APPLICATION NO:
F/2000/0945

LOCATION:
30 Pine Drive, Finchampstead Wokingham.

APPLICANT:
Mrs D Henderson C/O Greg Hall Architect And Surveyor

PROPOSAL:
Proposed erection of detached double garage.

EARLIEST DATE FOR DECISION: **17/04/2000**

APPLICATION EXPIRY DATE: **10/05/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs D Henderson
C/O Greg Hall Architect And Surveyor
64 Boxhalls Lane
Aldershot
Hants
GU11 2QJ

Application Number: F/2000/0945

Parish: **FINCHAMPSTEAD**

Location: **30, Pine Drive, Finchampstead, Wokingham.**

Proposal: **Proposed erection of detached double garage.**

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

Condition
3. The area shown on the permitted drawings for vehicle garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. The dropped crosssing is to be widened to full width of driveway.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. In the interests of highway safety and convenience.

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

John Mitchell
Development Control Manager
Date: 16 May 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.

579

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Email: Elaine.Connor@wokingham.gov.uk
Date: 17 November, 1999
My ref: EC/DC/MLT/PREAPP/FINCHAMPSTEAD
Your ref:

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

Mrs D I Henderson
30 Pine Drive
Finchampstead
RG40 3LE

Dear Mrs Henderson

RE: PROPOSED DOUBLE GARAGE AT 30, PINE DRIVE, FINCHAMPSTEAD

I refer to your letter, sketches and photographs sent to the Council on 3rd November 1999. I write to inform you that the preferred scheme would be your option 2, which proposes the enlarging of the existing garage from single to double capacity, and the extending of the front of the garage slightly forward to provide extra depth. It is considered that this scheme is more likely to be acceptable.

I hope this information is of assistance to you. May I remind you that this is informal advice only and is given without prejudice to any future decision that this Council may take.

Please find enclosed a planning application pack should you wish to continue with the development.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

Encl: planapps

30 PINE DRIVE
WOKINGHAM BERKS
RG40 3LE

22601

EC

COM

REPLY REQD

3rd Nov 1999

Development Control Manager
Wokingham District Council
Shute End
Wokingham Berks
RG40 1BN

Dear Sir

Application No 99/70307/F
Proposed erection of detached double garage

I write with reference to and as a follow-up to the refusal of planning permission, details as above.

After meeting your representative on site, I understand pre-application plans are permissible; I therefore now wish to present two pre-application plans, the first option being a slight modification on the original, and the second option a different location (not preferred). Both entail demolition of existing single garage.

It was not made clear on the original plan that the reason for the garage proposal was that the existing garage is only 15'4" in length internally, which I am sure you will agree is totally impracticable by today's standards. In addition, it was built 'crooked' out of line with the rear of the bungalow - this point was also not made obvious on the original plans. The extra length required could not be achieved by extending the rear of the garage as it would impinge on the rear of the bungalow.

OPTION 1

Double garage within boundary where there is now a fence, ie the fence running the length of the drive and at the side boundary would simply be replaced by the front and side of the proposed garage. As it is a 'unique?' corner plot, there are no neighbouring properties.

OPTION 2

Double garage in similar position to existing single garage, but built straight and in line with the rear of the bungalow, but in order to obtain the extra length required, the front of the garage would need to be brought forward by 2'6" (impossible to extend at rear - see above comments).

cont'd ...

Rough plans are enclosed showing the Options referred to, and I would appreciate your consideration of these in view of the difficulty I am faced with. Perhaps you would kindly let me know which of these Options would be allowable before submitting final plans, as it has already proved costly with the previous professional preparation of plans.

I do appreciate the visit of your representative which proved helpful.

Thank you in anticipation of your consideration.

Yours faithfully

D I Henderson

Mrs D I Henderson

PS Photographs are also enclosed showing existing fences etc which form the boundary of my rear garden.

Received by Wokingham District Council

Application No: F/2000/0945

Proposal:
Proposed erection of detached double garage.

Location:
30, Pine Drive, Finchampstead, 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/04/2000. 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

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0945

Applicant : Mrs D Henderson C/O Greg Hall Architect And Surveyor.

Location : 30, Pine Drive, Finchampstead, Wokingham.
Proposal : Proposed erection of detached double garage.

Site Notice Displayed ? :

YES	NO	DATE
✓		19.4.00.

Date of Neighbour Notifications : .....

Date of Site Visit : 19-4-00

Date Registered : 15/03/2000

Earliest Date for Decision : 17/04/2000

Latest Consultation Date/Site Notice Expiry Date : 17/04/2000

Application Expiry Date: 10/05/2000

Consultation Responses :

FINCH. P. COUNCIL : NO OBJECTION.

HIGHWAYS :

Planning Issues :

IMPACT UPON ST. SCENE.

Application Number: F/2000/0945

Appraisal:

Proposal
The application proposes the erection of adetached double garage to replace a single capacity linked attached garage, to the rear of no.30 Pine Drive.
A planning application for a similar development was refused in October 1999, due to the siting of the development forward of the main building line by 5 metres. The current application is an amended scheme.

Impact upon street scene
The proposed double garage has been relocted so that it now projects forward of the building line by only 0.6 metres, and extends rear from the position of the existing garage in order to accommodate the double capacity. It is considered that this amendment is acceptable and sites the garage such that it will not have an adverse negative impact upon the street scene.

Recommendation: Approve

Application Number F/2000/0945
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'BRICKWORK'
3	SC23	SR06	'GARAGING'
4		SR14	The dropped crossing to be widened to full width of driveway
	IN08		

10/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 30 Pine Drive
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/0945

OFFICER: Elaine Connor

DATE OF SITE VISIT: 19.4.00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS
residental area.
mixture of H. types.

3. DESCRIPTION OF SITE/BUILDING
detached bungalow on corner of P. Drive & Birch Rd.
existing single garage - link attached to rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES
N/A
1.8 m fence along side garden bound. with B. Road.

5. SITE CONSTRAINTS —

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT —

OTHERS —

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

Tel: (0118) 974 6451

Date: **24 March 2000**

My ref: F/2000/0945

CONFIDENTIAL

Councillor Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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/2000/0945
30, Pine Drive, Finchampstead, Wokingham.
Proposed erection of detached double garage.

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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/0945**
30, Pine Drive, Finchampstead, Wokingham.
Proposed erection of detached double garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

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

Tel: (0118) 974 6451

Date: **24 March 2000**

My ref: F/2000/0945

CONFIDENTIAL

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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/2000/0945
30, Pine Drive, Finchampstead, Wokingham.
Proposed erection of detached double garage.

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If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/0945**
30, Pine Drive, Finchampstead, Wokingham.
Proposed erection of detached double garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 24 March 2000

Application Number: F/2000/0945

Proposal: Proposed erection of detached double garage.

Site Address:
30, Pine Drive, Finchampstead, Wokingham.

Applicant:
Mrs D Henderson C/O Greg Hall Architect And Surveyor.

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).

COMMENT

THE DISTANCE FROM THE GARAGE DOORS TO THE HIGHWAY BOUNDARY SHOULD BE AT LEAST 5.5m IN ORDER TO ALLOW A CAR TO PULL INTO THE SITE AND STOP CLEAR OF THE PUBLIC HIGHWAY.

CONDITIONS

SC 23 - GARAGING (SR 20)

DROPPED CROSSING TO BE WIDENED TO FULL WIDTH OF DRIVEWAY. (SR 14)

INO8

Signed: N.S. Tadd **Print name:** 11-4-00

FROM: Elaine Connor

DATE: 24 March 2000

PLANNING SERVICES	RPT:
	TLS
	ENF
APP	
CS	
03 APR 2000	
COPIES TO:	ACK:
	FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/0945

Proposal: Proposed erection of detached double garage..

Site Address: 30, Pine Drive, Finchampstead, Wokingham.

Applicant: Mrs D Henderson C/O Greg Hall Architect And Surveyor.

Your observations are required in respect of this application **by 17/04/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cl DATE: 31-03-00

Clerk To Finchampstead Parish/Town Council.

* PRE-APPS ATTACHED.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 15 MAR 2000	Map No. 99 Site 0.016
Officer: EC / Application No. F/2000/0945.	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF DETACHED DOUBLE GARAGE

Location: 30 PINE DRIVE

Parish: FINCHAMPSTEAD Ward: Finch North.

Applicant: MRS D HENDERSON

Resubmission - cheque of fee paid

Fee Received 95-00 Required ..... Additional ..... Refund 95.00 99/70307.

(3)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 24.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

PRE-APPS ATTACHED.

.....

.....

NEIGHBOURS: S/N + 28, 31, 32, 33 + 35a Pine Drive

16 Birch Road

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Email: Elaine.Connor@wokingham.gov.uk
Date: 17 November 1999
My ref: EC/DC/MLT/PREAPP/FINCHAMPSTEAD
Your ref.

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 6961
DX: 33506 - Wokingham

Mrs D I Henderson
30 Pine Drive
Finchampstead
RG40 3LE

Dear Mrs Henderson

RE: PROPOSED DOUBLE GARAGE AT 30, PINE DRIVE, FINCHAMPSTEAD

I refer to your letter, sketches and photographs sent to the Council on 3rd November 1999. I write to inform you that the preferred scheme would be your option 2, which proposes the enlarging of the existing garage from single to double capacity, and the extending of the front of the garage slightly forward to provide extra depth. It is considered that this scheme is more likely to be acceptable.

I hope this information is of assistance to you. May I remind you that this is informal advice only and is given without prejudice to any future decision that this Council may take.

Please find enclosed a planning application pack should you wish to continue with the development.

Yours sincerely

M L THORP
Principal Development Control Officer

Encl. planapps

30 PINE DRIVE
FINCHAMPSTEAD
WOKINGHAM BERKS
RG40 3LE

0945

13th March 2000

Mr M L Thorp
Principal Development Control Officer
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham Berks
RG40 1WR

Dear Sir

RE: PROPOSED DOUBLE GARAGE AT 30 PINE DRIVE FINCHAMPSTEAD

I write with reference to the planning application which is enclosed.

As you will know, the original plan submitted (reference number 99/70307/F) was rejected as the positioning of the garage was considered to be unsuitable.

I subsequently received a visit from the Planning Officer concerned, Elaine Connor, who suggested that I submit pre-application details and sketches for the new proposal, which I did, and enclosed is a copy of the reply received.

I have, therefore, had new plans drawn up in line with the recommendations and trust these now meet with your approval. The new proposal extends the existing single garage to double width, but in order to obtain a little extra length (as extending at the rear would be prohibitive) there is a very slight projection at the front - I believe this to be no more than 12/18 inches.

As explained in my earlier application, the reason for the request is that the existing single garage is small by today's standards, being only 15/6" in length.

Trusting you are now able to give the application favourable consideration.

Thank you.

Yours faithfully

D I Henderson

Mrs D I Henderson

ADDRESS 30 PINE DRIVE

PARISH ~~[illegible]~~ FINCHAMPSTEAD 1-6-86

PLOT No. 55

ORD. SHEET No. SU.8065-99

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
499/55	MR. P. WASHINGTON	O/APP. RES. DEV.	29.9.55	N/A REF
0/26/58	PYE	"	18.2.55	N/A REF
0/170/58	"	"	9.12.58	N/A REF
0/155/59	"	"	7.8.59	N/A C/A
124/61	EAGLEVILL BUILDING CO.	DET. BUNGALOW & GARAGE	13.7.61	APP C/A
BR25395	MRS. D. HENDERSON	ALTS. & EXTENSIONS	11.10.85	APP N/A
24450	"	ENLARGE BEDROOM, KITCHEN, LOUNGE	4.11.85	N/A C/A
29857	"	CONSERVATORY	19.3.88	C/A
98/67267/F	Mrs. D. I. Henderson	Install Window	27.4.98	C/A.
99/68862/F	"	Window in side	3.3.99	C/A.
99/70307/F	"	Erect Det Dble Garage	8.10.99	REF

DATE OF COMPLETION

MINISTRY DECISION 499/55 - APPEAL GRANTED - 17.10.56

SPECIAL ORDERS PO ENQUIRY - GARAGE EXT - 6.10.95

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

15.MAR2000* 0945

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	MRS D HENDERSON 30 PINE DRIVE FINCHAMPSTEAD RG40 3LE 0118- 9732427
2		GREG HALL Architect & Surveyor 01252- 675800 ~~98 Badshot Park~~ ~~Farnham~~ 64 BOXALLS LANE Surrey ALDERSHOT ~~GU9 9NE~~ GU11 2QJ. GDH
3	We need you to send in six copies o location plan and six copies of the 1: plan, with the site outlined in red. Yo maps from the Environmental Services reception or order them by phoning 0118 974 6485.	30 PINE DRIVE FINCHAMPSTEAD
4	Give brief details of the proposal for example, two storey side extension. About the application	DOUBLE GARAGE
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.	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: 3	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:

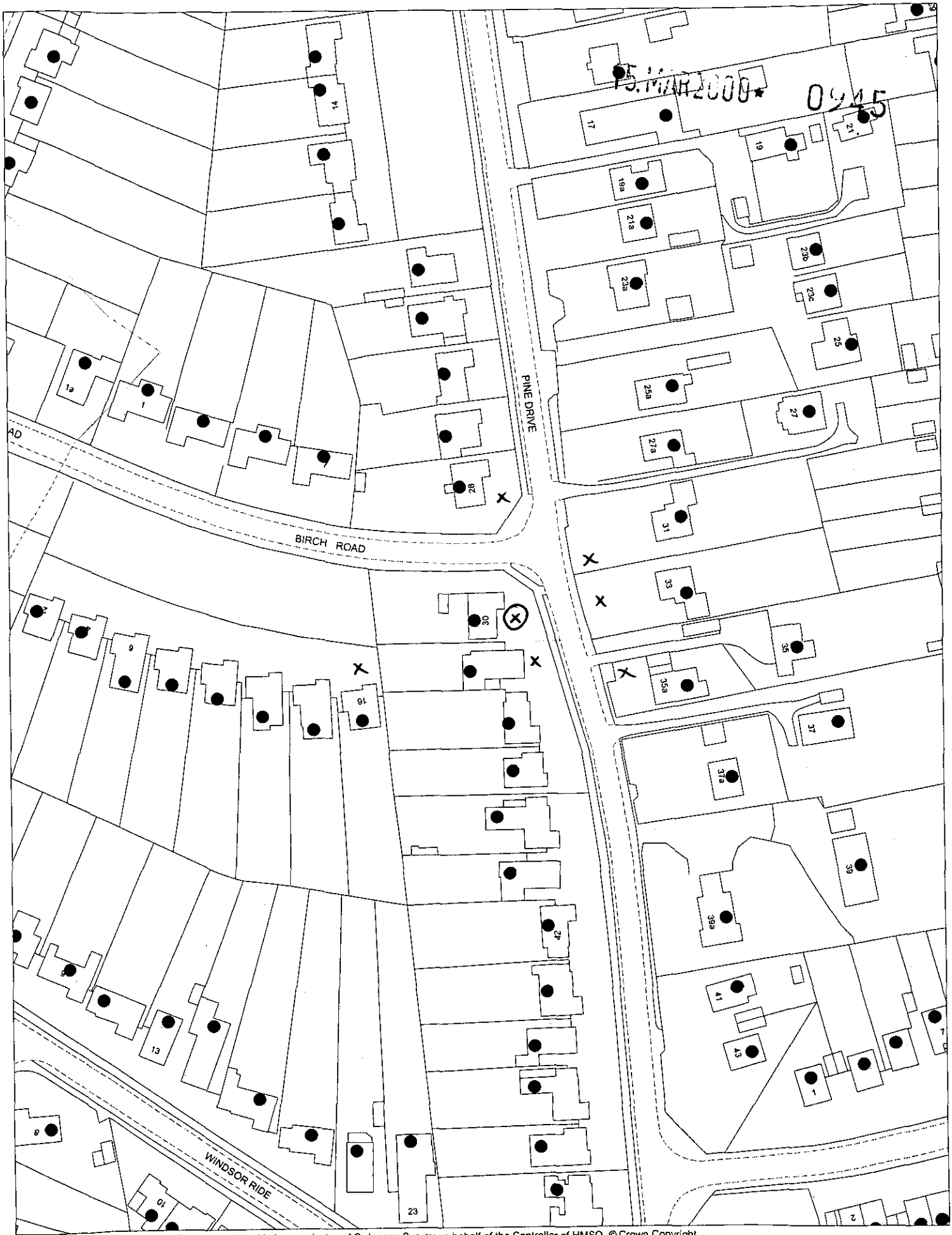
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: D D Henderson on behalf of

Date 10/3/2006

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



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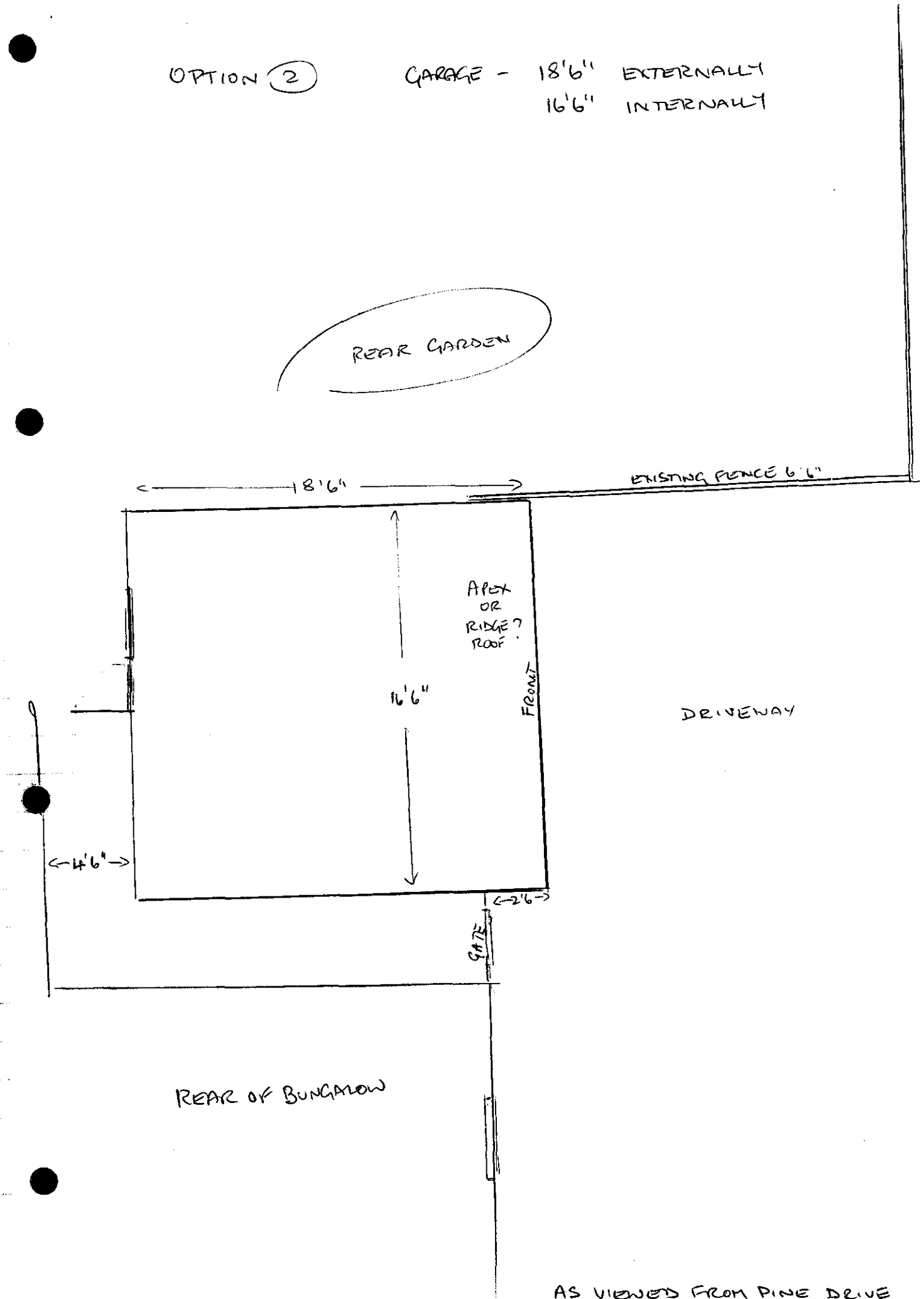
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
22 March 2000

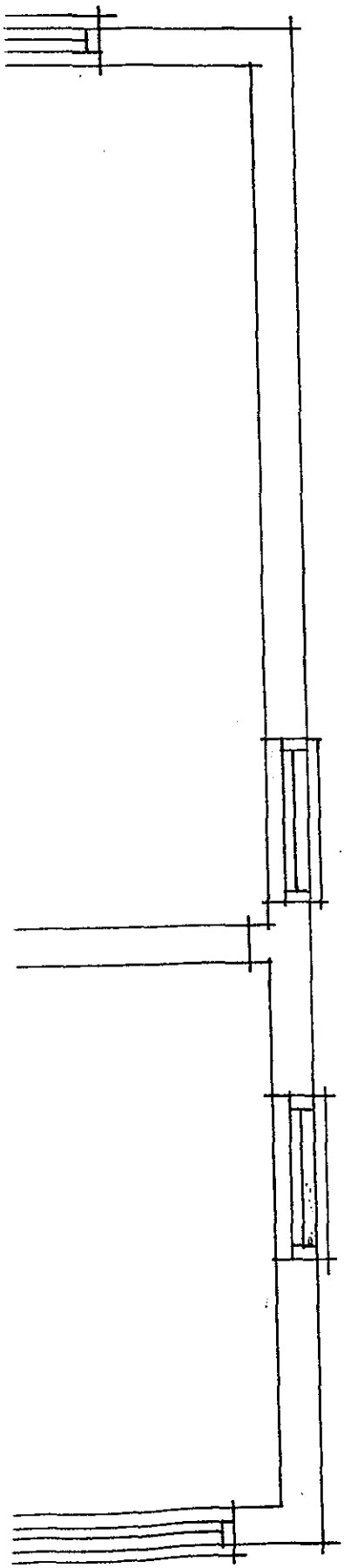
Scale: 1 : 1250

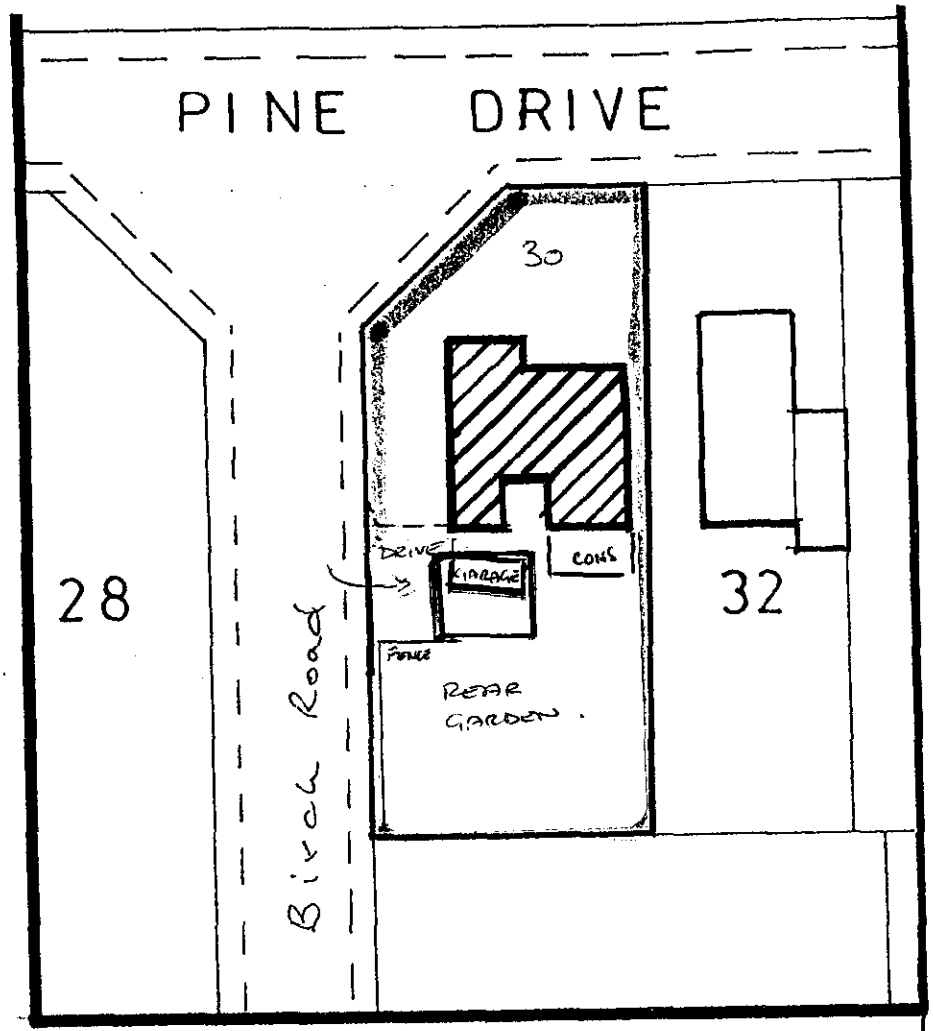
N
W E
S

OPTION (2) GARAGE - 18'6" EXTERNALLY
16'6" INTERNALLY

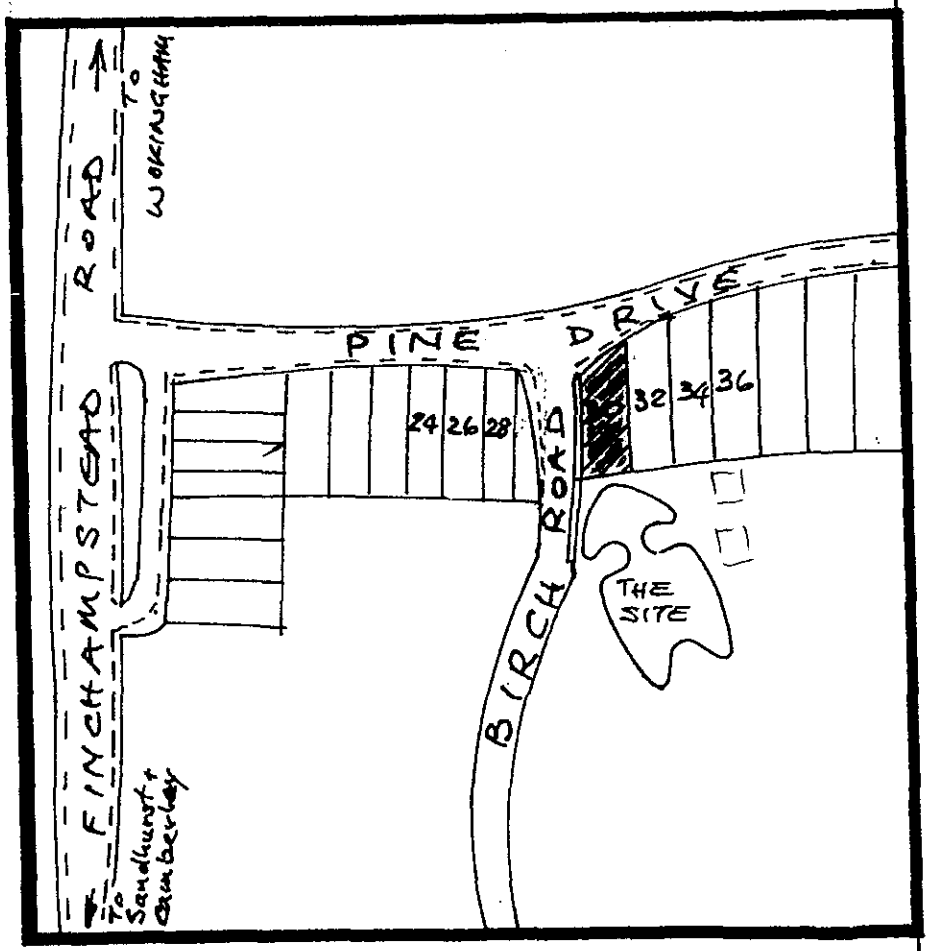


OPTION 2





Block plan ~ scale 1/500

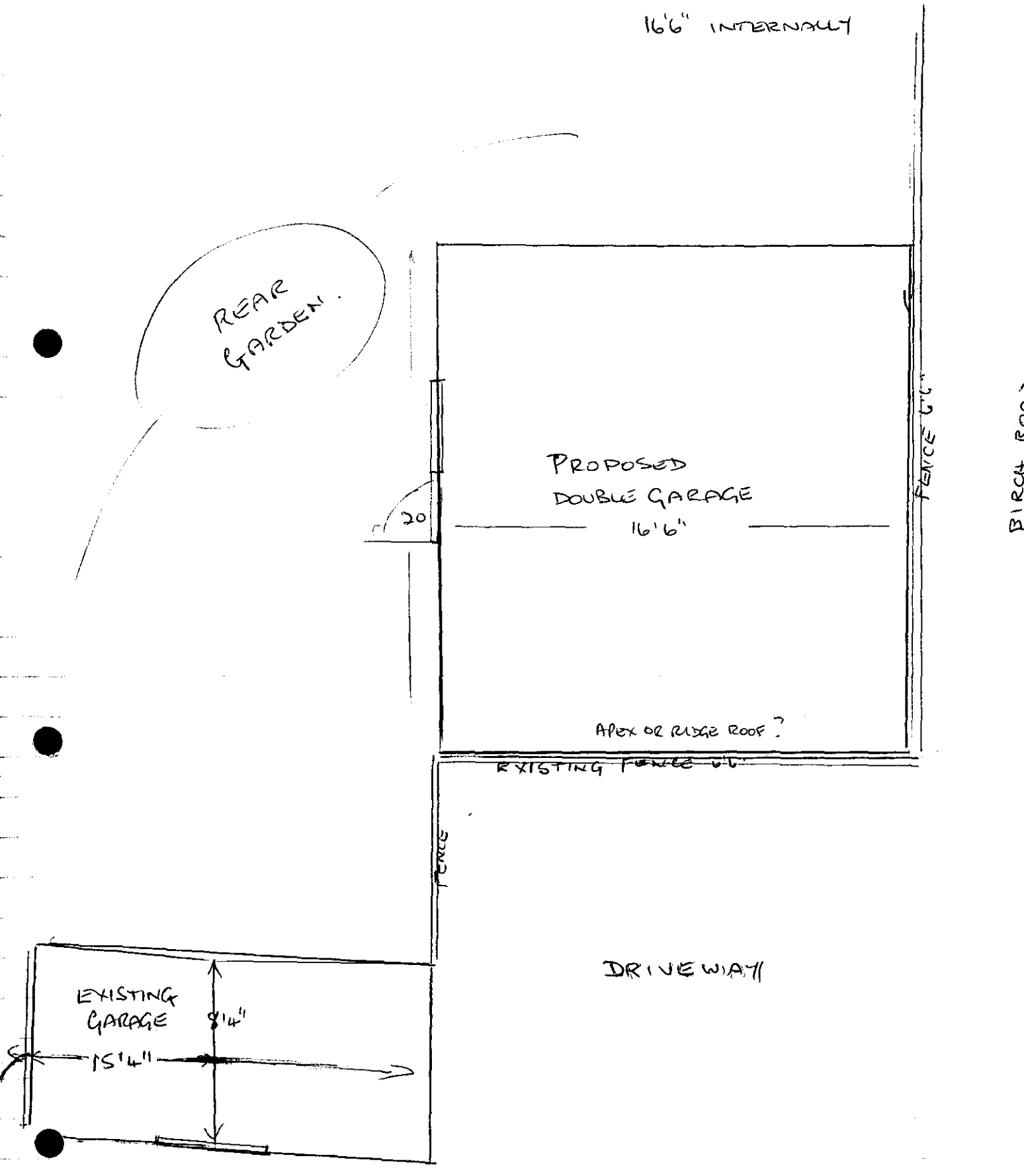


Location plan scale 1/2500

POL
APP
CS
COPIES TO:
FILE:

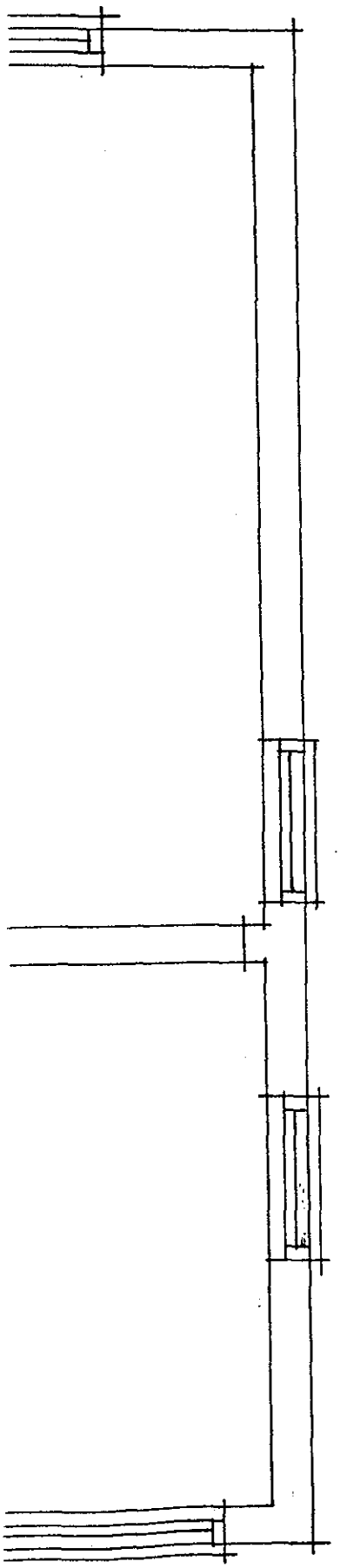
OPTION (1)

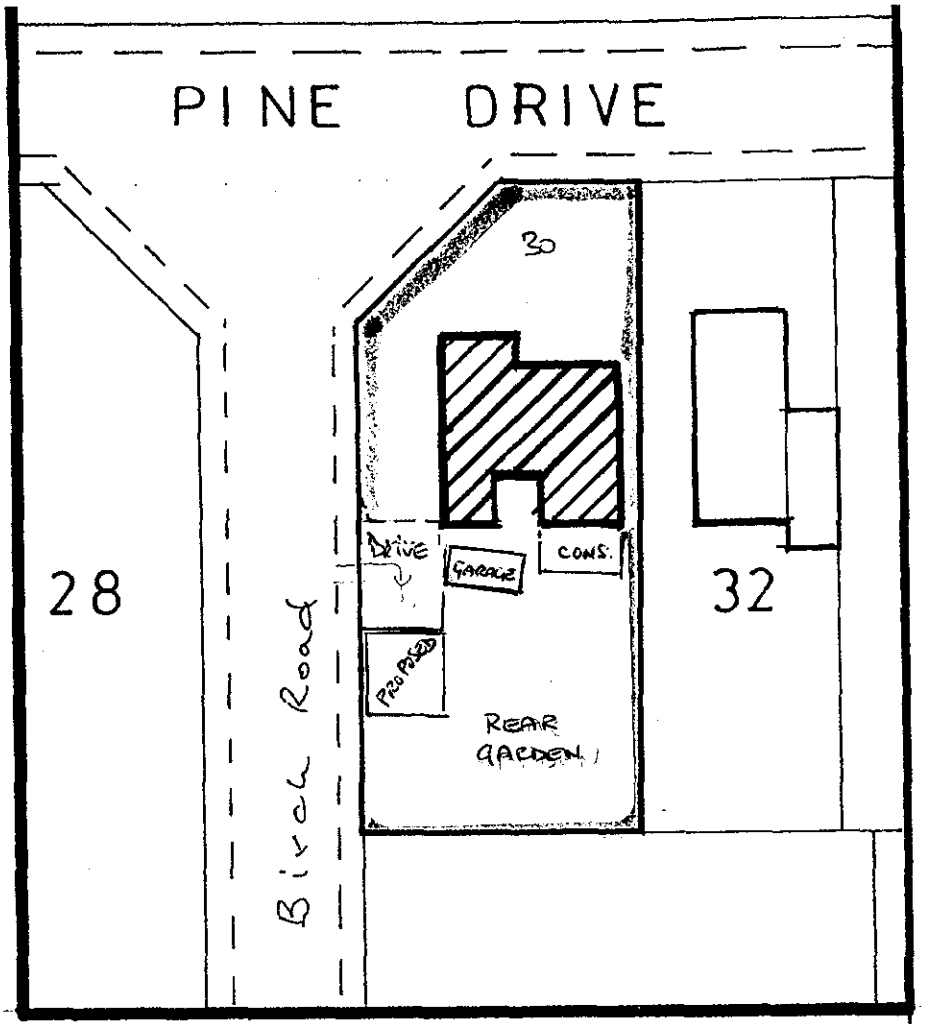
GARAGE 20' EXTERNALLY
16'6" INTERNALLY



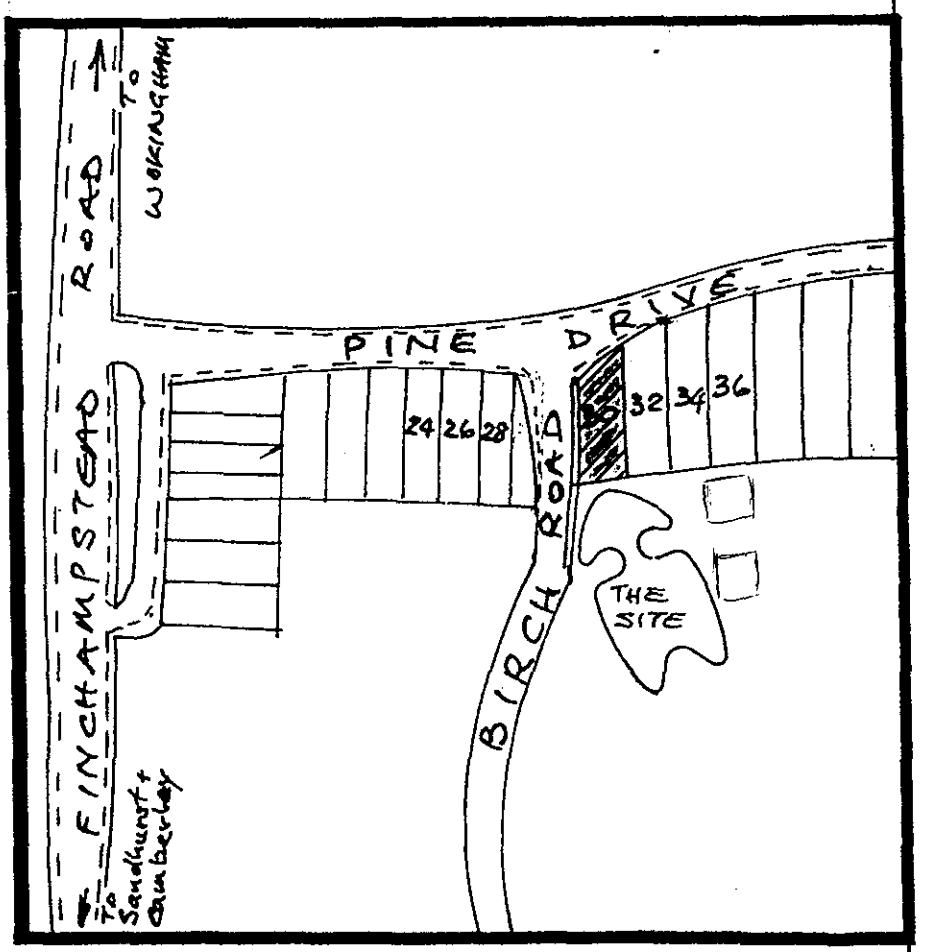
AS VIEWED FROM PINE DRIVE

OPTION (1)





Block plan - scale 1/500



Location plan scale 1/2500