CLEANED

APPLICATION NO:
F/2000/1815

LOCATION:
124 Kiln Ride, Finchampstead Wokingham.

APPLICANT:
D Hitti C/O Andesign

PROPOSAL:
Proposed single storey side extension to dwelling plus loft conversion and rear extension to form conservatory.

EARLIEST DATE FOR DECISION: **24/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
17/08/2000

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

D Hitti
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG40 2TN

Application Number: F/2000/1815

Parish: **FINCHAMPSTEAD**

Location: **124 Kiln Ride, Finchampstead, Wokingham.**

Proposal: **Proposed single storey side extension to dwelling *plus loft conversion and rear extension to form* conservatory.**

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 resemble in size, colour, texture and profile those of the existing *building.*

Condition
3. No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved in writing by the Local Planning Authority.

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 protect people on or close to the site from the risks associated with migrating landfill gas.

Informative;
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 Policies OS1 and EN1
South East Area Local Plan Policies STV1, SBE1 and SBE2
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1

John Mitchell

John Mitchell
Development Control Manager
Date: 27/09/2000

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.

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

0734 733824
0836 774407

ref:3766

Miss E. Connor
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

22.JUN.2000* 1815

21st June 2000

Dear Miss Connor,

re: **124 Kiln Ride,Finchampstead**

Following your Planning Refusal dated 25th May 2000, and the subsequent meeting and discussions that have taken place with our client, I am now enclosing a new application which seeks to overcome the problems you have previously outlined. The ground floor of the proposal has not changed other than to ensure that the side window to the Lounge is to remain high level, which is a point raised in objection by an adjoining owner. The upper part of the building has completely changed to achieve a reduction in height of 1 metre, and at the sametime eliminate both dormer windows.

I believe my Client has now gone a long way in modifying his proposals and I trust that you will feel able to add your full support to the scheme. As you know the original Planning decision took 3 months to issue from the date of submission, and we trust that bearing in mind that you have all the background knowledge on this project, that you will be able to issue a formal decision within the prescribed 8 week period.

Yours faithfully,

A. Hester

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

Tel: (0118) 974 6451

Date: **30 June 2000**

My ref: F/2000/1815

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/2000/1815
124, Kiln Ride, Finchampstead, Wokingham.
Proposed single storey side extension to dwelling plus loft conversion and rear extension to form conservatory.

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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1815**
124, Kiln Ride, Finchampstead, Wokingham.
Proposed single storey side extension to dwelling plus loft conversion and rear extension to form conservatory.
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: **30 June 2000**

My ref: F/2000/1815

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/2000/1815
124, Kiln Ride, Finchampstead, Wokingham.
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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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1815**
124, Kiln Ride, Finchampstead, Wokingham.
Proposed single storey side extension to dwelling plus loft conversion and rear extension to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

Received by Wokingham District Council

Application No: F/2000/1815

Proposal:
Proposed single storey side extension to dwelling plus loft conversion and rear extension to form conservatory.

Location:
124, Kiln Ride, 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

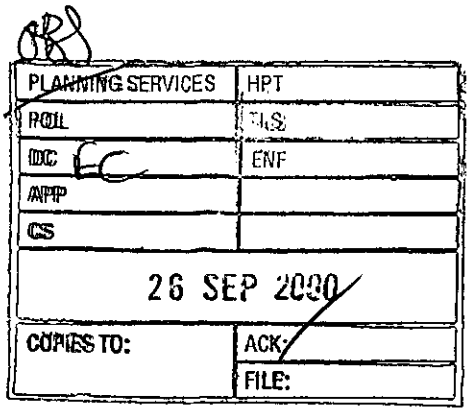
WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

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 24/07/2000. 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

30 June 2000



122 Kiln Ride
Finchampstead
Wokingham
RG40 3PB

22.09.00

Mr. I. Jordan
Environmental Services Department,
Planning Services,
P.O. Box 157,
Wokingham, D C.
RG40 1WR

Dear Sir,

Ref.: application N° F/2000/1815 Applicant Mr. Hitti

Thank you for your letter of the 21st September and the invitation to attend the Development Control Sub-committee.

We are very sorry that we shall be away on holiday on the 27th of September and therefore are unable to be present. We would however be grateful if you could pass on one or two comments.

I had assumed, prior to this application, that these bungalows were not suitable for loft conversion, as the roofs are low and rather flat. (Is it a loft conversion if the roof has to be removed and replaced by one that is considerably higher?).

After more than 50 years in our cottage we needed to move to a bungalow in order to live more easily but finding something suitable was far from easy. We discovered that many properties designated "chalet bungalows," had in fact been converted into houses with no bedroom or bathroom downstairs. Having finally found a property that was reasonably suitable we feel a strong sense of indignation that someone can come along and block our light in this fashion. I am in the house a great deal due to war-time disability and am likely to find it very depressing to work in the kitchen in gloom caused by the close proximity of a brick wall and higher roof. You will appreciate also that we have had months of disturbance and upheaval following on the trauma of a big move from a family home and are not in good health.

We are grateful for the opportunities we have had to make known our views and the courtesy we have received from Officers and Members.

Yours faithfully,

Nora O. Randall

Nora O. Randall.

I am not repeating previous comments assuming these are on record but I would add that this will be a family home & room for cars may well be inadequate IMO.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 27 SEPTEMBER 2000 FROM 7.00 PM TO 9.45PM

Present: Mr. KA Malvern (Chairman), Mrs. JA Lissaman (Vice-Chairman), Mrs. DC Beatty Mr. MJ Bryant, Mr. SR Conway, Mr. TP Dredge, Mr. JL Earnshaw, Mr. RFN Eke, Fiona Rolls, Mr. BJS Patman, and Mrs. M Robertson.

Also present under Standing Order 39: Mr. FD Browne, Mr. G Cowan and Mrs. ANMC Drake.

119. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

120. MINUTES

Subject to the following amendments, the Minutes of the meeting of the Committee held on 6th September 2000 were confirmed as a correct record and signed by the Chairman.

Amendments are shown in Italics.

Minute 95

Amend resolution as follows:

RESOLVED: That the Director of Environmental Services formulate a strong objection to the proposal for submission to the Secretary of State, taking into account the comments to be made by Members and having consulted *the Chairman of the Development Control Committee*, Chairman of the Environmental Services Committee and respective opposition spokesmen.

Minute 98

Amend resolution 3 as follows:

Substitute the word "before" with "*outside*" in the third line.

Add a new 4):-

4) *That in respect of Application No. 2000/1444, had the appeal against non-determination not been submitted to the Planning Inspectorate, the application would have been approved subject to completion of a legal Agreement as set out in para (4F) Agenda page 780 and to the conditions set out on Agenda page 783 to 784.*

Minute 99

Amend paragraph 2 as follows:
In explaining the report, the Head of Planning and Transportation informed Members that five additional letters of objection had been received and that the first sentence of page 806 of the Agenda should read "increases of 428 sqm B1 use and 189 B*8* use are proposed which is 618 sqm in total."

121. APOLOGIES FOR ABSENCE

An apology for absence was received from Mrs. MA Long.

126. APPLICATION NO. 2000/1815, PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING PLUS LOFT CONVERSION AND REAR EXTENSION TO FORM CONSERVATORY, 124 KILN RIDE FINCHAMPSTEAD, FOR MR. HITTI

The Committee considered a report on this application as set out on Agenda pages 1080 to 1086.

Members were reminded that consideration of the application had been deferred at the Committee meeting held

on 6 September 2000 to allow Members to carry out a site visit.

RESOLVED: That Application No. 2000/1815 be approved subject to the conditions set out on Agenda pages 1082 to 1083.

Application No.	Received	Finchampstead	Listed by Cllr
F/2000/1815	22/06/00		Charlesworth

Applicant: Mr Hitti
Location : 124, Kiln Ride, Finchampstead
Proposal : Proposed single storey side extension to dwelling plus loft Conversion and rear extension to form conservatory.

1. This application was deferred at the Development Control Committee on 6th September 2000, to allow members to carry out a site visit. The site visit was carried out on September 22nd at 9.30am.

2. **RECOMMENDATION-** to GRANT planning permission subject to the conditions stated on the attached report.

Elaine Connor

Application No.	Received	Finchampstead	Listed by Cllr
F/2000/1815	22/06/00		Charlesworth

Applicant: Mr Hitti
Location : 124, Kiln Ride Finchampstead
Proposal : **Proposed single storey side extension to dwelling plus loft conversion and rear extension to form conservatory.**

1. **Planning History** – The site, which is the subject of this application, is located along Kiln Ride, within the identified settlement of Finchampstead. The existing dwelling on site is one of a row of three similar bungalows. Planning permission was refused on the 25th May 2000 for a single storey rear extension plus loft conversion and raising of roof with dormer extensions to form 4 bedrooms at first floor level.

   Cllr Charlesworth has listed the application due to concern that, the development will result in an unacceptable loss of light particularly to no.122 Kiln Ride, will be out of character with the neighbouring properties and will overlook the rear gardens of no.122 and 126 Kiln Ride.

2. **Proposal** – The application proposes a single storey rear and side extension and raising of the roof to create four bedrooms at first floor level.
   The proposed single storey side extension will project out approximately 2.5m, leaving a gap of 1m between the dwelling as extended and the side boundary with the neighbouring property to the north no.122. Extension into the roof will result in a roof, which will be approximately 7.25m to the ridge.

3. **Consultations** -
   - ***Finchampstead Parish Council:*** No objection, although the Parish Council acknowledges the concerns and objections of residents in the neighbouring property.
   - ***Environmental Health:*** No objections or comments to make.
   - ***Environment Agency:*** No objections subject to conditions.
   - ***Highways:*** No objection subject to conditions
   - ***Objection letters:*** 1 joint letter from neighbours at no.122 and no.126 Kiln Ride. Concerned that proposed development would be out of character with the adjacent properties; will overlook the gardens of neighbouring properties; loss of light due to increased height of roof line; overbearing as a result of roof ridge centreline extended closer to the southern boundary of no.122; destruction of common rainwater soak-away serving no.122.

4. **Appraisal** – The main issues are:

   A. Impact upon the residential amenity of neighbouring properties
      South East Area Local Plan policies SBE1 & SBE2
      Wokingham District Local Plan policies WOS3 & WBE1

   B. Impact upon the street scene
      South East Area Local Plan policies SBE1 and SBE2
      Wokingham District Local Plan policies WOS3 and WBE1

A. Impact upon the residential amenity of neighbouring properties

The existing dwelling at no.124 Kin Ride is a detached bungalow with a pitched roof design measuring 5.5m to the ridge. The scheme proposes raising the roof to a height of approximately 7.25m to the ridge. The overall mass of the new roof will be greater than the existing to incorporate the proposed single storey side extension. The scheme also proposes a single storey rear extension that will project from the rear of the existing dwelling by approximately 3.3m.

The neighbouring property to the north of the application site, no.122 (3m away from the side boundary) has a kitchen window in its side elevation adjacent to the proposed development . However, this window is considered to be secondary as the room is also served by patio doors to the rear.

It is therefore, not considered that the proposed development would have no adverse impact upon the amenity of the residents of no.122, in terms of overbearing or loss of light.

The property located to the south of the application site, no.126 is also a detached bungalow, with an obscurely glazed window (serving a small bathroom), and main entrance located in the side elevation adjacent to the proposed development. Given that this window is to a non habitable room and is located to the south of no.124 it is not considered that the proposed development will have an adverse negative impact upon the daylighting to this window or will be overbearing to this property.

B. Impact upon the street scene

No.124 Kiln Ride is one of a row of three bungalows of similar design, which were built under the same scheme in the mid-1960s. The proposed scheme will result in a higher, two storey, four bedroom, chalet style dwelling. However, given the mixture of dwelling styles and sizes along the length of Kiln Ride it is not considered that the proposed development will have an adverse impact upon the street scene and does not conflict with the policies of the development plan.

5. **Conclusion** – It is considered due to the nature of the proposed development that there would be no detrimental impacts to neighbouring properties and the street scene.

6. **Recommendation** – 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. All new external development shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

3. The area shown on the permitted drawings for vehicle parking and 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 other Order revoking or 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.

4. Nothwithstanding the provisions of the Town and Country Planning Order, (General Permitted Development Order) 1995 (or any other Order revoking or re-enacting that Order) no windows or similar openings shall be constructed in the first floor level or above in either side elevation of the building.

REASONS

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

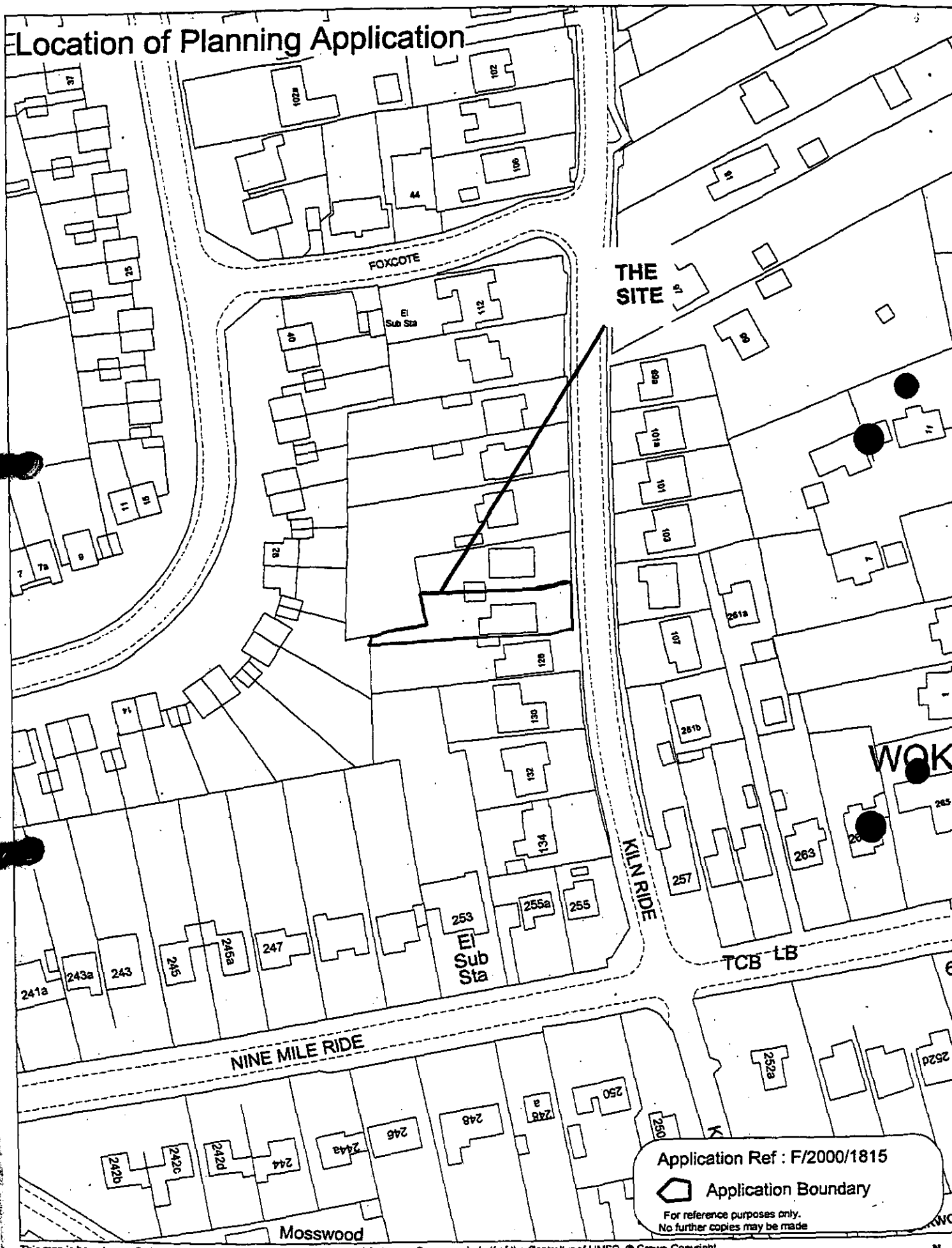
2. To ensure a satisfactory external appearance.

3. In the interests of the amenities of the occupants of this property and other properties nearby.

4. To safeguard the amenities of neighbouring residents and the locality.

Elaine Connor

Location of Planning Application



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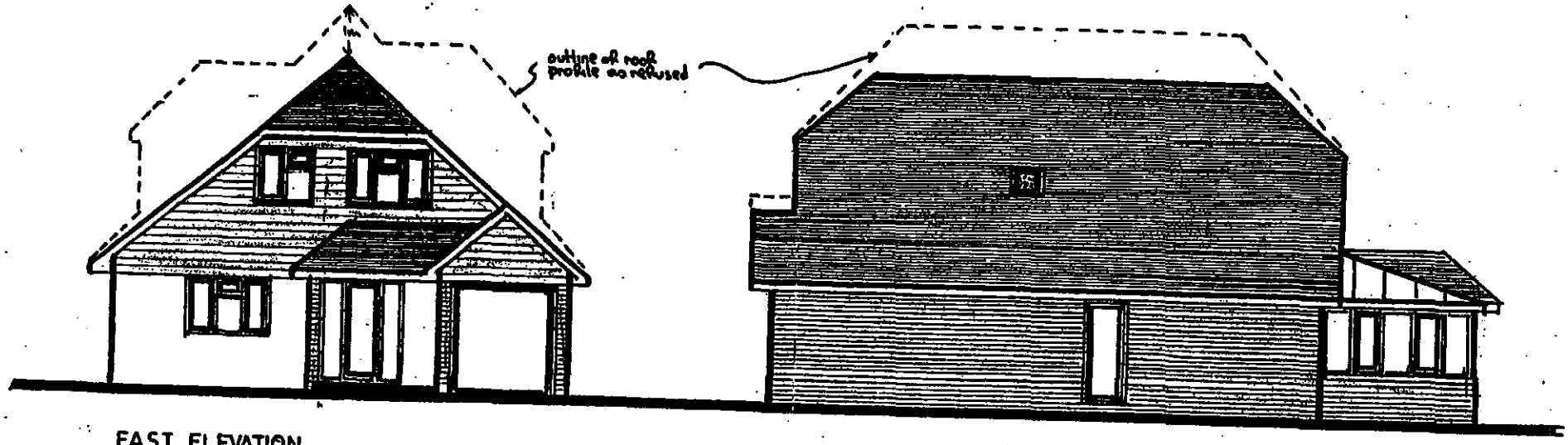
Development Control Section, Environmental Services, Wokingham District Council.

6th September 2000

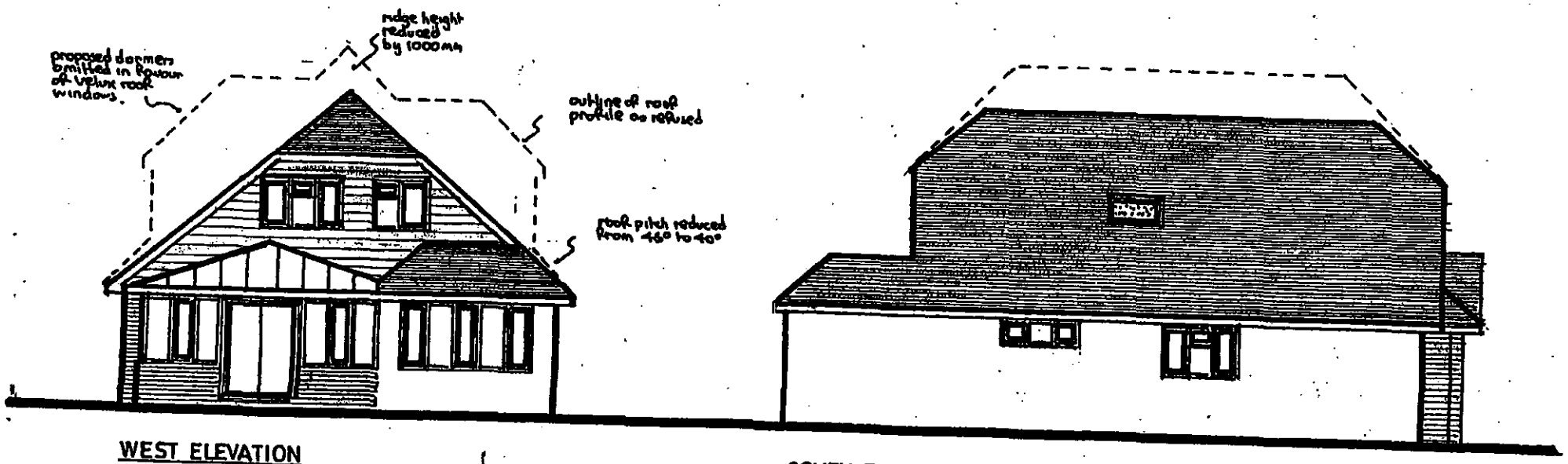
Scale: 1 : 1250

22.JUN.2000* 1815



EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION

SOUTH ELEVATION

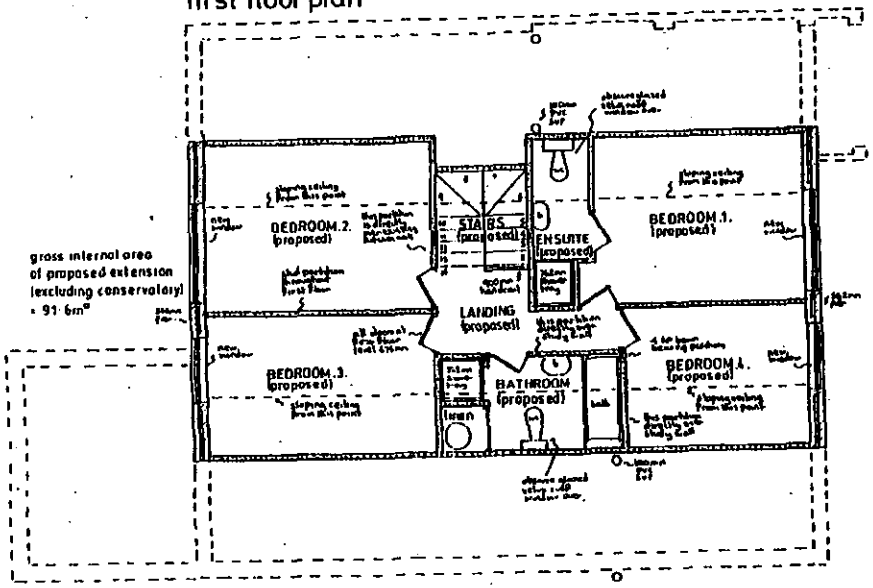
PROPOSED EXTENSION and ALTERATIONS at 124 [illegible]N RIDE, FINCHAMPSTEAD, BERKSHIRE for [illegible]D.HITTI

1085

PROPOSED EXTENSION AND ALTERATIONS at 124 KILN RIDE, FINCHAMPSTEAD, BERKSHIRE for MR. D. HITTI.

first floor plan

gross internal area of proposed extension (excluding conservatory) = 91·6m²



notes:-

Roof:- Tiling (subject to samples) on 50x25 and battens on 38mm x 38mm rubber pitched at 40° and set at 400mm centres with 125mm x 50mm ceiling joists at 400mm centres with 200mm x 50mm roof joists at 400mm centres between ceiling joists and ceiling all 12mm plasterboard and skimcoat plaster to receive selected decorations. Insulating plasterboard and skimcoat plaster to receive selected decorations. Insulating plasterboard and skimcoat plaster to receive selected decorations. Insulating

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 6 SEPTEMBER 2000 FROM 7.00 PM TO 10.25PM

Present: Mr K.A Malvern, (Chairman) Mrs J.A Lissaman, (Vice-Chairman), Mrs D.C Beatty, Mr M.J Bryant, Mr T.P Dredge, Mr J.L Earnshaw, Mr R.F.N Eke, Mrs M.A Long, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 39: Mr G. Cowan, Mrs A.N.M.C Drake, Simon Etheridge, Mrs E.L.M Siggery and Mr A.W Spratling.

91. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

92. MINUTES

The Minutes of the meeting of the Committee held on 19 July 2000 were confirmed as a correct record and signed by the Chairman.

93. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr S.R Conway and Mr B.J.S Patman.

The Committee considered a report on this Application as set out on Agenda pages 871 to 876.

Mrs Randall & Mr G.S Osborne attended the meeting and spoke in opposition to the proposal.
Mr D. Hitti, (the Applicant) attended the meeting and spoke in favour of the proposal.

RESOLVED: That Application No. 2000/1815 be deferred to enable a site visit to be undertaken.

108. APPLICATION NO: 2000/18 PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING PLUS LOFT CONVERSION AND REAR EXTENSION TO FORM CONSERVATORY, 124 KILN RIDE FINCHAMPSTEAD, FOR MR D.HITTI

Application No.	Received	Finchampstead	Listed by Cllr
F/2000/1815	22/06/00		Charlesworth

Applicant: Mr Hitti
Location : 124, Kiln Ride Finchampstead
Proposal : **Proposed single storey side extension to dwelling plus loft conversion and rear extension to form conservatory.**

1. **Planning History** – The site, which is the subject of this application, is located along Kiln Ride, within the identified settlement of Finchampstead. The existing dwelling on site is one of a row of three similar bungalows. Planning permission was refused on the 25th May 2000 for a single storey rear extension plus loft conversion and raising of roof with dormer extensions to form 4 bedrooms at first floor level.

   Cllr Charlesworth has listed the application due to concern that, the development will result in an unacceptable loss of light particularly to no.122 Kiln Ride, will be out of character with the neighbouring properties and will overlook the rear gardens of no.122 and 126 Kiln Ride.

2. **Proposal** – The application proposes a single storey rear and side extension and raising of the roof to create four bedrooms at first floor level.
   The proposed single storey side extension will project out approximately 2.5m, leaving a gap of 1m between the dwelling as extended and the side boundary with the neighbouring property to the north no.122. Extension into the roof will result in a roof, which will be approximately 7.25m to the ridge.

3. **Consultations** -
   - ***Finchampstead Parish Council:*** No objection, although the Parish Council acknowledges the concerns and objections of residents in the neighbouring property.
   - ***Environmental Health:*** No objections or comments to make.
   - ***Environment Agency:*** No objections subject to conditions.
   - ***Highways:*** No objection subject to conditions
   - ***Objection letters:*** 1 joint letter from neighbours at no.122 and no.126 Kiln Ride. Concerned that proposed development would be out of character with the adjacent properties; will overlook the gardens of neighbouring properties; loss of light due to increased height of roof line; overbearing as a result of roof ridge centreline extended closer to the southern boundary of no.122; destruction of common rainwater soak-away serving no.122.

4. **Appraisal** – The main issues are:

   A. Impact upon the residential amenity of neighbouring properties
   South East Area Local Plan policies SBE1 & SBE2
   Wokingham District Local Plan policies WOS3 & WBE1

   B. Impact upon the street scene
   South East Area Local Plan policies SBE1 and SBE2
   Wokingham District Local Plan policies WOS3 and WBE1

A. Impact upon the residential amenity of neighbouring properties

The existing dwelling at no.124 Kin Ride is a detached bungalow with a pitched roof design measuring 5.5m to the ridge. The scheme proposes raising the roof to a height of approximately 7.25m to the ridge. The overall mass of the new roof will be greater than the existing to incorporate the proposed single storey side extension. The scheme also proposes a single storey rear extension that will project from the rear of the existing dwelling by approximately 3.3m.

The neighbouring property to the north of the application site, no.122 (3m away from the side boundary) has a kitchen window in its side elevation adjacent to the proposed development . However, this window is considered to be secondary as the room is also served by patio doors to the rear.

It is therefore, not considered that the proposed development would have no adverse impact upon the amenity of the residents of no.122, in terms of overbearing or loss of light.

The property located to the south of the application site, no.126 is also a detached bungalow, with an obscurely glazed window (serving a small bathroom), and main entrance located in the side elevation adjacent to the proposed development. Given that this window is to a non habitable room and is located to the south of no.124 it is not considered that the proposed development will have an adverse negative impact upon the daylighting to this window or will be overbearing to this property.

B. Impact upon the street scene

No.124 Kiln Ride is one of a row of three bungalows of similar design, which were built under the same scheme in the mid-1960s. The proposed scheme will result in a higher, two storey, four bedroom, chalet style dwelling. However, given the mixture of dwelling styles and sizes along the length of Kiln Ride it is not considered that the proposed development will have an adverse impact upon the street scene and does not conflict with the policies of the development plan.

5. **Conclusion** – It is considered due to the nature of the proposed development, that there would be no detrimental impacts to neighbouring properties and the street scene.

6. **Recommendation** – 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. All new external development shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

3. The area shown on the permitted drawings for vehicle parking and 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 other Order revoking or 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.

4. Nothwithstanding the provisions of the Town and Country Planning Order, (General Permitted Development Order) 1995 (or any other Order revoking or re-enacting that Order) no windows or similar openings shall be constructed in the first floor level or above in either side elevation of the building.

REASONS

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

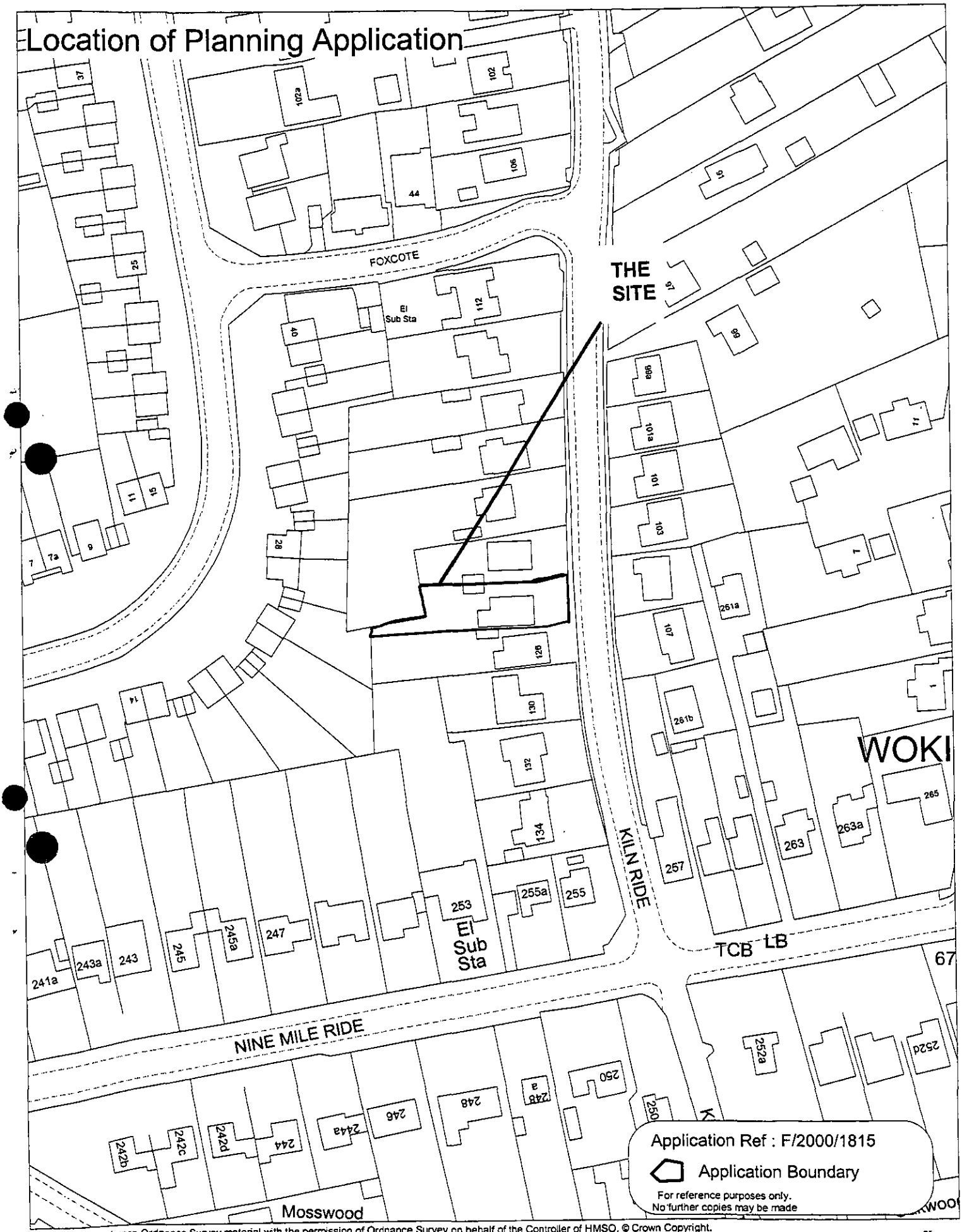
2. To ensure a satisfactory external appearance.

3. In the interests of the amenities of the occupants of this property and other properties nearby.

4. To safeguard the amenities of neighbouring residents and the locality.

Elaine Connor

Location of Planning Application



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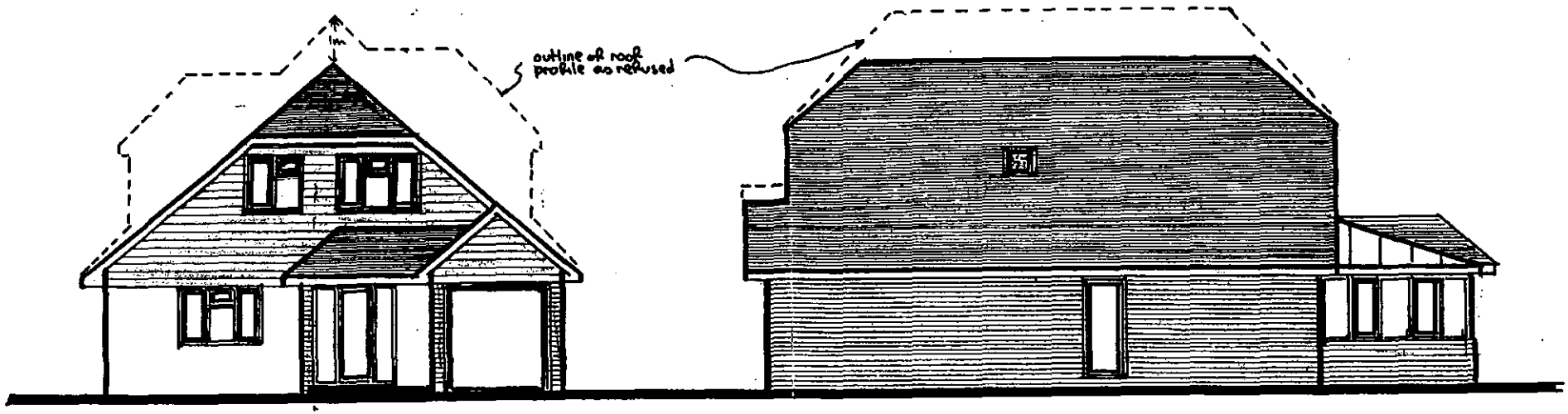
Development Control Section, Environmental Services, Wokingham District Council.
6th September 2000

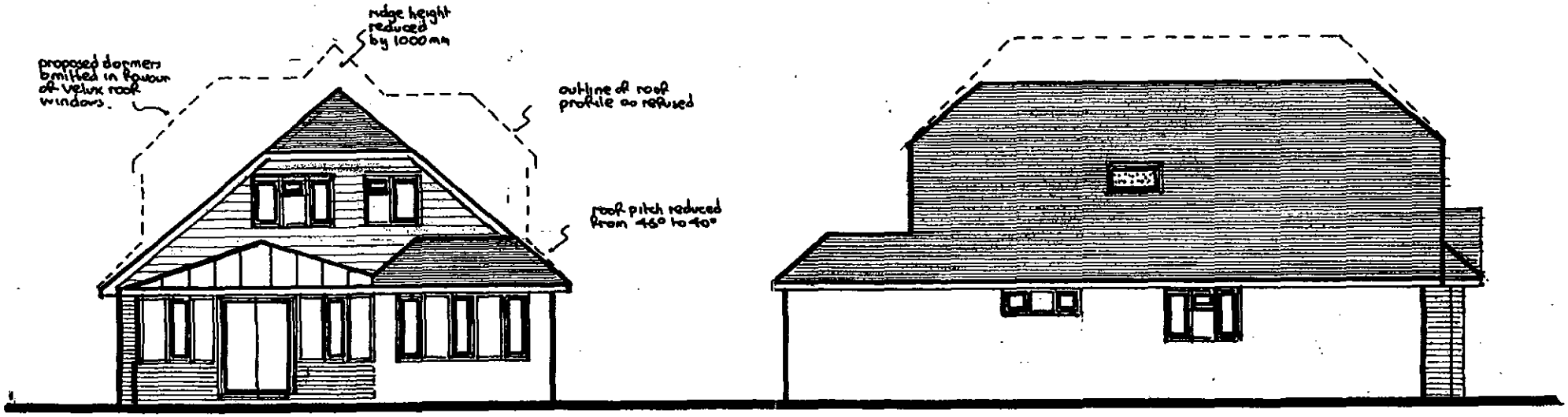
Scale: 1 : 1250

22.JUN.2000* 1815



EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION

SOUTH ELEVATION

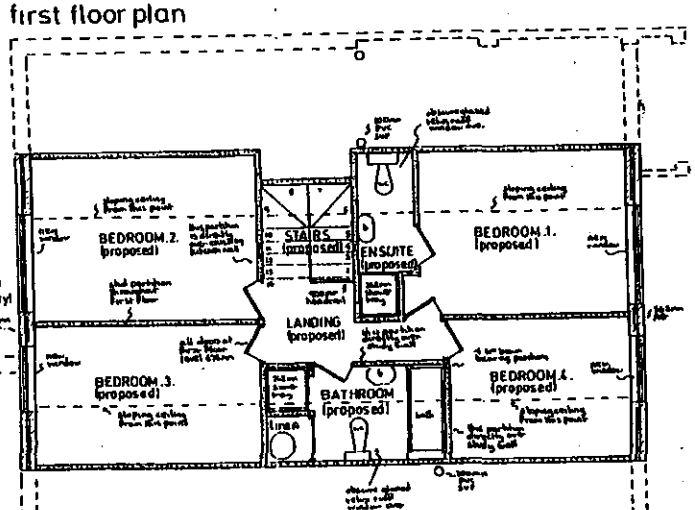
PROPOSED EXTENSION and ALTERATIONS at 124 [illegible]N RIDE, FINCHAMPSTEAD, BERKSHIRE for [illegible]D.HITTI

Drawing no AH/E/2937 B Scale 1:100 Date FEB 2000 Drawn ANDESIGN to be read in conjunction with AH/E/2936A

873

878

first floor plan



gross internal area of proposed extension (excluding conservatory) = 91.6m²

notes:-

Roof :- Many (subject to samples) on felt and battens on 50mm x 50mm rafters pitched at 40° and set at 400mm centres with 150mm x 50mm ceiling joists at 400mm centres with 100mm x 50mm purlins on 50mm x 50mm hangers and 100mm x 50mm binders supported on 100mm x 100mm posts on 100mm x 100mm padstones on 225mm x 225mm x 600mm deep concrete foundations. Purlins supported on 100mm x 100mm posts on 100mm x 100mm padstones on 225mm x 225mm x 600mm deep concrete foundations. Ridge board 200mm x 50mm. Provide 50mm x 50mm herringbone strutting between joists at mid span. Provide 50mm x 50mm collar ties at every third pair of rafters. Provide 50mm x 50mm ridge board. Provide 50mm x 50mm valley rafters. Provide 50mm x 50mm hip rafters. Provide 50mm x 50mm jack rafters at 400mm centres. Provide 50mm x 50mm cripple rafters at 400mm centres. Provide 50mm x 50mm trimming rafters around openings. Provide 50mm x 50mm trimming joists around openings. Provide 50mm x 50mm trimmers around openings. Provide 50mm x 50mm tail binders. Provide 50mm x 50mm double joists around openings. Provide 50mm x 50mm header joists

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1815

Applicant : D Hitti C/O Andesign.

Location : 124, Kiln Ride, Finchampstead, Wokingham.
Proposal : Proposed single storey side extension to dwelling plus loft conversion and rear extension to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		3.7.00

Date of Neighbour Notifications : .....

Date of Site Visit : 3.7.00.

Date Registered : 22/06/2000

Earliest Date for Decision : 24/07/2000

Latest Consultation Date/Site Notice Expiry Date : 24/07/2000

This application will have expired on: 17/08/2000. 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: recommend cond. SC23 (SR06) 'Parking, garaging & turning'

P. COUNCIL: No objection - ack concerns of neighbours.

OBS: 1 joint letter from 122 & 126 Kiln Ride

ENV HEALTH: No objection

ENV. AGENCY: recommend cond - see file

Planning Issues :

- IMPACT UPON NEIGHB. PROPS
- " " ST. SCENE.

Application Number: F/2000/1815

PROP: ~~[illegible]~~ LOFT CONVERSION & REAR EXT. TO FORM CONS.

Appraisal :

The application being considered proposes a single storey rear extension to form a conservatory & 2 st. side extension to form an integral garage, utility area & extended kitchen, along with raising of the roof to create 1st floor accommodation.

The current proposal is a version of a recently refused scheme which was for a much bulkier development. The scheme has been reduced by dropping the ridge height by approx. 1m & omitting the side dormer windows.

IMPACT UPON NEIGHB. PROPS:

It is considered that the revisions that have been made considerably reduce the bulk of the proposed development. It is therefore considered that the revised proposal will not be overbearing upon any of the neighbouring properties.

IMPACT UPON THE ST. SCENE:

It is considered that the revised proposal is now more in keeping with the character of the neighbouring dwellings & is therefore not considered to have an adverse negative impact upon the st. scene.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

APPROVED AT COMMITTEE 27/9/00

Application Number F/2000/1815
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02.	
2	SC53	SR12	'WORK'
3			NO DEV. APPROVED BY THIS PERMISSION SHALL BE COMMENCED UNTIL A LANDFILL GAS RISK ASSESS. HAS BEEN SUBMITTED TO & APPROVED IN WRITING BY THE LPA WHERE A RISK FROM ~~MITIGATE~~ MIGRATING GAS IS IDENTIFIED, ADDL OP. WORKS TO MITIGATE THE EFFECTS OF GAS SHALL BE INCORPORATED IN DETAILED PLANS TO BE APPROVED BY THE LPA
		REAT:	TO PROTECT PEOPLE ON OR CLOSE TO THE SITE FROM THE RISKS ASS WITH MIGRATING LANDFILL GAS
1	C001	R001	
2	C014	R014	
3			
		N16	BSP : OS1, EN1 SEALP : STU1, SBE1, SBE2. WDLP : WOS2, WOS3, WBE1.

RECORD OF SITE VISIT

SITE ADDRESS: 124 Kiln Ride
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1815

OFFICER: Elaine Connor

DATE OF SITE VISIT: 3.7.00.

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
established residential area
mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING
detached bungalow, set back from main road.

4. RELATIONSHIP TO ADJOINING PROPERTIES
NO. 122 - 1.8m fence - 3 windows in side elv. - 2 obs glaz.
NO. 126 - high hedge along front part of side b. - 1.5m fence continues along beyond - door & 2 obs glaz. windows

5. SITE CONSTRAINTS —

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT —

OTHERS —

Applicationo	Name & Address
F/2000/1815	P Randall 122 Kiln Ride Finchampstead RG40 3PB
F/2000/1815	G S & H Osborne 126 Kiln Ride Finchampstead RG40 3PB

App approved
Letter sent 29/09/00

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 30 June 2000

Application Number: F/2000/1815

Proposal: Proposed single storey side extension to dwelling plus loft conversion and rear extension to form conservatory.

Parish: FINCHAMPSTEAD PARISH

Site Address:
124, Kiln Ride, Finchampstead, Wokingham.

Applicant:
D Hitti C/O Andesign.

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).

SC: 23 (Insert Parking, Garaging & Turning).

SR: CK

Signed: _____ **Print name:** Stephanie Knares

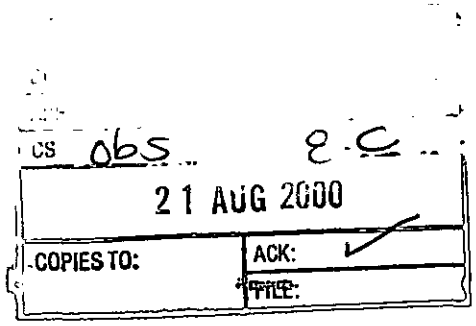
10/07/00

By hand

17th August 2000 18/8

Mr & Mrs Hitti
124 Kiln Ride
Finchampstead
Wokingham
Berks RG40 3PB

Miss E. Connor
Planning Assistant
Wokingham District Council
Environmental services Dept
Planning Services
Shute End
Wokingham
Berkshire RG40 1WR



Dear Miss Connor

REF:-PLANNING APPLICATION NO F/2000/0545 and F/20001815 - 124 KILN RIDE

With reference to the above extension, we wish to present the following report to the development committee:-

The first planning application was deposited on 4th February 2000. The council received a letter from Mr Osborne on 6th March Note para 6/7 Window was rectified as an error on the drawings. Mr Osborne was made aware of this. Para 8 of his letter:- we have adhered to this notion and on a visit to the Osbornes - 9th June they expressed that they had no problem with the proposed new application and stated that as *highlighted in their letter of 6th March - 'General' paragraph No 8, felt that the new application was* acceptable.

The Randalls had only just moved in next door and informed us that they were apparently unaware of the proposed plans. We displayed the'orange notice' on the front gate on both occasions, and it was displayed for the requested period.

8/9th June Miss Connor contacted Councillor Charlesworth and he gave her a positive reaction stating "it is a vast improvement". Also contacted Councillor Cundy and he noted that the revisions were acceptable and gave his support to us, which he still maintains. 15th June visited the Randalls - new plans shown . 21st June re-submitted.

14th July letter from neighbours stating objections, contrary to our previous visit! Point 2 ref. garage - there was no existing soakaway to the mentioned rainwater pipe.

21st July on speaking to Miss Connor she stated that her report is written in approval and that it will be cleared and signed by 26th July whilst she was on holiday. When phoning the council a week later I am informed that this date has changed to 1st August. On speaking to Mr Mitchell I am informed that we now have to wait until Miss Connor returns from holiday, and make another site visit . A recommendations is made for approval on 10th August. 11th August call from Mr Chalresworth who states that he now wishes the application to be listed. When Mr Charlesworth was contacted by Miss Connor on 8/9th June he made no indication that he would be doing this.

We have reduced the height of the proposed extension considerably, there will be no loss of light to either neighbour, the houses are east facing and the sun goes directly over the top of all three bungalow's. The houses down Kiln Ride are extremely varied with chalet styles on both sides of the adjacent bungalow's and opposite. It would make the existing bungalow a lot more attractive and present it more favourably with the surrounding area, if we are able to continue with this application.

We have noted the points from both neighbours and feel that we have adhered to these to the best of our capabilities. This matter has wasted a considerable amount of money and has caused us considerable upset and disturbance. We hope you can rectify this, and look forward to receiving your comments.

Yours sincerely

Mr & Mrs Hitti

c.c. Mr J. Mitchell
Mr R. Cundy
Mr Charlesworth
Development Committee

Elaine Connor

From: Tim Charlesworth [TCharlesworth@metronetuk.com]
Sent: 14 August 2000 14:54
To: 'elaine.connor@wokingham.gov.uk'
Subject: Listing of Application at 124 Kiln Ride

Dear Elaine

As discussed on Friday, I would like to list the above application. My reasons are as follows:

1. The new house will lead to an unacceptable loss of light, particularly to 122 Kiln Ride.
2. The new house will change the character of the area. It is within a row of bungalows. There are other houses in this road, but not in the immediate vicinity of 124 Kiln Ride.
3. The new house will overlook the gardens of 122, and 126 Kiln Ride.

Many thanks for your help on this issue, and once again, my apologies that I have ended up listing it.

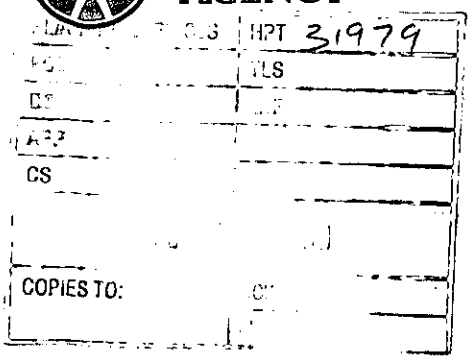
Cheers

Tim.

Our ref: SP\2000\2020
Your ref: F/2000/1815

Date: 14th July 2000

ENVIRONMENT AGENCY



District Planning Officer
Wokingham District Council
Council Offices
Shute End
Po Box 157
Wokingham
Berkshire RG11 1BN

Attention: Elaine Connor

Dear Sir/Madam

PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING PLUS LOFT CONVERSION AND REAR EXTENSION TO FORM CONSEVATORY

Thank you for your letter dated 30th June 2000 which was received on the 4th July 2000 . You are asked to quote the following reference in any correspondence: SU86nw/1/14. The Environment Agency has the following comments:

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Distance from site	*Landfill name*
~45m	Foxcote, Finchampstead

In view of the proximity of the proposed development to the above landfill site, it is considered possible that landfill gas may present a risk to this proposal. The Agency would advise that either the following condition is imposed or applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas that may migrate into the building

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.
REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

Cc. Andesign, 9 Perkins Way, Wokingham, Berks, RG41 2TN

FROM: Elaine Connor

DATE: 30 June 2000

DELEGATED

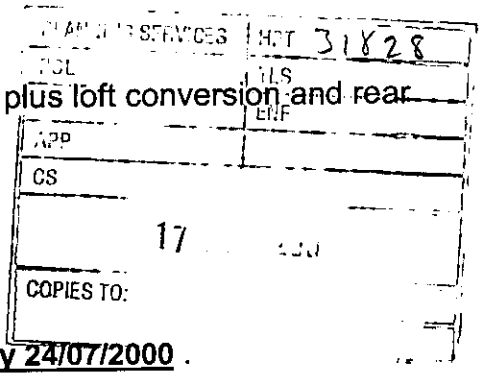
FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1815

Proposal: Proposed single storey side extension to dwelling plus loft conversion and rear extension to form conservatory..

Site Address: 124, Kiln Ride, Finchampstead, Wokingham.

Applicant: D Hitti C/O Andesign.



Your observations are required in respect of this application **by 24/07/2000** .

No objection although the Parish Council acknowledges the concerns and objections of residents in the neighbouring property.

SIGNED: C.S.C.

DATE: 14-7-00

Clerk To Finchampstead Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | DPT
POL
DEV
APP
CS
14 JUL 2000
COPIES TO: | ACK:
FILE:

From: John Mullaney
Environmental Health

My Ref: JRM

To: Elaine Connor
Planning Department

Date: 12/07/00

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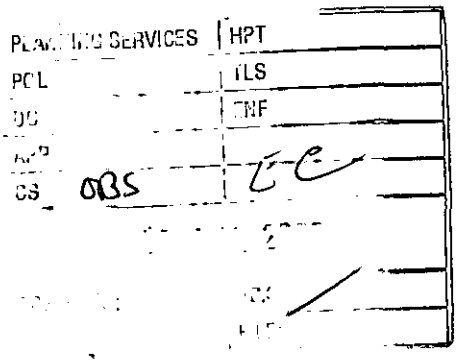
124 KILN RIDE, FINCHAMPSTEAD, RG41 4EH. F/2000/1815

Having considered the above application , I have no objections or comments to make.

John Mullaney
Environmental Health Officer



Environmental Services Dept
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks
RG40
1WR

14th July 2000

For the attention of John Mitchell – Development Control Manager

Ref: Planning Application No F2000/1815
Proposals for 124 Kiln Ride

We write with reference to the proposed extension to convert the existing three bedroom Bungalow to a four bedroom Chalet. As we live adjacent to this property we will be most affected and we wish to record the following points on the modified plans recently submitted to your Department.

- Although there has been extensive modification to the proposed design it is still out of character with adjacent properties (i.e. 122 -130 Kiln Ride) and will still overlook adjacent gardens, which to date have enjoyed relative seclusion.

- The Roof Line has been reduced from the original plans, but adjacent properties will still suffer from loss of light due to the increased height above the current roofline. No 122 Kiln Ride will be seriously affected by the loss of light as the proposed development is also planned to extend very close to their southern boundary and the roof ridge centreline will be very much nearer, the result being very overbearing.

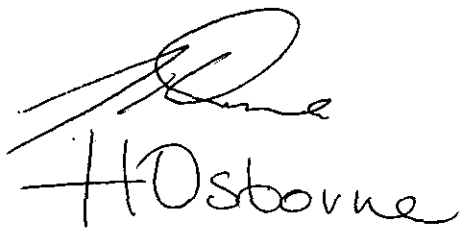
- The Ground Floor Plan shows the Lounge as having an 'existing window opening' on the South Side. This window is a 'Quarter Light' type of window fitted after the original Bungalow was built and was required to be 'obscure glazed' because there was a direct view into the rear entrance of No 126. There is no mention on the revised plans of this being required to be 'obscure glazed'. EXISTING WINDOW.

General

1. Due to the concerns expressed above on the reduction of light could we please be advised of the guidelines and regulations that you are currently working to. We would also like to ask for a site visit from the Planning Officer concerned to assess the potential loss of light at No 122 taking into account the revised ridge centreline and height.

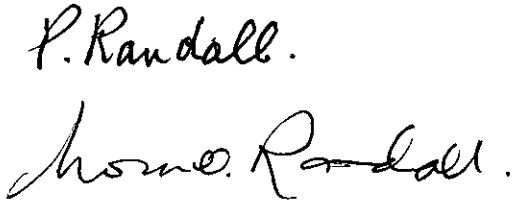
2. During the demolition of No 124 garage the common rainwater soak-away serving No 122 and 124 garages (and situated in the garden of No 124) was destroyed. To date this has not been reinstated and there appears to be no plans to do so.

Yours sincerely,



G. S. & H Osborne
126 Kiln Ride
Finchampstead
Berks
RG40 3PB

Tel: 0118 9733452



P. F. & N. O. Randall
122 Kiln Ride
Finchampstead
Berks
RG40 3PB

Tel: 0118 9733811

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 JUN 2000	Map No. 99 Site 0-04
Officer: EC Application No. F/2000/1815.	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description: (F) PROPOSED ~~TWO~~ SINGLE STOREY ~~REAR~~ SIDE EXTENSION TO DWELLING PLUS LOFT CONVERSION ~~WITH PAIS~~ + REAR EXTENSION TO FORM CONSERVATORY

Location: 124 KILN RIDE

Parish: FINCHAMPSTEAD Ward: Finch North. 30-6-2000.

Applicant: D HITTI

re submission 2000/0545 refused

Fee Received 00-00 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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
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 : 30.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ✓ 250m landfill
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:

no pre-apps

NEIGHBOURS:

S/N + 120, 122, 124, 126, 103, 105 + 107 KILN RIDE ✓
22, 24, 26 + 28 FOXCOTE

3 99 41:0 0124 00

ADDRESS 124 KILN RIDE

1.4.88 FINCHAMPSTEAD
PARISH ~~Wokingham~~

PLOT No. 2 & 66

ORD. SHEET No. SU 8065-99

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/249/64	ADMIN. OF MRS W. ROBINSON	2 APP. 5 DWELLINGS & GARAGES ON SITE OF	1.10.64	N/A O/A
37/65	VALTREVOR PROPS. LTD.	DET. BUNGALOW & GARAGE	18.3.65	APP O/A
AP/1648/70	MR. P. GRIFFIN	EXTENSION AT REAR	16.4.70	APP. N/A
BR 3039	MR. J. A. ORME	ADDITIONAL WINDOW	14.7.76	REF. APP N/A
F/2000/0545	D. HITTI	2 st rear ext. & loft conversion with dormer extensions	25.5.00	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 22.JUN.2000* 1815

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	D. HITTI
	Address and postcode	15 GORSE RIDE SOUTH FINCHAMPSTEAD, BERKS RG41 4EH
	Phone number	0118 9733809
	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	0118 9784165
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.	124 KILN RIDE FINCHAMPSTEAD BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	EXTENSION TO CONVERT EXISTING THREE BED BUNGALOW TO FOUR BED CHALET
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.	FACING BRICK TO MATCH EXISTING TILING (SUBJECT TO SAMPLES)
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: 4
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.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	NIL REPEAT APPLICATION F/2000/0545	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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~~.

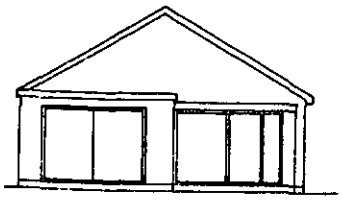
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

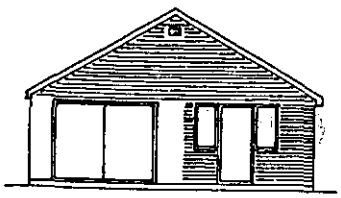
Your signature: (ANDESIGN) on behalf of D. HITTI

Date ~~21.6.2000~~

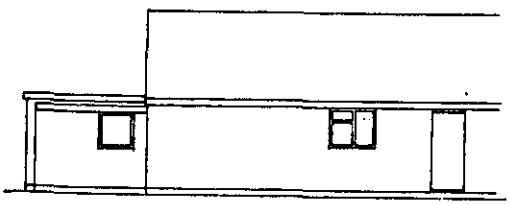
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐



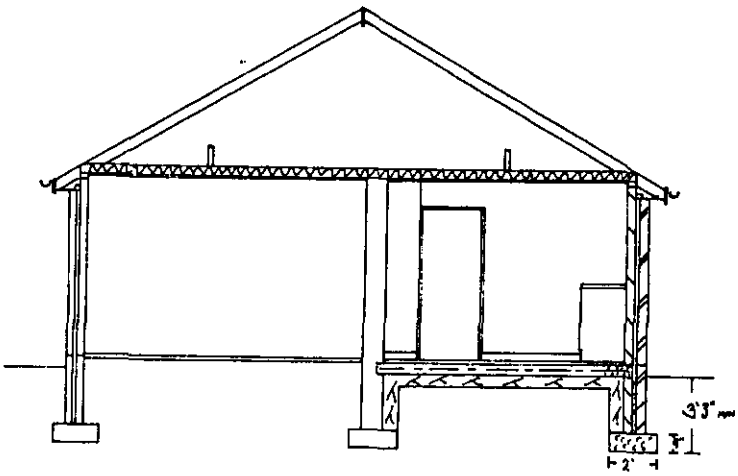
EXISTING REAR



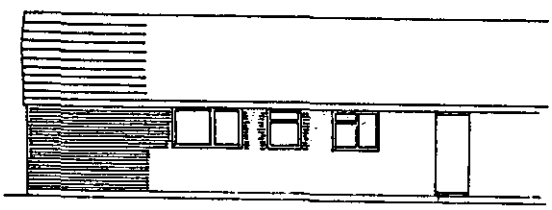
PROPOSED REAR



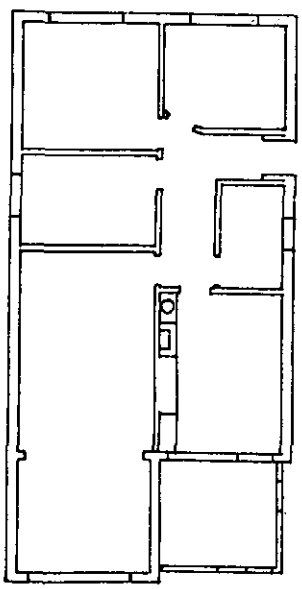
EXISTING SIDE ELEVATION



SECTION THROUGH A TO A ½" TO 1'0"

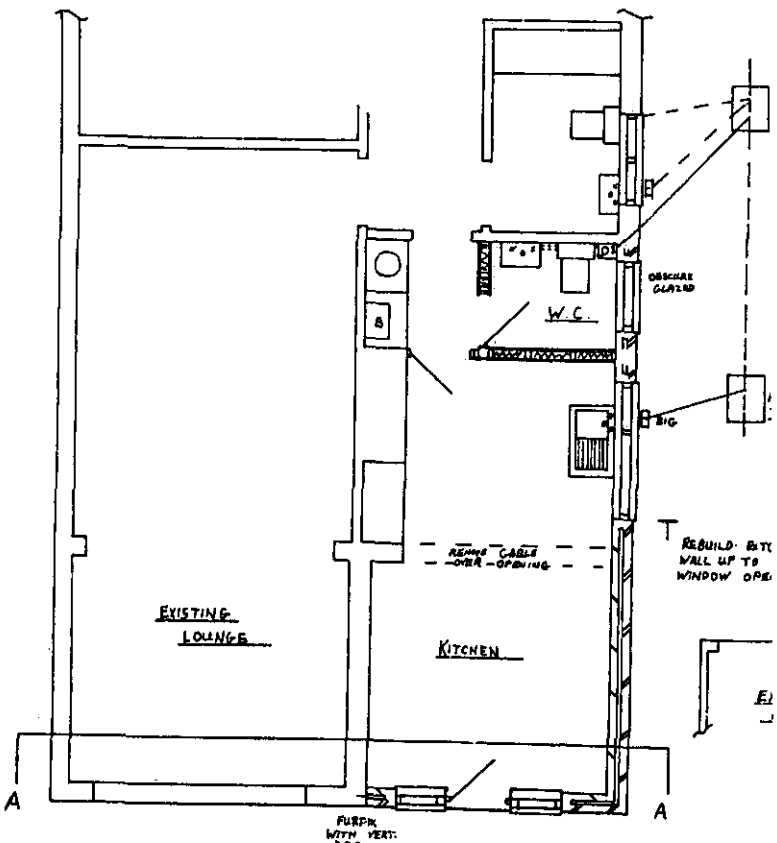


PROPOSED SIDE ELEVATION

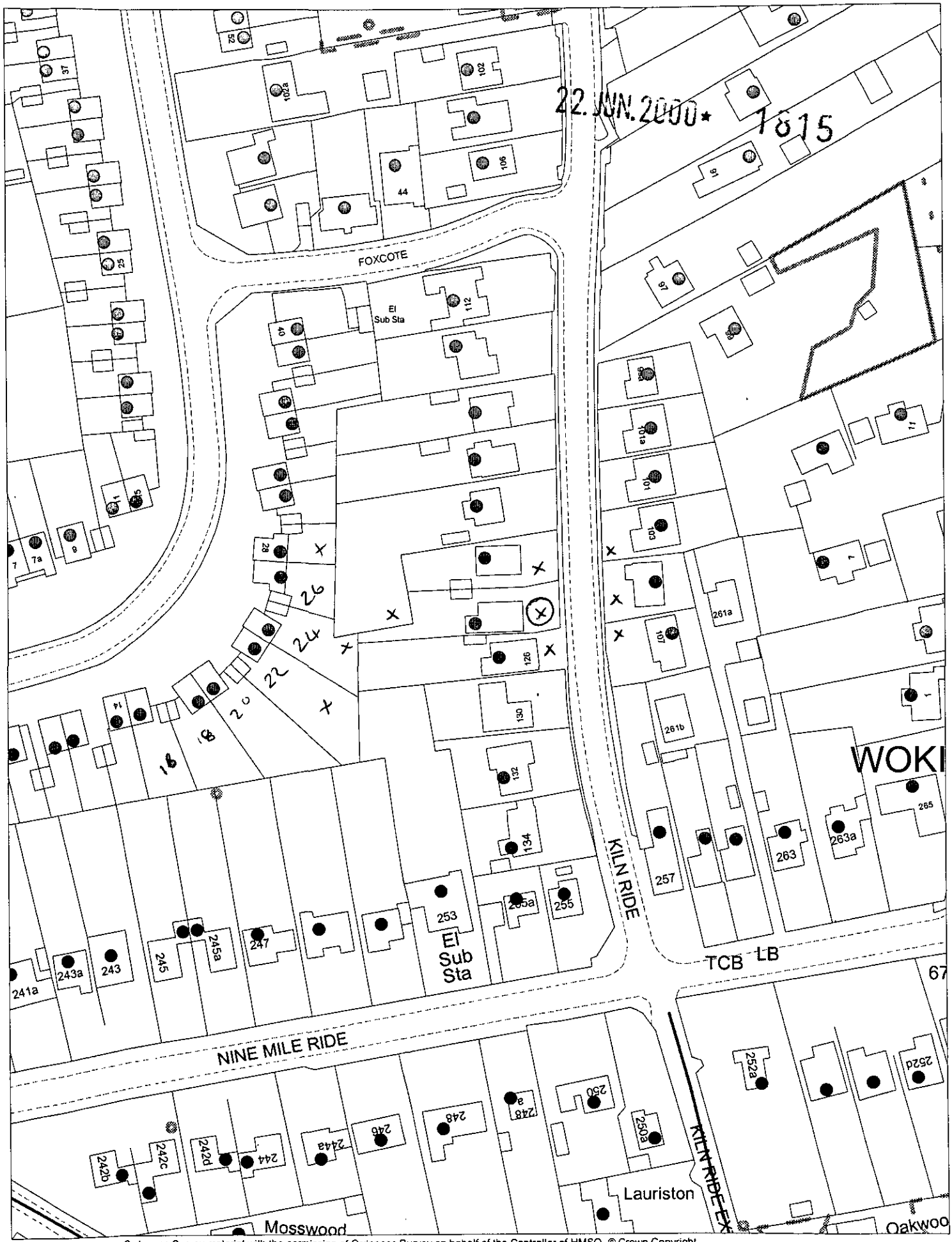


EXISTING FLOOR PLAN

ELEVATIONS SCALE ¼" = 1'0"



PROPOSED FLOOR PLAN SCALE ¼" = 1'0"



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Development Control Section, Environmental Services, Wokingham District Council.
26 June 2000

Scale: 1 : 1250

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