APPLICATION NO:
F/2001/3368

LOCATION:
106 Victoria Road, Wargrave Reading.

APPLICANT:
Ms E De Carles

PROPOSAL:
Proposed two storey side extension to dwelling plus pitched roof on existing rear extension (amendment to consent F/2000/0524).

EARLIEST DATE FOR DECISION: **18/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
10/04/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Ms E De Carles
106 Victoria Road
Wargrave
Berkshire
RG10 8AE

Application Number: F/2001/3368

Parish: **WARGRAVE**

Location: **106, Victoria Road, Wargrave, Reading.**

Proposal: **Proposed two storey side extension to dwelling plus pitched roof on existing rear extension (amendment to consent F/2000/0524).**

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.

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

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 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
3. You are advised that in granting planning permission for the development hereby approved, the need to comply with the conditions attached to planning permission No. F/2000/0524, dated 22nd March 2000, is not overridden or discharged. The conditions attached to that planning permission still need to be complied with in full.

Informative
4. You are also advised that the development carried out under planning permission No. F/2000/0524, dated 22nd March 2000, appears to vary materially from that for which permission was granted, in so far as the ground floor roof appears to have been built at a steeper pitch than that approved, and moreover, as shown on the currently submitted plan. Your attention is drawn to the need to comply with the approved drawings in every respect. Material variation will require submission of a new planning application and may result in enforcement action.

John Mitchell
Development Control Manager
Date: 27/03/2001

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.

Tel: (0118) 974 6442 (Direct Line)
Fax: (0118) 974 6484
Email: George.Allpress@wokingham.gov.uk
Date: 30 April 2001
My ref: F/2001/3368
Your ref:

James Cardy,
C & C Construction,
Copperfields,
Charvil, Reading,
RG10 9TS

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 Sirs,

106 VICTORIA ROAD, WARGAVE – F/2001/3368

I refer to your letter dated 24th April. The advice note or informative to which you refer is an informative which is intended to draw the applicant's attention to a particular matter.

In this instance the apparent disparity between the pitch of the roof as approved by the earlier scheme, the pitch of the roof as built and the need to comply with the submitted drawings in respect of this application.

Without prejudice, I can advise that in my opinion there is no issue of concern raised by the difference between the two roof heights of the part of the roof that has been built, as that roof faces away from and does not affect any other property.

However, the scheme for which planning permission was recently granted on the 27th March (F.2001/3368) abuts an attached neighbour and in this case my advice is that the Council will seek full compliance with the drawings as approved. If any variation is needed then my advice is to seek a new application at this stage.

I trust this response fully address your points. However, please do not hesitate to contact my colleague should you need any further advice.

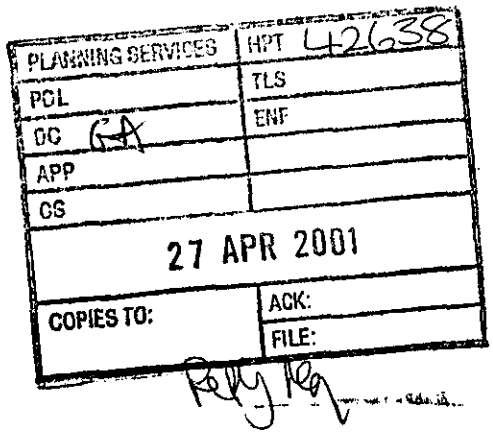
Yours faithfully,

John Mitchell
Development Control Manager.

C & C Construction

Tel: (0118) 9320902 Mobile: (0788) 186 1837

Extensions/Alteration
Loft Conversion/Renovations
Carpentry Joinery/Roofing
Painting Decorating/Refurbishments



Copperfields
2 The Hawthorns
Charvil
Reading
Berkshire, RG10 9TS

Mr Allpress
Planning Department
Wokingham District Council
Shute End Road
Wokingham
Reading

24th April 2001

Dear Mr Allpress

Reference to the recent approval of application ***F/2001/3368.***
Parish:- Wargrave - 106 Victoria Road.

Following recent approval no. F/2000/0524, there is one issue we need to raise concerning the conditions that apply to No/4 informative and permission no. F/200/0524 dated March 22nd 2000. In this section, you pay reference to a "material difference" to the pitched roof lean-to which actually consists of one brick course higher to the roof. We would like you to confirm the position of this matter as the recent approval bears some significance to this piece of work. I hope common sense will prevail as the "material difference" amounts to a single course of bricks and was implemented to achieve an appropriate pitch for the relevant roof covering. I would be grateful if you could give this your urgent attention as we need to complete the amendment work as soon as possible. I would like to point out that the client has gone to considerable length in both time and financially to source the relevant reclaimed materials to enable us to build sympathetically to the period.

We look forward to hearing from you at your earliest convenience, please copy:-

Ms H. E. ~~De Coles~~ de CARLES
106 Victoria Road
Wargrave
Reading
RG10 8AE

Yours sincerely

James Cardy

VAT NO. 697 9133 74

Received by Wokingham District Council

Application No: F/2001/3368

Proposal:
Proposed two storey side extension to dwelling plus pitched roof on existing rear extension (amendment to consent F/2000/0524).

Location:
106, Victoria Road, Wargrave, Reading.

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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/03/2001. 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 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

22 February 2001

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

Tel: 0118 974 6442

Date: **22 February 2001**

My ref: F/2001/3368

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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/2001/3368
106, Victoria Road, Wargrave, Reading.
Proposed two storey side extension to dwelling plus pitched roof on existing rear extension (amendment to consent F/2000/0524).

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: George **Allpress** Application Number: **F/2001/3368**
106, Victoria Road, Wargrave, Reading.
Proposed two storey side extension to dwelling plus pitched roof on existing rear extension (amendment to consent F/2000/0524).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

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

Tel: 0118 974 6442

Date: **22 February 2001**

My ref: F/2001/3368

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

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106, Victoria Road, Wargrave, Reading.
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Yours faithfully,

John Mitchell

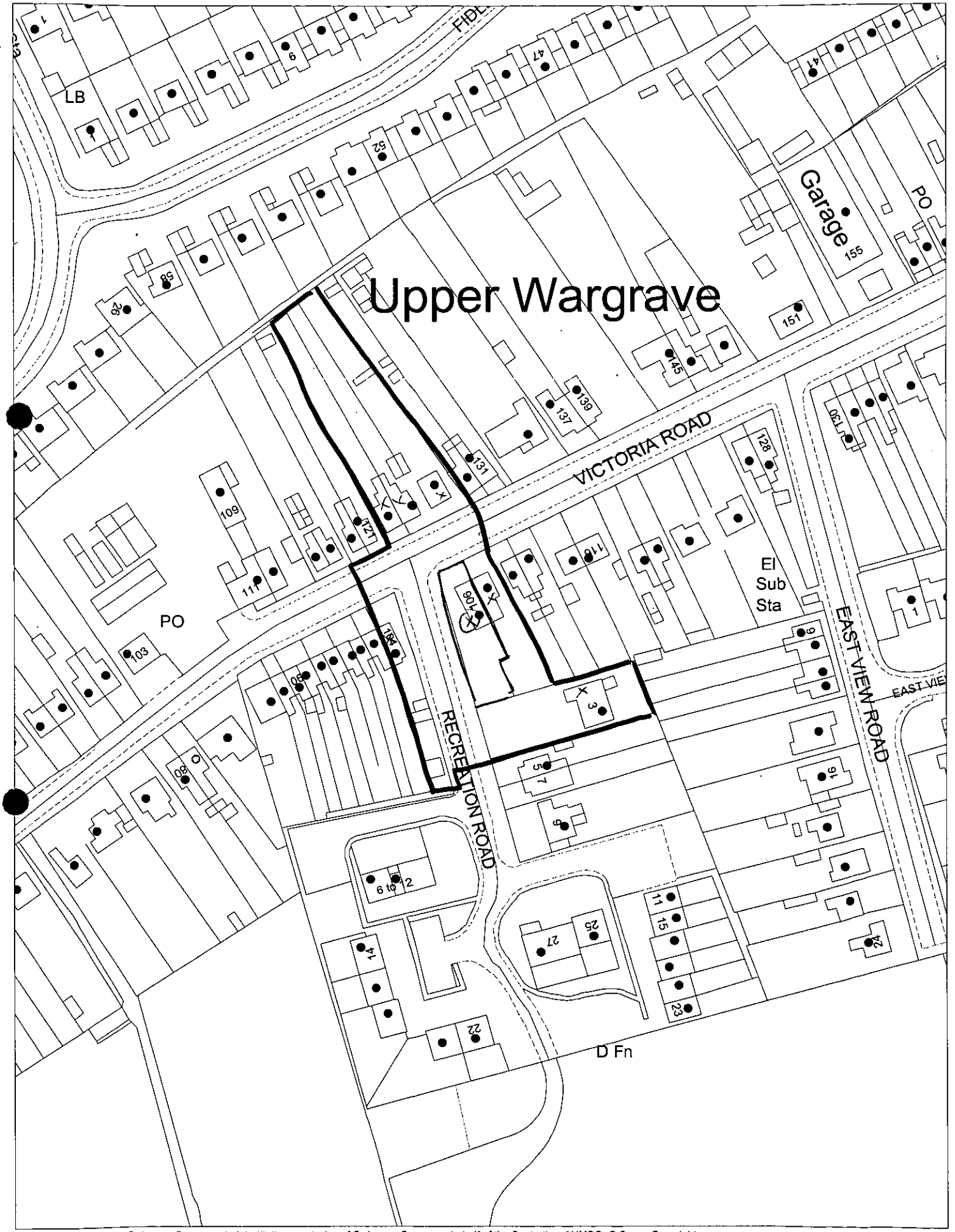
John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3368**
106, Victoria Road, Wargrave, Reading.
Proposed two storey side extension to dwelling plus pitched roof on existing rear extension (amendment to consent F/2000/0524).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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



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Development Control Section, Environmental Services, Wokingham District Council.

15 February 2001

Scale: 1 : 1250

WORK SHEET FOR: George Allpress

Application Number: F/2001/3368

Applicant: Ms E De Carles

Location: 106 Victoria Road, Wargrave, Reading.

Proposal: Proposed two storey side extension to dwelling plus pitched roof on existing rear extension (amendment to consent F/2000/0542).

Site Notice Displayed? :	YES	NO	DATE
	✓yes		01/03/01

Date of Neighbour Notifications : 22/02/01

Date of Site Visit : 01/03/01

Date Registered : 13/02/2001

Earliest Date for Decision : 18/03/2001

Latest Consultation Date/Site Notice Expiry Date : 18/03/2001
22/03/01 (GA)

This application will have expired on: 10/04/2001. 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 :

Wargrave Parish Council – Although the Parish Council have no objection in principle to a pitched roof, the submitted plans do not demonstrate how the proposal will match in with existing. Note: the neighbouring property could be affected by this proposal.

The occupant of no.110 Victoria Road – are concerned with the height of the proposed extension – originally it was proposed to be considerably lower, to which at that time we raised no objection. However, if the height is raised we are now very concerned, should residents at 108 decide they also wish to add height to their rear extension. Our kitchen light could be affected ruining our quality of life and detracting value from our home.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/3368

Appraisal :

The application property is a semi-detached single family dwelling which is situated on the corner of Victoria Road and Recreation Road. It is a Victorian/Edwardian dwelling and one of the more traditional properties in this location.

Planning permission was granted on the 22nd March 2000 for: a two storey side extension plus a pitched roof on the existing rear extension.

The current application seeks permission for a material variation of that consent.

The only alterations proposed by this application is to raise the whole of the roof over the rear extension and to form a pitch on two sides. The extension abuts one of a similar depth to the attached neighbour. A gable end is proposed on their side.

The approved scheme was for a mock pitched roof, with a slope to the side facing the street only, the rest of the roof would have remained flat as existing.

The current proposal is of a considered to be of a better appearance. The rear extension is visible from the street and that proposed would improve the street scene elevation.

The neighbour has windows, the bottom of which is below the point where the roof would be raised to, however, the impact is not considered such that would result in material harm.

Parking and highway issues would not be impacted upon.

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/2001/3368

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.
2	N06		WITHIN CURTILAGE
3			You are advised that in granting planning permission for the development hereby approved, the need to comply with the conditions attached to planning permission no.F/2000/0524, dated 22nd March 2000, is not overridden or discharged. The conditions attached to that planning permission still need to be complied with in full.
4			You are also advised that the development carried out under planning permission no.F/2000/0524, dated 22nd March 2000, appears to vary materially from that for which permission was granted, in so far as the ground floor roof appears to have been built at a steeper pitch than that approved, and moreover, as shown on the currently submitted plan. Your attention is drawn to the need to comply with the approved drawings in every respect. Material variation will require submission of a new planning application and may result in enforcement action.

27/3/01

RECORD OF SITE VISIT

SITE ADDRESS: 106 Victoria Road, Wargrave, Reading.

APPLICATION NUMBER: F/2001/3368

OFFICER: George Allpress

DATE OF SITE VISIT: 01/03/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by Victorian/Edwardian houses.

3. DESCRIPTION OF SITE/BUILDING Semi-detached single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.108 is the attached neighbour to the north - no other dwelling impacted upon.

5. SITE CONSTRAINTS

TREES	N/A
ACCESS/PARKING	N/A
LEVELS	N/A
BOUNDARY TREATMENT	N/A
OTHERS	None

FROM: George Allpress

DATE: 22 February 2001

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/3368

Proposal: Proposed two storey side extension to dwelling plus pitched roof on existing rear extension (amendment to consent F/2000/0524)..

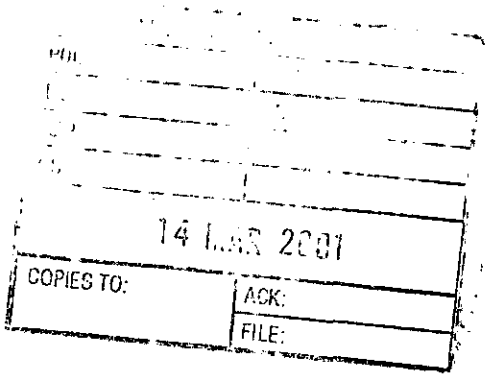
Site Address: 106, Victoria Road, Wargrave, Reading.

Applicant: Ms E De Carles .

Your observations are required in respect of this application **by 18/03/2001** .

Although the Parish Council have no objection in principle to a pitched roof, the submitted plans do not demonstrate how the proposal will match in with existing..

Note: The neighbouring property could be affected by this proposal.



SIGNED: _____ DATE: 5/3/01

Clerk To Wargrave Parish/Town Council.

FROM: George Allpress

DATE: 22 February 2001

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/3368

Proposal: Proposed two storey side extension to dwelling plus pitched roof on existing rear extension (amendment to consent F/2000/0524)..

Site Address: 106, Victoria Road, Wargrave, Reading.

Applicant: Ms E De Carles .

Your observations are required in respect of this application **by 18/03/2001** .

Although the Parish Council have no objection in principle to a pitched roof, the submitted plans do not demonstrate how the proposal will match in with existing..

Note: The neighbouring property could be affected by this proposal.

SIGNED: _____ DATE: 5/3/01

Clerk To Wargrave Parish/Town Council.

Your Ref:
George Allpress
F?2001?3368

110 Victoria Road,
Wargrave,
Reading,
Berks,
RG10 8AE.

6th March 2001.

Dear Sir,

Re: Application Number F/2001/3368
106 Victoria Road, Wargrave.

As residents at 110, we are concerned about the proposed height of the rear extension at 106, originally it was proposed to be considerably lower, to which at that time we raised no objection.

However, if the height is raised we are now very concerned, should residents at 108 decide they also which to add height to their rear extention. Our kitchen light could be affected ruining our quality of life and detracting value of our home.

We have lived in our home for 30 years and understood, that any extentions where flat roof to prevent this type of thing happening.

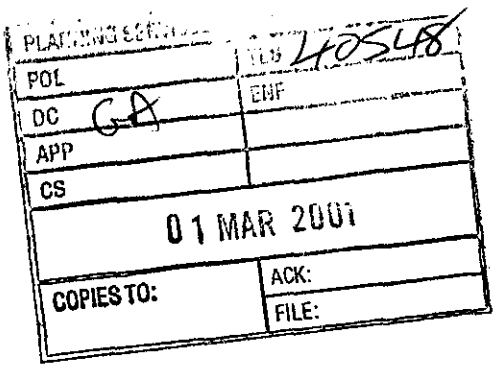
Yors faifully,

K Martin.

Mr & Mrs K Martin

OBS - GA

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
07 MAR 2001	
COPIES TO:	ACK: ✓
	FILE:



106 Victoria Road
Wargrave
Berkshire
RG10 8AE

28th February, 2001

Reference – George Allpress – F/2001/3368

Dear Mr Allpress,

As requested in your letter dated 22nd February, I am writing to confirm that NO part of the proposed development on the above property encroaches onto, over or under any neighbouring property.

Yours sincerely,

Miss Elizabeth Helen de Carles.

1792

GA

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3368 relates.

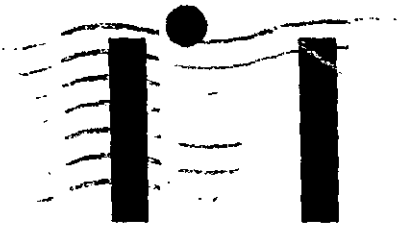
Address of site 106 VICTORIA Rd.
WARGRAVE. RG10 8AE

Signed

Date 1·3·01

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man



Business reply service
License no. RG147

1

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

US

Environmental Services

For office use only.
Application number: 13.FEB.2001 0368

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	ELIZABETH HELEN DE CARLES
	Address and postcode	106 VICTORIA ROAD WARGRAVE BERKSHIRE RG10 8AE
	Phone number	01189 402985
2	Agent's Name	
	Address and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	106. VICTORIA ROAD WARGRAVE
4	Give brief details of the proposal for example, two storey side extension. About the application	PITCH AN EXISTING FLAT ROOF
	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 ☐ N/A
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	SLATES TO MATCH EXISTING EXTENSION
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: 4	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.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	REVISED PLANS (WITHIN 12mths)		
	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: [signature]

on behalf of

Date 30·12·00

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

ADDRESS 106, VICTORIA ROAD. PARISH WARGRAVE.

PLOT No. ORD. SHEET No. SU. 7978 (21

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 564	Mr M B Marcus.	2/storey extension.	8 4 74	App N/
00600	Mr M B Marcus.	3/storey extension	8 5 74	N/A C/A
08479	"	REPLACEMENT GARAGE, EX. TO MAIN ACC. WALL PORCH	8.6.78	N/A C/
BR. 8606.	Mr. & Mrs. H. Marcus.	room & Study porch & garage 6.11.78 loan of garage m/o [illegible]	4.7.78	REG. APP N/
BRA 10357	H. [illegible] CARLE	LOFT CONV	13.5.41	APP
F/2000/0524	Mr & Mrs BURDFIELD	2/st s. ext + pitched roof existing rear extn.	22.03.00	A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	A13 FEB
Officer: GA	Application No. F|2001|3368

Map No. 21 Site 0.04
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING PLUS PITCHED ROOF ON EXISTING REAR EXTENSION (AMENDMENT TO CONSENT 2000|0524)

Location: 106 VICTORIA ROAD

Parish: WARGRAVE Ward: Remenham & Wargrave

Applicant: MS E DE CARLES
re submission - 2000|0524

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	hip side elevation of roof.		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment? May need to serve notice.	22/2	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : .....

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:

2 x S/N (Victoria Rd & Recreation Rd.) ✓
+ See map.