APPLICATION NO:
F/2000/1880

LOCATION:
44 Loxwood, Earley Reading.

APPLICANT:
Mr Miller

PROPOSAL:
Proposed side dormer extensions to dwelling plus velux windows

EARLIEST DATE FOR DECISION: **30/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
28/08/2000

CASE OFFICER: **Farah Humayun**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Miller
44 Loxwood
Earley
READING
Berkshire
RG6 5QZ

Application Number: F/2000/1880

Parish: **EARLEY**

Location: **44 Loxwood, Earley, Reading**

Proposal: **Proposed side dormer extensions to dwelling plus velux windows**

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

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 23/08/2000

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

Recd 1.30pm 27.7.00

LISTING FORM

Case officer: **Farah K[illegible]nayun** Application Number: **F/2000/1880**

44, Loxwood, Earley, Reading.

Proposed side dormer extensions to dwelling plus velux windows

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

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

Signed: [signature]

Councillor Rolls

Date: 27/7/00

Tel. 0118 9746429 (Direct Line)

Date 26-6-00

03 JUL 2000

Your ref.

My ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

• Mr I Miller
44 Larkwood
Easley
RG6 5QZ

Amended and returned

Sorry for the errors!

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☐
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	~~No block plans submitted -~~ 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated. Show position windows on block plan are adjoining properties correct (to South of dwelling)	☑ ✓ Done
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed). ✓ Done (no)	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

30.JUN.2000* 1880

PTO

INVESTORS IN PEOPLE UK

RECYCLED 75% PAPER

NAPM APPROVED RECYCLING

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☐

12) The following elevational plans are required: ☑

Other side elevation of new dormer windows ✓ Done – no change visible on this elevation

No Scale on elevations – please check labels are SW/SE correct? changed ✓

13) An Environmental Impact Assessment is required. ☐

✓ Done as

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

CHurst.

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

Application Number F/2000/1880
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 44 Loxwood Earley Reading.

APPLICATION NUMBER: F/2000/1880

OFFICER: Farah Humayun

DATE OF SITE VISIT: 12/7

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - FRT FENCE.

2. DESCRIPTION OF SURROUNDINGS

RES.

3. DESCRIPTION OF SITE/BUILDING

2 STOREY DETACHED.

4. RELATIONSHIP TO ADJOINING PROPERTIES

REAR GDN - SEE PLAN.

5. SITE CONSTRAINTS

TREES - IN REAR GDN

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8 CB BF. PLUS 2/3 M CONIFERS TO NE

OTHERS 1.8 CB BF + HEDGING TO

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/1880

Applicant : Mr Miller .

Location : 44, Loxwood, Earley, Reading.
Proposal : Proposed side dormer extensions to dwelling plus velux windows

Site Notice Displayed ? :	YES	NO	DATE
	✓		12/7.

Date of Neighbour Notifications : .....

Date of Site Visit : 12/7 .....

Date Registered : 03/07/2000

Earliest Date for Decision : 30/07/2000

Latest Consultation Date/Site Notice Expiry Date : 30/07/2000

This application <u>will have expired on</u>: <u>28/08/2000.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

EARLEY TOWN COUNCIL ► NO OBJECTION.

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES

Application Number: F/2000/1880

Appraisal :

1 IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is for proposed side dormer extensions to dwelling plus velux windows. The proposed dormer and velux windows are part of an existing extension to No 44 Larwood.

The proposed dormer windows are north-west facing windows. The windows face onto the rear garden of the property surrounded by 1.8 metre close boarded fence and medium density landscaping. There is no rear windows in direct view of No 46 Larwood. No 56 has no windows facing the property. There is a gap ~~The proposed velux windows~~ in the screening on the shared boundary with No 56 which ~~slightly~~ may have an impact on the residential amenity of No 56. However there are no direct side facing windows on the south-west side therefore the impact is not considered to cause any detrimental harm.

The proposed velux windows are south-east facing. The window is adjacent to 3-4 metre high hedging and a vacant site to the south. The rear facing windows to No 58 are all obscurely glazed. It is therefore considered that the proposed development will not have a significant detrimental impact upon the residential amenity of the neighbouring properties.

Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

FROM: Farah Humayun

DATE: 06 July 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1880

Proposal: Proposed side dormer extensions to dwelling plus velux windows.

Site Address: 44, Loxwood, Earley, Reading.

Applicant: Mr Miller .

DELEGATED
PLANNING
POL

Your observations are required in respect of this application **by 30/07/2000** .

NO OBJECTION

SIGNED: _____ DATE: 20 JUL 2000

Clerk To Earley Parish/Town Council.

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

Tel:

Date: **06 July 2000**

My ref: F/2000/1880

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1880
44, Loxwood, Earley, Reading.
Proposed side dormer extensions to dwelling plus velux windows

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 **Farah Humayun** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1880**
44, Loxwood, Earley, Reading.
Proposed side dormer extensions to dwelling plus velux windows
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

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

Tel:

Date: **06 July 2000**

My ref: F/2000/1880

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1880**
44, Loxwood, Earley, Reading.
Proposed side dormer extensions to dwelling plus velux windows

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel:

Date: **06 July 2000**

My ref: F/2000/1880

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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44, Loxwood, Earley, Reading.
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1880**
44, Loxwood, Earley, Reading.
Proposed side dormer extensions to dwelling plus velux windows
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

Received by Wokingham District Council

Application No: F/2000/1880

PROPOSAL:
Proposed side dormer extensions to dwelling plus velux windows

LOCATION:
44, Loxwood, Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/07/2000. 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 of Planning and Transportation

06 July 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~15 JUN~~ 03 JUL 2000	Map No. 58 Site 0.09
Officer: ~~NAB~~ FH Application No. F/2000/1880	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description: (F) PROPOSED SIDE DORMER EXTENSIONS TO DWELLING PLUS VELUX WINDOWS

Location: 44 LOXWOOD

Parish: EARLEY Ward: Redhatch 6.7.2000.

Applicant: MR MILLER

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

Enforcement Section (3) 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	Show position of new windows on block plan (Is this block plan up to date?)	26/6	✓ 3/7
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	- Other side elevation of new dormer windows	26/6	✓
6	Floor plans	- Are elevations labelled correctly (SW/SE?)		
7	Metric scale disclaimer	No scale on "SE" elevation or "NE" elevation	26/6	✓
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 : 6.7.2006 ✓6/7

Parish Council Informed - YES / NO ✓6/7

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

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

HERITAGE BODIES

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

OTHERS:

.....
.....
..... No pre-apps.

NEIGHBOURS:

✓6/7 S/N + 26, 28, 30, 46, 58, 56 Loxwood
✓6/7 221, 223 Beech Lane ✓

(1) 44 LOXWOOD Pc 03 090 223

ADDRESS ~~223 BEECH LANE~~ PARISH EARLEY

PLOT No. Old Property RENUMBERED 17.5.84 ORD. SHEET No. SU. 7470 58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
7A2/55	Mr. A. Bonfield	outline for Residential Dev. on land at side	20.10.55	N/A Refuse
BR 138.	Gough Cooper & Co. Ltd.	Disconnect septic tank & re-connect drains into sewer.	11. 2 74	App —
18505	DAGEE DEVS. LTD.	3 DET. HOUSES & GARAGES & ACCESS TO LOXWOOD	16.12.82	N/A REF
19156	"	2 " "	31.3.83	N/A REF
19999	" PLOT 1 221 " 2 223	2 "	25.3.83	N/A C/A
BR 21830	"	"	12.12.83	APP N/A
39482	MR & MRS S BUSHNELL	2/ST. EXT.	22.6.92	C/A
4P/92/0607	"	"	20.7.92	APP
14[illegible]7	MR & MRS ALDER	2/ST. EXT & DORMER WINDOW	27.7.95	C/A
~~15/60656/F~~		REPL. GARAGE		
P95/3648	MR & MRS ALDER	2/ST. EXT. DORMER / GARAGE	14.6.95	C/APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

30.JUN.2000* 1880

1933

(2)

ADDRESS 44 LOXWOOD PARISH EARLEY

PLOT No. ORD. SHEET No. SU.7470 (58)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/64811/E	MR & MRS ALDER	RETRO - FLAT ROOFS TO PITCHED ON DORMER EXTS.	11.02.97	APP

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number:

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	IAN PETER MILLER
	Address and postcode	44. LOXWOOD EARLEY READING BERKS RG6 5QZ
	Phone number	0118 986 0056
2	Agent's Name	N/A
	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.	44. LOXWOOD, EARLEY, READING, BERKS, RG6 5QZ SEE ENCLOSED PLANS
	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF EXISTING 'VELUX' WINDOWS TO DORMER WINDOWS PLUS ADDITIONAL NEW 'VELUX' WINDOWS
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 ☑ NOT AFFECTED BY PROPOSAL
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TILES TO MATCH EXISTING ROOF TILES. WHITE UPVC CLADDING TO MATCH EXISTING CLADDING.
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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

30.JUN.2000* 1680

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.		
I AM UNCERTAIN AS TO WHETHER PLANNING PERMISSION IS NECESSARY FOR THIS ALTERATION. THE FEE IS ENCLOSED SHOULD IT BE REQUIRED			
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.~~

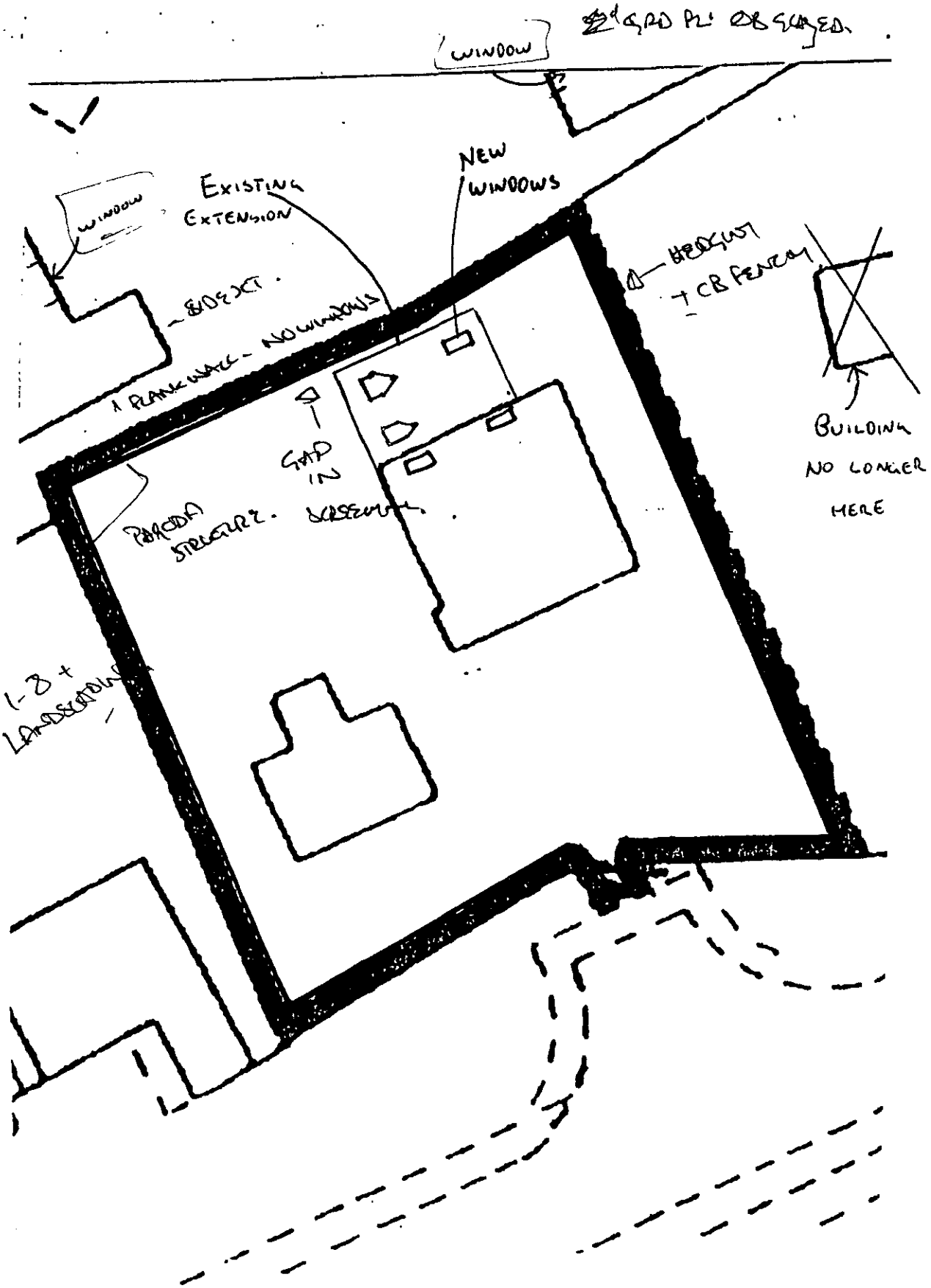
Your signature: C.P. Hill

on behalf of N/A

Date 13-6-00

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

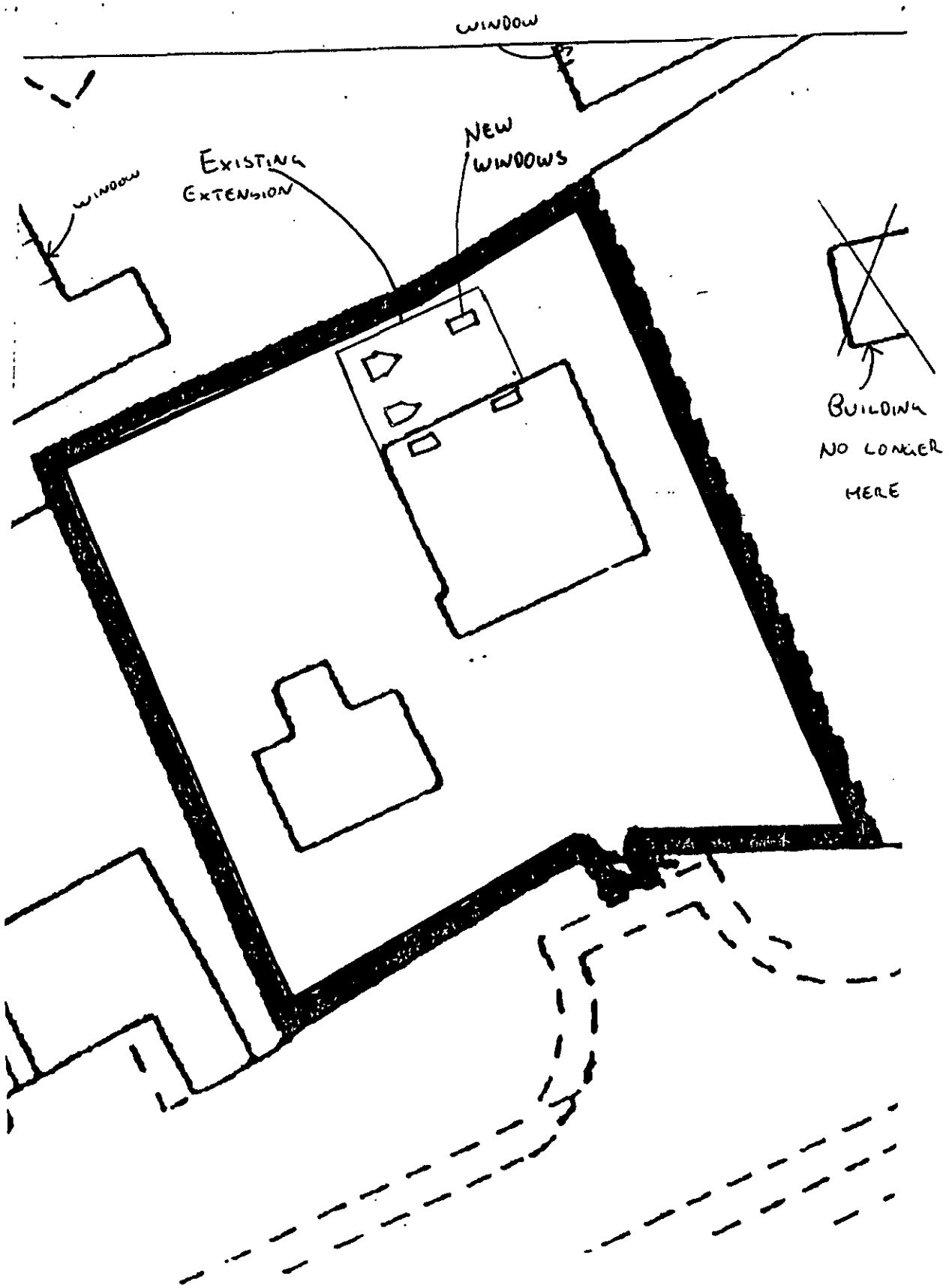
1ST STOREY OB GLAZED.
2ND FLR OB GLAZED.



30.JUN.2000* 1880

CLIENT:	Mr and Mrs [illegible]44 Loxwood Earley Reading	DESCRIPTION:	Block Plan		
PROJECT:	Dormer Windows	SCALE:	1:200	DRAWING No:	
DATE:	JUNE '00				

DO NOT SCALE. DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

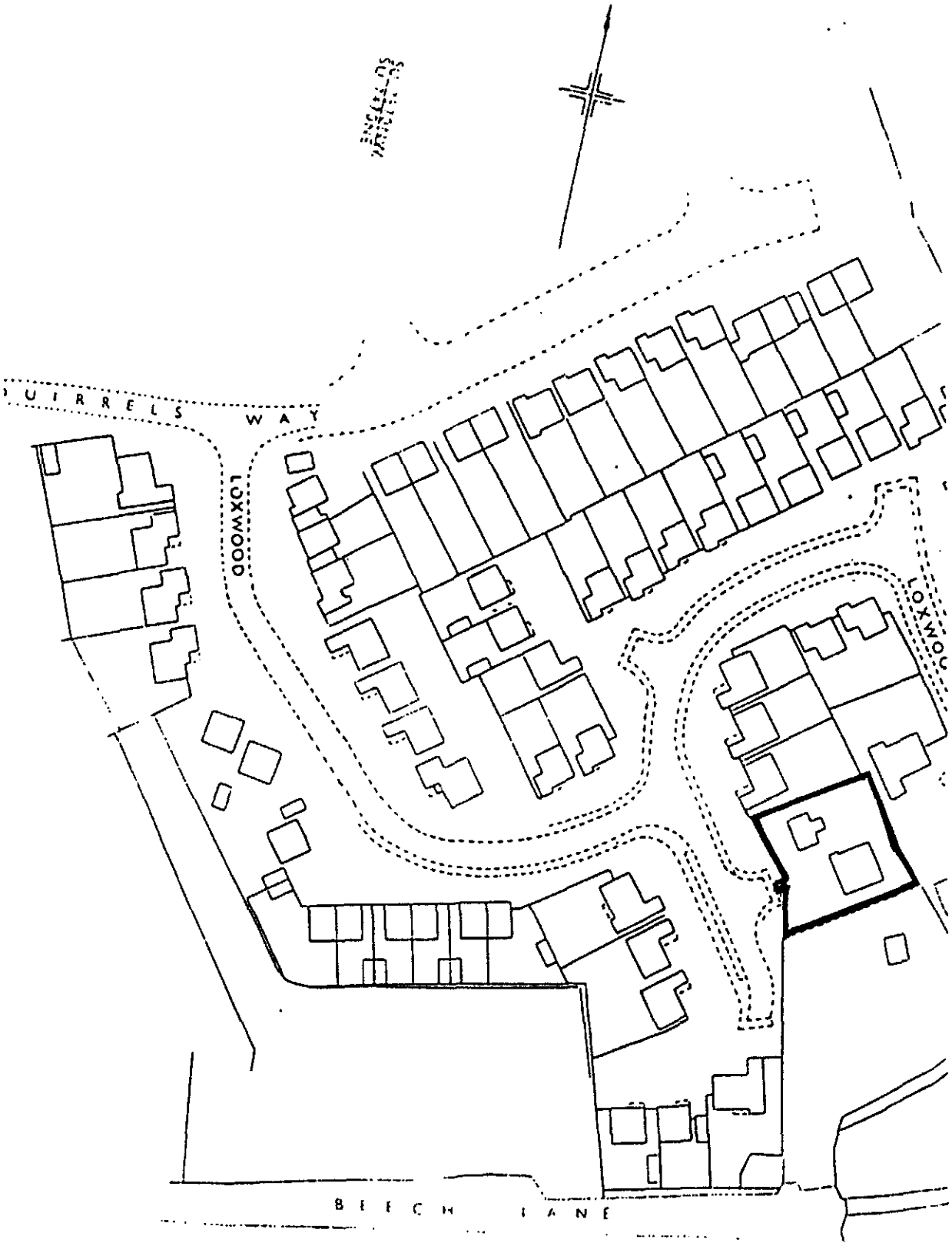


30.JUN.2000* 1880

CLIENT: Mr and Mrs [redacted]44 Loxwood Earley Reading
PROJECT: Dormer Windows
DATE: JUNE '00
DESCRIPTION: Block Plan
SCALE: 1:200
DRAWING No:

DO NOT SCALE. DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

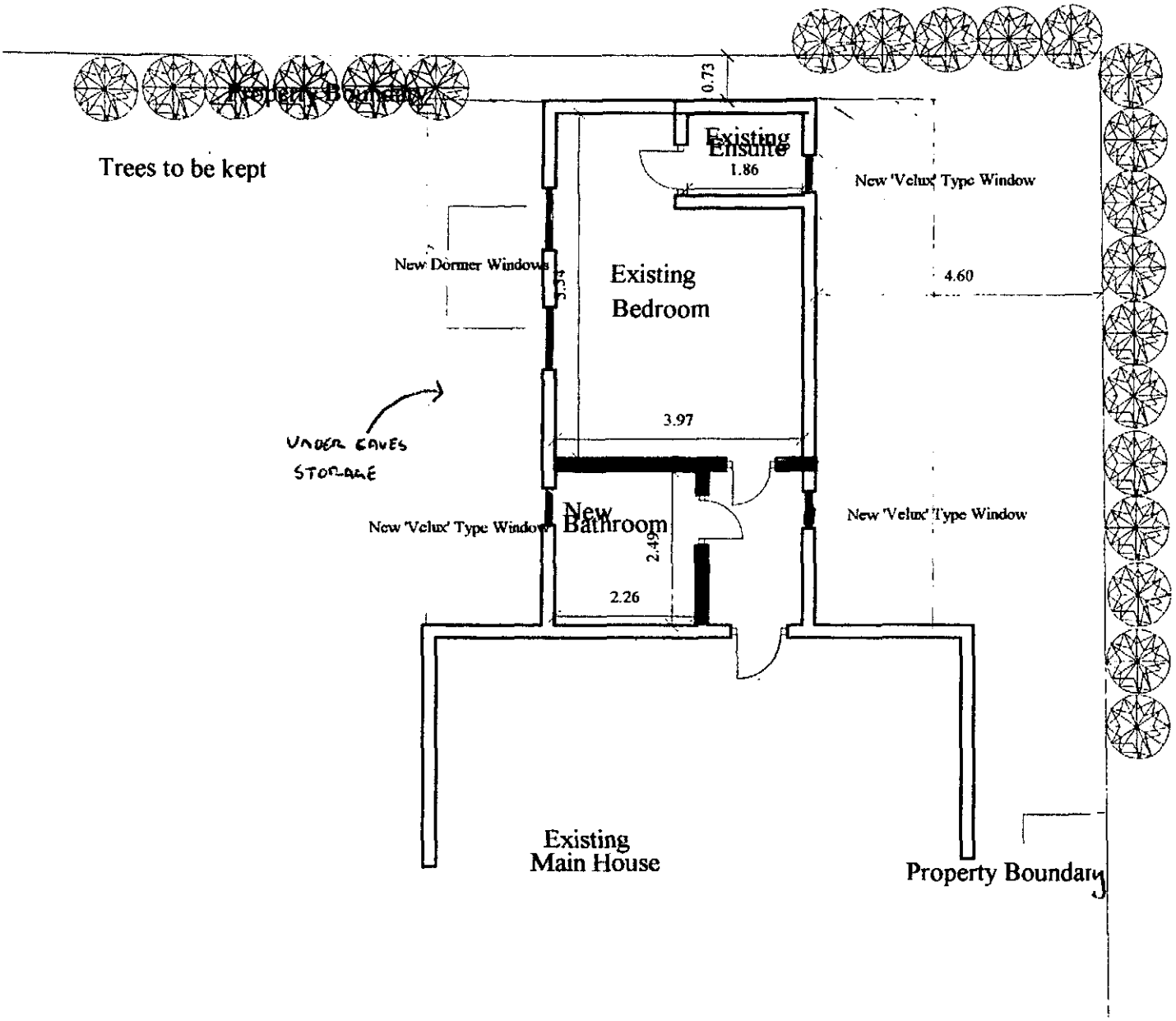
30.JUN.2000* 1880



CLIENT:	Mr and Mrs Allen 44 Loxwood Earley Reading	DESCRIPTION:	Location Plan		
PROJECT:	Dormer Windows	SCALE:	1:1250	DRAWING No:	
DATE:	JUNE '00				

DO NOT SCALE. DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

1:100



PROPOSED FIRST FLOOR PLAN

44 LOXWOOD, EARLEY, READING

30.JUN.2000* 1880



EXISTING SIDE ELEVATION

(NORTH WEST)

30.JUN.2000* 1880



PROPOSED SIDE ELEVATION

(NORTH WEST)

CLIENT:	Mr and Mrs Miller 44 Loxwood Earley Reading	DESCRIPTION:	Left elevations		
PROJECT:	Dormer Windows	SCALE:	1:100	DRAWING No:	1 /
DATE:	JUNE '00				

DO NOT SCALE. DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION



EXISTING SIDE ELEVATION

(SOUTH EAST)

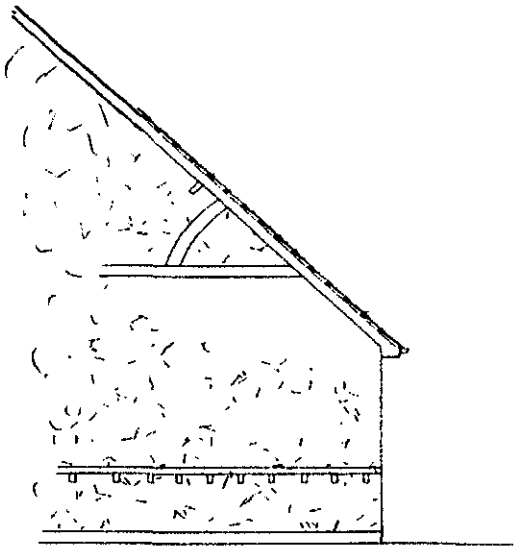
30.JUN.2000* 1880

30.JUN.2000* 1880



PROPOSED SIDE ELEVATION

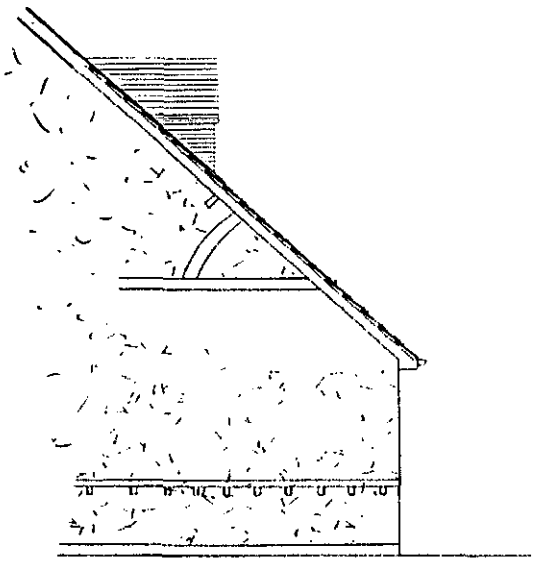
(SOUTH EAST) 1:100



EXISTING REAR ELEVATION

(NORTH EAST)

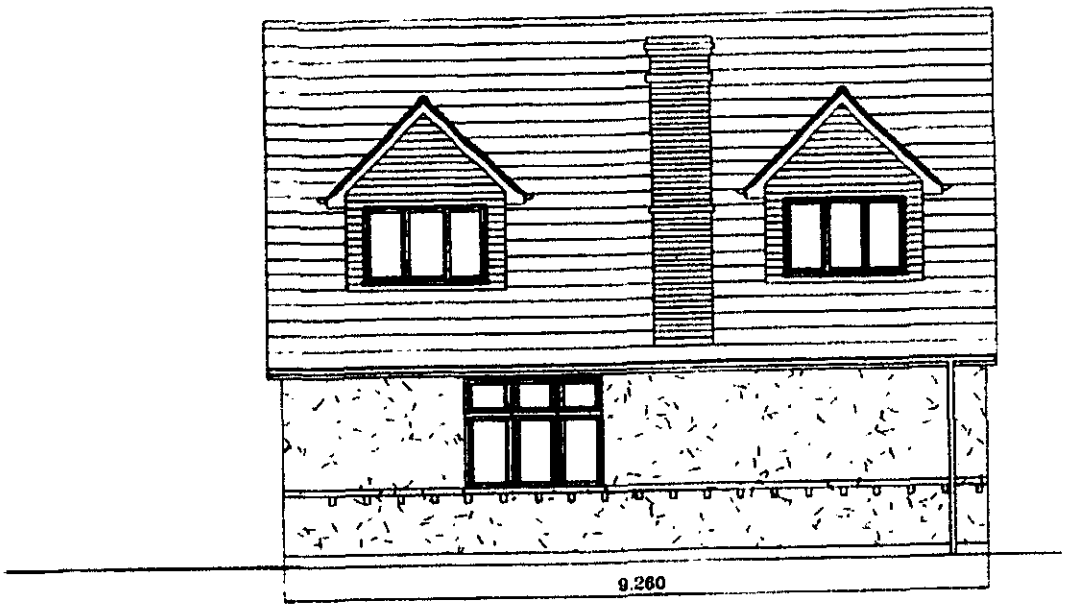
30. JUN. 2000* 1880



PROPOSED REAR ELEVATION

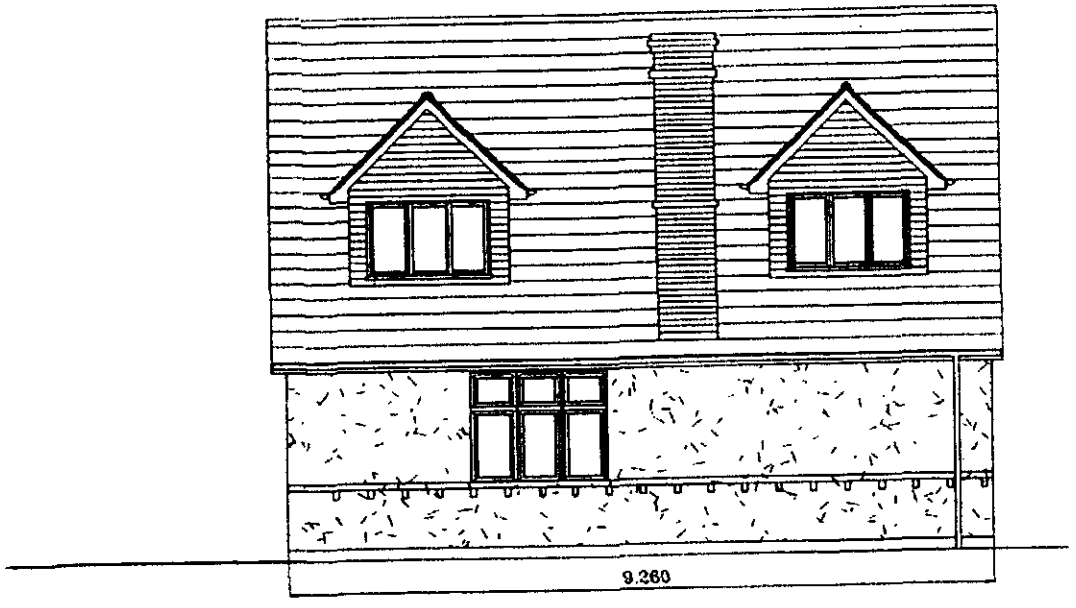
(NORTH EAST)

1:100



EXISTING SOUTH WEST

30.JUN.2000* 1880



PROPOSED SOUTH WEST (UNCHANGED FROM THIS ASPECT)

CLIENT:	Mr and Mrs Miller 44 Loxwood Earley Reading	DESCRIPTION:	Proposed left side elevations
PROJECT:	Dormer Window	SCALE:	1:100 DRAWING No:
DATE:	JUN 00		

DO NOT SCALE. DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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EXCEL BUILDING DESIGN



EXISTING SIDE ELEVATION

(NORTH WEST)



PROPOSED SIDE ELEVATION

(NORTH WEST)

30.JUN.2000* 1880

CLIENT:	Mr and Mrs Miller,44 Loxwood Earley Reading	DESCRIPTION:	Left elevations		
PROJECT:	Dormer Windows	SCALE:	1:100	DRAWING No:	1 /
DATE:	JUNE '00				

DO NOT SCALE. DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION



EXISTING SIDE ELEVATION

(SOUTH EAST)

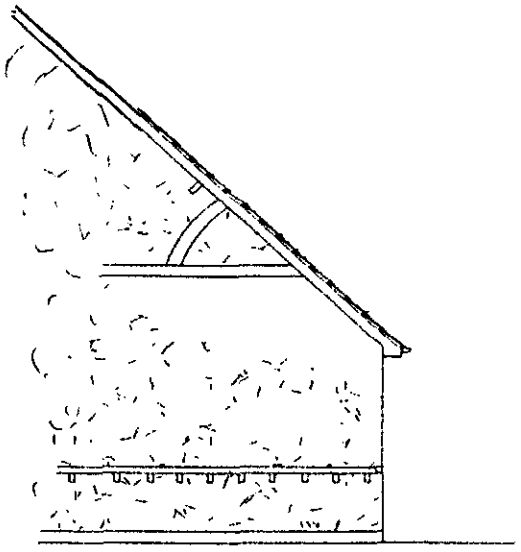


PROPOSED SIDE ELEVATION

(SOUTH EAST)

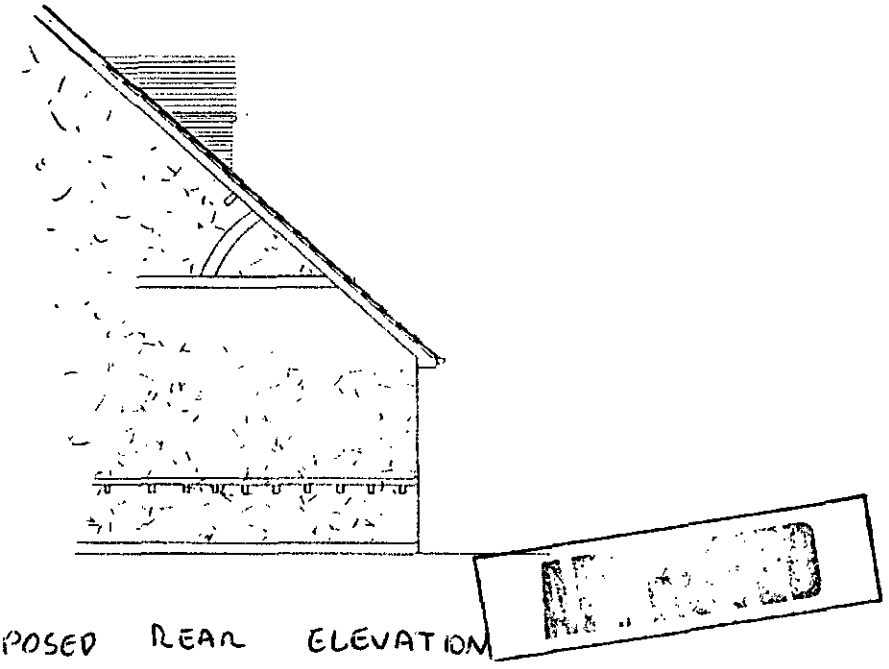
1:100

30. JUN. 2000* 1680



EXISTING REAR ELEVATION

(NORTH EAST)

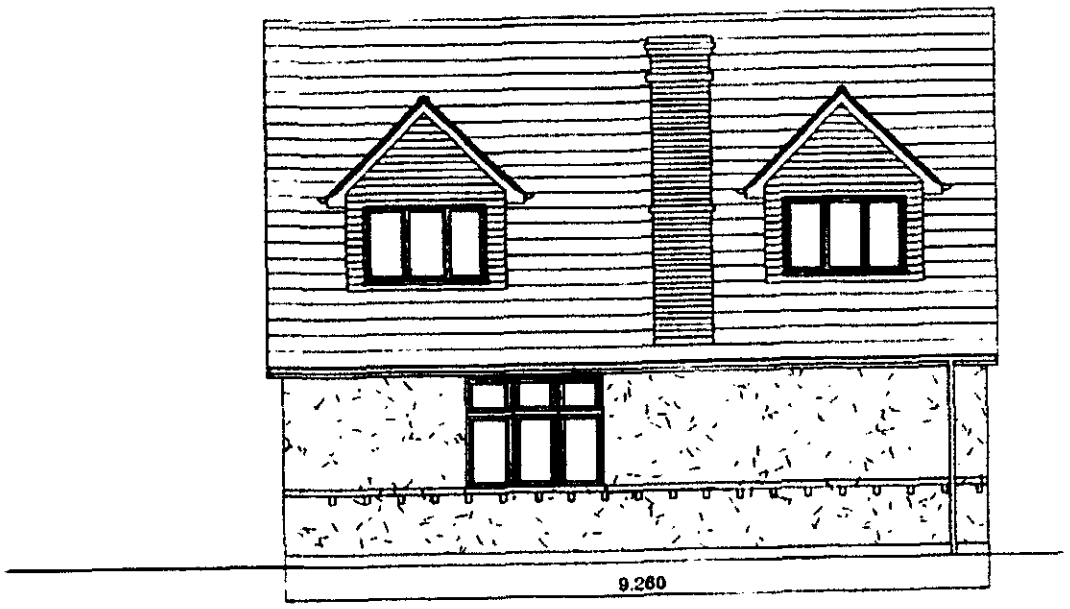


PROPOSED REAR ELEVATION

(NORTH EAST)

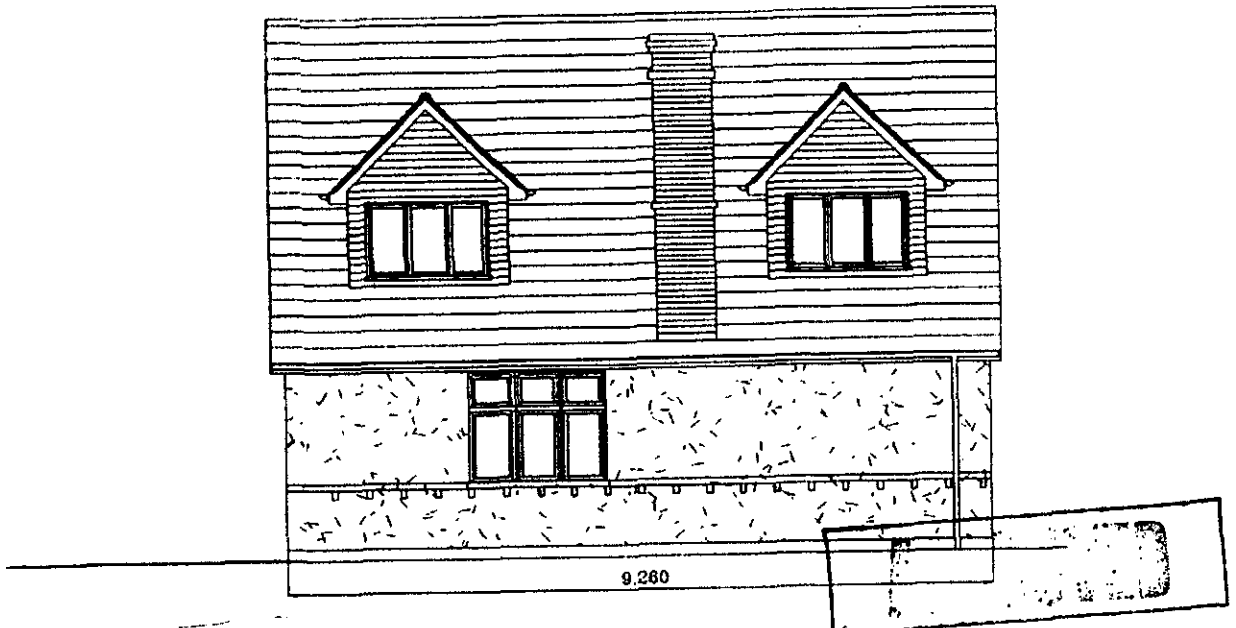
1:100

30.JUN.2000* 1880



EXISTING SOUTH WEST

30.JUN.2000* 1880



PROPOSED SOUTH WEST (UNCHANGED FROM THIS ASPECT)

CLIENT:	Mr and Mrs MILLER 44 Loxwood Earley Reading	DESCRIPTION:	Proposed left side elevations
PROJECT:	Dormer Window	SCALE:	1:100 DRAWING No:
DATE:	JUN 00		

DO NOT SCALE. DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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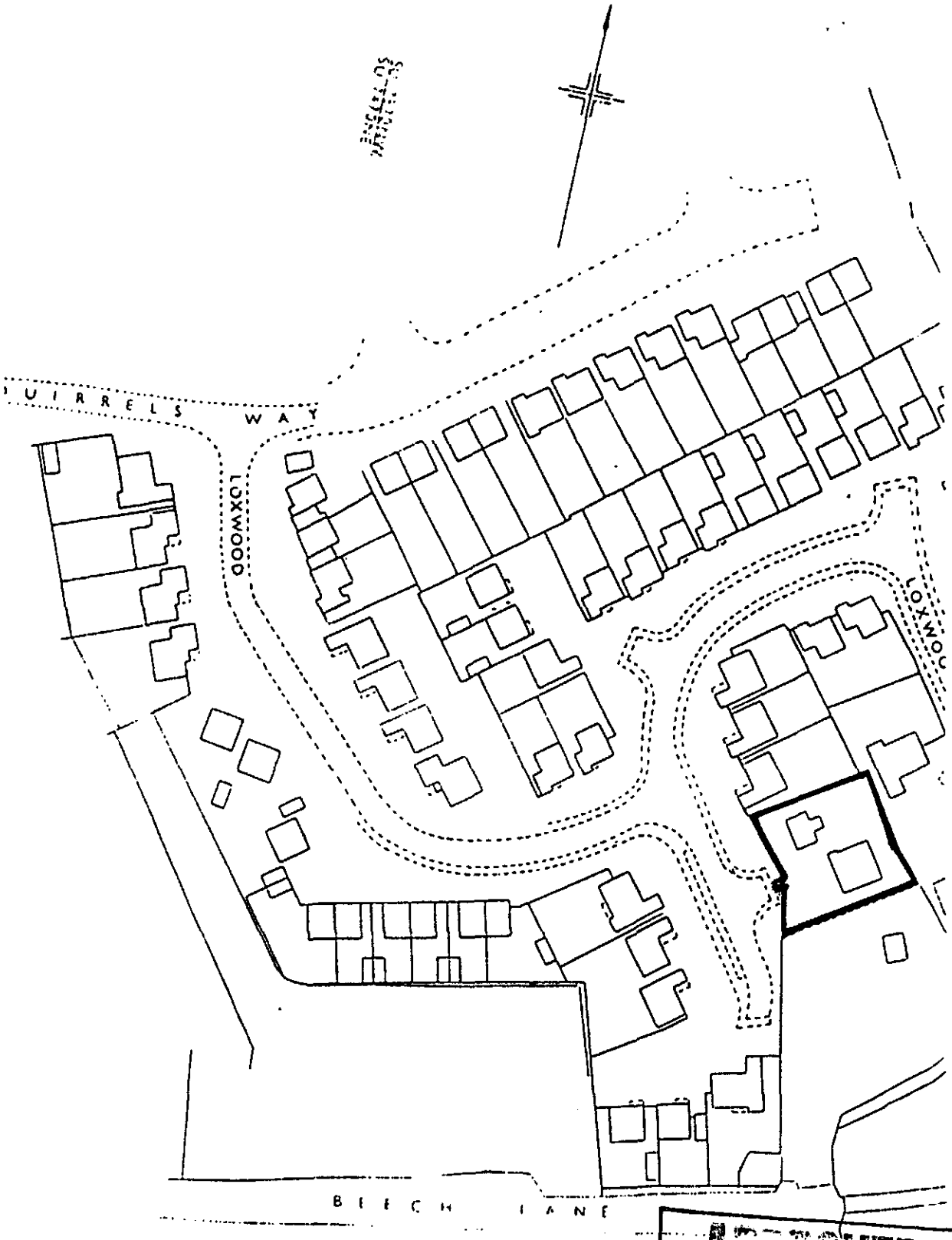
EXCEL BUILDING DESIGN



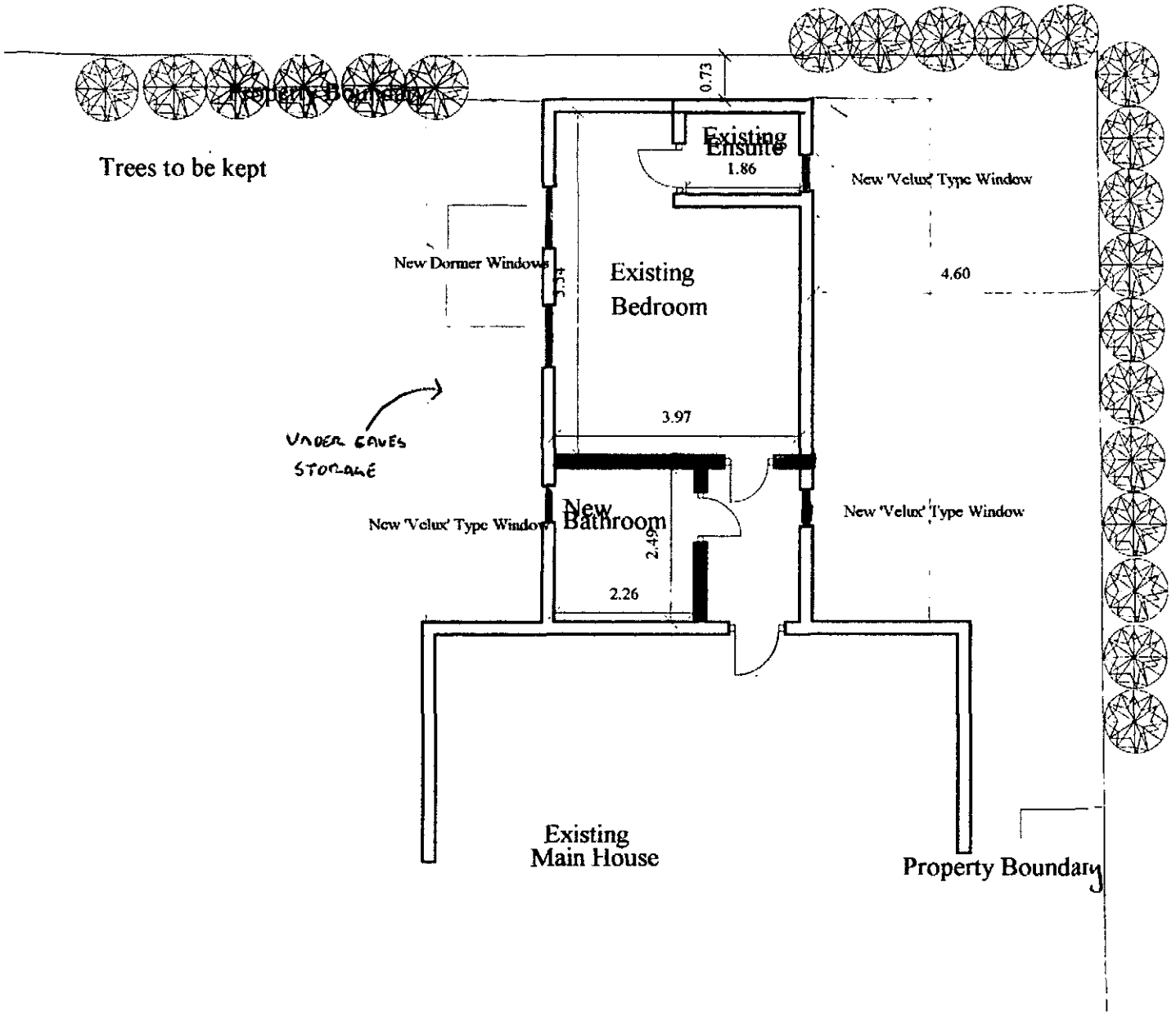
30.JUN.2000* 1880

APPROVED

CLIENT:	Mr and Mrs Allen 44 Loxwood Earley Reading	DESCRIPTION:	Location Plan		
PROJECT:	Dormer Windows	SCALE:	1:1250	DRAWING No:	
DATE:	JUNE '00				

DO NOT SCALE. DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

1:100



PROPOSED FIRST FLOOR PLAN

44 LOXWOOD, EARLEY, READING

APPROVED
30.JUN.2000*
1880



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Development Control Section, Environmental Services, Wokingham District Council.

19 June 2000

Scale: 1 : 1250

N W E S

30. JUN. 2000* 1880