APPLICATION NO:
F/2002/5850

LOCATION: Beech House. (renamed)
Rosebank Blakes Road, Wargrave Reading.

APPLICANT:
Mr C Robey C/O Izod Design

PROPOSAL:
Proposed first floor rear extension to dwelling

15/03/02

EARLIEST DATE FOR DECISION: **10/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
04/04/2002

CASE OFFICER: **Phillip Taylor**

994

D5

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr C Robey
C/O Izod Design
14 Milton Road
Wokingham
Berks
RG40 1DB

Application Number: F/2002/5850

Parish: **WARGRAVE**

Location: **Rosebank, Blakes Road, Wargrave, Reading.**

Proposal: **Proposed first floor rear extension to dwelling**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason
1. The proposal would result in an overbearing impact and loss of light to the detriment of the amenity of the occupants and future occupants of the adjacent neighbouring dwellings. The application is therefore considered to conflict with the Berkshire Structure Plan policy EN1, the Loddon Area Local Plan policies LBE1 and LBE2 and with policy WBE1 of the Wokingham District Local Plan (Deposit Draft).

Anna Cronin
Head of Planning & Transportation
Date: 03/04/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Appeal Decision

Site visit made on 14 November 2002

by R D Hiscox MA(Oxon) DipTP MRICS MRTPI

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date 16 DEC 2002

Appeal Ref: APP/X0360/A/02/1094054
Rosebank, Blakes Road, Wargrave

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr C Robey against the decision of Wokingham District Council.
- The application (Ref.F/2002/5850), dated 06 February 2002, was refused by notice dated 03 April 2002.
- The development proposed is a first floor extension to rear.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Main Issues

1. The main issue in this case is the effect of this proposal upon the living conditions of the occupiers of adjoining dwellings, by reason of loss of light or overbearing impact, and also loss of privacy.

Planning Policy

2. The development plan for this area includes the Berkshire Structure Plan (1996-2006) together with the Loddon Area Local Plan, 1995. A draft Wokingham District Local Plan (WDLP) has been the subject of a public inquiry, with the Inspector's report submitted in October 2001. This report has not yet been formally been considered and the draft local plan is not adopted. Nevertheless, the draft WDLP is at an advanced stage of preparation and is a material consideration that carries considerable weight.

3. Policy EN1 in the structure plan sets out criteria for the protection and enhancement of the character and quality of the environment in towns, villages and other built-up areas.

4. In the adopted local plan, Policy LBE1 seeks that new development should be of a high standard of design, appropriate to the character of the area and making a positive contribution to its setting. Policy LBE2 states that development that is inappropriate in terms of its relationship with adjoining sites and buildings, or that would adversely affect the character of an area, will not normally be permitted.

5. Policy WBE1 in the draft WDLP encourages good contemporary design that respects its local context, having regard, among other matters, to the privacy and amenity of the existing environment.

Reasons

6. The appeal property is a 2-storey semi-detached house situated in a primarily residential area. It has a single storey flat-roofed rear extension some 7.5 metres long and 4.2 metres wide. This proposal would provide 1st floor accommodation above this, achieved by building up an additional 1.25 metres from the height of the existing parapet, and providing a pitched roof at an angle to match the existing, with a fully hipped end at the rear with a similar slope. The accommodation, a bedroom and bathroom, would be lit by rooflights, two in the side and two in the rear roof slope.

7. The Council's main concern is with the impact upon the living conditions of the occupiers of the adjoining semi-detached house, known as Byelands. Byelands also has a large single-storey rear extension, built with a shallow pitched roof and rooflights. This extension encloses a small patio courtyard area to the rear of the main house and it is the overbearing and overshadowing effect upon the patio courtyard which is of particular concern. The occupier of Byelands has also objected on the basis of loss of light and outlook to rear bathroom and dining room windows, and loss of light to the rooflights serving a kitchen in the rear extension.

8. Taking firstly, the courtyard area, this proposal would result in a roof ridge some 2.8 metres above the existing parapet, extending back from the house some 5.5 metres to the hip. It would be directly to the west of the courtyard, and sloping away to the ridge at a distance of between some 5.5 and 9 metres distance from the patio. In my view, the impact upon direct sunlight to the patio would be limited to a small period in the evenings when the sun passes to the west in a low arc. I saw at my visit that the sun at these times would in any case be blocked by trees along the boundary of the appeal property and the next one, Grays House. Even if these trees were to be removed, in my assessment the proposal would still only result in limited additional overshadowing at limited times, and I am not persuaded that this would be of such magnitude as to warrant withholding permission. As for overbearing impact from the patio, the proposal would clearly be seen, but it would not, in my view, be unduly overbearing or harmful.

9. Turning next to the impact upon light or outlook from windows in the house, I saw at my visit that the proposal would be barely seen, if at all, from the dining room window. From the bathroom, there would be an oblique view towards a flank wall rising some 1.3 metres above the existing parapet to a new parapet, but with the roof slope set well back behind this. As is shown in the photographs submitted by this neighbour, and as I saw at my visit, it is necessary to press close to the window to get much view of the position of this proposed extension, and I do not consider that it would have a major impact upon either light or outlook from the bathroom.

10. As for the kitchen rooflights, these provide supplementary light in addition to the door and window onto the patio. Both are set in recesses high above the height of the main kitchen ceiling, and both are in roof slopes that do not directly face the appeal proposal. In my opinion, this proposal would have a very limited impact, either in terms of direct sunlight or the overall level of daylight available.

11. The occupiers of Grays House have also objected on the grounds that the proposal would result in loss of light and outlook from their property. The proposed extension would be to the east and south east of Grays House, and the particular concern is with windows to the kitchen on the ground floor and to a study and bedroom on the first floor.

12. I saw at my visit that the kitchen has two windows that face east directly towards the existing 2-storey part of the appeal property at a distance of approximately 7 metres. These windows are already quite enclosed, and I understand that artificial light is required in the kitchen much of the time. The height of this extension would be some 2.5 metres lower than that of the main house, and angled away from these kitchen windows. It seems to me that the time of year when this proposal would be most likely to have an impact on sunlight or daylight is in the winter months, when the morning sun passes on a lower arc. At this time of year, the proposal would cause some limited loss of natural light to these kitchen windows, but for most of the year, the arc of the sun passing from east to south would rise above the proposed roof. I have given careful consideration to this aspect of the proposal, but have concluded that it does not amount to harm of such significance that permission should be withheld for that reason alone.

13. Turning to the upstairs windows in Grays House, these would be markedly less affected by the proposal than the kitchen windows, standing at a higher level. As for loss of outlook, the proposal would clearly be seen both from within the house and from the rear garden. However, it would be a simple roof structure standing above an existing flat-roofed extension, and I do not consider that it would block any important views or be unduly intrusive.

14. Finally, the occupier of 15 Dunnock Way, a 2-storey house to the rear of the appeal property, has objected on grounds of overlooking and loss of privacy. The rear elevation of 15 Dunnock Way is well over 20 metres from the rear roof slope of the proposed extension, and the angle of view towards that property would be oblique. The two rooflights in this rear roof would have a sill height some 1.45 metres above floor level, with the windows sloping back into the room at the angle of the roof. In my opinion, this would afford very limited views towards 15 Dunnock Way, and at a considerable distance, and would not result in unacceptable overlooking or loss of privacy.

Conditions

15. In addition to the statutory time limitation, the Council has suggested one further condition requiring external finishing materials to match those of the existing building. I consider this to be a reasonable requirement although I have borne in mind the wording of the model condition in the annex to Circular 11/95, "The Use of Conditions in Planning Permissions".

Conclusions

16. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

17. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for a first floor extension to the rear at Rosebank, Blakes Road, Wargrave in accordance with the terms of the application Ref.F/2002/5850), dated 06 February 2002, and the plans submitted therewith, subject to the following conditions:

    1) The development hereby permitted shall be begun before the expiration of five years from the date of this decision.

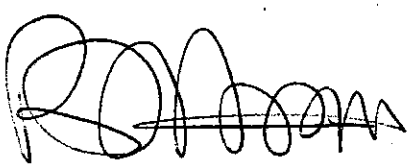
2) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Information

18. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

19. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

20. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.



Inspector

Tel. 0118 974 6443 (Direct Line)

Date. 28 April, 2003

My ref. CD/FP2003/4144(5850)

Izod Design
14 Milton Road
WOKINGHAM
Berkshire
RG40 1DB

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) 977 8909
DX: 33506 – Wokingham
E-mail:

PLEASE ADDRESS ALL CORRESPONDENCE TO MRS C DODSWORTH

Dear Sirs,

FIRST FLOOR REAR EXTENSION AT BEECH HOUSE, BLAKES ROAD, WARGRAVE

Thank you for your Building Regulations Application Number FP2003/4144 received on 15 April.

I note that there are discrepancies between this application and the approved Planning Application Number F/2003/5850 which was allowed on appeal on 6 December 2002:

- The roof height on the west elevation on Building Control plan 2732-14 appears to be about half a metre higher than the approved Planning drawing 2732-1

Would you please confirm what the proposed roof height should be. If there is any increase to the roof height from the planning approval, then a new planning application will be required.

It would be helpful if you quoted the above reference in all correspondence.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Cc Mr & Mrs C Robey

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5850 PT
BUILDING CONTROL NUMBER	FP2003/4144
~~APPLICANT~~/AGENT	Izod Design
ADDRESS OF SITE	Beech House. (formerly Rosebank) Blakes Road WARGRAVE
DESCRIPTION OF PROPOSED WORK	first floor rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	2732-14	2732-1
ELEVATIONS	2732-14	" " #4
FLOOR PLANS	2732-12	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	Appeal-OK 6/12/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? BC-	roof height on west elevation appears about ± metre higher than DC. South elevation same.	
DATE	internal changes 28/4/03.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED	28/4/03.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6446 (Direct Line)
Fax: (0118) 974 6484
Email: Eleanor.Smith@wokingham.gov.uk
Date: 26 September 2003
My ref: ES/BP/F/2002/5850
Your ref:

Mr C. Robey,
Beech House,
Blakes Road,
Wargrave,
Berks,
RG10 8LA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6486
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Robey,

PROPOSED ALTERATION TO APPLICATION F/2002/5850 BEECH HOUSE BLAKES ROAD, WARGRAVE

I refer to your letter and plans received by the Local Planning Authority on the 17th September 2003 with reference to the above. I confirm that the insertion of a velux rooflight window as shown on Plan F2002/5850/14 would be acceptable and a new planning application will not be required.

Should you require any further information, please contact Eleanor Smith on the above direct dial number.

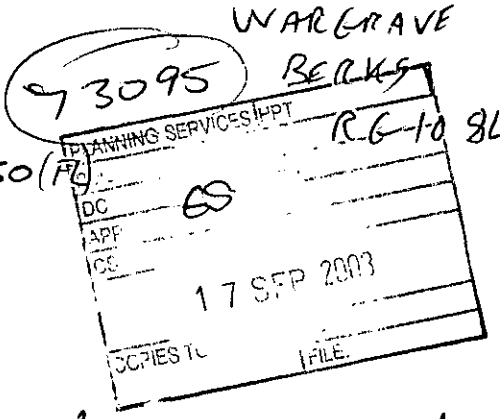
Yours faithfully,

B POLNIK (MRS)
Development Control

16 SEPT. 03

APPROVAL F/2002/5850

Mr. C. ROBEY
BEECH HOUSE
BLAKES RD
WARGRAVE
BERKS



Minor Amendment F/2002/5850/PA

Dear Sir or Madam,

I am supplying an additional drawing showing the additional window. I request that it be dealt with as a minor amendment.

The window was found to be required as a fire escape under Building Regulations. The two end windows W5 and W6 were judged to be too small by the building inspector, and one smaller than shown on the plan due to size restrictions imposed by the steel structural members.

Yours faithfully

A T Robey

Received by Wokingham District Council

Application No: F/2002/5850

Proposal:
Proposed first floor rear extension to dwelling

Location:
Rosebank, Blakes 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 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/2002/5850 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/03/2002. 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

15 February 2002

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 15 May, 2003
My ref. AO/F/2002/5850
Your ref. KPI/em/2732

Izod Design
14 Milton Road
WOKINGHAM
RG40 1DB

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Izod

PLANNING APPLICATION F/2002/5850
ERECTION OF FIRST FLOOR REAR EXTENSION TO DWELLING AT BEECH HOUSE (ROSEBANK), BLAKES ROAD, WARGRAVE

Thank you for your letter of 13 May and enclosed plan. However, I note that the enclosed drawing shows the ridge height of the dwelling to be 250mm above that on the approved planning application plan No. 2723/1 (west elevation), and similar differences in the other ridge heights. Providing the ridge height of the proposed extension is not less than 2.55m. lower than the ridge height of the adjoining part of the house, this would be acceptable. Please submit plans that accurately show this and are the same as the above planning application drawing.

Yours sincerely

AO.

MRS A ODELL
Planning Officer

cc: Christine Dodsworth

Izod DESIGN
Chartered Architects
Landscape Consultants

KPI/em/2732
13 May 2003

69017

PLANNING SECTION	
POL	
DC	AO
APP	
CS	
14 MAY 2003	
COPIES TO	ACK
	FILE

Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR

For the attention of Mrs C Dodsworth

Dear Sirs

BEECH HOUSE BLAKES ROAD WARGRAVE
Reference FP 2003/4144 (5850)

I refer to your letter dated 28 April 2003 and my subsequent telephone discussion with Mrs Dodsworth on 12 May 2003.

I can confirm that the ridge level, as indicated on the approved drawing 2732/1, will be maintained, this being 5.85M above the existing ground floor level. The Building Regulations drawing 2732/14 indicates a level 250mm higher but this will be re-used to comply.

I would appreciate written confirmation that the definitive level stated is acceptable. The level can be readily checked in the future, to avoid any dispute. I enclose extracts from the above drawings indicating the levels.

Yours faithfully

PETER IZOD RIBA

c.c. Mr C Robey

Peter Izod Dipl.Arch (Hons) Dip.LA RIBA
IZOD DESIGN
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

IZOD DESIGN
Chartered Architects
Landscape Consultants

PLANNING SERVICES | HPT 6 9 7 94
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05 JUN 2003
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KPI/em/2732
3 June 2003

Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR

For the attention of Mrs Angela Odell

Dear Sirs

BEECH HOUSE BLAKES ROAD WARGRAVE
Reference FP 2003/4144(Planning F/2002/5850)

I refer to my meeting with Mrs Odell on 2 June 2003 when we discussed the adjustments required to maintain the extension ridge level in line with the approved planning drawings.

I enclose 6 copies each of Drawings 2732/13B and 14A which indicate that the height of the ridge is not to exceed 5.85M above the existing ground floor level. I also enclose a copy of the approved drawing 2732/4 which also indicates this dimension.

To achieve this, the roof pitch has been adjusted and I trust the modifications can be accepted as minor amendments to the Planning Consent under reference F/2002/5850 which was granted approval following appeal.

I await your early response.

Yours faithfully,

PETER IZOD RIBA

Peter Izod Dipl.Arch (Hons) Dip.LA RIBA
IZOD DESIGN
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
F/2002/5850	Michael & Susan Cunningham Grays Blakes Road Wargrave Berkshire RG10 8LA
F/2002/5850	Kathleen Martin Byelands Blakes Road WARGRAVE RG10 8LA
F/2002/5850	Ilona L Kaiser 15 Dunnock Way WARGRAVE RG5 8LR
F/2002/5850	Terence Jenkins (on behalf of Kathleen Martin) Abdale Associates 103 High Street BERKHAMSTED Hertfordshire HP4 2DG
Application Refused	Letters sent 09.04.02

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/5850

Applicant : Mr C Robey C/O Izod Design.

Location : Rosebank, Blakes Road, Wargrave, Reading.
Proposal : Proposed first floor rear extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 5/03/02

Date Registered : 07/02/2002

Earliest Date for Decision : 10/03/2002

Latest Consultation Date/Site Notice Expiry Date : 10/03/2002

This application will have expired on: 04/04/2002. 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

Highways - Conditional Approval

x3 objection letters: No 15 Dunnock Way - privacy, ~~residual~~
Bygelands - loss of light, privacy, overbearing
Grays House - loss of light,

Planning Issues :

Impact on Neighbouring Properties
Impact on character of the Area
Highways

Policy - LBE1, LBE2
WBE1, WOS3
LD3

Application Number: F/2002/5850 – Rosebank, Blakes Road, Wargrave (name recently changed to *Beech House*)

Appraisal

This application is made following the refusal of planning permission for applications F/2001/3919 and F/2001/4772. The applicant states that the revisions are the omission of the French doors at the rear of the extension, a 300mm lower roofline (achieved by insetting the roof 600mm from the boundary with the attached neighbour and a full hip. A roof-light has also been re-positioned.

The application property is a semi-detached Edwardian dwelling, which is situated on the south of Blakes Road within the identified settlement of Wargrave. The adjacent attached is Byelands (to the east) and the unattached neighbour is Grays House (to the west). Both the application property and Byelands have been considerably extended with single storey rear extensions which although project a similar distance are quite different in design.

The application proposes extending at first floor above the existing rear extension and forming a full hipped roof to accommodate an additional bedroom. Windows would be inserted in the hipped part of the roof. The existing extension projects by 7.6m

Impact on Neighbouring Properties

Grays house has several windows facing the direction of the extension though none are of habitable rooms (2 kitchen, 2 utility, 1 study, 1 garage). Grays House is set a minimum of 3.5m form the boundary fence with Rosebanks. A single storey flat roofed garage of Rosebanks is positioned on the boundary but the proposal would still be visible above the garage.

In terms of daylighting the existing dwelling already blocks light to Grays house and while it is recognised the proposal might further restrict light, it is not to such a degree as to warrant refusal. However the proposal is considered overbearing on the residents of Grays house because of the height over the length of the extension.

Bylelands has an irregular single storey rear extension in plan form with an enclosed patio. It is recognised the two properties both have single storey extensions which act as a buffer to the proposal and the amenity area of Byelands. However the proposal is considered to be overbearing on this area, enclosing and obstructive of light in the evenings. The proposal therefore warrants refusal.

Impact on the character of the area

In terms of visual impact the proposal causes no problem as it is set to the rear and not visible from the road. The neighbouring properties are both extended so the character of the area would not be at risk.

Highways

The highways department have no objection to the proposal and recommend conditional approval.

√ refusal

Application Number F/2002/5850
Conditions/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions~~ / Reasons for Refusal
			The proposed would result in an overbearing impact, loss of light and to the detriment of the amenity of occupants and future occupants of the adjacent neighbouring dwellings. The application is therefore considered to conflict with Berkshire Structure Plan policy ENV1, Loddon Area Local Plan policies LBG1, 8 and LBG2 and with policy WBG1 of the Wokingham District Local plan deposit draft 1997.

RECORD OF SITE VISIT

SITE ADDRESS: ~~Rosebank~~ Beech House Blakes Road Wargrave Reading. APPLICATION NUMBER: F/2002/5850	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Quiet road on Wargrave Hill mix style expensive lge house + hosy estate closes.

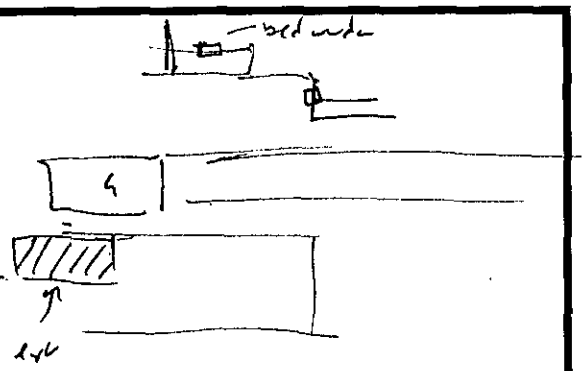
3. DESCRIPTION OF SITE/BUILDING Victorian brick red brick [illegible] @ single storey flat roof

4. RELATIONSHIP TO ADJOINING PROPERTIES Attached 'Bygelands' Bathroom window on 1st floor [illegible] wind is near elevation? bedroom.

Grays house - separated 3 sighgage set [illegible] of applicant [illegible].

Grays 1. bedroom in side elevat set along [illegible] Rosebank

5. SITE CONSTRAINTS



TREES

ACCESS/PARKING

LEVELS drop to rear of garden

BOUNDARY TREATMENT

OTHERS

Daylights Ambient light to kitchen Living Room [illegible] South.

Application Number : F/2002/5850	Map No : 17
Case Officer : PT	Site Area : 0.06
Valid Date : 7/02/02	Received Date: 07/02/2002

Level : Delegated Application

Description : Proposed first floor rear extension to dwelling

Location : Rosebank, Blakes Road, Wargrave, Reading.

Parish : WA Ward : WAR

Applicant : Mr C Robey C/O Izod Design.

Fee Required: £95 Fee Received: £95 (11)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	CHECK FOR ENCROACHMENT ✓	15/02	
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

S/N + see map

+ address list attached

OTHERS

(Groundwater Protection Zone)

No pre-app

07.FEB.2002 5850

WOKINGHAM DISTRICT COUNCIL

Applicationo	Name & Address
F/2001/3919	Kathleen Martin Byelands Blakes Road Wargrave RG10 8LA
F/2001/3919	I L Kaiser 15 Dunnock Way Wargrave Berks RG10 8LR
F/2001/3919	M & S Cunningham Grays Blakes Road Wargrave Berkshire RG10 8LA

APP REFUSED - NOTIFICATION LETTER ISSUED 21.6.2001

Izod DESIGN
Chartered Architects
Landscape Consultants

07.FEB.2002 5850

TAW/pe/2732
6 February 2002

Wokingham District Council
Environmental Services Department
Planning Department
P O Box 157
Shute End
Wokingham
RG40 1WR

Dear Sirs

ROSEBANK BLAKES ROAD WARGRAVE
Alterations and Extension

I have prepared proposals for an extension of the first floor of the existing semi-detached house at the above. I enclose the following documentation in support of the application for Planning Consent.

1. Six copies of the Householder Application Form incorporating Certificate A.

2. Six copies of Drawings 2732/1, 2 and 3.

3. A cheque for £95-00 being the statutory application fee.

In considering the application, you will be aware of the previous adverse decision under application F2001/4772 for a first floor extension.

The areas of concern have been addressed and I refer to discussions between Joss Mellor and the previous applicant/owner, Craig Rich, when specific requirements and modifications were established.

Subsequent discussions with Elaine Bashi have indicated the the revised scheme addresses the key issues including the reduced roof line and bulk of the building, the avoidance of overlooking and the omission of the large windows / balcony on the South Elevation.

I now await formal notification of registration of the application.

Yours faithfully,

TOM WILSON

Peter Izod Dipl.Arch (Hons) Dip.LA RIBA
IZOD DESIGN
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

Environmental Services

For office use only.
Application number: 07.FEB.2002* 5850

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	CLIVE ROBEY
	Address and postcode	ROSEBANK, BLAKES ROAD, WARGRAVE RG10 8LA
	Phone number	
2	Agent's Name	IZOO DESIGN
	Address and postcode	14 MILTON ROAD WOKINGHAM RG40 1DB
	Phone number	0118 977 0075
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.	ROSEBANK BLAKES ROAD WARGRAVE
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR EXTENSION TO REAR
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.	RED FACING BRICK AND PLAIN CLAY TILES 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 ☑ SEE SITE PLAN

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.		
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: R A. Wh. 1200 DESIGN

on behalf of CLIVE ROBEY

Date 06·02·02

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

ABDALE ASSOCIATES

103 High Street, Berkhamsted, Hertfordshire, HP4 2DG
Tel: 01442 384446 Fax: 01442 384448
E-Mail: AbdaleAssociates@aol.com

OBB

PLANNING SERVICES	HP53963
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CS	
07 MAR 2002	
COPIES TO	ACK

Mr Phillip Taylor
Development Control Officer
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

Our Ref: TJ/02295/4254

6th March 2002

Dear Mr Taylor

Application No F/2002/5850 First floor extension to dwelling

I act for Kathleen Martin of Bylands, Blakes Road, Wargrave, Berkshire in respect of the above Planning Application for an extension to Rosebank, Blakes Road, Wargrave.

My client has very clearly described her objections to the above proposal in her letter to you dated 21st February 2002 but has asked me to look at this Application from a professional angle. I have looked at the scheme in detail from both overall impact and the sunlight and daylighting aspects and I would comment as follows

This is the third Application within one year to endeavour to increase the existing single storey rear extension to this property into a full two-storey building. Both pervious Applications have been refused on the basis of: -

1 The proposal resulting in an overbearing impact.
2 Loss of light to the adjoining property and loss of privacy.

The first Application No: F/2001/3919 raised the building to a height of 3.3m above the existing roof level and included a balcony. The second Application No: F/2001/4772 raised the building to the same height, i.e. 3.3m above the existing roof level, but the gable end was modified into a Dutch gable. The terrace that had been proposed at first floor had been removed but replaced with full height glazed doors, which would have served a projecting balcony if one were added later. This current third Application has slightly reduced the ridge height by 300mm although it is still 3m above the existing roof level and has modified the gable end into a hipped end and placed Velux-type windows within the roof framework.

This third Application varies very little in reality from the first or second Applications. The impact of a structure that is 3m above my client's adjoining structure is still massively overbearing and would be to the considerable detriment of my clients quiet enjoyment of her property. I believe therefore that this application, as with the others, should be refused on the grounds of overbearing impact.

With respect to loss of light, the impact of this new structure would be to remove virtually all afternoon sun from approximately 1pm onwards, to the windows on the main rear elevation, the Velux roof lights to the kitchen, the courtyard between their main house and single storey extension whose windows serve the lounge and dining room and of course progressively to the area of garden adjacent to my clients rear extension. The situation is obviously at its worst in the winter when the sun traverses the sky at a shallower angle and the available daylight hours are minimal.

This proposal will in my opinion seriously compromise the light received by my client's property, both internally and externally and as such is not in accordance with the recommendations of the BRE's document 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice'. I believe therefore that this application, as with the others, should be refused on the grounds of loss of light.

My final point on this Application is a technical one insomuch as the Application relies on the raising of the Party Wall between my client's property and Rosebank. The proposed building does not therefore rest entirely on the land owned by Rosebank and as far as I am aware no Certificate has been served on the Council or Notice on my client in respect of a development application upon their land.

In the light of the above I would firstly request that the Council insist that the proper Planning procedures are met and the relevant Certificate served on you and my client, and secondly when that is done and the Application is in a condition to be considered, that the Application be refused on the grounds of overbearing impact, loss of light and privacy to the detriment of the amenity of the occupants and future occupants of neighbouring dwellings for the reasons detailed above.

Yours sincerely

Terence Jenkins
BSc(Eng) CEng MIStructE MBEng MIAS
Director

Ilona L. Kaiser
15 Dunnock Way
Wargrave, Berks.
RG10 8LR
Tel + Fax 0118 - 9403616

PLANNING SERVICES	KPT
POL	TLS
DC PT	ENF
APP	
CS	
08 MAR 2002	
COPIES TO	ACK: ✓
	FILE:

By Hand

Phillip Taylor, Esq.
Development Control Officer
Environmental Services Department
Planning Services
Wokingham District Council
Shute End
Wokingham, Berks. RG40 1WR

07 March 2002

Dear Mr. Taylor,

Application Number: F/2002/5850
Site Address : Rosabank, Blakes Road, Wargrave, Reading
Proposal : Proposed first floor rear extension to dwelling

Thank you for contacting me about the above application. I have looked at and studied the proposed plan.

I wish to register my objection to this proposed application. I feel it is inappropriate and would have a strong effect on the privacy of my rear garden and a number of rooms in my house, and this loss of privacy would also seriously affect the value of my property.

Yours sincerely,

I. L. Kaiser

Byelands
Blakes Road
Wargrave
Berkshire
RG10 8LA

PLAN	HPT
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APP	
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22 FEB 2002	
COPIES TO	ACK: ✓
	FILE:

21 February, 2002

Phillip Taylor
Development Control Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir

Re: Application No. F/2002/5850

Thank you for your letter of 15th February 2002 regarding the above referenced application for planning permission for an extension to Rosebank, Blakes Road, Wargrave.

Having inspected the proposed plan my objections to the proposed construction remain exactly the same as for the two previous applications by the previous owners: nos **F/2001/3919, F/2001/4772**.

My objections are that this proposed construction would cause a considerable loss of light to my property. I am particularly concerned about the effects the proposed construction would have upon light to my bathroom, bedroom, dining room, kitchen and courtyard. This loss of light would manifest itself from early afternoon onwards, depending upon season.

Bathroom

The proposed construction would be a few feet from my only bathroom window and would cause significant loss of light.

Bedroom

My bedroom window would be deprived of light for half of the day.

Kitchen

I have 2 velux windows in the roof of my kitchen positioned specifically to allow light into the kitchen without which there would be no direct light in the afternoon or evening. The proposed construction would dramatically affect the direct light to these two windows.

Dining Room

This is already a dark room and the shadow cast by the proposed construction would reduce the light further.

Courtyard and garden

The courtyard immediately between the kitchen and the garage is an afternoon and evening suntrap in the summer, extensively used for this reason. The proposed construction would deny this area all direct sunlight from early afternoon onwards.

Areas of the garden currently used to sit in during summer months would also be deprived of the sunlight they currently enjoy.

Thank you for the opportunity to express my objection to this application. I look forward to hearing from you in due course.

Yours faithfully

Kathleen Martin

Izod DESIGN
Chartered Architects
Landscape Consultants

PLANNING SERVICES | HPT 53403
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DC PT | ENF
APP |
CS |
15 FEB 2002
COPIES TO | ACK:
FILE:

KPI/pe/2732
20 February 2002

Wokingham District Council
Environmental Services Department
Planning Department
P O Box 157
Shute End
Wokingham
RG40 1WR

Attention: Mr Phillip Taylor
Development Control Officer

Dear Sirs

ROSEBANK BLAKES ROAD WARGRAVE
Alterations and Extension
Application Ref F/2002/5850

Thank you for your letter dated 15 February 2002 regarding the above.

I can confirm that the proposed extensions **do not** encroach upon the adjoining property. The outside face of the extension is situated adjacent to the boundary line and roof drainage is to be contained within a parapet gutter.

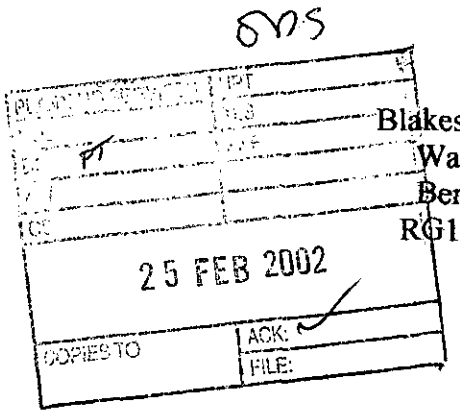
I trust this clarifies the situation to enable the planning process to continue.

Yours faithfully,

PETER IZOD RIBA

Peter Izod Dipl.Arch (Hons) Dip.LA RIBA
IZOD DESIGN
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

Grays
Blakes Road
Wargrave
Berkshire
RG10 8LA



20th February 2002

Dear Sir,

Reference: Planning application F/2002/5850 (Phillip Taylor) for Rosebank, Blakes Road, Wargrave

We are writing to object to the above application for a first floor extension. Our house is next door to Rosebank. This is the third time that a planning application has been applied for on this property within a short period and similar arguments have applied in every case.

Loss of light – The proposed extension will extend over a major part of our house and the Easterly aspect of our rear garden and this will make a significant difference to the amount of light received. Our kitchen and an adjoining room would have to be in artificial light for the majority of the day, and a bedroom and study would suffer from a significant loss of light. I understand that if I take a 45-degree angle from a window in both azimuth and elevation and the proposed building impacts this line then it contravenes the right to light regulation and I believe this applies to at least three windows in our house.

Aspect – the view from our rear garden is presently un-obscured in the direction of the proposed extension and this new solid structure would be an unsightly intrusion.

Depreciating Value - The value and character of our property will be significantly downgraded by having a rear garden that is directly overlooked by this structure.

Yours Sincerely,

Michael and Susan Cunningham

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

Tel: (0118) 974 6442

Date: **15 February 2002**

My ref: F/2002/5850

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
Berks
RG9 3EP

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/2002/5850
Rosebank, Blakes Road, Wargrave, Reading.
Proposed first floor 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 **Phillip Taylor** on **(0118) 974 6442**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/5850**
Rosebank, Blakes Road, Wargrave, Reading.
Proposed first floor 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 Browne

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

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

Tel: (0118) 974 6442

Date: **15 February 2002**

My ref: F/2002/5850

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Etheridge
41a Bearwood Road
Barkham
Berks
RG41 4SX

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/2002/5850
Rosebank, Blakes Road, Wargrave, Reading.
Proposed first floor 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 **Phillip Taylor** on **(0118) 974 6442.**

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/5850**
Rosebank, Blakes Road, Wargrave, Reading.
Proposed first floor 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 Etheridge

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

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 15 February 2002

Application Number: F/2002/5850

Proposal: Proposed first floor rear extension to dwelling

Parish: WARGRAVE PARISH

Site Address:
Rosebank, Blakes Road, Wargrave, Reading.

Applicant:
Mr C Robey C/O Izod Design.

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).

C049, R049
C122, R122.

Signed: _____ **Print name:** ADAM 15/02/02

V BEECH HOUSE 19 [redacted] 011.

ADDRESS ROSEBANK. BLAKES ROAD. PARISH WARGRAVE.

PLOT No. ORD. SHEET No. SU. 7978 (47)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD 484/66	Mr P G Tims	Garage	3 8 66	App N/A
*BR 5555	MR. HOWARD	ROOF CONVERSION	14.10.76	withdrawn & App Ref 30.11.76 A/A
05502	"	" "	25.11.76	N/A C/A
15986	"	2/s add to provide lounge WC with bedroom & shower room over	30.4.81	NA Ref.
BR17820.	" "	Extn to side & rear.	16.11.81.	App NA
16362	"	2/STOREY EXTENSION	19.11.81	N/A C/A
F/2001/5919	Mr. Mrs. Rich	F/F/R ext.	11.6.01	REF
F/2001/4772	Mr & Mrs Rich	1st Floor rear ext	11.10.01	REF

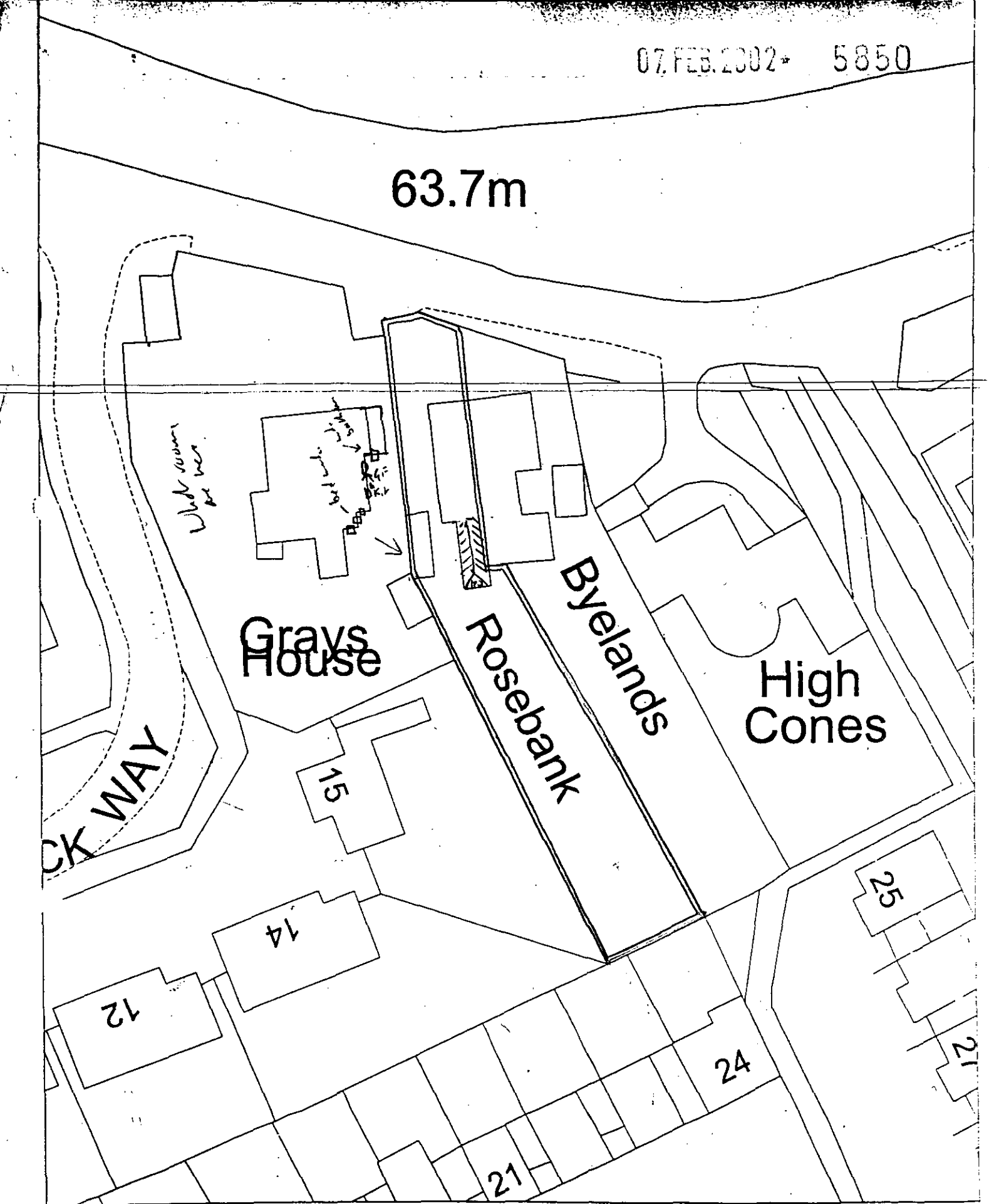
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS * BR5555 Cancelled by WDC 17.1.80

DRAINAGE

07 FEB 2002* 5850



Site Plan, Scale: 1 to 500 2732 / 3

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Date: 26 March 2001

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EXTRACT FROM
APPROVED PLANNING
DRAWING 2732/1



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EXTRACT FROM
BUILDING REGULATIONS
DRAWING 2732/14



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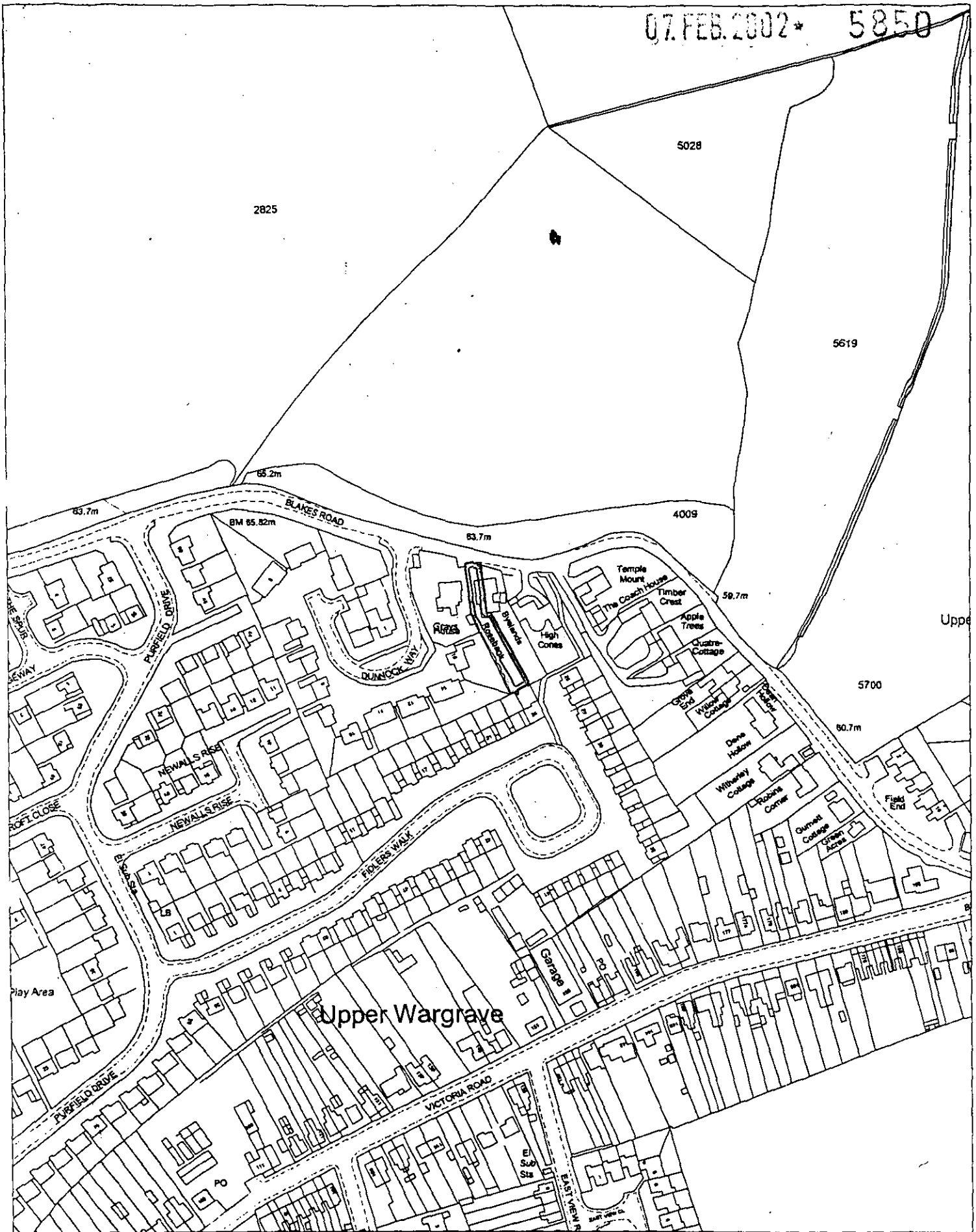

Site Plan, Scale: 1 to 2500

2732 / 2

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Date: 26 March 2001

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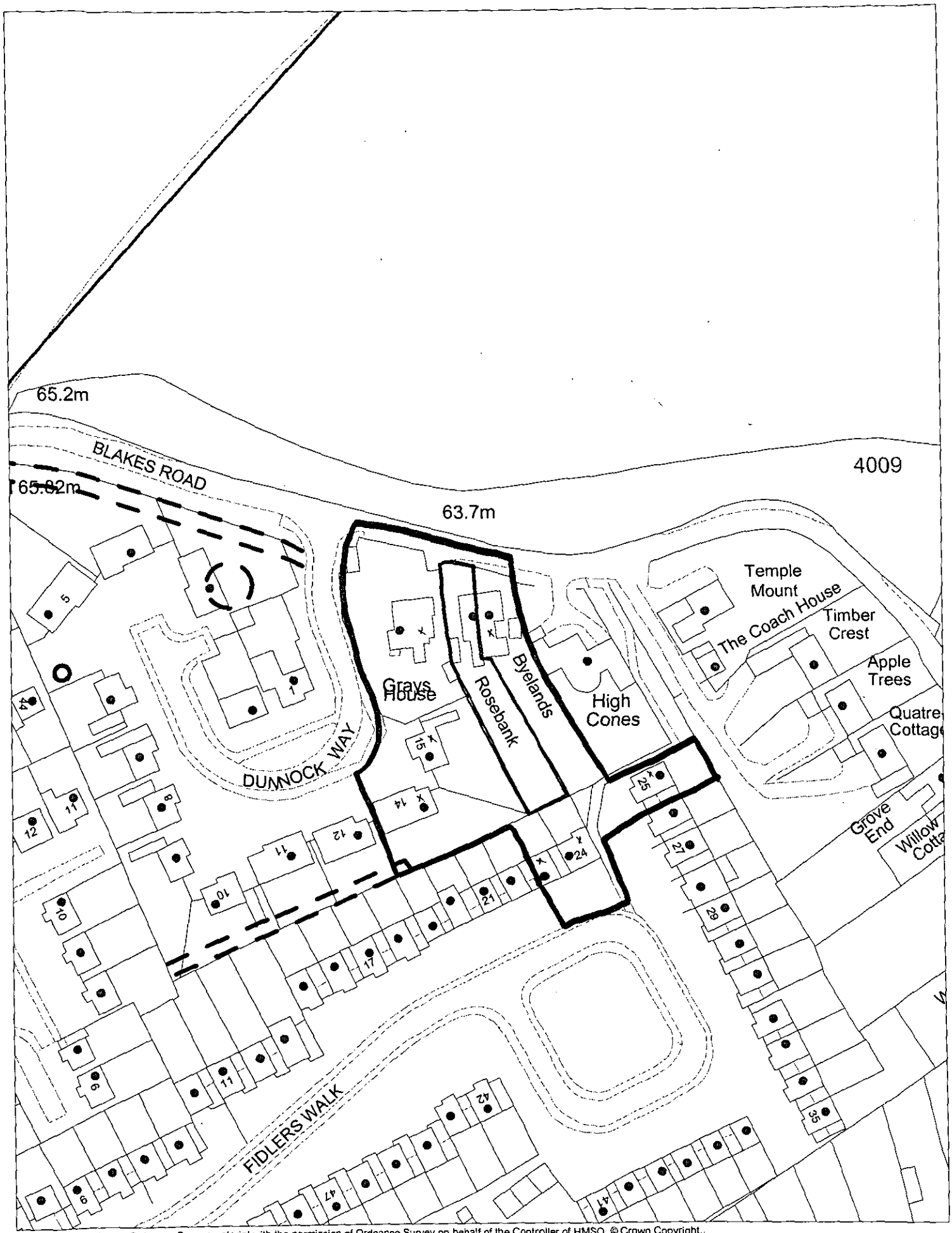
07.FEB.2002 5850



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Development Control Section, Environmental Services, Wokingham District Council.

11 February 2002

Scale: 1 : 1250

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