.01

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5197

Applicant : R G Manning .

Location : 42, Measham Way, Lower Earley, Reading.
Proposal : *Proposed two storey side extension to dwelling.*

Site Notice Displayed ? :

YES	NO	DATE
	✓	28/11/01

Date of Neighbour Notifications : .....

Date of Site Visit : 28/11/01

Date Registered : 29/10/2001

Earliest Date for Decision : 08/12/2001

Latest Consultation Date/Site Notice Expiry Date : 08/12/2001

This application will have expired on: 24/12/2001. 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 - approval

44 Measham Way - concern that the extension will cause the property to become multi-occupancy with not enough car-parks on site - due to present occupier having lodgers.

Planning Issues :

identified settlement

affect on street environment } EN1, WOS3, WBE1, LBE1, LBE2

affect on neighbours }

Parking - WT6, LT6

Loddon Area Local Plan

Application Number F/2001/5197
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	insert - side wall of the extension
			~~insert extension~~

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2, LT6

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1, WT6

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: RB MLT

(Development Control Manager)

Date: 14.12.01

RECORD OF SITE VISIT

SITE ADDRESS: 42 Measham Way
Lower Earley Reading.

APPLICATION NUMBER: F/2001/5197

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 29/11/01

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS
residential street mostly brick / rendered timber uppers

3. DESCRIPTION OF SITE/BUILDING
corner site & end-terraced
garage at front of house - integral single storey rear extension.
Gable end roof, brick bottom; rendering & timber upper.

4. RELATIONSHIP TO ADJOINING PROPERTIES
corner site + terraced.
close to property at rear but as ext is small, will have no further effect than existing house.

5. SITE CONSTRAINTS

TREES NA/

ACCESS/PARKING Garage + room for one park outside front

LEVELS level - street below it to the side.

BOUNDARY TREATMENT brick fence & hedge round side of site on corner.

OTHERS
ext will be close to road on corner.

access to rear of site? will be though house only.

Application Number: F/2001/5197

Appraisal:

The proposed development is a two-storey side extension on an end-terraced house on a corner site. The property is on a residential street in an identified settlement. The houses on the street form no particular pattern in that there are detached and semi-detached houses as well as terraces. The house has a pitched roof with a gable end.

The proposed extension will follow the same lines as the existing house. It will be 2.06m from the side of the house and will be flush with the rear and front flank walls. The ground floor will be used to extend the kitchen and create a new stairway. The first floor will be used for a bathroom and the stairwell. The roof will follow the lines of the existing roof – it will be to the same height and pitch.

The first floor is proposed to have a rendering and timber treatment to match the existing and the ground floor will be constructed in brick. There will be windows in the front, side and rear elevation.

1. Impact upon neighbouring properties

The proposed two storey extension has one window on the first floor of the side elevation which will face out onto Knossington Close and therefore should not affect anyone. The proposed windows on the front and rear elevation will cause no more over-looking than the existing windows on the house. It will therefore not affect privacy levels either.

The proposal will not cause any loss in daylight to any surrounding properties due to it being located at the end of a terrace and on a corner site. The extension is of a small scale and is not considered to be over-bearing.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

Although the proposed two-storey side extension is not subservient in scale, it is not overbearing and follows the line of the existing house. It will therefore appear as original when completed, rather than an 'extension'. The extension will bring the house closer to Knossington Close on the corner, which is at a lower level. It is considered that this will not harm the streetscape. The proposed extension is designed to be in-keeping with the existing dwelling and would be constructed of materials matching the existing. It is therefore considered that there would be no adverse effects upon the character of the street scene.

3. Impact upon highway safety

The number of bedrooms is not increasing resulting in no need for additional vehicle parking spaces. One neighbouring property has commented that the house extension may see more lodgers and therefore more cars parked on the road. However the number of bedrooms is remaining the same so this should not eventuate. The highways department are satisfied the parking standard has been meet and providing the parking is permanently maintained there would be no implications to the highway safety of the site.

Recommendation: Approval: ✓ ~~**Refusal:**~~

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5197**

42, Measham Way, Lower Earley, Reading.

Proposed two storey side extension to dwelling.

~~I wish this application to be listed~~ should the officers recommendation be for refusal

~~and my reason(s) are~~ please contact me

Signed: rolls

Councillor Rolls

Date: 23/11/01

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5197
CASE OFFICER: Heidi Lynch

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

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

Tel: (0118) 974 6442

Date: **14 November 2001**

My ref: F/2001/5197

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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/2001/5197
42, Measham Way, Lower Earley, Reading.
Proposed two storey side extension to dwelling.

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5197**
42, Measham Way, Lower Earley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: (0118) 974 6442

Date: **14 November 2001**

My ref: F/2001/5197

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2001/5197**
42, Measham Way, Lower Earley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: (0118) 974 6442

Date: **14 November 2001**

My ref: F/2001/5197

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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

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42, Measham Way, Lower Earley, Reading.
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Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5197**
42, Measham Way, Lower Earley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____

_____

_____

Signed: _____ Date: _____
Councillor Hare

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

Received by Wokingham District Council

Application No: F/2001/5197

PROPOSAL:
Proposed two storey side extension to dwelling.

LOCATION:
42, Measham Way, Lower Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5197 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/12/2001. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

14 November 2001

FROM: Heidi Lynch

DATE: 14 November 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5197

Proposal: Proposed two storey side extension to dwelling..

Site Address: 42, Measham Way, Lower Earley, Reading.

Applicant: R G Manning .

Your observations are required in respect of this application **by 08/12/2001** .

NO OBJECTION

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS	
14 DEC 2001	
COPIES TO:	

SIGNED: _____ DATE: 13 DEC 2001

Clerk To Earley Parish/Town Council.

HL 088

PLANNING SERVICES	HFT
POL	TLS
DC	ENF
APP	
CS	
23 NOV 2001	
COPIES TO:	ACK ✓
	FILE

44 Measham Way,
Lower Earley
Reading
Berkshire RG6 4ES

Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

22 November 2001

Dear Sir/Madam,

Planning Application No. F/2001/5197
Proposed two storey side extension to dwelling
42 Measham Way – R.G. Manning Esq.

Thank you for your letter dated 14 November 2001 regarding the above application.

I have the following observations for your review.

As you know the property is a two-bedroom house which is probably for first/second time buyers unlikely to have children.

At the moment this house is occupied by Mr Manning, who also has lodgers with him. Consequently there are a number of cars outside the house and parked in Knossington Close.

My concern is that by extending this house it will become a property for multi-occupancy and not as originally designed. Also with the added implication of more cars.

Also, I have seen no evidence of any notice posted on this property to inform of this proposed application.

Yours faithfully,

SONIA COLLINS

Copy Early Town Council

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 14 November 2001

Application Number: F/2001/5197

Proposal: Proposed two storey side extension to dwelling.

Parish: EARLEY TOWN

Site Address:
42, Measham Way, Lower Earley, Reading.

Applicant:
R G Manning .

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).

Signed: _____ **Print name:** AC 14/11/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	29 OCT 2001
Officer: HL	Application No. F/2001/5197

Map No. 58 Site ...0.02....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 42 MEASHAM WAY

Parish: EARLEY Ward: Redhatch

Applicant: R G MANNING

Fee (3) Received 95-00 Required ..... Additional ..... Refund .....

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	Parking?	14.11.	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	Scale?		
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 14.11.01 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 .....

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:

2x S/N (measham Way + Knossington Close) .....
+ see map .....

MASTER CARD FOR

ADDRESS MEASHAM WAY PARISH EARLEY E

PLOT No. AREA M LOWER EARLEY ORD. SHEET No. SU 7470 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1768/73	PYE	9/L. RES. DEV.	14.12.73	N/A REC
01945 —		LOWER EARLEY DEV.	APP ACC. TO MINUTES	C/A
04546 —	PYE	9/L. RES. DEV.	10.6.76	N/A REC
07235, 95		ROADS		C/A 30.6.
13343	BOVIS	SITE OFFICES	5.6.80	N/A P
20684	HERON	SITE COMPOUND	19.2.84	N/A RE
20180 —	"	CHANGES TO ELEVATIONS	22.9.83	N/A C/A
21724	"	NON-ILL SIGN	26.7.84	TP
22564	"	SITE COMPOUND	15.11.84	R

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 42, 44, 46 MEASHAM WAY PARISH EARLEY

PLOT No. 112, 111, 110 AREA M ORD. SHEET No. SU 7470 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19731	HERON	TERR. HOUSES & GARAGES	30.6.83	C/A
BR21865	"	"	16.11.83	APP
35220	ROOK No. 42		18.4.90	PD

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS DD Eng - Int. Alts - Mrs. Harrowell - 23/8/99 NO. 46

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 29.OCT.2001* 5197

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 Address and postcode Phone number	 *R G Manning Esq* *42 Measham way,* *Lower Earley, Reading* *RG6 4ES*
2	Agent's Name Address and postcode Phone number	 *N/A*
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.	 *As above*
4	Give brief details of the proposal for example, two storey side extension.	About the application *~~Two storey side extension.~~*
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 to match existing, with timber treatment, under tiles to match existing.*
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 3
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.

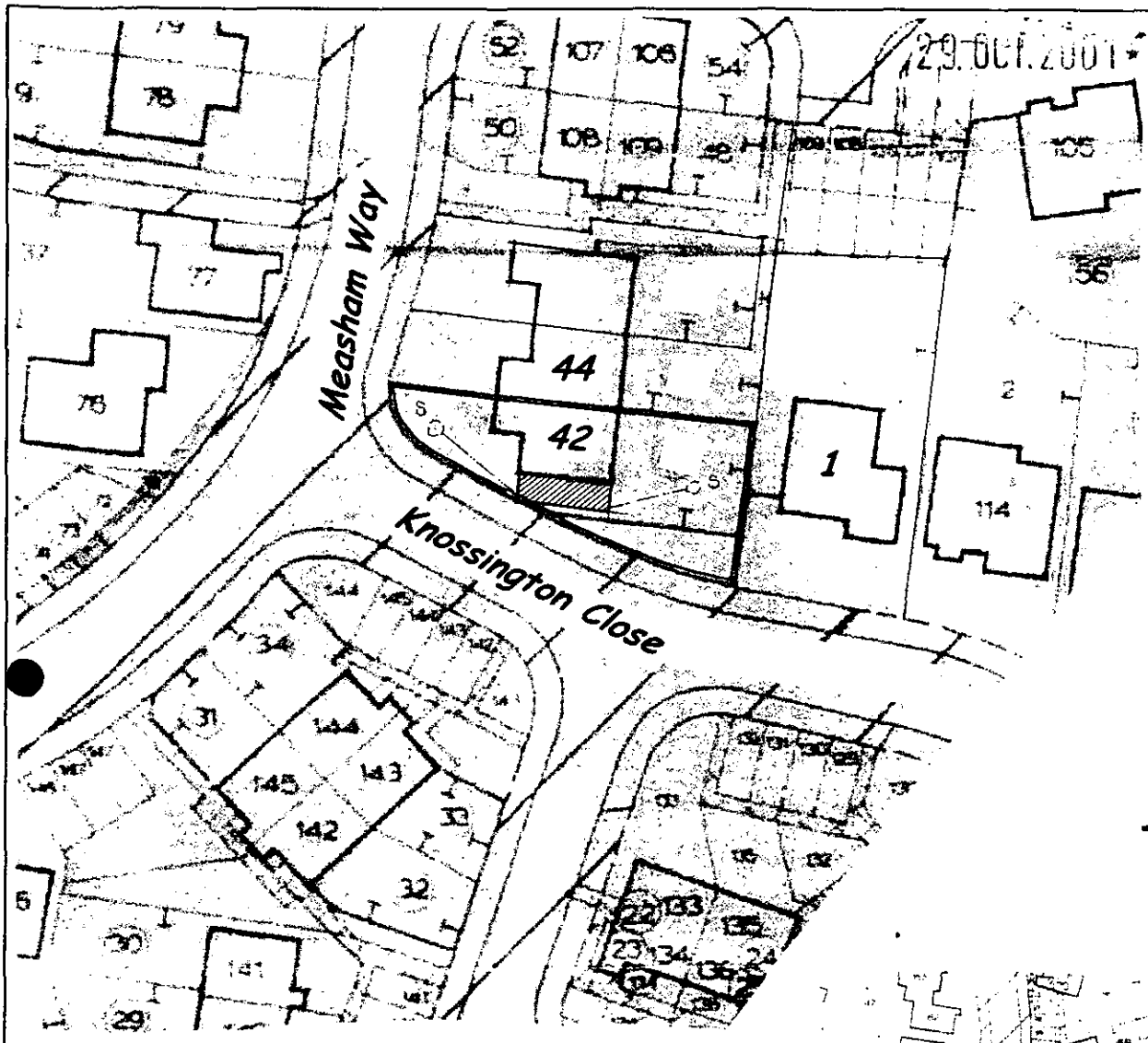
Your signature: R. Myers

on behalf of

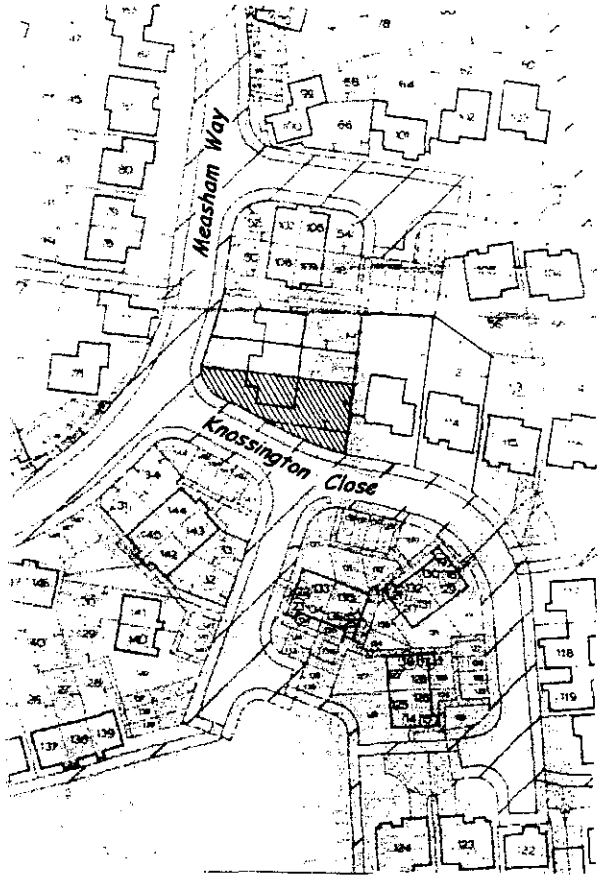
Date 22.10.01

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

29.OCT.2001 5197 3



SITE PLAN 1:500



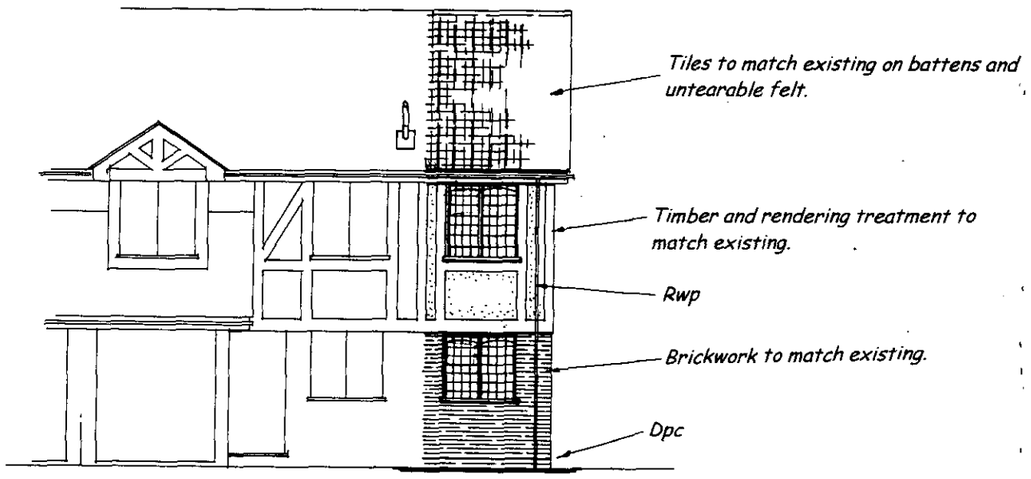
APPROVED

LOCATION PLAN 1:1250

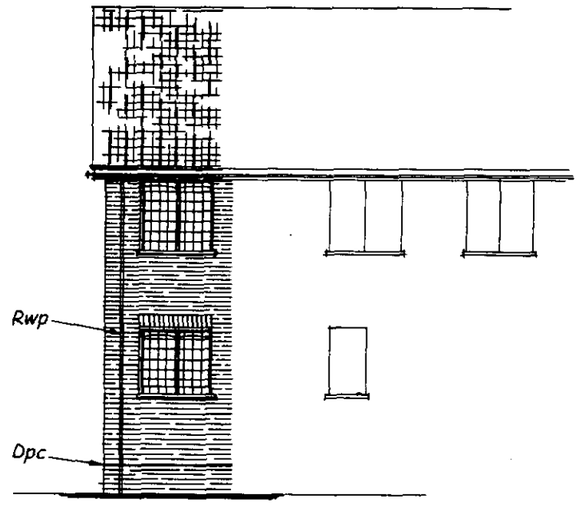
PROPOSED EXTENSION for MR R G MANNING at 42 MEASHAM WAY, LOWER EARLEY, READING RG6 4ES.

Scale: 1:100.

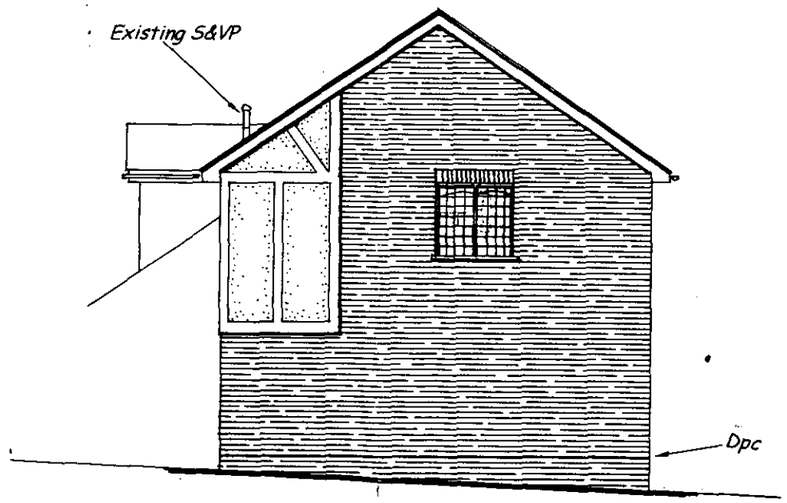
29.OCT.2001* 51971



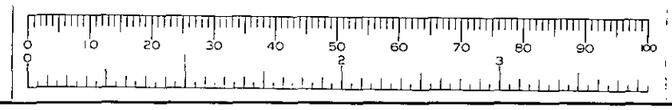
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

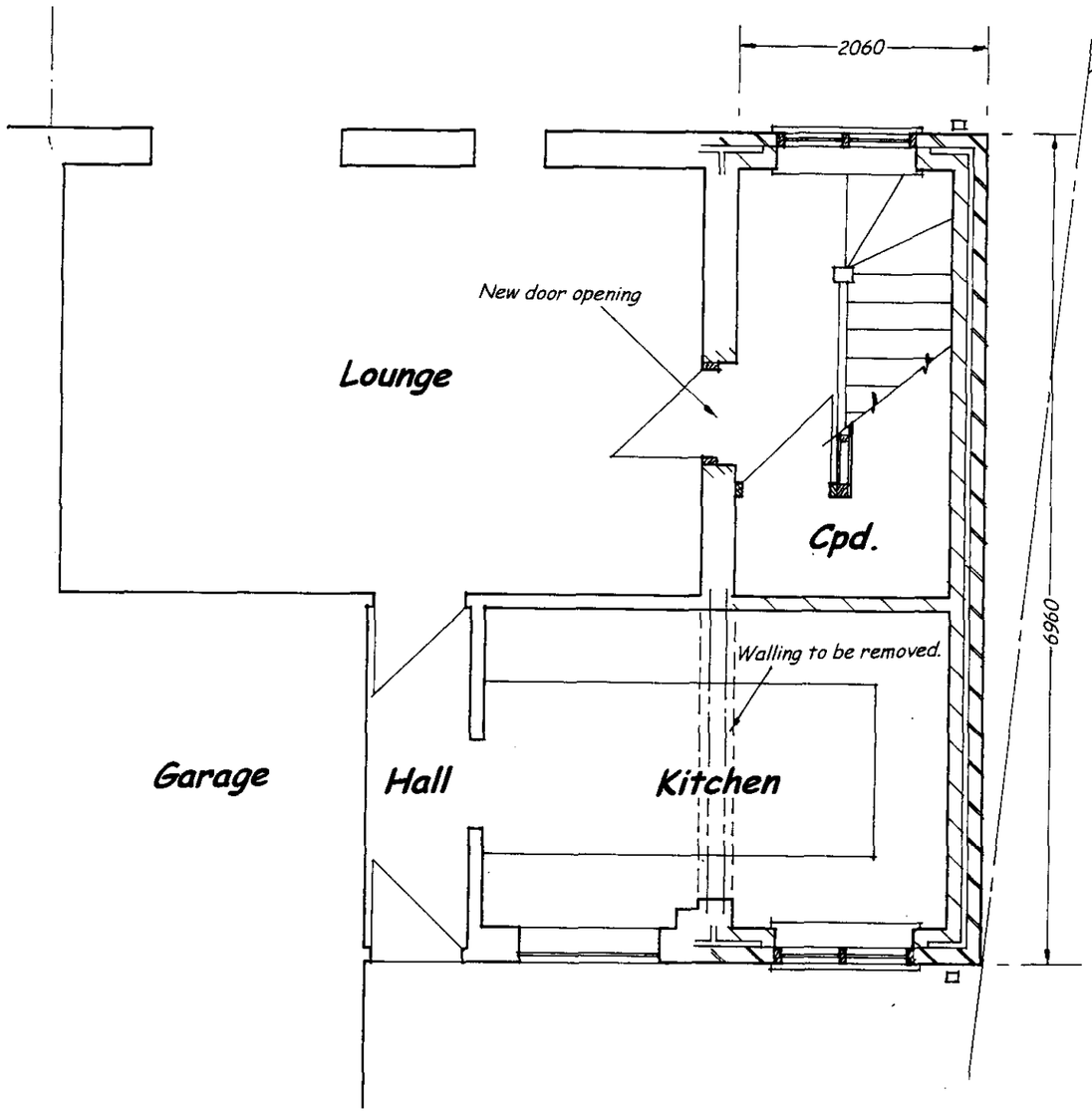


APPROVED

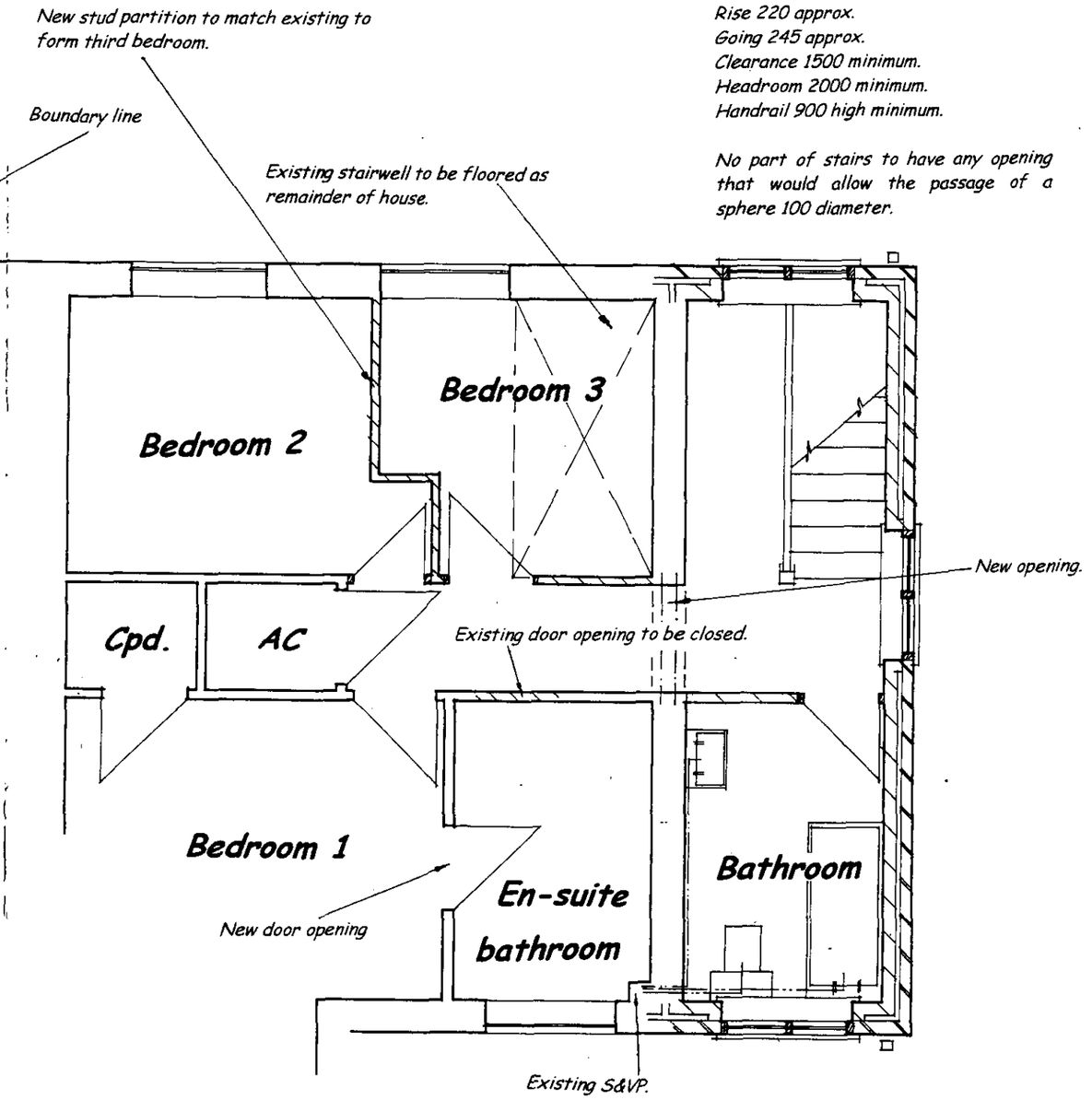
29.OCT.2001* 5197/2

Stairs:
Angle 41° 44'
Rise 220 approx.
Going 245 approx.
Clearance 1500 minimum.
Headroom 2000 minimum.
Handrail 900 high minimum.

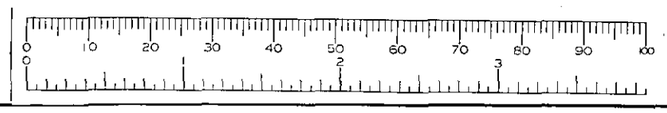
No part of stairs to have any opening that would allow the passage of a sphere 100 diameter.



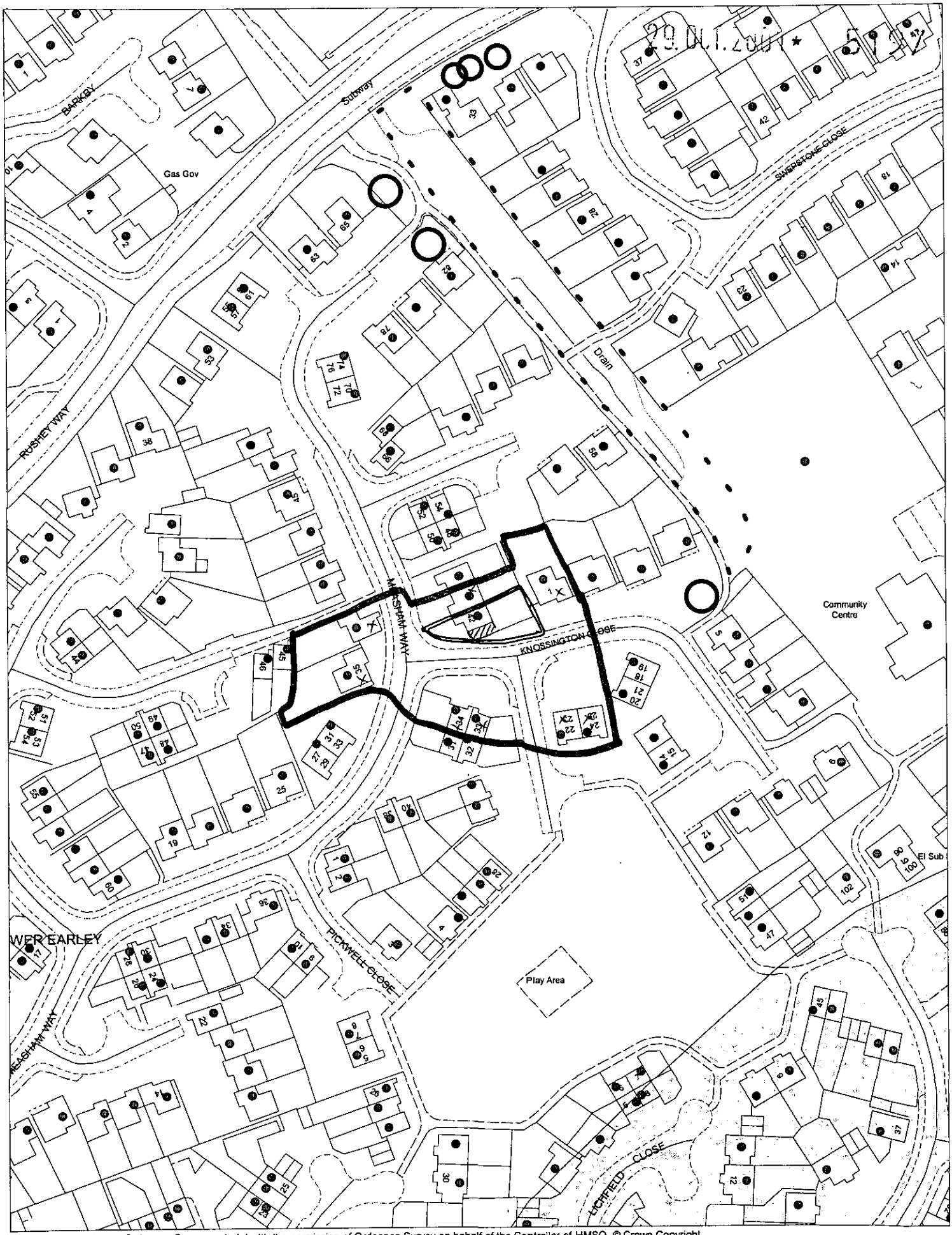
GROUND FLOOR PLAN



FIRST FLOOR PLAN



APPROVED



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Development Control Section, Environmental Services, Wokingham District Council.

7 November 2001

Scale: 1 : 1250

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