APPLICATION NO:
F/2001/5216

LOCATION:
26 Winchcombe Road, Twyford Reading.

APPLICANT:
Mr & Mrs Cruddas C/O Architectural Services

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **08/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
28/12/2001

CASE OFFICER: ~~Andrew Thorley~~
Richard Kelly

Application is PD

J2S

DO

RAILEX
Marbleboard

EASIFILE EP7

Re Cdy

Tel. **(0118) 974 6229**

Date: 21 December 2001

Your Ref:

My Ref: **Richard Kelly - F/2001/5216**

WOKINGHAM UNITARY

Aiming for Excellence

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

Mr & Mrs Cruddas
C/O Architectural Services
21 Fairway Avenue
Tilehurst
Reading
Berks
RG30 4QA

Dear Sir/Madam

Application Number: F/2001/5216

Site Address: 26, Winchcombe Road, Twyford, Reading.

Proposal: Proposed single storey rear extension to dwelling.

Thank you for the above application.

The submission has been checked and Planning Permission is not required as it has been found to be **permitted development.**

If you have any queries concerning this matter please contact your case officer, **Richard Kelly,** on **(0118) 974 6229** quoting reference number **F/2001/5216.**

Please note that approval under Building Regulations may be required for the proposed development, for which a separate application must be made. To obtain advice on this matter, you may contact the Building Control Section of the District Council on 0118 974 6375.

Arrangements have been made to refund the fee of £95 under separate cover.

Yours faithfully,

Richard Kelly

Development Control Officer

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

Tel: 0118 974 6441

Date: **14 November 2001**

My ref: F/2001/5216

CONFIDENTIAL

Councillor Conway
20 Arnside Close
Twyford
RG10 9BS

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/2001/5216
26, Winchcombe Road, Twyford, Reading.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/5216**
26, Winchcombe Road, Twyford, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

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

Tel: 0118 974 6441

Date: **14 November 2001**

My ref: F/2001/5216

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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/2001/5216
26, Winchcombe Road, Twyford, Reading.
Proposed single storey rear extension to dwelling.

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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/5216**
26, Winchcombe Road, Twyford, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor C A Ferris

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

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

Tel: 0118 974 6441

Date: **14 November 2001**

My ref: F/2001/5216

CONFIDENTIAL

Councillor Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

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/2001/5216
26, Winchcombe Road, Twyford, Reading.
Proposed single storey rear extension to dwelling.

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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/5216**
26, Winchcombe Road, Twyford, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

Received by Wokingham District Council

Application No: F/2001/5216

Proposal:
Proposed single storey rear extension to dwelling.

Location:
26, Winchcombe Road, Twyford, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5216 to enable the library staff to locate the correct information.

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

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

Head Planning and Transportation

14 November 2001

WORK SHEET FOR : ~~Andrew Thorley~~ Richard Kelly

Application Number : F/2001/5216

Applicant : Mr & Mrs Cruddas C/O Architectural Services.

Location : 26, Winchcombe Road, Twyford, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		5/12

Date of Neighbour Notifications : .....

Date of Site Visit : 5/12/01

Date Registered : 02/11/2001

Earliest Date for Decision : 08/12/2001

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

This application will have expired on: 28/12/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Twyford P.C: No comment
No. 24 Winchcombe Road: Would obstruct light to their kitchen window.

Planning Issues : Impact on adjoining property

Application Number: F/2001/5216

Appraisal :

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

(tick appropriate box)

Application Number F/2001/5216
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 26 Winchcombe Road Twyford Reading.

APPLICATION NUMBER: F/2001/5216

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 5/12

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Detached 1960s houses

3. DESCRIPTION OF SITE/BUILDING Detached house.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Secondary kitchen window in flank elevation of 24 would be overlooked.
Rear extension door + 7 bricks high at 24.

5. SITE CONSTRAINTS

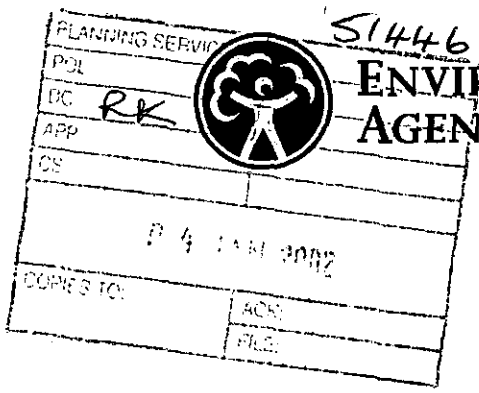
TREES unaffected

ACCESS/PARKING unaffected

LEVELS flat.

BOUNDARY TREATMENT 1.8m fence to No. 24.

OTHERS



ENVIRONMENT AGENCY

Our Ref : SP/2001/004867-1/1
Your Ref : F/2001/5216

Date : 31 December 2001

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

SINGLE STOREY REAR EXTENSION
26 WINCHCOMBE ROAD, TWYFORD, READING, RG10 OAT

Thank you for your letter dated 14 November 2001, received on 16 November 2001. Please quote the following reference in any correspondence: SU77NE/5/28. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454543 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

present a risk to this proposal.

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

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. If you have any further queries, please contact me, on 01276 454349 quoting the reference at the beginning of this letter.

Yours faithfully

MATTHEW ROSE
Development Planning Officer

CC: Architectural Services

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

This one is P.D

No conditions etc.

1327

WOKINGHAM DISTRICT COUNCIL

To Helen

Date 06/12/01 Time 3:40.

WHILE YOU WERE OUT

Name Mrs Wiggins

Of

Phone No. 9345686. Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Has commented on 5216, 26, Windrombe Rd – prop. Single Storey extn. Has heard of "The Right of Light Act". Could you please discuss with her

Signed Dem

FROM: Andrew Thorley RK

DATE: 14 November 2001

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2001/5216

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 26, Winchcombe Road, Twyford, Reading.

Applicant: Mr & Mrs Cruddas C/O Architectural Services.

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

No Comment

SIGNED: _____

Clerk To Twyford Parish/Town Council.

DATE: 4/12/01

PLANNING	APP
POL	TRA
DC	ENV
APP	
CS	

05 DEC 2001

COPIES TO

1327

WOKINGHAM DISTRICT COUNCIL

To Richard

Date 3/12/01 Time 4.30pm

WHILE YOU WERE OUT

Name Councillor Steve Conway

Of

Phone No. 934 2029 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE

F/2001/5216 26, Winchcombe Road Turyford

Single storey rear extension to garage

he is concerned of the impact on neighbours. Maybe you should call him.

Signed Andrew

left message that proposal is P.D 21/12.

1327

WOKINGHAM DISTRICT COUNCIL

To Andrew,

Date _____ Time Mon.

WHILE YOU WERE OUT

Name Steven Conway

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE 26, Winchcombe Road

Twyford.

No. 24 impact on her kitchen window

will block out light

compromise reduce 3/4 length

Signed _____

~~existing access off Arborfield Road to the proposed dev. isn't included within the red line~~

~~- serve notice on whoever owns the access~~

~~No 13 Irvin Payne~~

AT 085

PLANNING SERVICES	HPT
POL	TLS
	ENF

21 NOV 2001

24. Winchcombe Rd.
Tilehurst. NR Reading
Berks. RG 10 0AT.
19. 11. 01.
9. 345686.

Dear Mr Thornley.

Re: Letter F/2001/5216 received on the 16th NOV 2001.

Thank you for letting us know about proposed extension at 26 Winchcombe Rd.

We visited Wokingham Offices to view plans & I'm sorry to say that we have to lodge an objection to proposed extension, on the grounds that the wall would obstruct vision & light from our kitchen, we already have a fence of 1.75 metre's & the wall would be at least One metre higher than that, consequently all light would be obscured & all I would see would be a very large brick wall from my kitchen window, which we consider to be unreasonable to say the least.

We would very much appreciate if you could visit the site, perhaps it would give you a better idea of our predicament.

I'm very sorry about this, & have no wish to cause bad feeling but I feel it would devalue our property & cause our living condition to degrade.

Yours Sincerely

P. R. Wiggins.

(MRS. P. R. WIGGINS)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 NOV 2001	Map No. 33 Site 0.04
Officer: AT / Application No. F/2001/5216	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 26 WINCHCOMBE ROAD

Parish: TWYFORD Ward: TWYFORD

Applicant: MR/MRS CRUDDAS

Fee (1) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
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 : 14/11..... 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 250 m Landfill Consultation

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

HERITAGE BODIES

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

OTHERS:

Groundwater Protection Zone - see guidance note from Mike/Conrad

NEIGHBOURS:

S/N + see map

02.NOV.2001* 5216

Architectural Services

21 Fairway Avenue, Tilehurst, Reading. RG30 4QA. Tel/Fax: 0118 9421655
Architectural Design - Planning - Appeals - Building Surveys

1st November 2001

Planning Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

our reference: **01876/P**
your reference:

Dear Sirs,

Proposed rear extension to 26 Winchcombe Road, Twyford

Please find enclosed a full planning application with the completed documentation and appropriate fee of £95-00.

Should you require any further information, please contact me at the above number.

Yours Faithfully,

P Shell

encs.

Environmental Services

For office use only.
Application number: 02.NOV.2001 * 5216

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	MR & MRS CRUDDAS
	Address and postcode	26 WINCHCOMBE ROAD TWYFORD READING
	Phone number	
2	Agent's Name	ARCHITECTURAL SERVICES
	Address and postcode	21 FAIRWAY AVENUE TILEHURST READING RG30 4QA
	Phone number	0118 942 1655
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.	26 WINCHCOMBE ROAD TWYFORD READING
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	*Does a public right of way touch the site?* If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(*Owner means a person with a freehold interest, or someone who is a leasehold tenant with* at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of me & Mrs Crooks

Date 1/11/01

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

ADDRESS 26 WINCHCOMBE ROAD PARISH TWYFORD

PLOT No. 33 ORD. SHEET No. SU.7976 33

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/186/59	T. QUINN	O/APP. RES. DEV.	9.6.59	W/D CAT
0/154/61	LANCASTERS	"	13.7.61	W/D CAT
C/180/61	"	ROADS & SEWERS	7.9.61	APP.
204/64	"	DETACHED HOUSE & GARAGE	15.12.64	APP. CAT

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

COPY

3658

WOKINGHAM DISTRICT COUNCIL

PAYMENTS VOUCHER

VOUCHER NO: 41398

Pay to: NAME AND ADDRESS (CAPITAL LETTERS PLEASE)

MR & MRS CRUDDAS
C/O ARCHITECTURAL SERVICES
21 FAIRWAY AVE
TILEHURST
READING
RG30 4QA

DATE 31/1/02

DATE	PARTICULARS OF PAYMENT	AMOUNT £	AMOUNT P
14/11/01	Refund requested on 2001/5216 as application found to be permitted development.	95	00
	CH	95	00
SPECIAL CHEQUE INSTRUCTIONS		95	00

AUTHORITY FOR PAYMENT ..... CHurst .....

CERTIFIED FOR PAYMENT .....

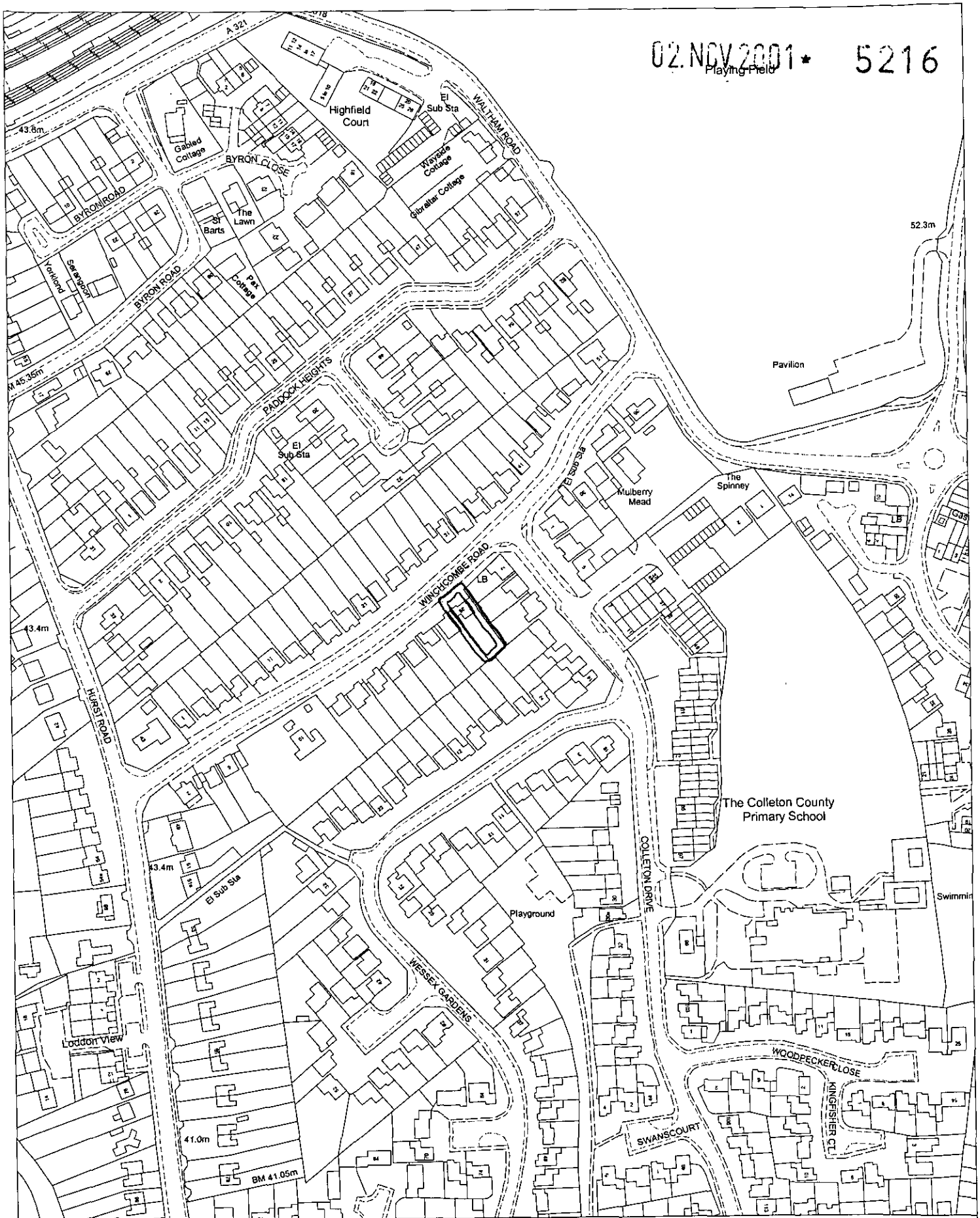
PAYEES OWN REFERENCE F/2001/5216

COST CENTRE	Detail	VAT CR	£	P
J030P	7435	A	95	00
			95	00

NOTE: -

VAT MUST NOT BE SHOWN UNLESS A VALID V.A.T. INVOICE/ RECEIPT IS ATTACHED

02 NOV 2001 * 5216



Site Plan, Scale: 1 to 2500

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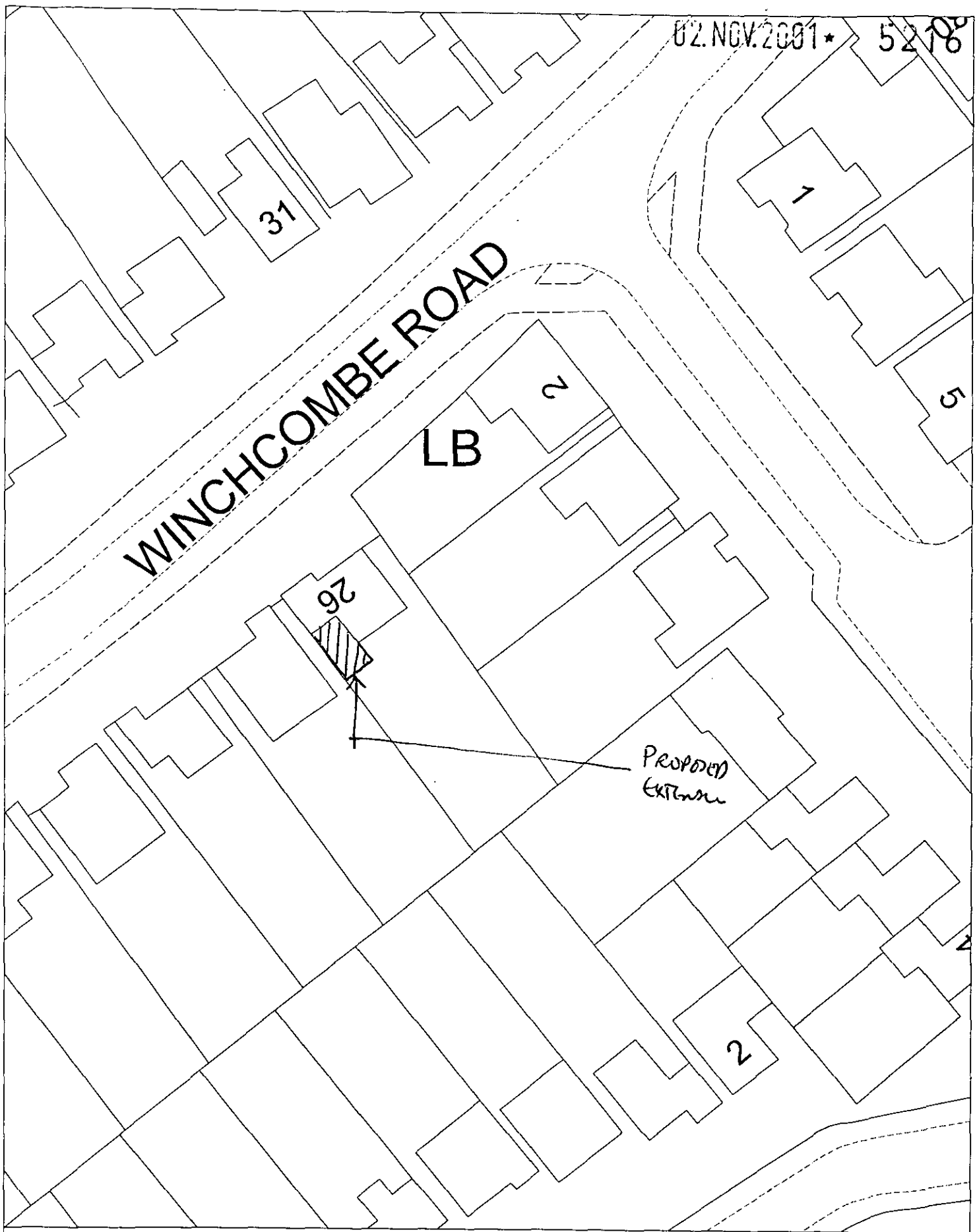
Date: 31 October 2001

N
W E
S



Site Plan, Scale: 1 to 500

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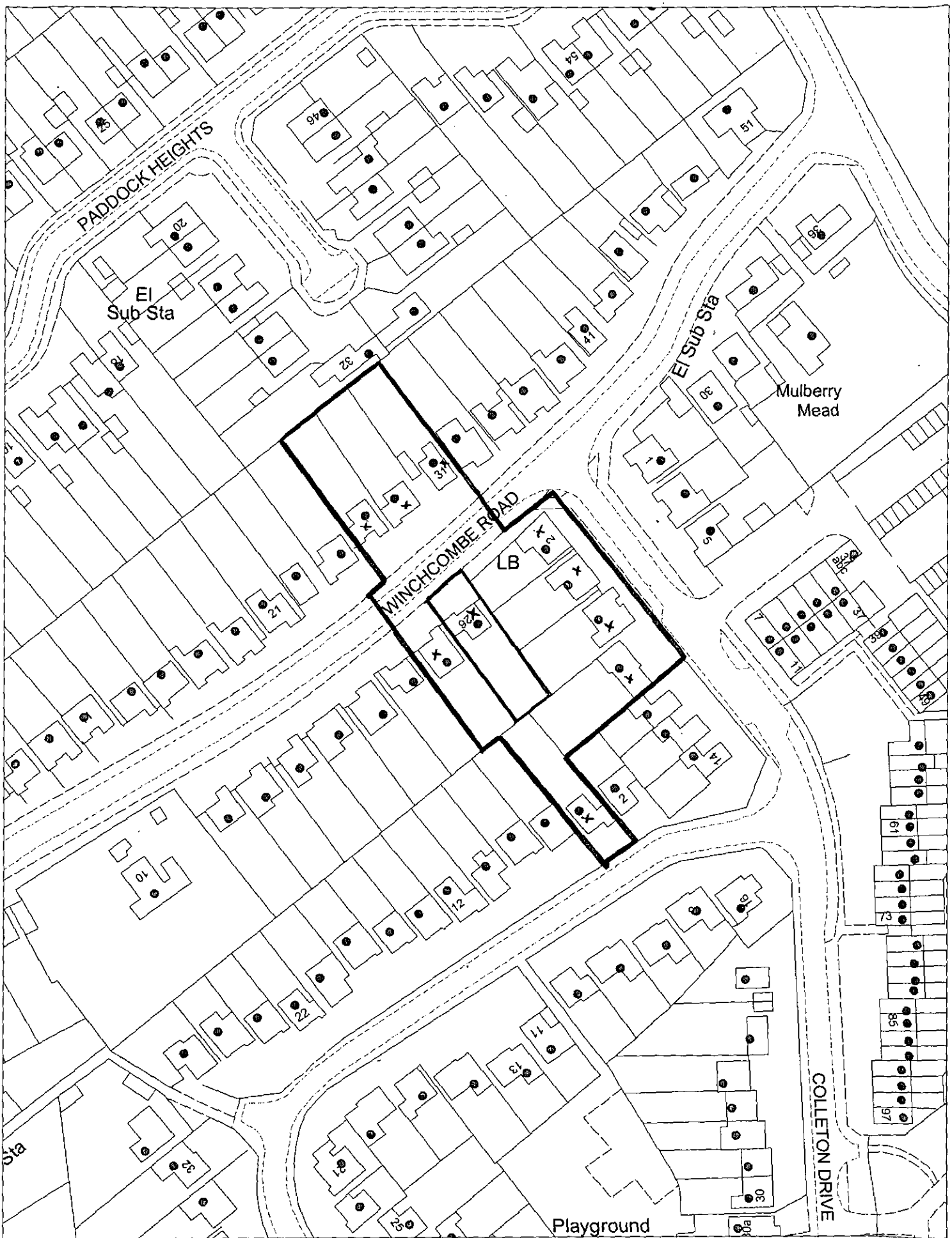
Date: 31 October 2001

N
W E
S

02.NOV.2001 * 5216



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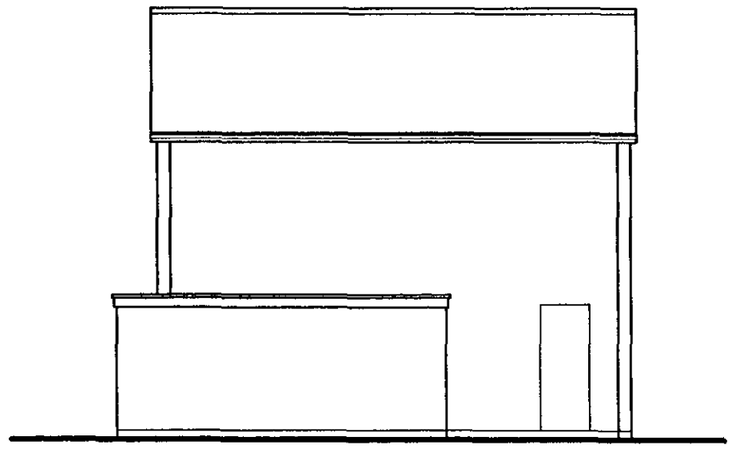
Development Control Section, Environmental Services, Wokingham District Council.
12 November 2001 Scale: 1 : 1250

N W E S

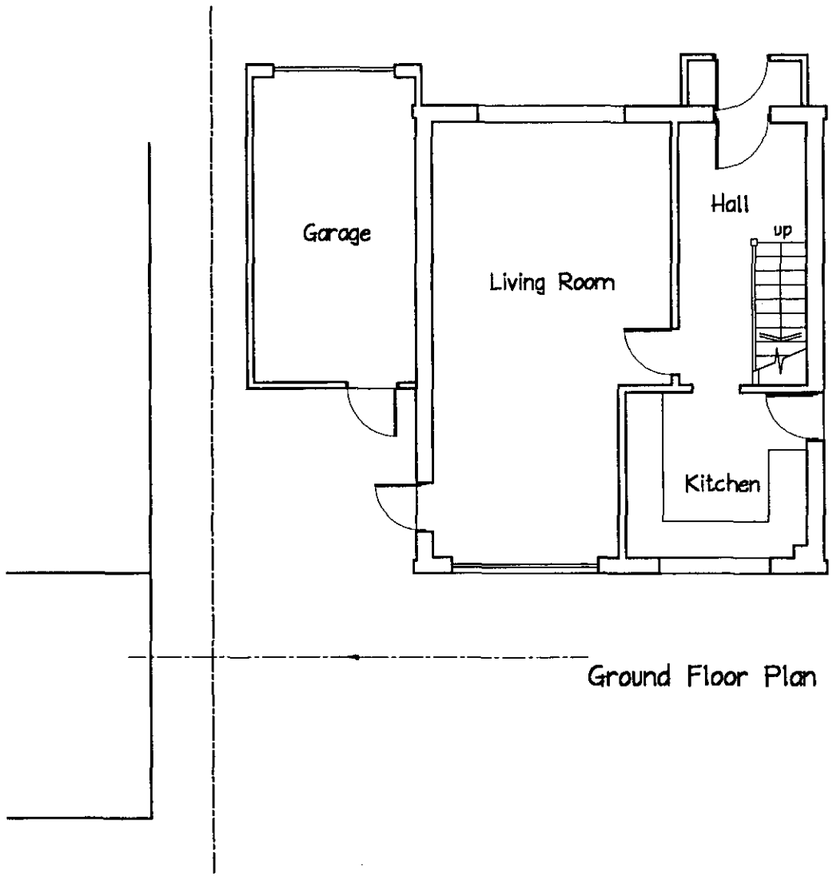
02.NOV.2001* 5216



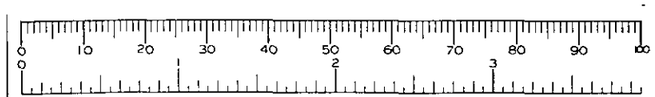
Rear Elevation



Side Elevation

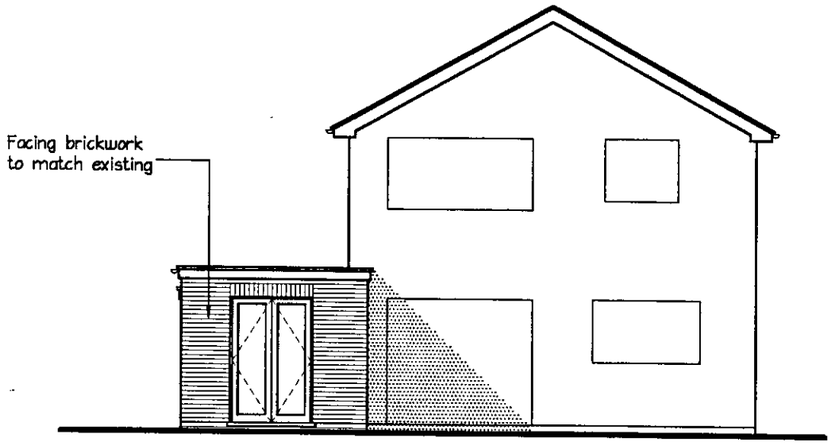


Ground Floor Plan

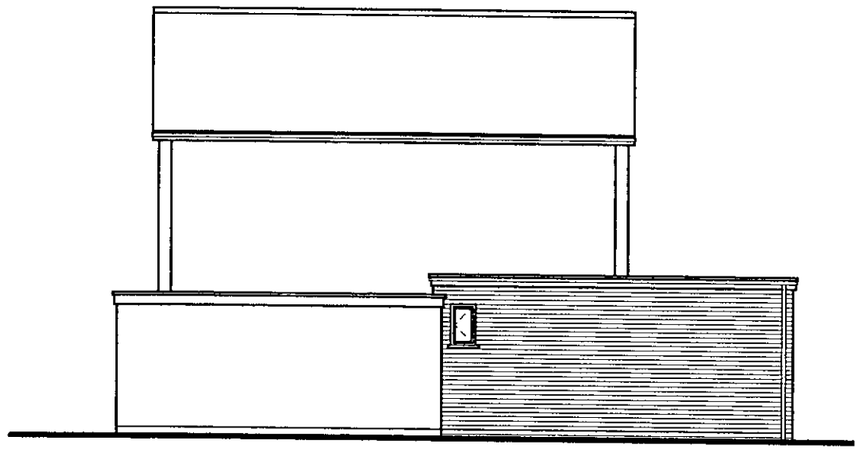


Job 26, Winchcombe Road Twyford, Reading	Date Oct 01	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design--Planning--Appeals--Surveys
Drawing Title Proposed single-storey rear extension Existing Plan and Elevations	Scale 1:100		
	Drawn by PS	Drawing No 01876/03 Revision	

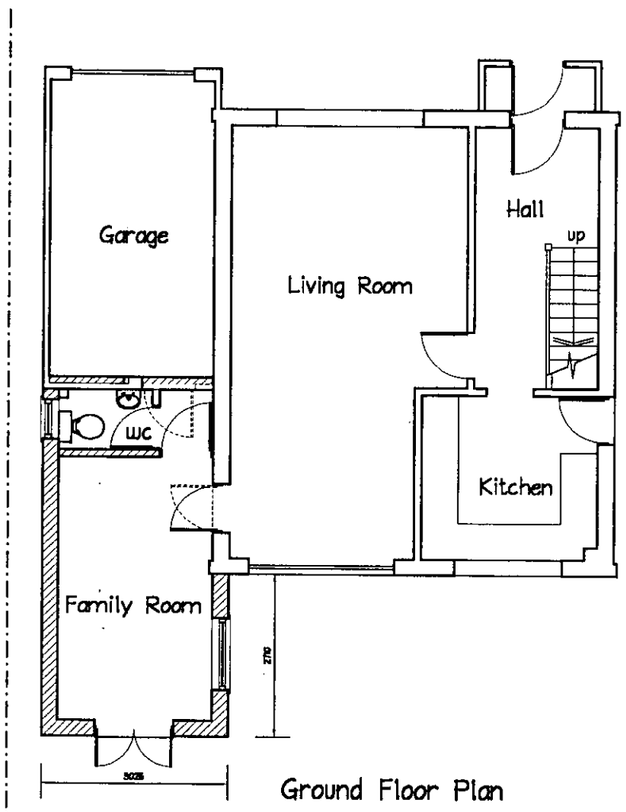
02.NOV.2001* 5216



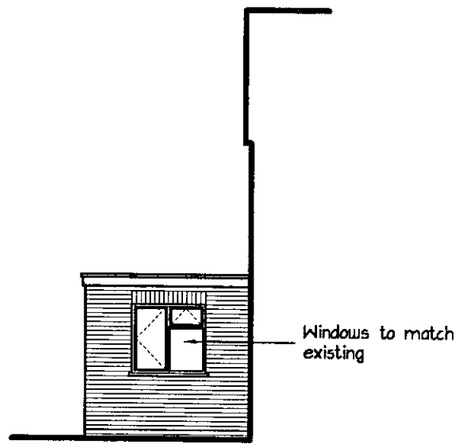
Rear Elevation



Side Elevation



Ground Floor Plan



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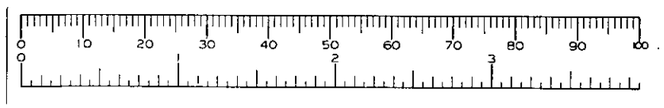

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Drawing Title Proposed single–storey rear extension Proposed Plan and Elevations	Scale 1:100		
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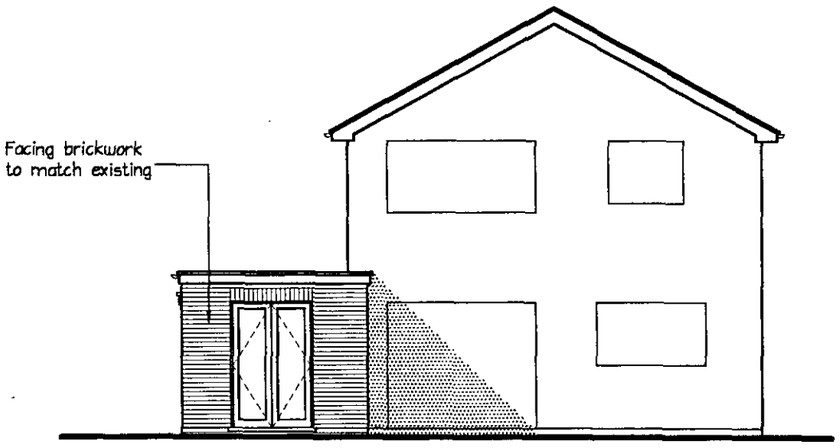
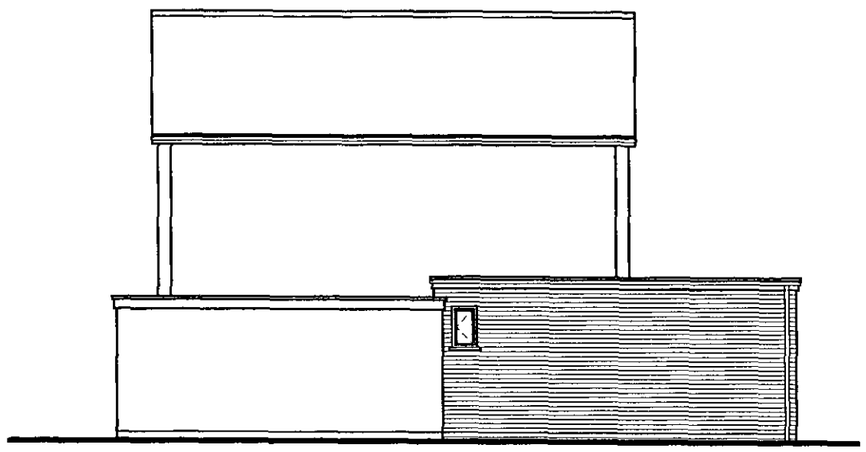
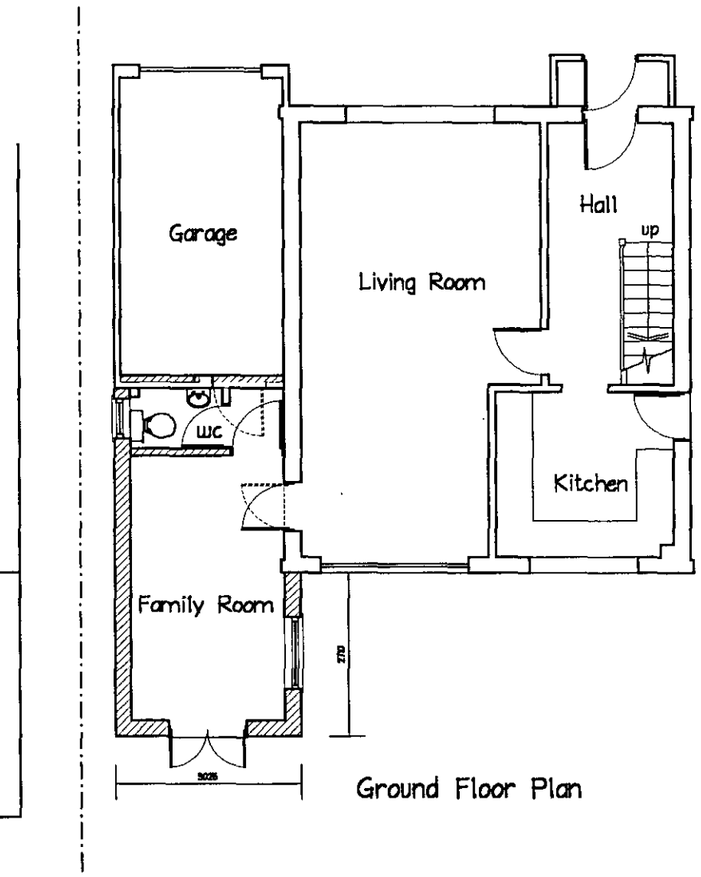
02.NOV.2001* 5216



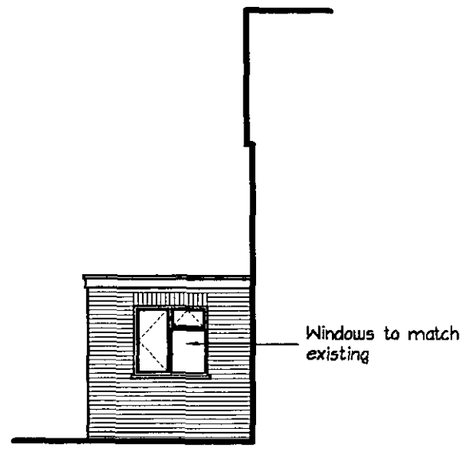
Rear Elevation



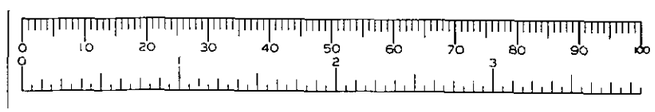
Side Elevation



Ground Floor Plan



Side Elevation



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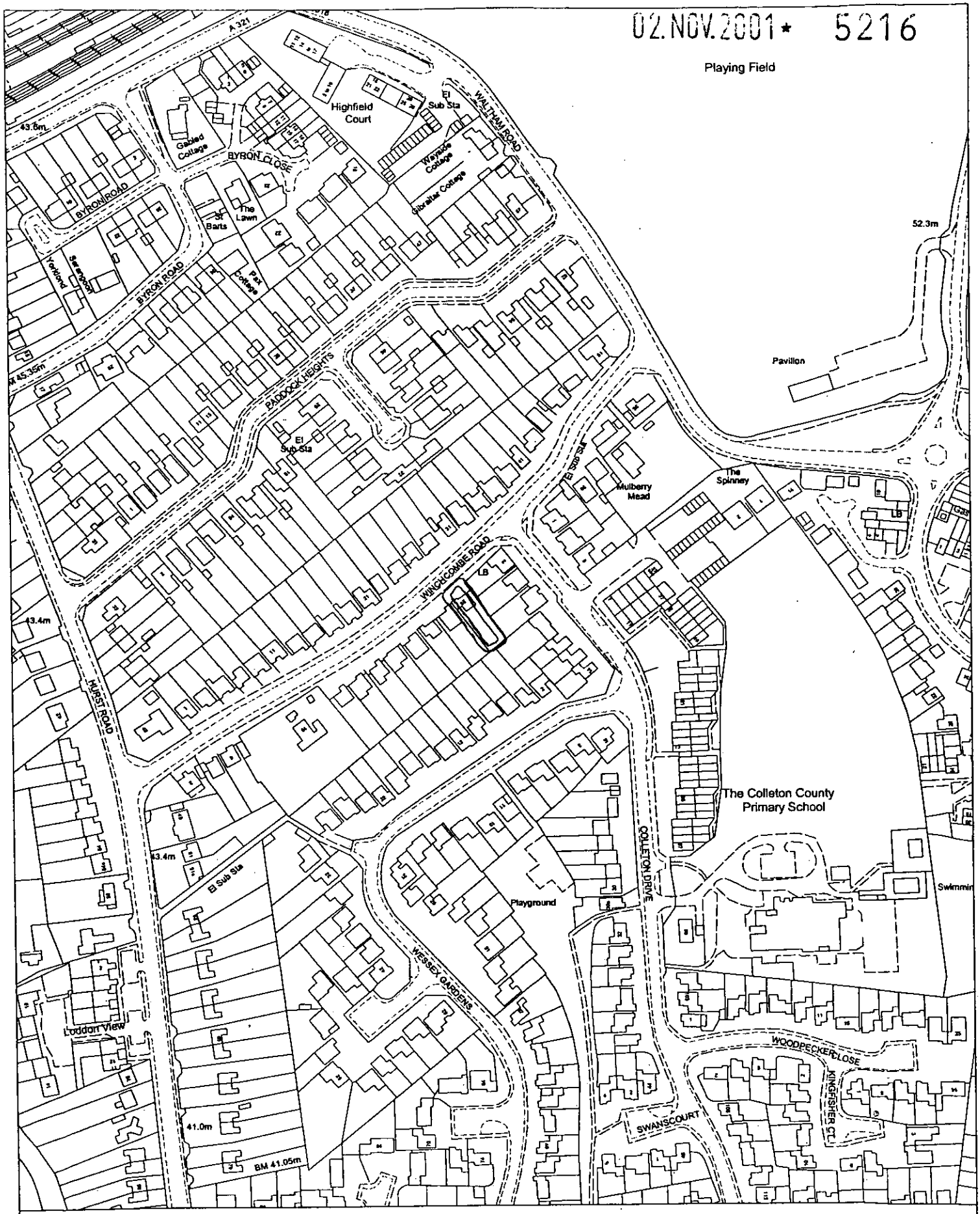

Site Plan, Scale: 1 to 2500

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Date: 31 October 2001

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