X SYSTEMS LTD
SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-8181

APPLICATION NO:
F/2001/4067

LOCATION:
39 Adwell Drive, Lower Earley Reading.

APPLICANT:
Keith & Lyn Davis C/O Grayline Consultancy

PROPOSAL:
Proposed two storey side extension to dwelling plus rear conservatory extension.

EARLIEST DATE FOR DECISION: **25/06/2001**

APPLICATION WILL HAVE EXPIRED ON:
17/07/2001

CASE OFFICER: **Farah Humayun**

90

427

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Keith & Lyn Davis
C/O Grayline Consultancy
15 Meadowcroft Road
Reading
Berkshire
RG2 8RJ

Application Number: F/2001/4067

Parish: **EARLEY**

Location: **39, Adwell Drive, Lower Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling plus rear conservatory extension.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
6. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.

Condition
7. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.

Condition
8. No development approved by this permission shall be commenced until details have been submitted and approved in writing by the Local Planning Authority showing parking provision for 3 vehicles within the curtilage of the property. The approved details shall be implemented prior to occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
6. To protect the safety of existing/proposed occupants of the application site from landfill gas.

Reason
7. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
8. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. This permission relates to the application as amended with revised plans, drawing number G01-W-014/5 submitted to the Local Planning Authority on 9 July 2001 and does not approve the proposals as originally submitted.

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

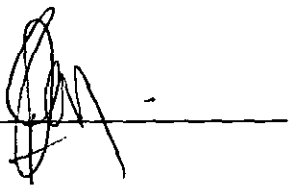
Informative
3. The parking scheme details submitted with the application are considered unacceptable as they incorporate the 2 metre wide service strip to the front of the property that must remain clear. A revised scheme should be submitted showing parallel parking provided within the curtilage of the property. The driveway must be widened to a minimum 4.8 metres and the footway crossing extended to accommodate this.

Informative
4. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1, LBE2 and LTV1,
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 10/08/2001

Notice checked by: 

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

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 23 May, 2003
My ref. AO/F/2001/4067

Anglia Home Improvements
71 The Broadway
Bracknell
RG12 1BB

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 Howes

PLANNING APPLICATION F/2001/4067
EXTENSION AND CONSERVATORY AT 39 ADWELL DRIVE, LOWER EARLEY

Thank you for your letter of 24 April and enclosed plan. I confirm the proposal shown to reduce the size of the conservatory is accepted as a minor amendment to the above permission.

I trust the above is clear, but meanwhile if you wish to discuss the matter further please contact me.

Yours sincerely

AO

MRS A ODELL
Planning Officer

Although this letter was sent out – appln also been submitted.
Appln continued to run – as it was decided that it could not be considered a minor amendment after all.
Appln ref: F/2003/9213

DSH Minor amendment?

PLANNING SERVICES	HPT 68579
POL	TLS
DC DSH	ENF
APP	
CS	
25 APR 2003	
COPIES TO	ACK:
	FILE:

Anglian Home improvements

Anglian Windows Limited
Unit 2 Bloomfield Hatch Lane
Grazeley
Reading
Berkshire RG7 1JN
Telephone: 0118 988 2232
Facsimile: 0118 988 2695

Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR
Planning Dept.
24/04/2003

Re: 39 Adwell Drive Lower Earley Planning Approval No.F/2001/4067

Dear Sirs,

We have been instructed to erect a PVCu conservatory to the rear of the above property. A copy of the plan is enclosed.
The above planning approval was for a larger conservatory extending around the side of the property and of a different style to the proposal we have offered.
Can you please confirm that this revision will be acceptable without the need to re-apply for planning?
Our client is extremely anxious for the work to start as soon as possible and so your prompt attention will be greatly appreciated.
Please send your response for the attention of the undersigned to: -

Anglian Home Improvements Ltd
71 The Broadway
Bracknell
RG12 1BB

Yours Faithfully

P R Howes.

973 60 25.

Mrs K French
31 Park View Drive South
Charvil
Berkshire
RG10 9QX
0118 934 0260

Philip Taylor,
Environmental Services Department,
Planning Services
Wokingham Unitary Authority
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

PLANNING SERVICES
POL
DC AMO 69310
APP
CS
22 MAY 2003
COPIES TO:
ACK:
FILE:

27 May 2002

Our Ref 169

Dear Mr Taylor,

Original Planning Appl

Planning Approval No. F/2001/406 / Dated 10/8/01
39 Adwell Drive, Lower Earley, RG6 4JY.

My clients, the owners of the above property, wish to make some minor changes to the current planning approval. I enclose drawings 169/01a and 169/02a to show these changes, which reduce slightly the height, width and volume of the permitted extension

Please would you confirm in writing that these changes are acceptable. I look forward to receiving a reply within the next two weeks.

Yours Sincerely

K A French

Karen French

c.c. Mr & Mrs K Davis.

Mrs K French
31 Park View Drive South
Charvil
Berkshire
RG10 9QX
0118 934 0260

INVOICE

27 May 2002

To
Mr & Mrs K Davis,
39 Adwell Drive,
Lower Earley,
Reading,
Berkshire,
RG6 4JY.

Invoice Number 216

Re: Job No. 169

To prepare changes to Planning drawings and submit as minor alterations

Agreed fee £100.00

WOKINGHAM UNITARY
Aiming for Excellence

Mr & Mrs K Davis
c/o Mrs K French
31 Park View Drive South
Charvil
Berks
RG10 9QX

Building Control Service
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6376
Fax: (0118) 974 6385
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

BUILDING ACT 1984; BUILDING REGULATIONS 2000 as amended

NOTICE OF PASSING OF FULL PLANS

SUBJECT TO CONDITIONS

The plans deposited in accordance with Section 16 of the Building Act 1984 in respect of the work described below have been passed subject to the condition(s) on the attached schedule.

Full Plans Application No.	**FX/2002/3316/**
Date of Deposit	**24/07/2002**
Description of work	**1st floor side extension**
Address of the Work	**39 Adwell Drive Lower Earley Reading**

Howard Abel
Senior Building Control Surveyor

Decision Date: **30/07/2002**

Notes
This notice does not give approval of plans for any other purpose such as the Town and Country Planning Acts or the Town and Country Planning Development Orders. If an application has been made under any such Legislation, a separate decision notice will be issued

Under the requirements of the Building Regulations, the person carrying out the work to which the Building Regulations relate, is required to notify the Council at certain stages during the execution of the works.

If work is not commenced within three years of submitting the full plans application, the Council may declare that the deposit of plans is of no effect under the provisions of Section 32 of the Building Act 1984.

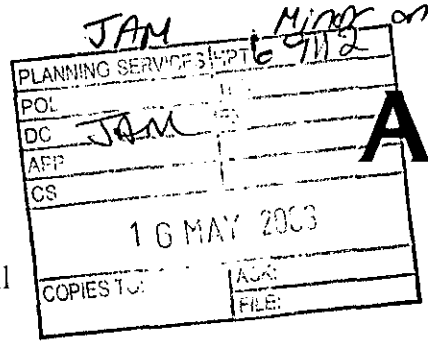
Schedule of conditions referred to in the notice of passing of full plans

Application No. FX/2002/3316/

01
Manufacturers details of the roof trusses to be provided and approved prior to installation.

Angela replied 23rd May → ∴ reply not required.

JAM Minor amendment?





Anglian Home improvements

Wokingham District Council
Planning Department
PO BOX 157
Shute End
Wokingham
Berkshire
RG11 1WR

Conservatories Division
Conservatories Admin. Dept.
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 420780
Facsimile: 01603 420576
Facsimile: 01603 420597

14th May 2003

Our Ref: NB 099/18068 DAVIS

Your Ref: F/2001/4067

Dear Sir or Madam,

REF: PROPOSED DEVELOPMENT AT: 39 ADWELL DRIVE LOWER EARLEY READING BERKSHIRE RG6 4JY

With reference to the above property, please find enclosed two copies of our drawings showing our proposals.

Our customer has previously obtained planning permission for a conservatory to their property and therefore we are asking if our drawings can be treated as a minor working amendment, as we have now been contracted to carry out the works.

Please can you confirm if these plans are still acceptable.

Yours faithfully,

pp

Mr Simon Dickerson.
Planning Officer.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4067	FH
BUILDING CONTROL NUMBER.	FX 2002/3316	South
APPLICANT/AGENT	Mrs K French.	
ADDRESS OF SITE	39 Adwell Drive Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	first floor side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	G01-W014/5	
ELEVATIONS	169/2b	169/2a
FLOOR PLANS	169/05 r04	169/1a

minor amends approved 24/6/02

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/8/01 + Minor amends 24/6/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	25/7/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
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: Dawn.Hancocks@wokingham.gov.uk
Date: 24th June 2002
My ref: DH/NL/EARLEY/F/2001/4067

Mrs K French
31 Park View Drive South
Charvil
Berkshire
RG10 9QX

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mrs French,

RE: PROPOSED TWO STOREY SIDE EXTENSION PLUS REAR CONSERVATORY EXTENSION - MINOR AMENDMENT TO F/2001/4067 AT 39 ADWELL DRIVE, EARLEY.

I refer to your letter received on the 28th May 2002 with reference to the above and would like to take this opportunity to apologise for the delay in replying.

I write to confirm that the proposed alterations to the extension, as outlined in your letter, would be acceptable as a minor amendment as it involves a minor reduction in height, width and depth with no corresponding increase in any other dimension, it will be built within the envelope of the approved profile of F/2001/4067 and the appearance of the proposal is not significantly changed.

I would advise you that in assessing this request it was observed that the width of the approved side elevations were drawn almost 1 metre narrower than the approved floor plans, however the elevations submitted for the minor amendment request were drawn to the correct width.

I would also advise that you contact our building control section with regard to building regulations. They can be contacted on 0118 974 6375.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Dawn Hancocks on the above direct line number.

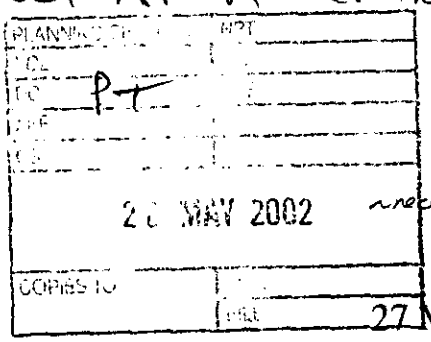
Yours sincerely,

N LAKE
Senior Planning Officer

Mrs K French
31 Park View Drive South
Charvil
Berkshire
RG10 9QX
0118 934 0260

Philip Taylor,
Environmental Services Department,
Planning Services
Wokingham Unitary Authority
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

POST APP ADDR LETTER 56934



27 May 2002

REPLY REQD

Our Ref 169

Dear Mr Taylor,

Planning Approval No. F/2001/4067 Dated 10/8/01
39 Adwell Drive, Lower Earley, RG6 4JY.

My clients, the owners of the above property, wish to make some minor changes to the current planning approval. I enclose drawings 169/01a and 169/02a to show these changes, which reduce slightly the height, width and volume of the permitted extension

Please would you confirm in writing that these changes are acceptable. I look forward to receiving a reply within the next two weeks.

Yours Sincerely

KAFrench

Karen French

* make a note on the letter about the change to the original Dwelling elevation.

c.c. Mr & Mrs K Davis.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/4067
CASE OFFICER: Farah Humayun

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Date: 11 July 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/4067

Location: 39, Adwell Drive, Lower Earley, Reading.

Proposal: Proposed two storey side extension to dwelling plus rear conservatory extension.

Applicant: Keith & Lyn Davis C/O Grayline Consultancy.

Case Officer: Farah Humayun

The new plans show the following: Revised site outline. Drawing no G01-W-014/5.

Comments are required by 21/07/2001.

Should you have any queries regarding this application please contact the case officer Farah Humayun on 0118 974 6482.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. P/2001/4067(Planaps) / (Ludhouse) Date Rec. 9/07/01

Location: 39 ADWELL DRIVE, LOWER EARLEY

Parish EARLEY.

Applicant: KEITH + LYN DAVID, C/O GRAYLINE CONSULTANCY.

Description of attached plans REVISED SITE OUTLINE.

Drawing No's: G01-00-014/B.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses 10 DAYS.

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

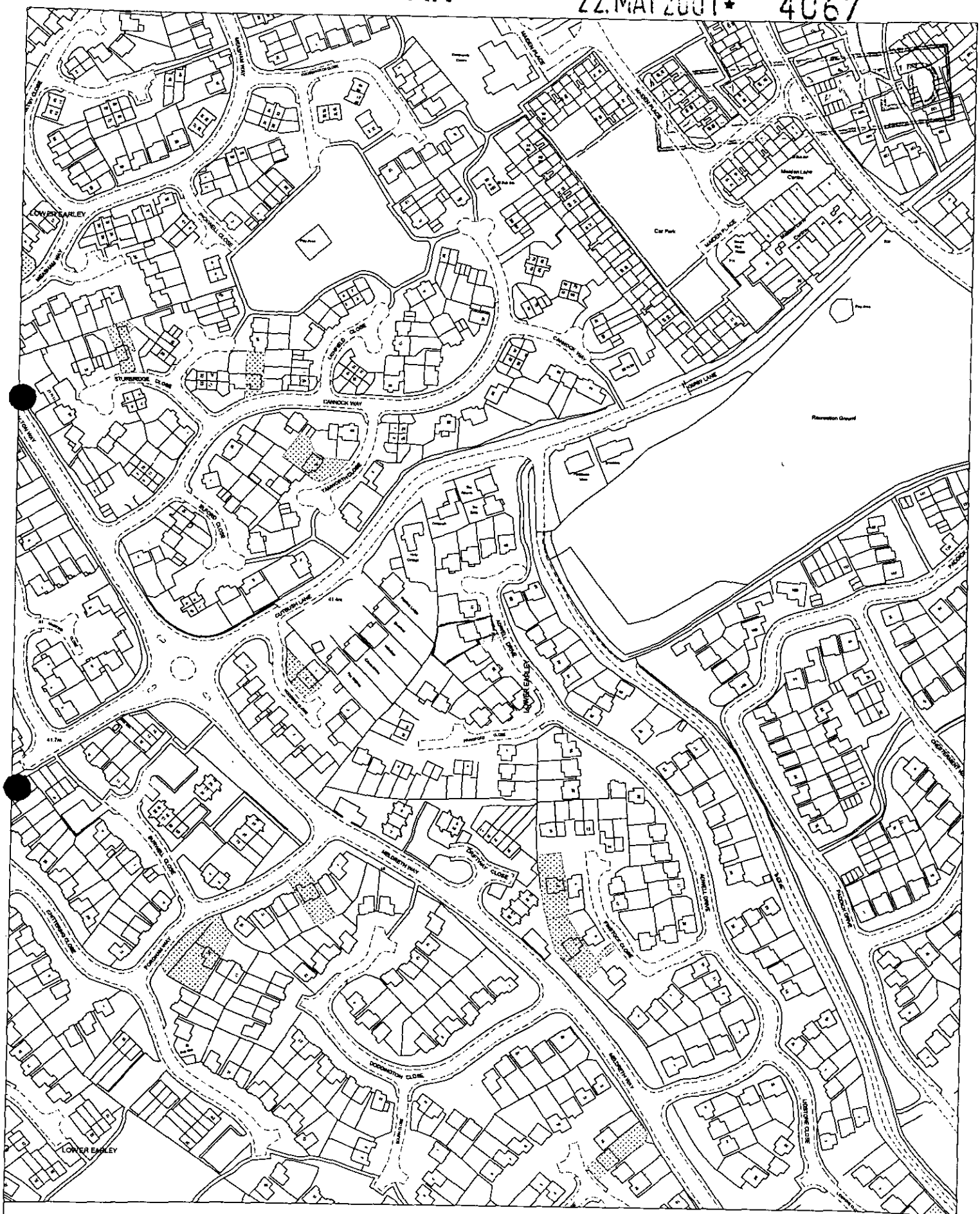
New Description _____

CASE OFFICER AH.

Consultations Sent by Admin. on 11.07.PS

Yellow - Part One Copy
Green - Officer's Copy

REVISED PLAN 22 MAY 2001 * 4067



Site Plan, Scale: 1 to 2500

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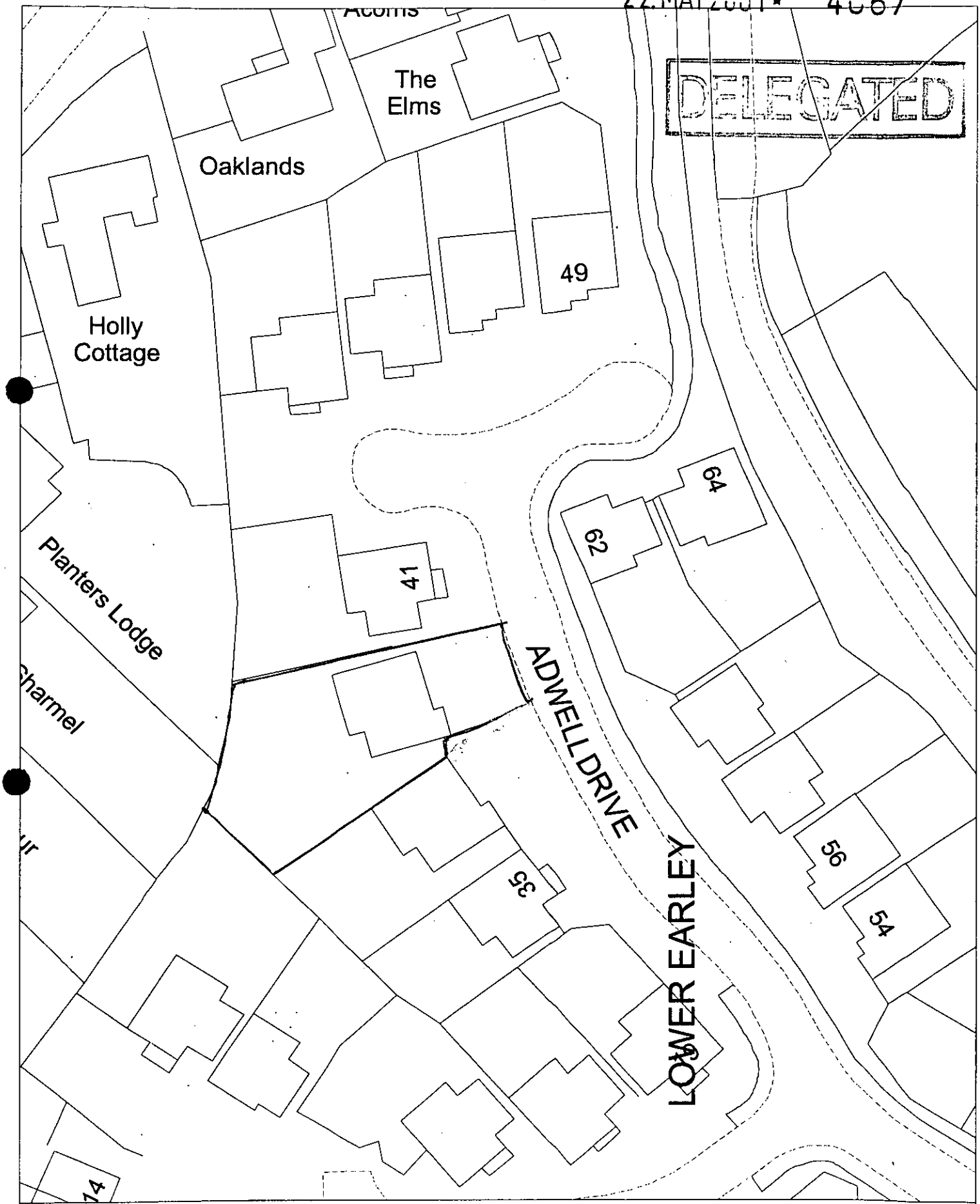
Date: 9 April 2001

N
W E
S

REVISED PLAN 22 MAY 2001 * 4067

DELEGATED



Site Plan, Scale: 1 to 500

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Date: 9 April 2001

N W E S

Applicationo	Name & Address
F/2001/4067	Mr John Stannard 37 Adwell Drive Lower Earley Reading RG6 4JY
Application approved	Letter sent: 16/08/01

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/4067

Applicant : Keith & Lyn Davis C/O Grayline Consultancy.

Location : 39, Adwell Drive, Lower Earley, Reading.
Proposal : Proposed two storey side extension to dwelling plus rear conservatory extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		19/6/01

Date of Neighbour Notifications : .....

Date of Site Visit : 19/6/01

Date Registered : 22/05/2001

Earliest Date for Decision : 25/06/2001

Latest Consultation Date/Site Notice Expiry Date : 25/06/2001

This application will have expired on: 17/07/2001. 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 :

EARLEY TOWN COUNCIL - Concern of terracing impact + query whether adequate parking on site

COUNCILLOR ROLLS - Contact in event of refusal, new roof tiled as existing roof.

ENVIRONMENT AGENCY - Due to proximity to landfill site request condition.

ENVIRONMENTAL HEALTH - " " request condition.

NEIGHBOUR - objection(1) - Dispute boundary lines.

HIGHWAYS - Rec. approval subject to conditions.

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON THE STREET SCENE
* IMPACT UPON HIGHWAY SAFETY.

Application Number: F/2001/4067

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTY

The application being considered is proposed two storey side extention to dwelling plus rear conservatory. The proposed two storey extention has a pitched roof design with side facing gable. The roof is set below the existing by 0.5 metres. The proposal is flush with the front of the property. To the rear at ground floor there is a proposed side extension to form utility room and proposed rear conservatory which projects 2 metres from the rear of the dwelling. At first floor the extension is set two metres in from the rear of the dwelling. There are no proposed side facing windows.

The proposal is set 1.2 m away from the adjacent boundary with No 37. No 37 is located at an angle to No 39, therefore to the rear there is a distance of approx 2m. Therefore it is not considered the proposal will have an adverse impact upon the residential amenity of neighbouring properties.

IMPACT UPON THE STREET SCENE

The detached property is located within a line of detached properties, which are located at angles to each other. No 41 is set forward to No 39. Therefore although the proposal is not set back at first floor it is considered the proposal will not form an obtrusive impact upon the street scene or create a terracing impact.

IMPACT UPON HIGHWAY SAFETY

With the proposed additional bedroom the Highway Authority require 3 parking spaces within the curtilage of the property. The Highway Authority are satisfied that parking spaces can be provided and will not have an adverse impact upon highway safety.

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

Application Number F/2001/4067
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
~~4~~	~~C022~~	~~R022~~	
4	5		NO DEVELOPMENT APPROVED BY THIS PERMISSION SHALL BE COMMENCED UNTIL A LANDFILL GAS RISK ASSESSMENT HAS BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE LPA. WHERE A RISK FROM MIGRATING GAS IS IDENTIFIED, APPROPRIATE WORKS TO MITIGATE THE EFFECTS OF GAS SHALL BE INCORPORATED IN DETAILED PLANS TO BE APPROVED BY THE LPA AND BE IMPLEMENTED WITHIN AN APPROVED TIMESCALE.
			REASON: TO PROTECT PEOPLE ON OR CLOSE TO THE SITE FROM THE RISKS ASSOCIATED WITH MIGRATING LANDFILL GAS.
5	6	C014	R014	FIRST FLOOR LEVEL OF THE EXTENSION
6	3			ADD ENV. HEALTH CONDITIONS - ATTACHED.
7	8		
	8			NO DEVELOPMENT APPROVED BY THIS PERMISSION SHALL BE COMMENCED UNTIL DETAILS HAVE BEEN SUBMITTED AND APPROVED IN WRITING BY THE LOCAL PLANNING AUTHORITY SHOWING PARKING PROVISION FOR 3 VEHICLES WITHIN THE CURTILAGE OF THE PROPERTY, CONT FROM C120 AT " THE APPROVED DETAILS - D TO RESERVED SPACES"
		N02	Revised plans, Drwg no C01-W-014/5, 9 July 2001
		N06	

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2, LTV1
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV
MINERALS LOCAL PLAN POLICIES:

A Cronin

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 10.8.01.

D ADD INFORMATIVE

The parking scheme details submitted with the application are considered unacceptable as they incorporate the 2 metre wide service strip to the front of the property that must remain clear. A revised scheme should be submitted showing parallel parking provided within the curtilage of the property. The driveway must be widened to a minimum 4.8m and the footway crossing extended to accomodate this.

RECORD OF SITE VISIT

SITE ADDRESS: 39 Adwell Drive
Lower Earley Reading.

APPLICATION NUMBER: F/2001/4067

OFFICER: Farah Humayun

DATE OF SITE VISIT: 19/6/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Y

2. DESCRIPTION OF SURROUNDINGS

RES.

3. DESCRIPTION OF SITE/BUILDING

DETACHED 2 STOREY. - INTEGRAL GARAGE.
OPEN PLAN DRIVE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 37 - AT ANGLE TO 39 CONIFERS TO FRT BOUNDARY.
1 side facing window (opening) - first floor ob-glazed - rear conservatory (2-5-3 m)
No 41 - Integral garage on boundary. - open plan to fronts
1 side f/fl window.

To rear high screening.

rear facing prop at an angle. - screening between.

5. SITE CONSTRAINTS

TREES 3 in FRT GDN.

ACCESS/PARKING 1 SPACE + GARAGE.

LEVELS

BOUNDARY TREATMENT 1.8 m cb fence to rear. on both sides + rear.

OTHERS

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Suzanne McLaughlin, Environmental Health — My Ref: SEM/20011378

To: Farah Humayun, Development Control — Your Ref: F/2001/4067

Date: 19 June 2001

PROPOSAL: Two storey side extension to dwelling and rear conservatory extension.

ADDRESS: 39 ADWELL DRIVE, Earley

These proposals have been evaluated and I have the following comments:

The site is within 250 metres of a landfill site and hence adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants.

Therefore, I recommend that the following conditions be imposed should the application be granted planning consent:

1. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.
Reason - To protect the safety of existing/proposed occupants of the application site from landfill gas.

2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

S E McLaughlin

PLANNING SERVICES	HPT
POL	TLS
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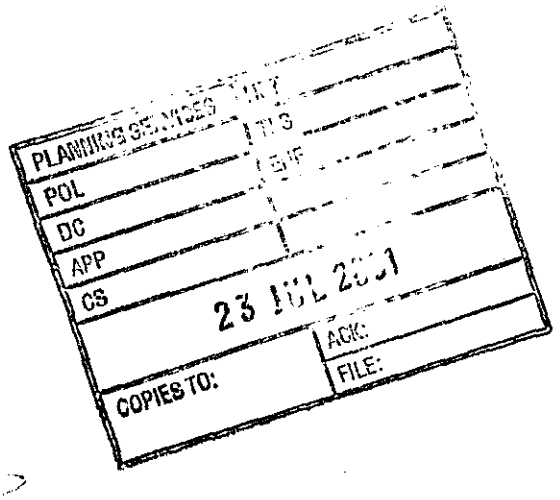
APP	
CS	
21 JUN 2001	
COPIES TO:	ACK:
	FILE:

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO:	F/2001/4067	PLANNING OFFICER:	Farah Humayun
PARISH:	Earley		
PROPOSAL:	Revised Plans showing revised site outline		
ADDRESS:	29 Adwell Drive		
APPLICANT:	Mr. & Mrs. K. Davis.		

Councillors queried the accuracy of the plans submitted. On a visit to the site upon receipt of these revisions, it was noted that one standard sized vehicle was parked, and it was considered that insufficient room remained for the parking of a second vehicle in the drive, without it overhanging the site boundary.

The Planning Officer, is therefore, asked to confirm what measurements are used in determining the size of vehicles which should be accommodated in circumstances such as this.



SIGNED: _____
CLERK TO EARLEY TOWN COUNCIL

DATE: 19 JUL 2001


CHECK WITH
ADAM

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: June 29, 2001
My ref: FH/F/2001/4067
Your ref:

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

Grayline Consultancy
15 Meadowcroft Road
Reading
RG6 4JY

Dear Sirs

PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING PLUS REAR CONSERVATORY TO DWELLING
PLANNING APPLICATION F/2001/4067
39 ADWELL DRIVE, LOWER EARLEY

I am writing with reference to the above.

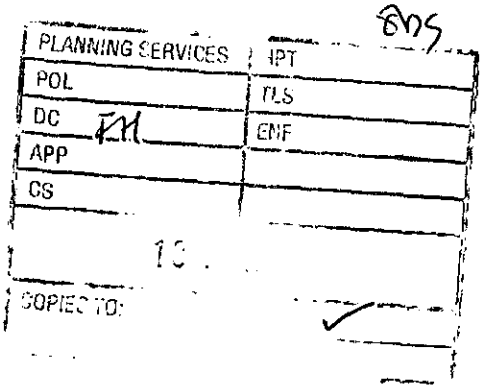
Further to a query concerning the site boundary outline on the application I am enclosing a copy of a notification certificate and Section 66 certificate. Both will need to be signed and dated and returned to the department within the next 7 days. Alternatively the red outline of the application site needs to be rectified and revised plans submitted to the department.

Additional to this please could you provide me with contact details for the applicant as I have been unsuccessful in performing a site visit to the property on numerous occasions so far.

Please return the relevant information within the next 7 days so we can proceed with the application. If you require any further information please do not hesitate to contact me.

Yours sincerely

MISS F HUMAYUN
Planning Assistant



Mr John Stannard

37 Adwell Drive

Lower Earley

Reading, RG6 4JY

15 June, 2001

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

Application No F/2001/4067

Dear Farah Humayan:

With reference to the proposed planning application, F/2001/4067, I would like to object most strongly. I make this objection, not because of the structures, but because of the way the boundaries are shown on the plans. The plans show the boundary to be from the edge of my house to the road (See sketch 1), this is incorrect. The correct boundary line should be as sketch 2, in fact if you view the majority of the houses in Adwell Drive you will see that this is the case.

Additionally since moving into this development (from new) the area between 37 and 39 Adwell Drive has had a permanent fence in place.

Therefore my objection, is that this plan annex's land that is my property.

NOTE: Subsequent to the above I have spoken to my neighbour, and he assures me that he does not wish to build on any of the land I contest, however I would still like to record my objection to the boundary, so that any future actions are not prejudiced by acceptance of this application

Sincerely,

J. Stannard

John Stannard

37 ADWELL DRIVE • LOWER EARLEY • RG6 4JY
PHONE: 0118 986 7968 •


39
37
PROPOSED BOUNDARY
DRIVE AS EXIST TODAY.
DRIVE
PROPERTY OF 35
ADWELL DRIVE

SKETCH 1

PROPERTY OF 35
DRIVE
37
my property
DRIVE AS EXIST TODAY.
39
ADWELL DRIVE

SKETCH 2



EXISTING LAYOUT

Type AS = The Ashley
A 4 bedroom detached home with double garage.

Type AL = The Albury
A 4 bedroom detached home with garage.

Type K = The Kingston
A 4 bedroom detached home with garage.

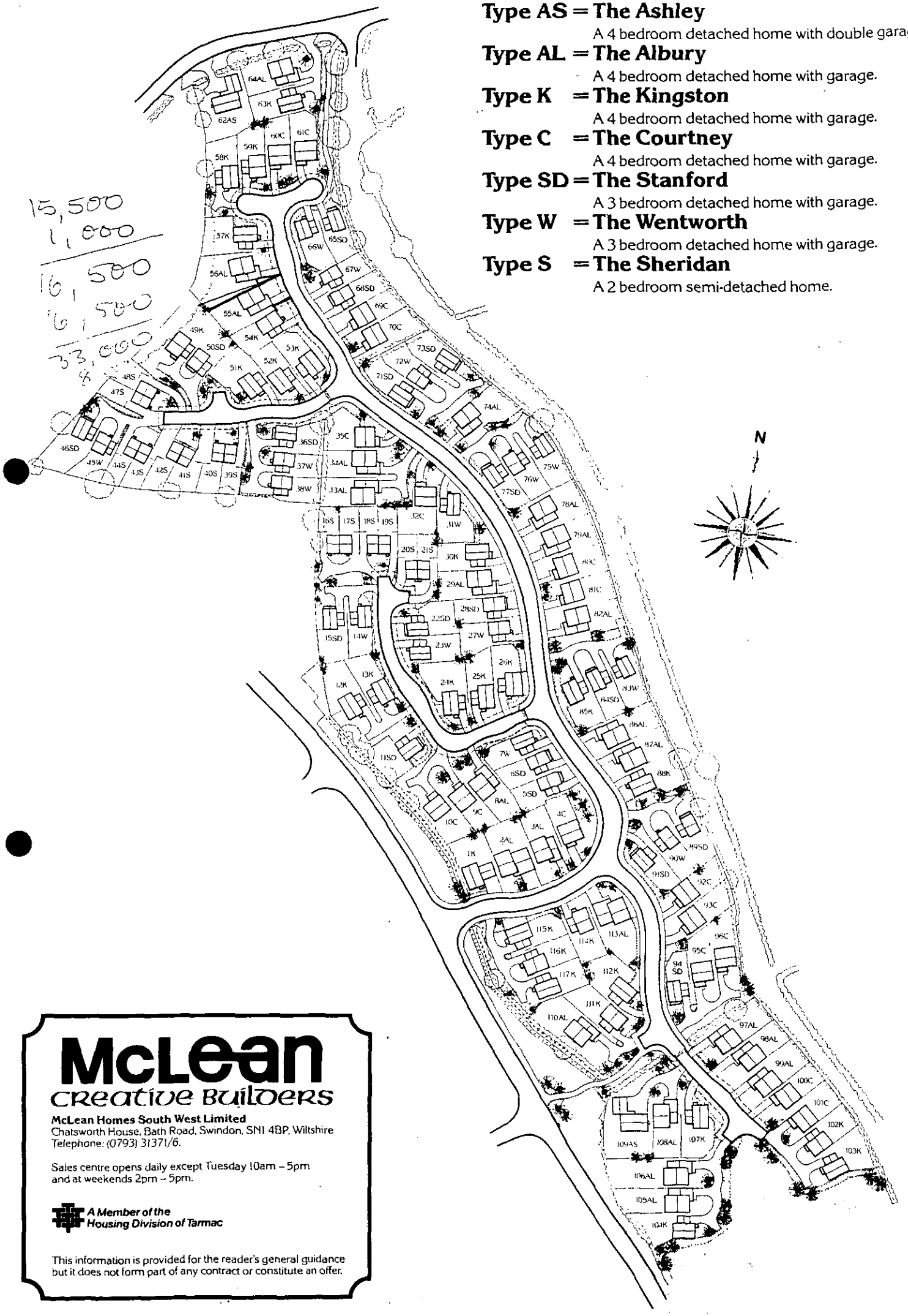
Type C = The Courtney
A 4 bedroom detached home with garage.

Type SD = The Stanford
A 3 bedroom detached home with garage.

Type W = The Wentworth
A 3 bedroom detached home with garage.

Type S = The Sheridan
A 2 bedroom semi-detached home.

15,500
1,000
16,500
16,500
33,000
4



McLean
Creative Builders

McLean Homes South West Limited
Chatsworth House, Bath Road, Swindon, SN1 4BP, Wiltshire
Telephone: (0793) 31371/6.

Sales centre opens daily except Tuesday 10am – 5pm
and at weekends 2pm – 5pm.

A Member of the Housing Division of Tarmac

This information is provided for the reader's general guidance but it does not form part of any contract or constitute an offer.

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 01 June 2001

Application Number: F/2001/4067

Proposal: Proposed two storey side extension to dwelling plus rear conservatory extension.

Parish: EARLEY TOWN

Site Address:
39, Adwell Drive, Lower Earley, Reading.

Applicant:
Keith & Lyn Davis C/O Grayline Consultancy.

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 Coggins 04/06/01

Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/4067**

39, Adwell Drive, Lower Earley, Reading.

Proposed two storey side extension to dwelling plus rear conservatory extension.

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

~~and my reason(s) are~~ Please contact me. Can you check that the new roof is tied to the existing roof

Signed: [signature] Date: 21/6/01

Councillor Rolls

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

FROM: Farah Humayun

DATE: 01 June 2001

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/4067

Proposal: Proposed two storey side extension to dwelling plus rear conservatory extension..

Site Address: 39, Adwell Drive, Lower Earley, Reading.

Applicant: Keith & Lyn Davis C/O Grayline Consultancy.

Your observations are required in respect of this application **by 25/06/2001** .

Councillors were concerned about this application because of its likely terracing affect and also queried whether there would be adequate parking on the site.

SIGNED: _____ DATE: 21 JUN 2001

Clerk To Earley Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Suzanne McLaughlin, Environmental Health

To: Farah Humayun, Development Control

My Ref: SEM/20011378

Your Ref: F/2001/4067

Date: 19 June 2001

PROPOSAL: Two storey side extension to dwelling and rear conservatory extension.

ADDRESS: 39 ADWELL DRIVE, Earley

These proposals have been evaluated and I have the following comments:

The site is within 250 metres of a landfill site and hence adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants.

Therefore, I recommend that the following conditions be imposed should the application be granted planning consent:

1. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.
   Reason - To protect the safety of existing/proposed occupants of the application site from landfill gas.

2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
   Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

PLANNING SERVICES	HPT
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CS	
21 JUN 2001	
COPIES TO:	ACK:
	FILE:

Our ref: SP\2001\003831\001
Your ref: F/2001/4067
Date: 11th June 2001

ENVIRONMENT AGENCY

PLANNING SERVICES | HET
POL | TLS
DC | 44537
APP
CS
14 JUN 2001
COPIES TO: | ACK:
FILE:

FAO: Farah Humayun
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir/Madam

LOCATION: 2 Storey Side Extension & Rear Conservatory
PROPOSAL: 39 Adwell Drive, Lower Earley

Thank you for your letter dated 01st June 2001, which was received on 04th June 2001. You are asked to quote the following reference in any correspondence: **SU777SE/1/14**.The Environment Agency has the following comments:

Advice To Planning Authority

Landfill Gas Risk

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

Grid reference	Distance from site	Landfill name	Details
SU 755 702	93m	Reading University, Earley	Industrial & Commercial Waste

In view of the proximity of the proposed development to the above landfill sites, it is considered possible that landfill gas may present a risk to this proposal. The Agency would advise that either the following condition is imposed or that the applicant is advised to incorporate gas protection measures into the design of the building.

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

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

Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

development is protected against the adverse effects of gas, which may migrate into the building.

Land Drainage

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Advice To Applicant

Groundwater Protection

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

Roof Water
Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Foul Water
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.

Conservation

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include Hedgerows, Woodland pockets and patches of grassland.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

- Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.

Cont/d..

- 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
- A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Decision Notice

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

Yours faithfully

M. Rose

Matt Rose
Development Planning Team

CC: Grayline Consultants, 15 Meadowcroft Road, Reading, Berkshire, RG2 8RJ

FILECOPY

Tel: 0118 974 6482

Date: **01 June 2001**

My ref: F/2001/4067

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

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2001/4067
39, Adwell Drive, Lower Earley, Reading.
Proposed two storey side extension to dwelling plus rear conservatory extension.

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. The form below should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Committee and must be received within **28 days** of the date of this letter.

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/4067**
39, Adwell Drive, Lower Earley, Reading.
Proposed two storey side extension to dwelling plus rear conservatory extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

FILE COPY

Tel: 0118 974 6482

Date: **01 June 2001**

My ref: F/2001/4067

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

Dear Councillor

Application Number: F/2001/4067
39, Adwell Drive, Lower Earley, Reading.
Proposed two storey side extension to dwelling plus rear conservatory extension.

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If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/4067**
39, Adwell Drive, Lower Earley, Reading.
Proposed two storey side extension to dwelling plus rear conservatory extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

FILE COPY.

Tel: 0118 974 6482

Date: **01 June 2001**

My ref: F/2001/4067

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

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2001/4067
39, Adwell Drive, Lower Earley, Reading.
Proposed two storey side extension to dwelling plus rear conservatory extension.

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. The form below should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Committee and must be received within **28 days** of the date of this letter.

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/4067**
39, Adwell Drive, Lower Earley, Reading.
Proposed two storey side extension to dwelling plus rear conservatory extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

Received by Wokingham District Council

Application No: F/2001/4067

PROPOSAL:
Proposed two storey side extension to dwelling plus rear conservatory extension.

LOCATION:
39, Adwell Drive, Lower 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 25/06/2001. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

01 June 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 MAY 2001	Map No. 58 Site 0.05
Officer: FH. Application No. F/2001/4067	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING PLUS REAR CONSERVATORY EXTENSION

Location: 39 ADWELL DRIVE

Parish: EARLEY Ward: Redhatch

Applicant: MR/MRS DAVIS

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

Enforcement Section to be notified (3) ☐ 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	Access into utility room?		
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 : 01.06.01 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ← 250m landfill site consultation → Environment Agency ✓
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

.....S/N : See map.....
.....
.....
.....
.....
.....
.....
.....

4819

1764

ADDRESS 39 Aldwell Drive PARISH Farley

PLOT No. 56 PART AREA MM-ADJ. No 0 ORD. SHEET No SW 75 70 58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22983	McLEAN HOMES	DET. HOUSE & GARAGE	22-5-85	CIA
BR24340	"	"	28-5-85	AAP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 22.MAY2001* 4067

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	KEITH + LYN DAVIS
	Address and postcode	39 ADWELL DRIVE LOWER EARLEY RG6 4JY
	Phone number	
	Agent's Name	GRAHLINE CONSULTANCY
	Address and postcode	15 MEADOWCROFT ROAD READING RG2 8RJ
	Phone number	01189312459 07790610535
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	SEE ATTACHED
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION OVER GARAGE + CONSERVATORY
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.	FACE BRICK BROWN (LIGHT + DARK BROWN TILED ROOF AND WINDOWS.
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

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
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

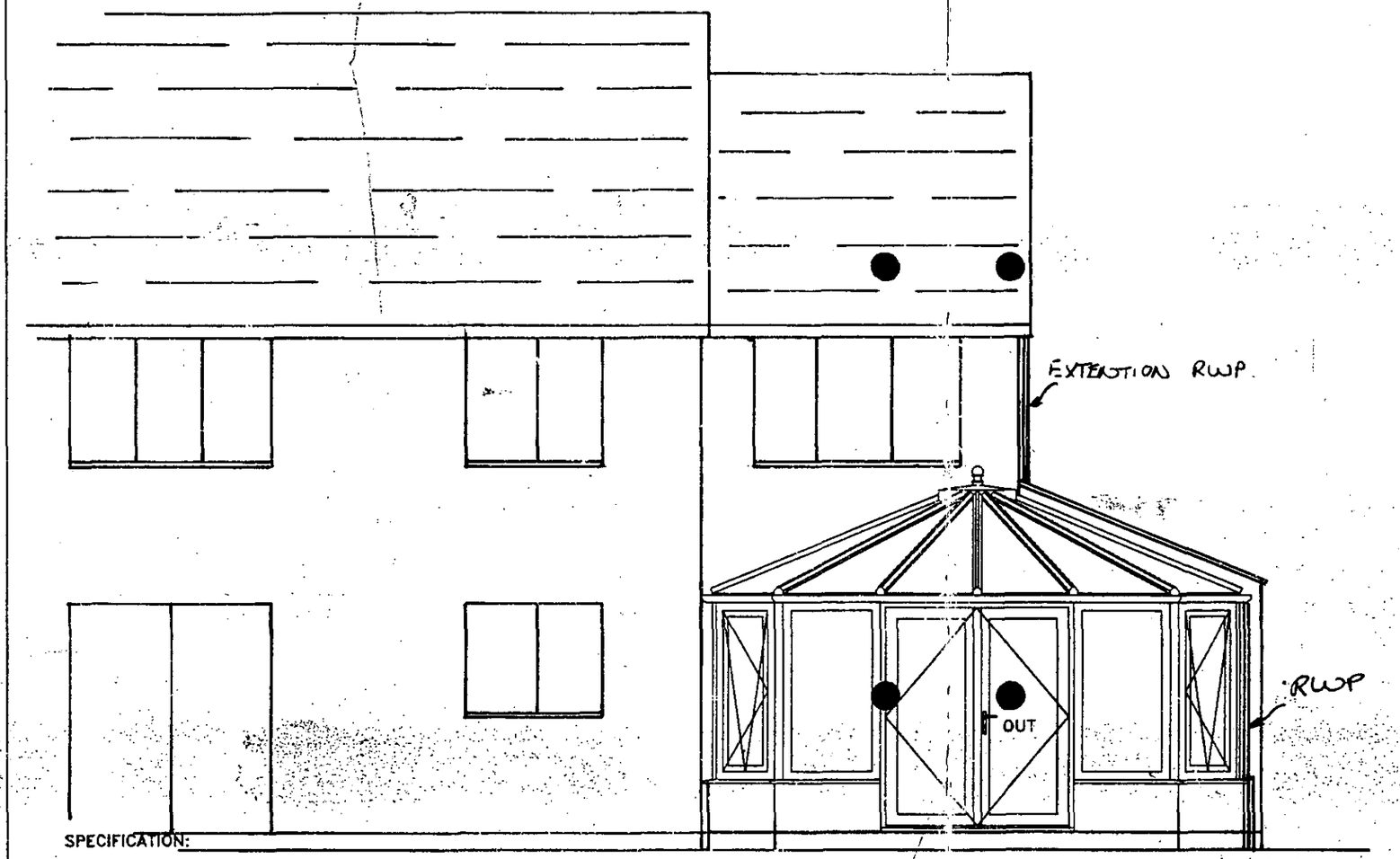
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of KEITH + LYN DAVIS.

Date 21-5-01

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

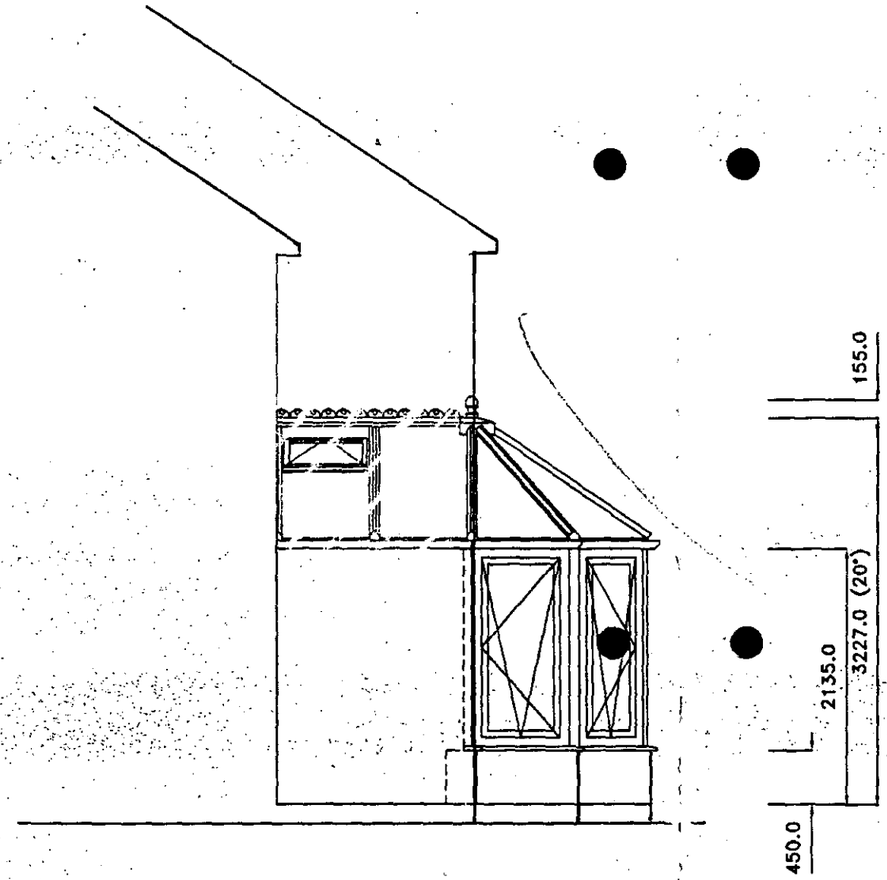


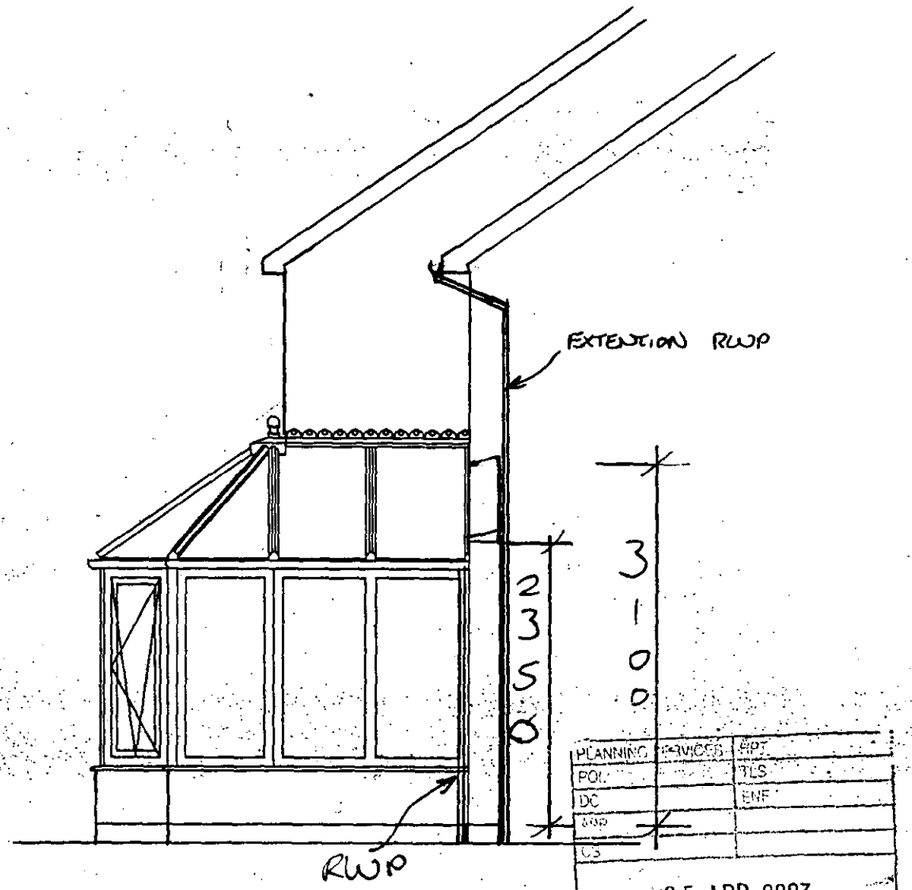
SPECIFICATION:

1 No. DOUBLE DOOR AS SHOWN OPENING OUT
1 No. ROOF VENT AS SHOWN
3 No. TILT AND TURN VENTS AS SHOWN
20' ROOF PITCH

PLANNING SERVICES
25 APR 2003
COPIES TO

Customers Signature	Date	Drawing No.	Property Elevation:	Unit Elevation:	Scale:	Drawn:
K.F. [signature]	22/04/03	099/18068		FRONT ELEVATION.	1:50	AR
					Date: 08/04/03	Surveyor: D. Armstrong

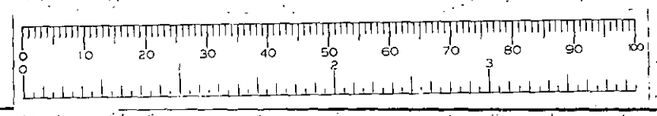




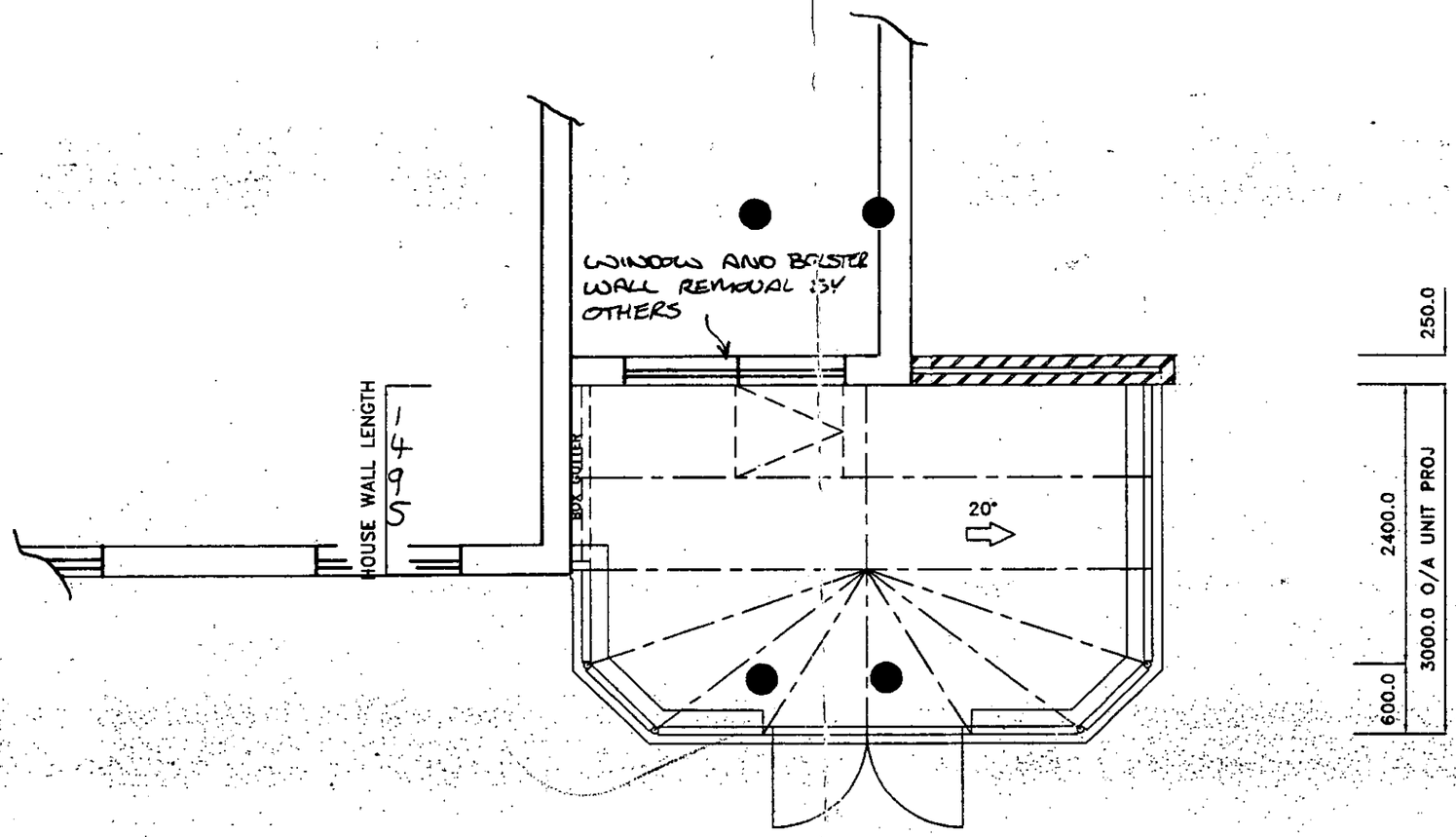
PLANNING SERVICES	RPT
POL	TLS
DC	ENF
LAND	
CS	

25 APR 2003

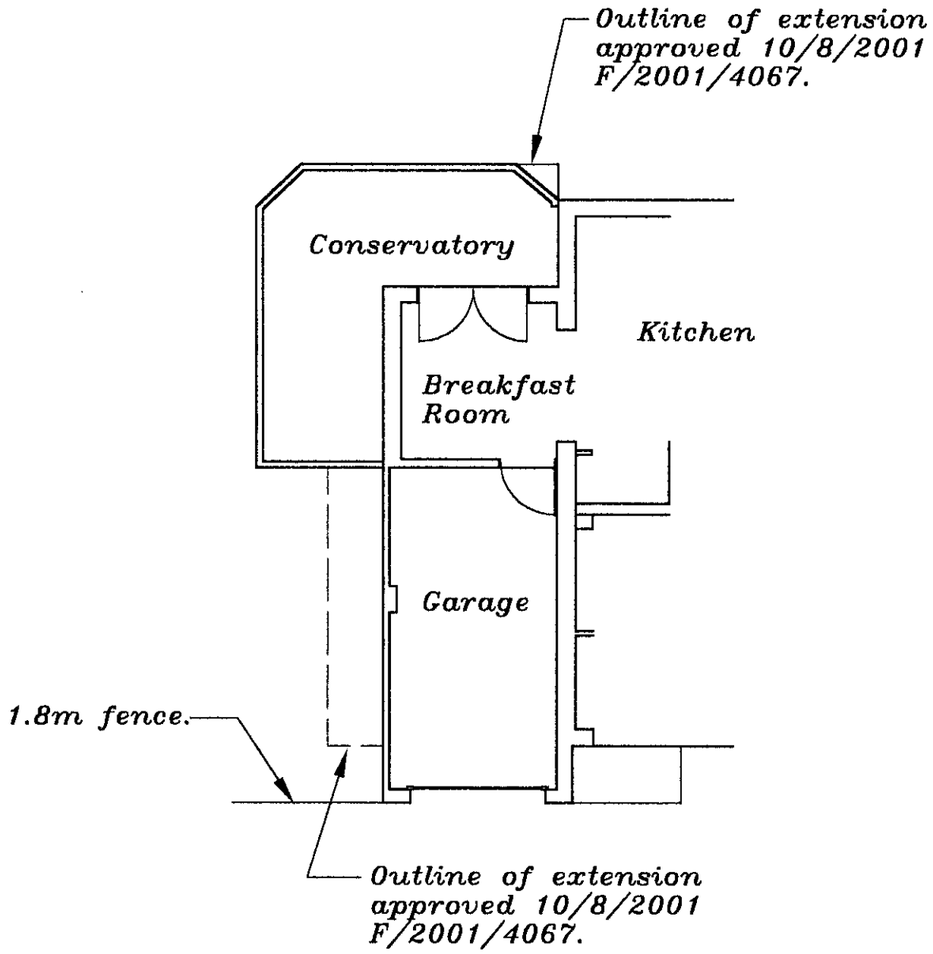
COPIES TO: ACK, FILE



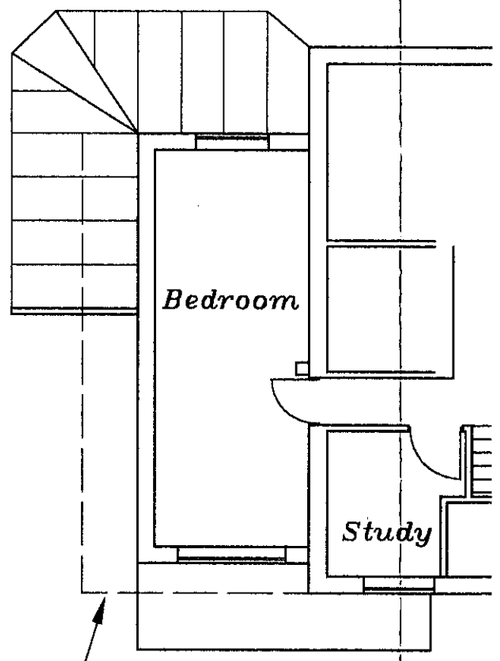
Customers Signature	Date	Drawing No.	Property Elevation:	Unit Elevation:	Scale..	Drawn..
K[illegible]	22/04/03	099/18068		SIDE ELEVATIONS.	1:50	AR
					Date.. 08/04/03	Surveyor. D. Armstrong



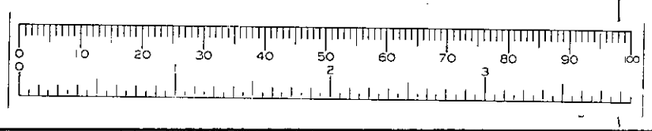
Customers Signature	Date	Drawing No.	Unit Elevation.	Scale.	Drawn.
K Davis	22/04/03	099/18068	PLAN LAYOUT / ROOF DETAILS.	1:50	AR
				Date. 08/04/03	Surveyor. D. Armstrong



Part Proposed Ground Floor Plan



Part Proposed First Floor Plan



23/1/02

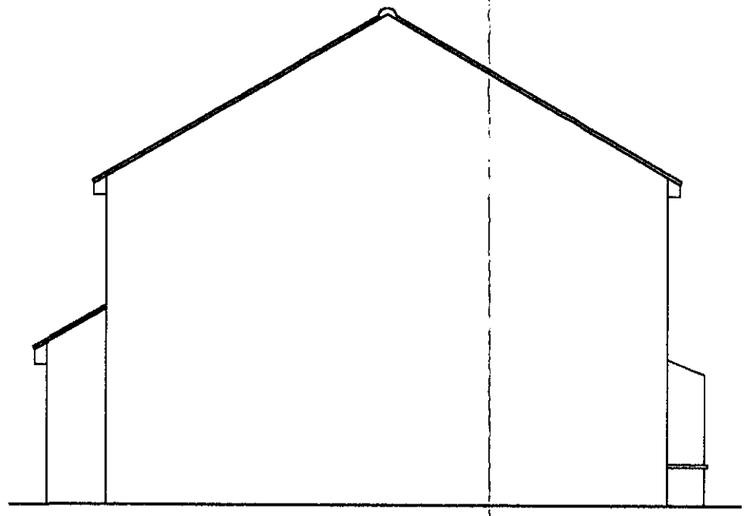
39 Adwell Drive, Lower Earley, Reading, Berkshire, RG6 4JY.

Drawing Number 169/1a

Scale 1:100



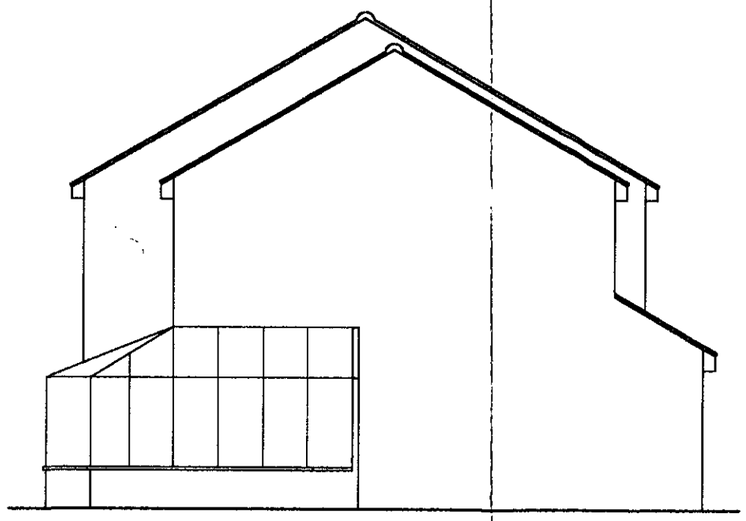
Front



Northwest Side



Rear



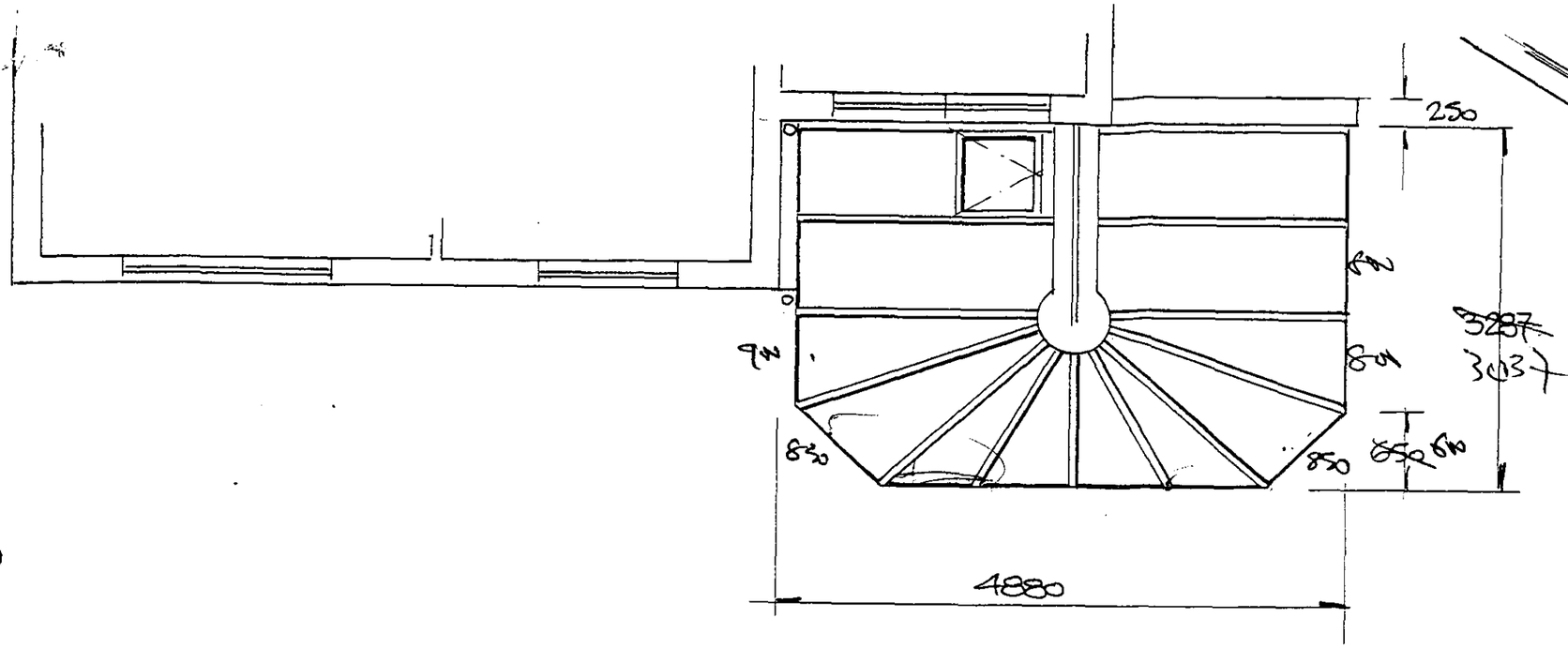
Southeast Side

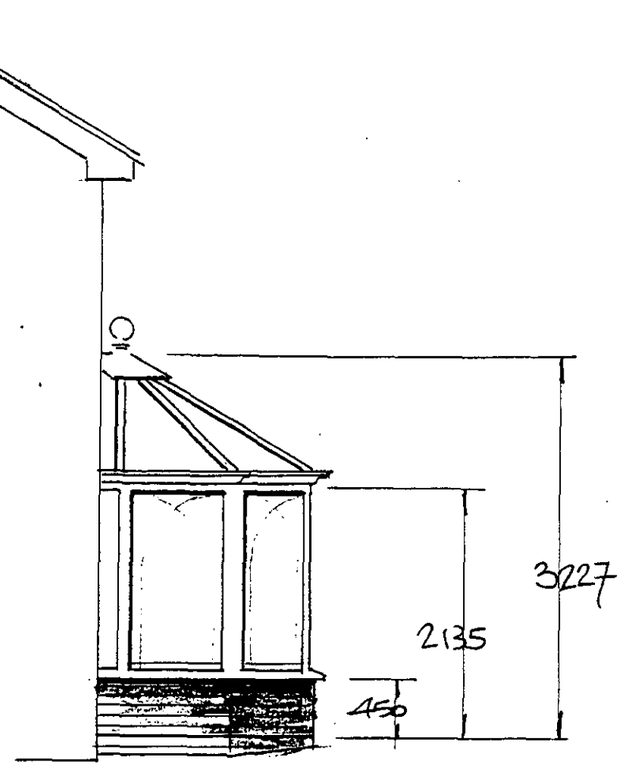
Proposed Elevations

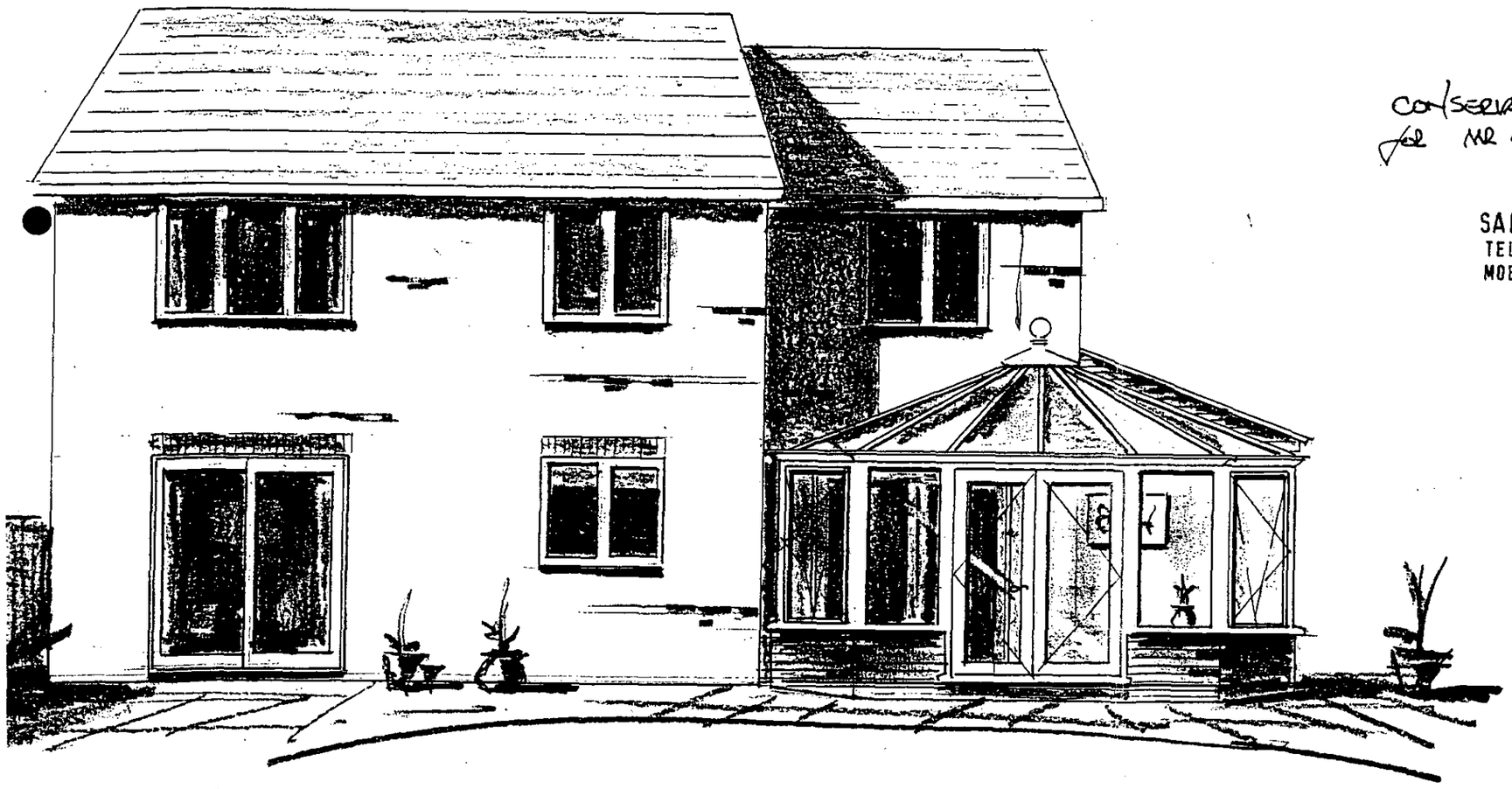
39 Adwell Drive, Lower Earley, Reading, Berkshire, RG6 4JY.

Job Number 169/2a

Scale 1:100

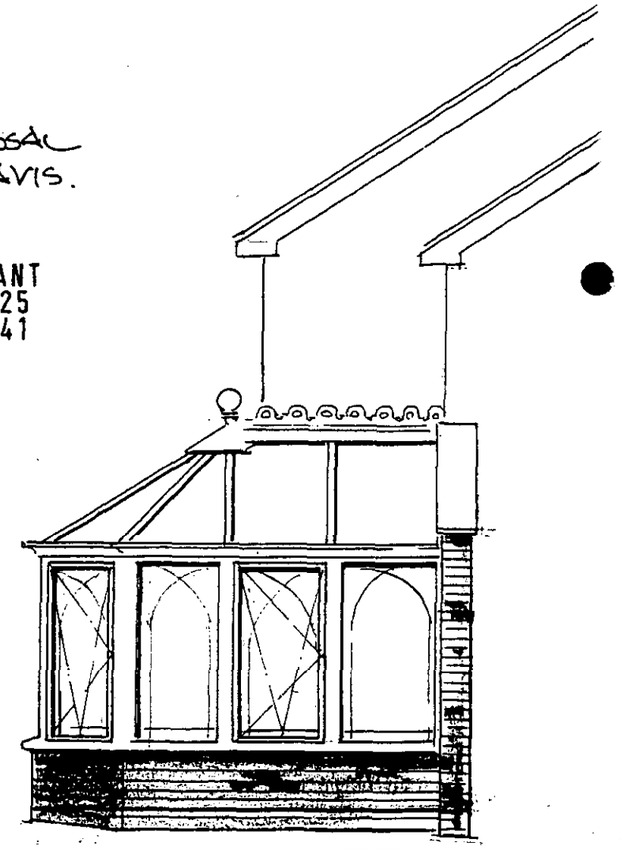


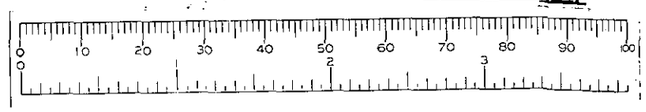




CONSERVATORY PROPOSAL
for MR & MRS. K. DAVIS.

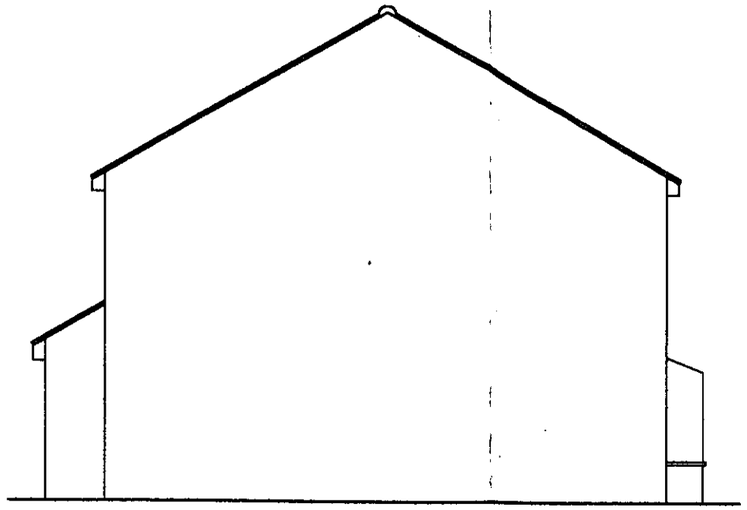
PHIL.HOWES
SALES-CONSULTANT
TEL 0118 9736025
MOB.07770.267541







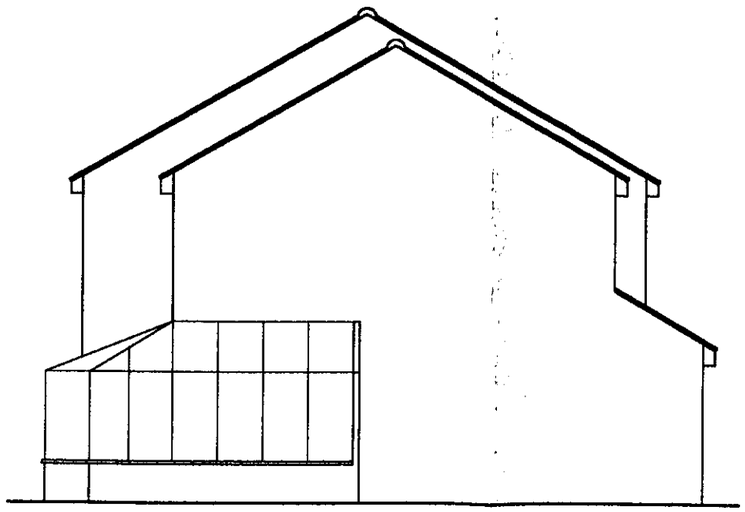
Front



Northwest Side



Rear



Southeast Side

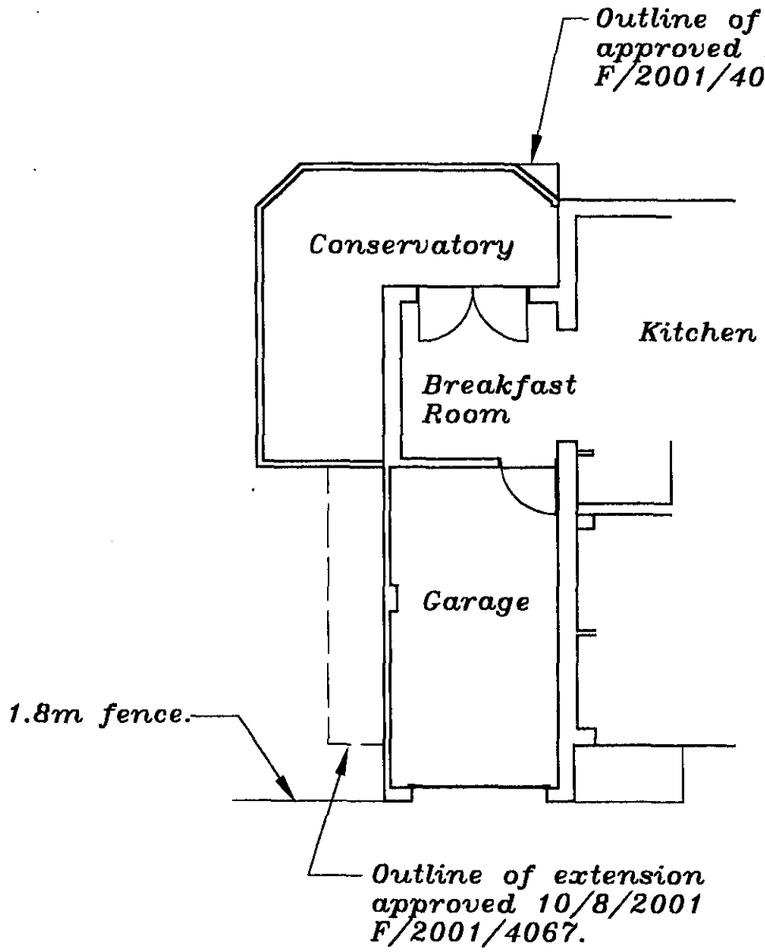
Proposed Elevations

0 10 20 30 40 50 60 70 80 90 100
0 1 2 3

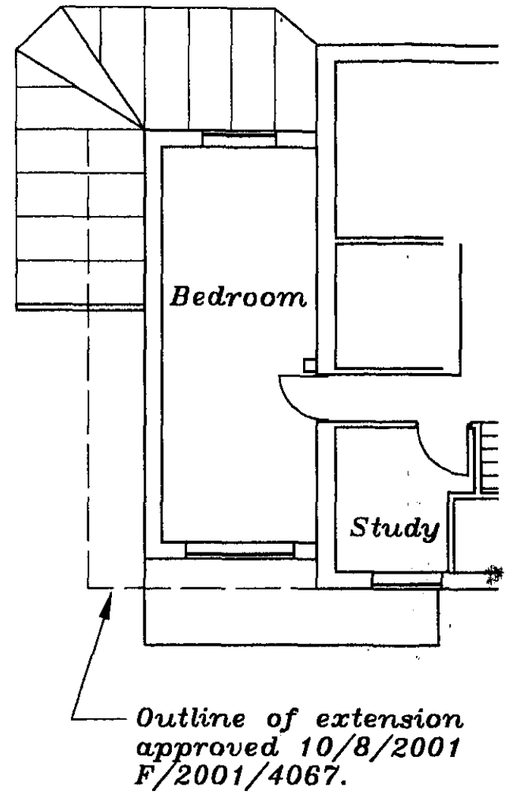
39 Adwell Drive, Lower Earley, Reading, Berkshire, RG6 4JY.

Drawing Number
169/2a

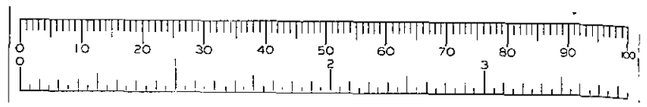
Scale 1:100



Part Proposed Ground Floor Plan



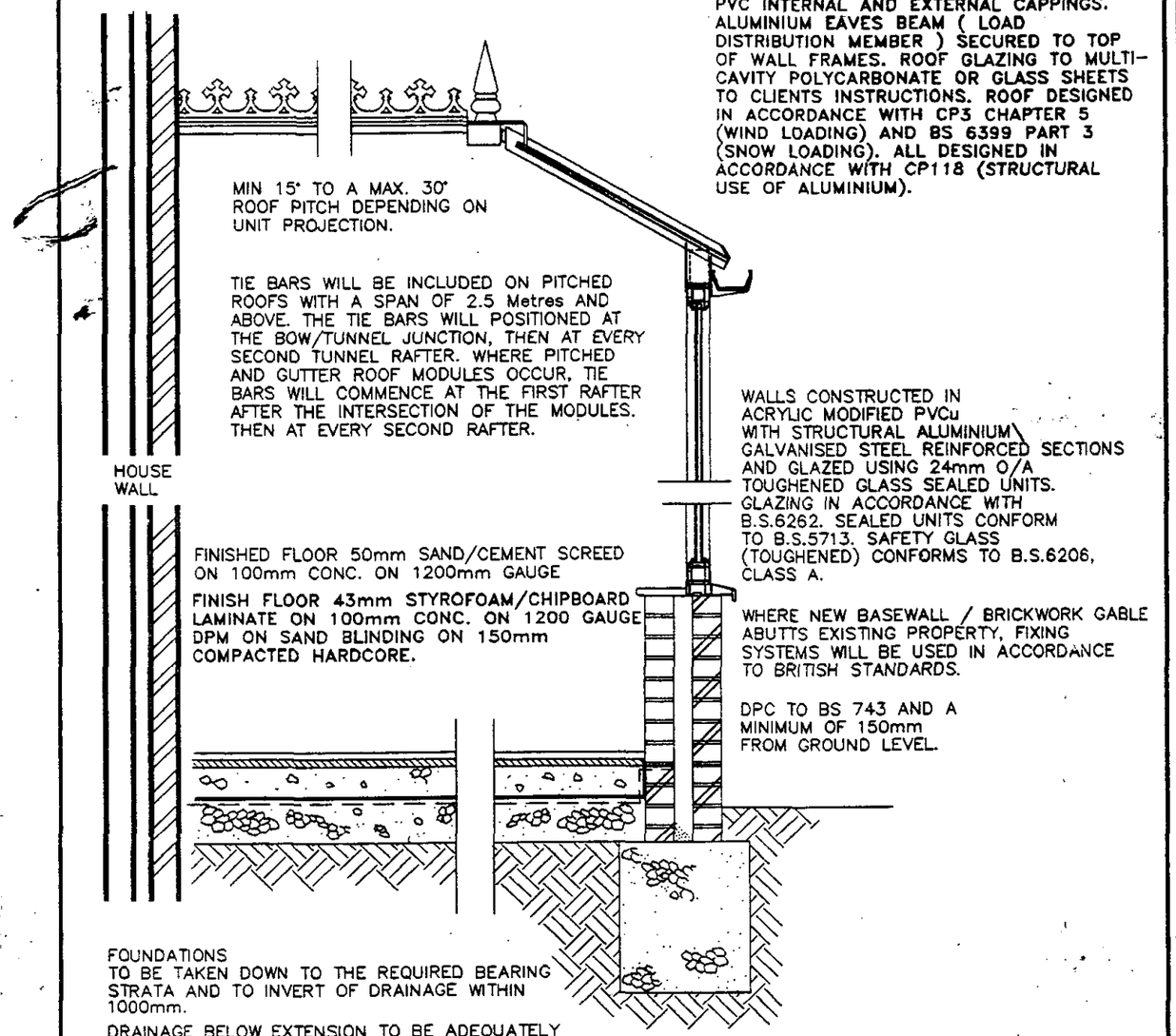
Part Proposed First Floor Plan



39 Adwell Drive, Lower Earley, Reading, Berkshire, RG6 4JY.

Drawing Number 169/1a

Scale 1:100



NOTE:– CONSERVATORIES WITH A PITCHED TRANSLUCENT ROOF, UNDER 30m² AREA, ARE NOT SUBJECT TO BUILDING REGULATIONS, PROVIDED IT IS BUILT AT GROUND LEVEL.

TYPICAL SECTION

NOTE:
This cross sectional drawing is shown as a "Typical Example" And is intended for information purposes only. Site Conditions and sub-soil bearing strata will dictate final Design.

DWG: SHT2NVBW REV: E

Anglian Home improvements

PLANNING SERVICES	NPT
POL /	TLS
PP	ENF
16 MAY 2003	
COPIES TO	AGK
	FILE:

PROPOSED . PVCu DUAL KNIGHT CONSERVATORY.

AT . . . . . 39 ADWELL DRIVE
LOWER EARLEY
READING
BERKSHIRE
RG6 4JY

TELEPHONE No.'s
HOME: 0118 931 4921
WORK: 01628 438043
MOBILE: N/A.

FOR . . . . MR & MRS K DAVIS

CUSTOMER CONTRACT COPY CHECK. YES ☐

SURVEYOR: PLEASE CONFIRM THAT ALL THE ABOVE DETAILS ARE CORRECT. . YES ☑

DATE.	REVISIONS.	BY.

DRAWING No. 099/18068	DRAWN BY.. A.J.R.	DATE 08/04/03
BRANCH NAME	SURVEYOR.. D. Armstrong	DATE 15/4/03

The Company Surveyor has discussed the above survey with me and I agree to the designs and other details finalised during the Surveyor's visit and I understand that I must settle the account with the Installers upon completion.

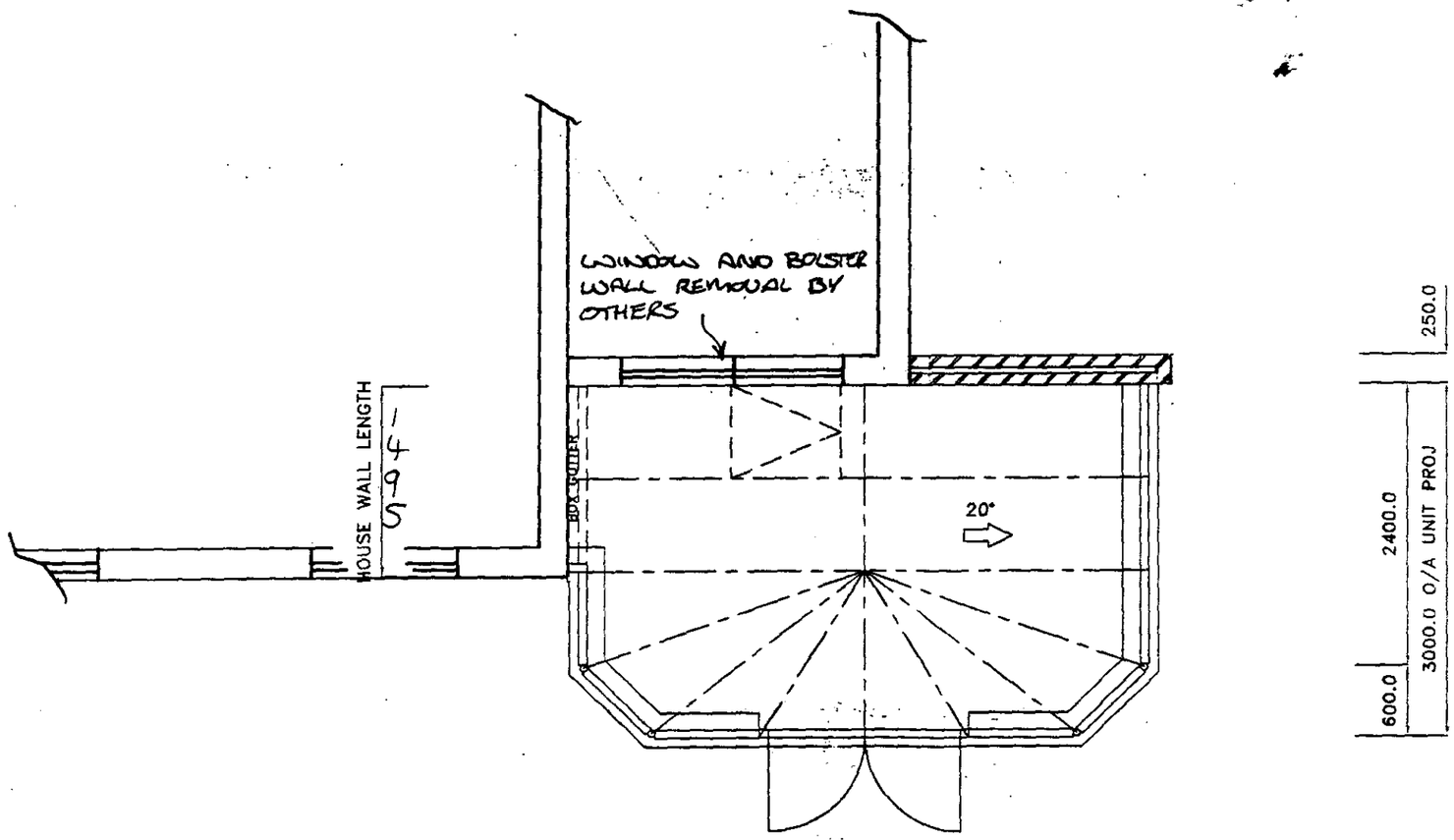
Customers Signature K[illegible] Date 22/04/03

Expected Installation Date	Comments on deferred installation
6-12 Weeks From Approval.	.....
(Subject to third party approval being obtained)	.....

Method of payment (Confirmed with Customer) FINANCE
(Anglian does not accept final balance payment by credit card.)

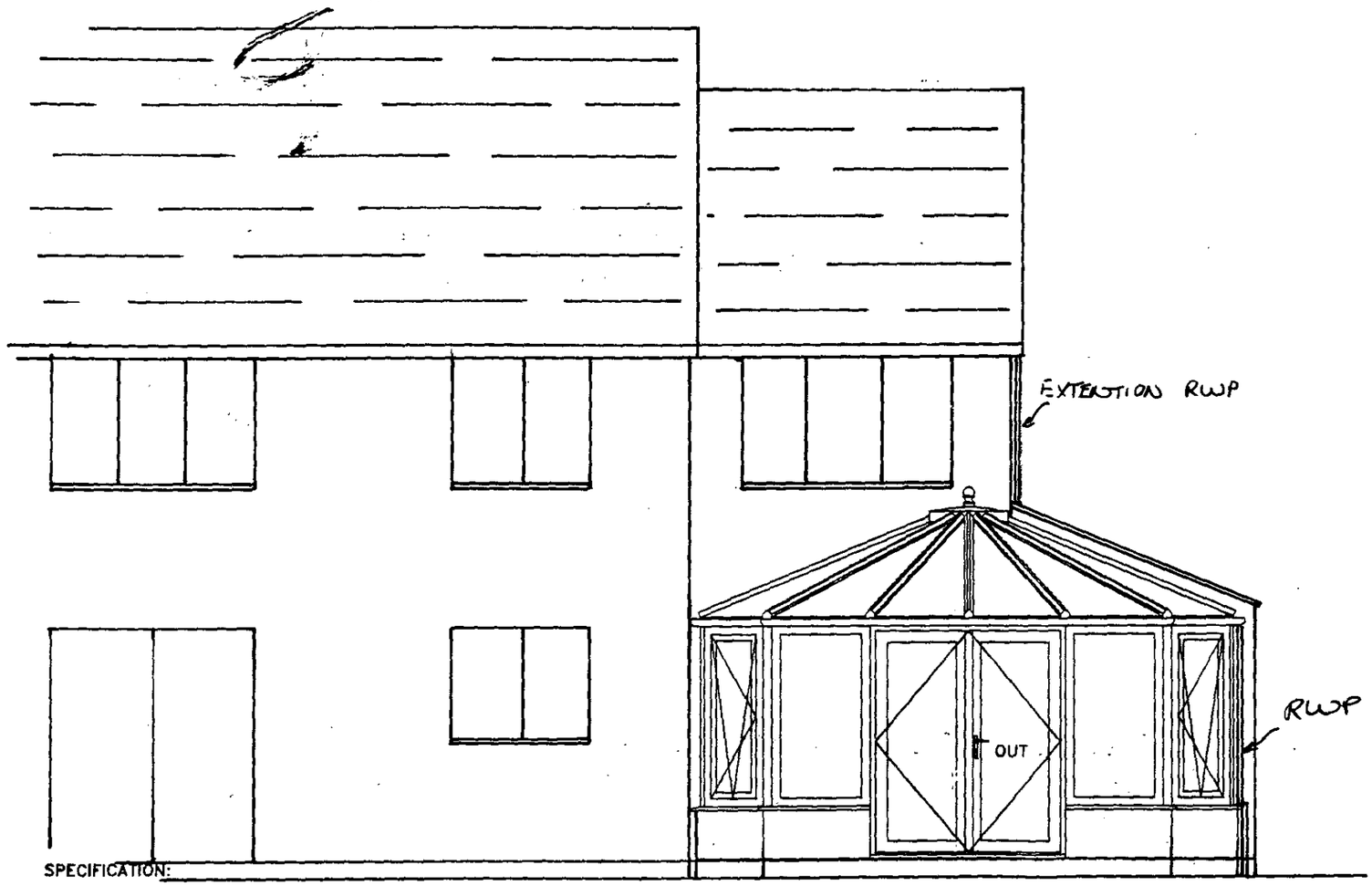
Code .....

APPROVAL REQUIRED ☑ Where applicable					
PLANNING PERMISSION	YES	☑	NO	☐	
BUILDING REGULATION	YES	☐	NO	☑	
LISTED BUILDING CONSENT	YES	☐	NO	☑	
CONSERVATION AREA	YES	☐	NO	☑	
NEIGHBOURS CONSENT	YES	☐	NO	☑	
LOCAL WATER AUTHORITY	YES	☐	NO	☑	
RESTRICTIVE COVENANTS	YES	☐	NO	☑	
HOUSING ASSOC. CONSENT	YES	☐	NO	☑	
BUILDERS CONSENT	YES	☐	NO	☑	
LANDLORDS CONSENT	YES	☐	NO	☑	
PARTY WALL ACT	YES	☐	NO	☑	



16 MAY 2003

Customers Signature	Date	Drawing No.	Unit Elevation.	Scale..	Drawn..
K Davis	22/04/03	099/18068	PLAN LAYOUT / ROOF DETAILS.	1:50	AR
				Date.. 08/04/03	Surveyor. D. Armstrong

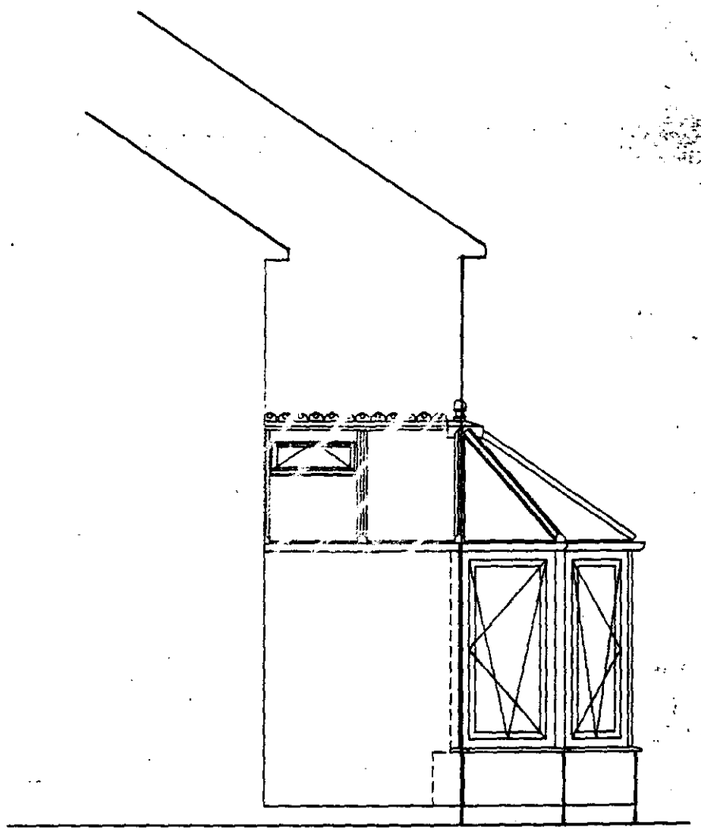


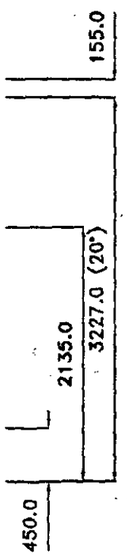
SPECIFICATION:

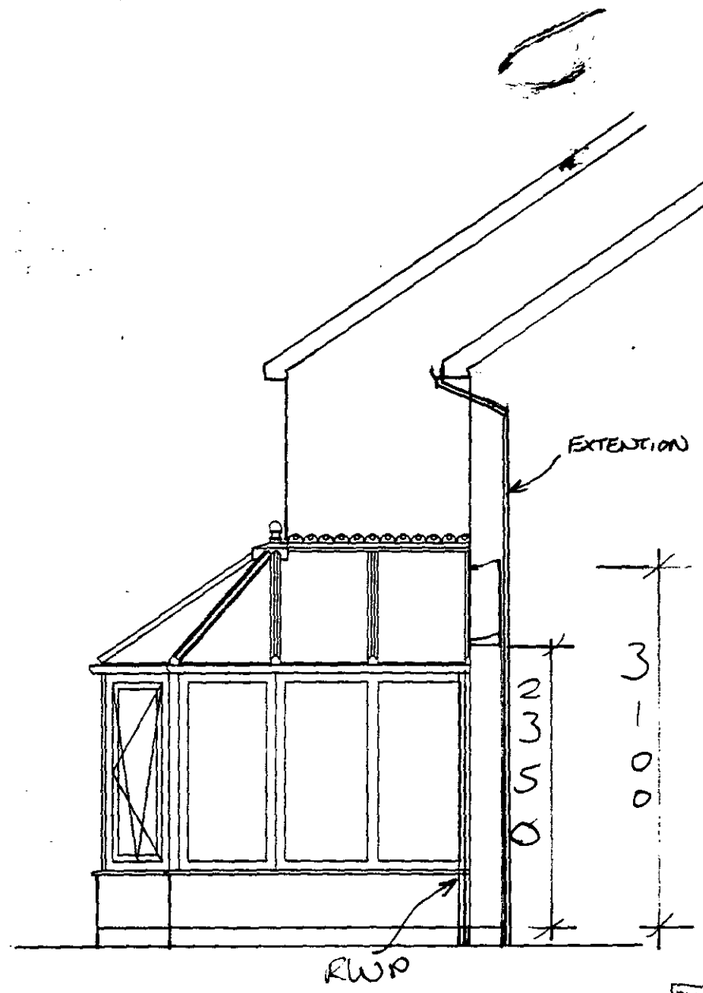
1 No. DOUBLE DOOR AS SHOWN OPENING OUT
1 No. ROOF VENT AS SHOWN
3 No. TILT AND TURN VENTS AS SHOWN
20° ROOF PITCH

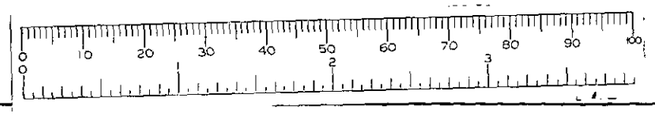
PLANNING SERVICES HPT
POL TLS
DC ENF
APP
CS
16 MAY 2003
STO:

Customers Signature	Date	Drawing No.	Property Elevation:	Unit Elevation:	Scale..	Drawn..
K.F. Davis	22/04/03	099/18068		FRONT ELEVATION.	1:50	AR
					Date.. 08/04/03	Surveyor. D. Armstrong









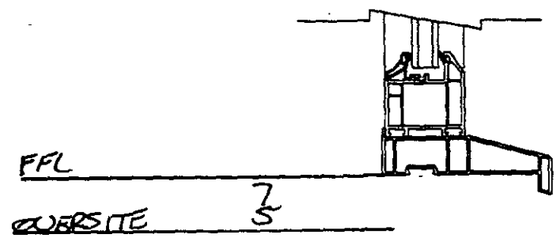
PLANNING SERVICES
HPT
POL
TLS
DC
ENF
APT
CS
16 MAY 2003
COPIES TO
ACK
FILE

Customers Signature	Date	Drawing No.	Property Elevation:	Unit Elevation:	Scale..	Drawn..
K[illegible]	22/04/03.	099/18068		SIDE ELEVATIONS.	1:50	AR
					Date.. 08/04/03	Surveyor. D. Armstrong

DWG: ENGNTBW	REV: F

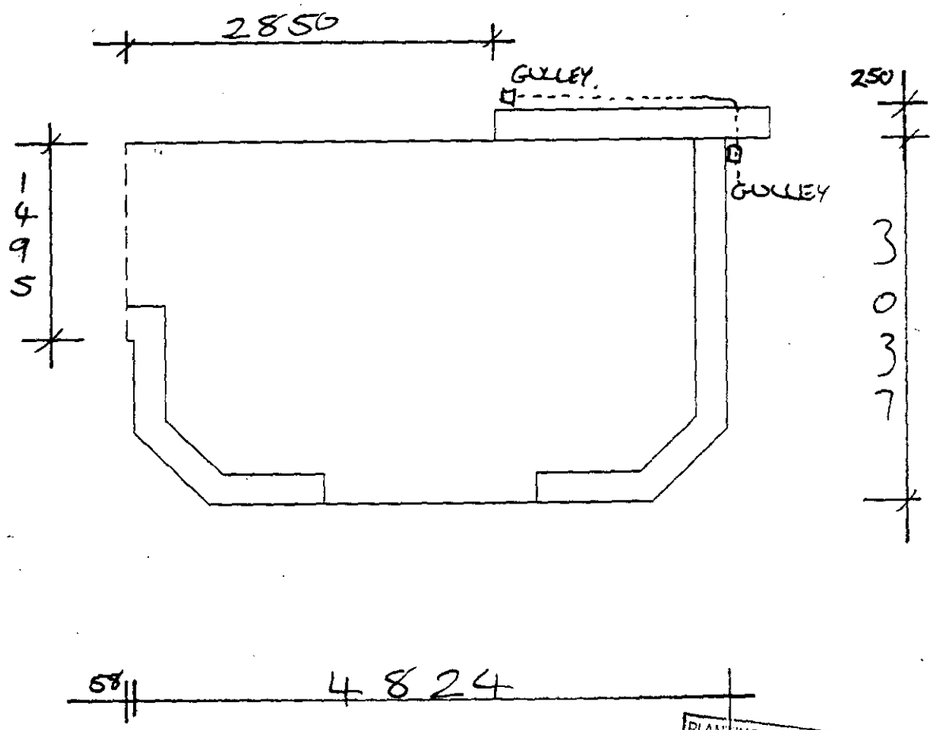
SURVEYORS BASE PLAN

(TO ACCOMPANY ACTUAL BASE PLAN PROVIDED BY CONSERVATORY ADMIN.)



NOTES

1. ALL DIMENSIONS IN MILLIMETRES AND TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
2. ONLY FIGURED DIMENSIONS TO BE TAKEN FROM THIS DRAWING.
3. DO NOT SCALE OFF DRAWING.
4. ANY EXISTING BRICK VENTS TO BE DUCTED THROUGH PROPOSED BASE.
5. GROUND LEVEL TO BE LOWERED LOCALLY TO GIVE REQUIRED CLEARANCE FOR D.P.C.
6. SURFACE WATER TO BE DISCHARGED VIA NEW 68 DIA. RAINWATER DOWN PIPE AND SHOED INTO GRATING OVER GULLEY AND INTO 100 DIA. UPVC DRAIN BEDDING ON PEA-SHINGLE TO FALL 1:40 min INTO NEW SOAKAWAY, TO BE FILLED WITH HARDCORE, AGGREGATE AND PEA GRAVEL, UNLESS AN ALTERNATIVE METHOD OF DRAINAGE IS FOUND ONCE WORK HAS COMMENCED ON SITE.
7. BUILD NEW BASE WALL ABOVE D.P.C LEVEL OF UNIT.
   BASE WALL TO BE CONSTRUCTED IN 100 MM THICK BLOCKWORK/BRICKWORK INTERNALLY, 50 MM THICK CAVITY FILLED WITH FIBREGLASS INSULATION BATS, 100 MM THICK BRICKWORK EXTERNALLY, AND TO INCORPORATE D.P.C MIN 150 MM ABOVE GROUND LEVEL AND TO INCLUDE "BUTTERFLY" GALVANISED WIRE TYPE WALL TIES STAGGERED 900 MMM HORIZONTALLY, 450 MM VERTICALLY AND TO BE DOUBLED UP AROUND CORNERS AND REVEALS.
   CLOSE INTERNAL SKIN AT JAMBS AGAINST 150 MM WIDE D.P.C
   CAVITY BELOW GROUND LEVEL TO BE FILLED WITH LEAN MIX CONCRETE TO WITHIN 150 MM OF D.P.C. LEVEL OF UNIT.
   ALL NEW VISIBLE BRICKWORK, INCLUDING BRICKWORK BELOW D.P.C. LEVEL AND ABOVE EXTERNAL GROUND LEVEL TO PERIMETER OF UNIT TO MATCH EXISTING HOUSE BRICKWORK (WHERE POSSIBLE).
8. SET OVERSITE LOW ENOUGTH TO ALLOW FOR CUSTOMERS FLOOR FINISH AND ANGLIAN 50mm SCREED.



NOTE- BUILDER ENSURE EXISTING WALLS ARE PLUMB PRIOR TO COMMENCEMENT OF BASEWORKS.

ANGLIAN WILL ENDEAVOUR TO MATCH EXISTING BRICKWORK AS CLOSE AS POSSIBLE.

NOTE!

THIS BASE PLAN MUST BE READ IN CONJUNCTION WITH THE SEPERATE BASE PLAN GENERATED BY CONSERVATORY ADMIN HEAD OFFICE

PLANNING SERVICES DEPT
POL
DC
APP
CS
10 MAY 2003
COPIES TO

Customers Signature	Date		Drawing No.	Unit Elevation.	Scale..	Drawn..
K. [signature]	22/04/03		099/18068	BASE LAYOUT.	1:50	AR
					Date.. 08/04/03	Surveyor. D. Armstrong

PRODUCT CHECK SHEET.

✓ Where Applicable

PRODUCT: PVCu WHITE KNIGHT ☐ | PVCu DUAL KNIGHT ✓ | PVCu GOLDEN OAK ☐ | PVCu DUAL OAK ☐ | PVCu CRUSADER ☐ | EXCALIBUR ☐ | TIMBER ☐

NOTE - ALL CRUSADER AND EXCALIBUR CONSERVATORIES ARE EXTERNALLY GLAZED.

EXCALIBUR COLOUR: _____ OUT/ _____ IN.

ROOF COLOUR: WOOD GRAIN OUT/ WHITE IN.

ROOF MATERIAL: POLYCARBONATE ✓ | GLASS ☐ | TIMBER ☐ | GRP ☐ | SPACER N/A

ROOF MATERIAL COLOUR: BRONZE THICKNESS: 16MM GLAZING SPEC: 5 WALL

ROOF VENT: YES ✓ NO ☐ QUANTITY: 1 MANUAL ✓ AUTOMATED ☐ RIDGEFLOW: YES ☐ NO ✓

FINIAL TYPE: TRADITIONAL CRESTING TYPE: TRADITIONAL

NUMBER OF DOWNPIPES: 1 POSITION: L/H ☐ R/H ✓ INTERMEDIATE ☐

HANDLE COLOUR: SILVER ☐ WHITE ☐ GOLD ✓ BLACK ☐ TYPE: STRAIGHT ✓ CURVED ☐

DENTIL MOULDING: YES ☐ NO ✓ THRESHOLD: LOW ✓ HIGH ☐ WHEELCHAIR ☐

SPECIAL GLASS TO FRAMES AND LOCATION: TOUGHENED 'K' (If Required)

OBSCURE GLAZING PATTERN AND LOCATION: N/A (If Required)

S.G.O.: YES ☐ NO ✓ LOCATION AND PATTERN No.: (If Required)

WINDOW BOARDS: WHITE DURABOARD ✓ | MAHOGANY DURABOARD ☐ | GOLDEN OAK DURABOARD ☐ | LIGHT OAK DURABOARD ☐

THIRD PARTY APPROVAL YES

LOCAL COUNCIL ✓ HOUSING ASSOCIATION ☐ BUILDER ☐ OTHER ☐

ADDRESS - WOKINGHAM D.C.

EXISTING PERMISSION FOR DIFFERENT SHAPE CONSERVATORY APP. NO. F/2001/4067

BLOCK PLAN (NOT TO SCALE)



ADDITIONAL PRODUCT/PHYSICAL BARRIER: PVCu ☐ HARDWOOD TIMBER ☐ PRODUCT COLOUR

DESIGN-VIEWED EXTERNALLY.

MANUFACTURING SIZES.

HEIGHT: INC. CILL.

WIDTH:

GLASS TYPE.

HANDLES:

CILL TYPE:

THRESHOLD:

ADDITIONAL INFORMATION

ADDITIONAL PRODUCT.

PVCu ☐ HARDWOOD TIMBER ☐ PRODUCT COLOUR

DESIGN-VIEWED EXTERNALLY.

MANUFACTURING SIZES.

HEIGHT: INC. CILL.

WIDTH:

GLASS TYPE.

HANDLES:

CILL TYPE:

THRESHOLD:

ADDITIONAL INFORMATION

PLANNING SERVICES HPT
POL TLS
DC ENF
SPP
S

16 MAY

Customers Signature	Date		Drawing No.	Description	Scale	Drawn
K T [illegible]	22/04/03		099/18068	CHECK SHEET.	N/A	AR
					Date 08/04/03	Surveyor D Armstrong

SCHEDULE OF WORKS

✓ WHERE APPLICABLE

PRODUCT POSITION: REAR ✓ SIDE ☐ FRONT ☐ FINISHED FLOOR LEVEL: SAME ✓ BELOW ☐

SITE ACCESS (SPECIFY): SIDE GATE

EXISTING PROPERTY FOUNDATION TYPE: UPTO 1m

COUNCIL TEL. NO. & POINT OF CONTACT : WOKINGHAM

BRICK TYPE (IF KNOWN): BRITTON RED (check MATCH)

	YES	NO	DETAILS
Skip Required	✓		(ON ROAD) / DRIVE
Remove Site Obstruction		✓	TYPE : _____ VOLUME : ___
Trees		✓	TYPE : _____ DISTANCE FROM UNIT: : _____
Full Base	✓		
Extra Depth Foundations		✓	TOTAL DEPTH : _____
Break Up Hardstanding	✓		TYPE : _____ AREA (m²): ___
Excessive Earth Removal		✓	QUANTITY : _____
Retaining Wall		✓	HEIGHT : ___ LENGTH : ___
Rainwater Drainage	✓		Soakaway ✓ Connect To Existing ☐ Other ☐ _____
Manhole, Plastic/Brick/Concrete		✓	RAISE & SEAL / MOVE | INVERT DEPTH : ___
Gulley/Rodding Eye		✓	RAISE & SEAL / MOVE
Re-Route Rainwater Pipe		✓	PLASTIC / CAST | ROUND / SQUARE; COLOUR : ___ | DIAMETER : ___
Box In Pipes		✓	
Additional Height On Base At Front Of Unit		✓	Maximum height from original ground level to FFL of conservatory : ___
Suspended Timber Floor		✓	
Cut Garden Room Ridge Around SVP		✓	

	YES	NO	DETAILS
Basewall External Finish	✓		(BRICK) / RENDER / OTHER
Basewall Internal Finish	✓		BRICK / (PLASTER)
Gable Wall External Finish	✓		(BRICK) / RENDER / OTHER
Gable Wall Internal Finish	✓		BRICK / (PLASTER)
Make Good To Site	✓		CUSTOMER'S EXPECTATIONS : PEA GRAVEL TRENCH
Steps / Landing		✓	TOTAL RISE : ___ QUANTITY : ___
Ballustrades		✓	
Frame / Box Out Obstruction		✓	SIZE : ___ POSITION : ___
Modify Low Eaves		✓	FIT TO FASCIA / RAISE ROOF
Construct Victorian Dormer		✓	
Infill Under Eaves		✓	STUD / BRICKWORK / OTHER
Existing House Wall Cladding & Making Good Inside Unit		✓	TIMBER / PVCU / STEEL / TILE; SPECIFY : _____
Knockthrough		✓	FULL HEIGHT PICTURE WINDOW / WINDOW & BOLSTER WALL / NEW LINTOL + WIDTH : BY OTHERS
Physical Barrier By Anglian / (Customer)	✓		TYPE : NEW DOORS
Plaster House Wall	✓		QUANTITY : ___ m²
Screed Floor By Anglian	✓		QUANTITY : ___ m² SQUARED OFF OVERALL UNIT
Screed Floor By Customer		✓	DISTANCE OVERSITE SET BELOW EXISTING FINISHED FLOOR LEVEL : ___ QUANTITY : ___ m² SQUARED OFF OVERALL UNIT
Coseyfloor		✓	QUANTITY : ___ m² NOTE: CERAMIC TILES CANNOT BE LIAD ON TOP OF COSEYFLOOR
Existing Balanced Flue		✓	TYPE : _____ DIST. FROM UNIT : _____
Electrics	✓		SPECIFY : LIGHTS, EXTRACTOR FAN
Plumbing		✓	SPECIFY : _____
Additional Work		✓	SPECIFY : _____
			COPIES TO

Customers Signature	Date		Drawing No.	Description	Scale..	Drawn..
.....	22/04/03		099/18068	CHECK SHEET.	N/A	AR
					Date.. 08/04/03	Surveyor. D.Armstrong

22.MAY2001* 4067

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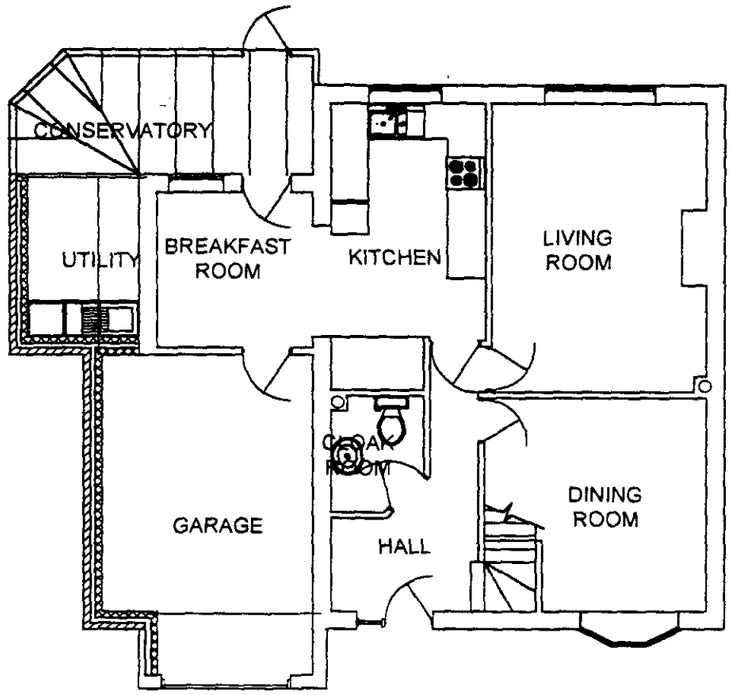
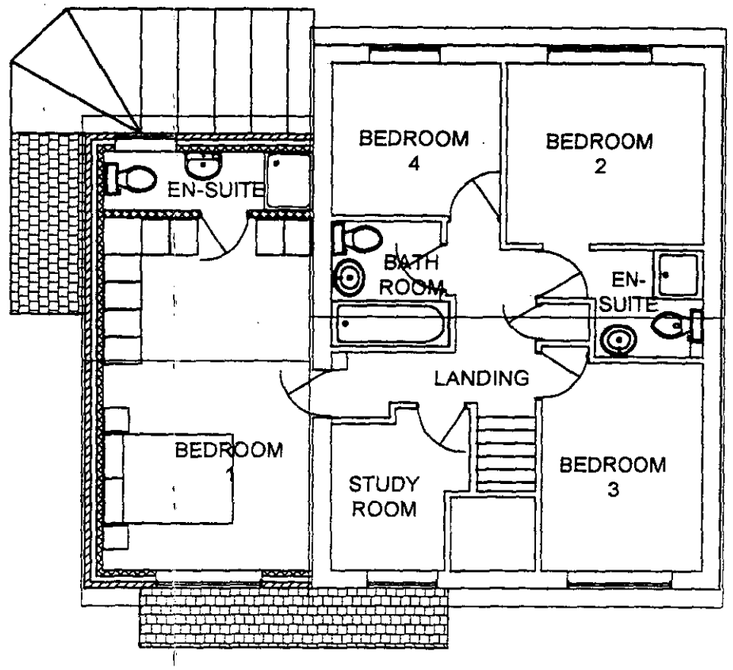


PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

GRAYLINE CONSULTANTS

15 MEADOWCROFT ROAD READING
BERKSHIRE RG2 8RJ
TELE: 0118 9312459
e-mail: ross.gray@euphony.net

APPROVED

CLIENT:
Mr Keith & Lynn DAVIS
39 Adwell Drive
Lower Earley

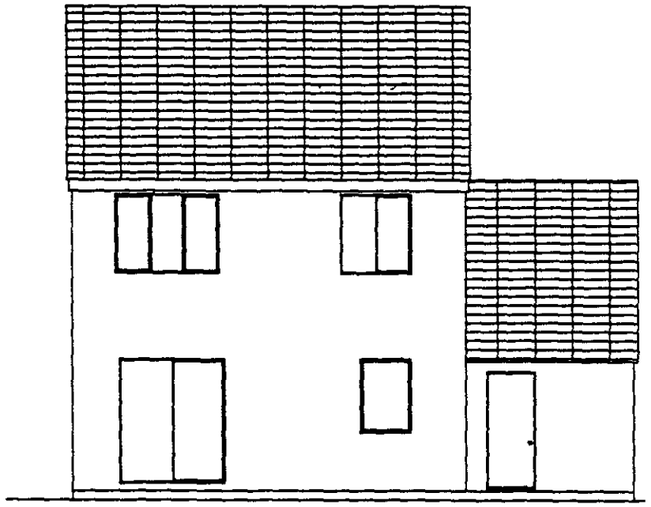
PROJECT:
Proposed House Extension At:
39 Adwell Drive
Lower Earley
RG6 4JY

TITLE:
Proposed Plans

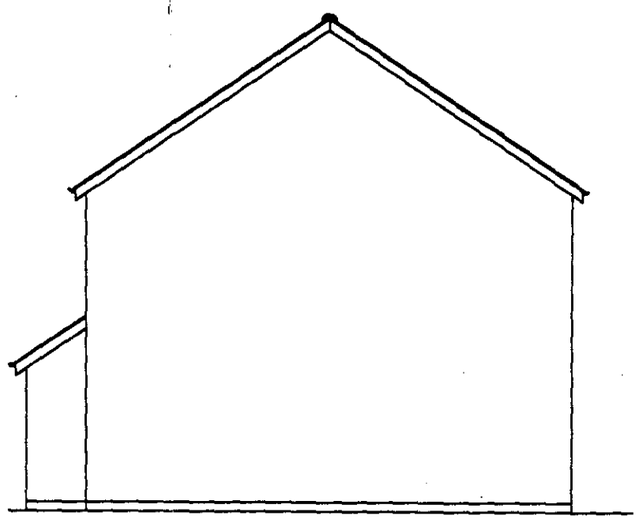
NOTES
All dimensions to be taken from site in preference to those indicated dimensions which are for guidance only.
All services are to be carried out in accordance with the local supply authority.
In all cases of uncertainty relating to this project, the advice of the Architect must be sought.

DRAWN:	***CHECKED:***
M.Cs	**R.G.**
DATE:	***Scale:***
May 2001	**1:100**

DRAWING No:
G01-W-014/3



EXISTING SOUTH-WEST VIEW



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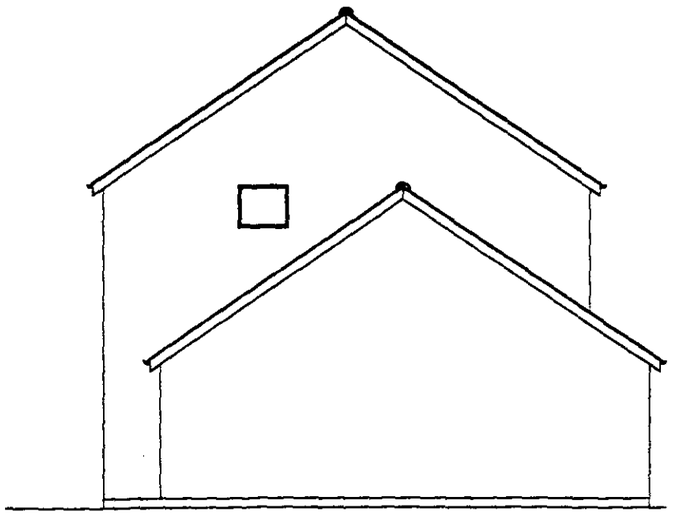
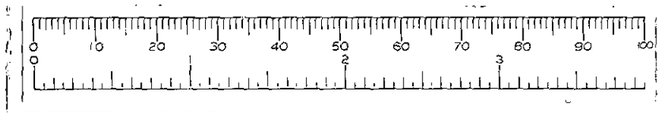


EXISTING NORTH-WEST VIEW



EXISTING NORTH-EAST VIEW



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CLIENT:
Mr Keith & Lynn DAVIS
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Lower Earley

PROJECT:
Proposed House Extension At:
39 Adwell Drive
Lower Earley
RG6 4JY

TITLE:
Existing Plans and Elevations

NOTES
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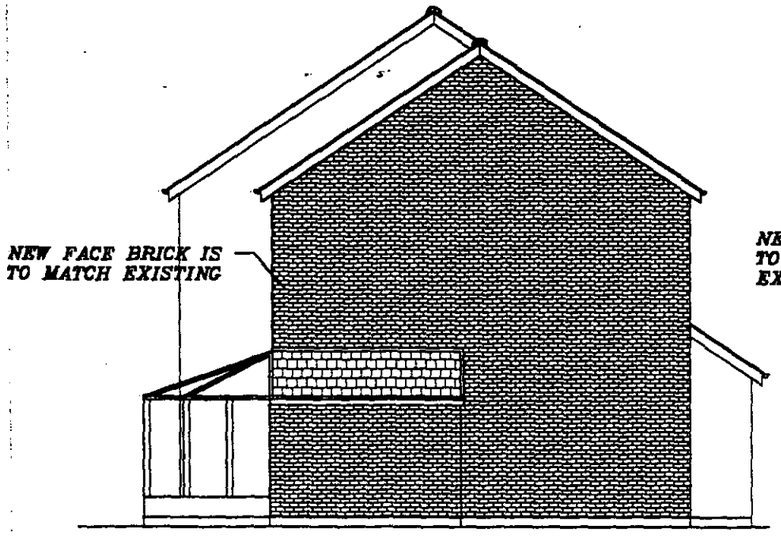
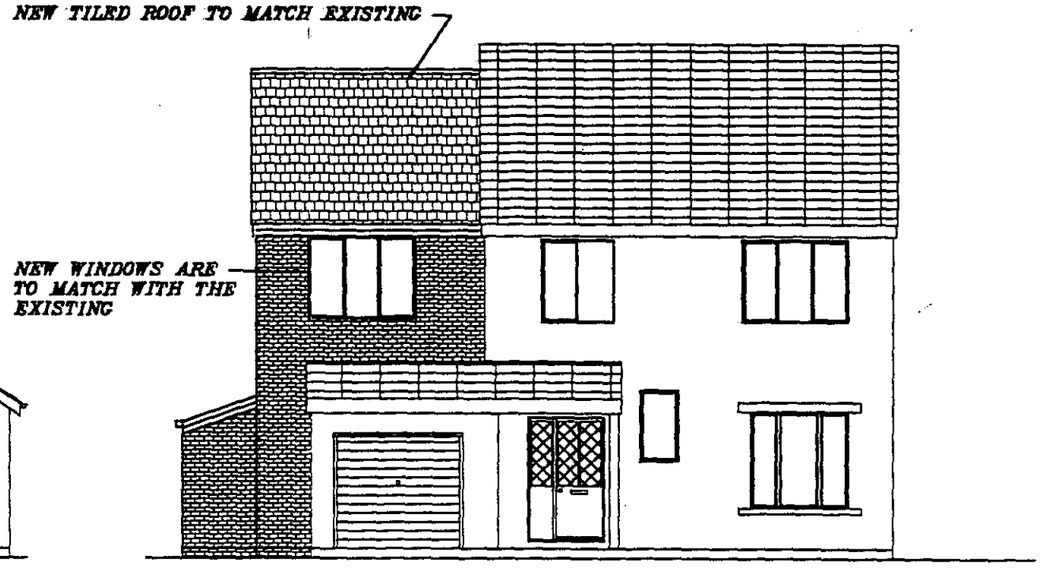
M.Cs	R.G.
DATE:	*Scale:*
May 2001	1:100

DRAWING No:
G01-W-014/2



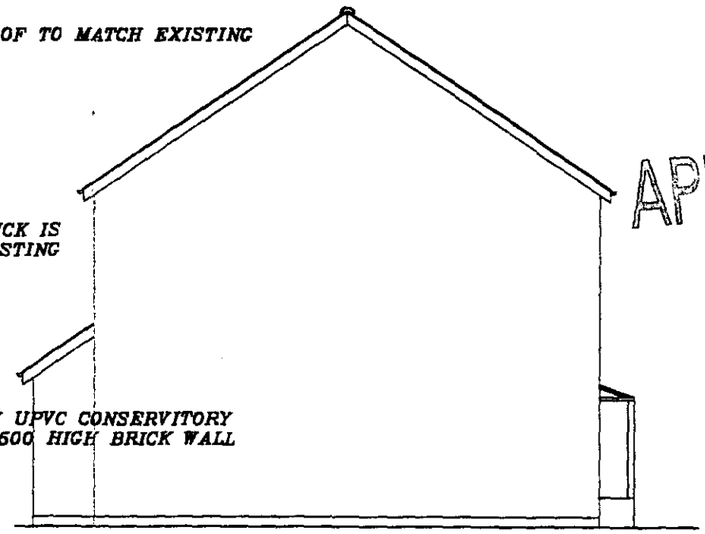
PROPOSED SOUTH-WEST VIEW



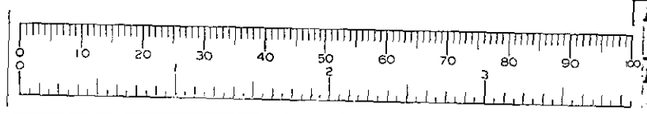
PROPOSED SOUTH-EAST VIEW



PROPOSED NORTH-WEST VIEW



PROPOSED NORTH-EAST VIEW



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Lower Earley

PROJECT:
Proposed House Extension At:
39 Adwell Drive
Lower Earley
RG6 4JY

TITLE:
Proposed Elevations

NOTES
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DRAWN:	*CHECKED:*
M.Cs	R.G.
DATE: May 2001	*Scale:* 1:100

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22.MAY2001* 4067

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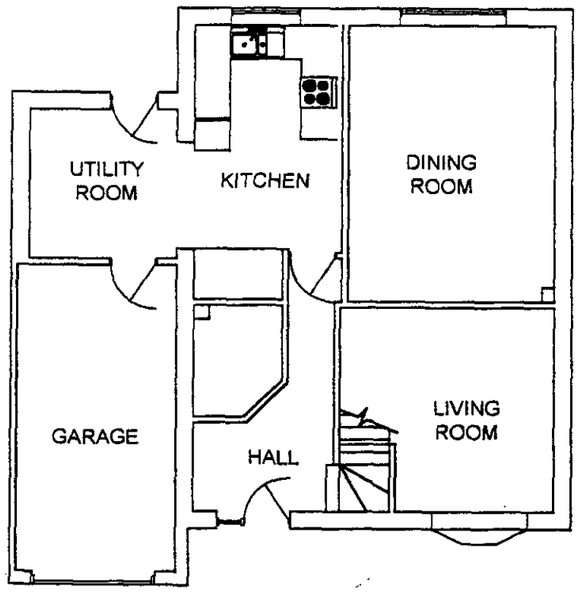
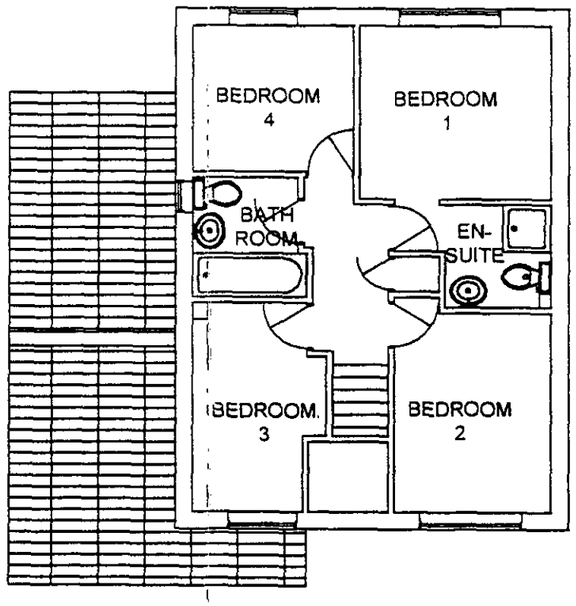
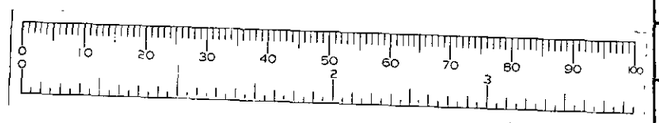


EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



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Proposed House Extension At:
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Lower Earley
RG6 4JY

TITLE:
Existing Plans and Elevations

NOTES
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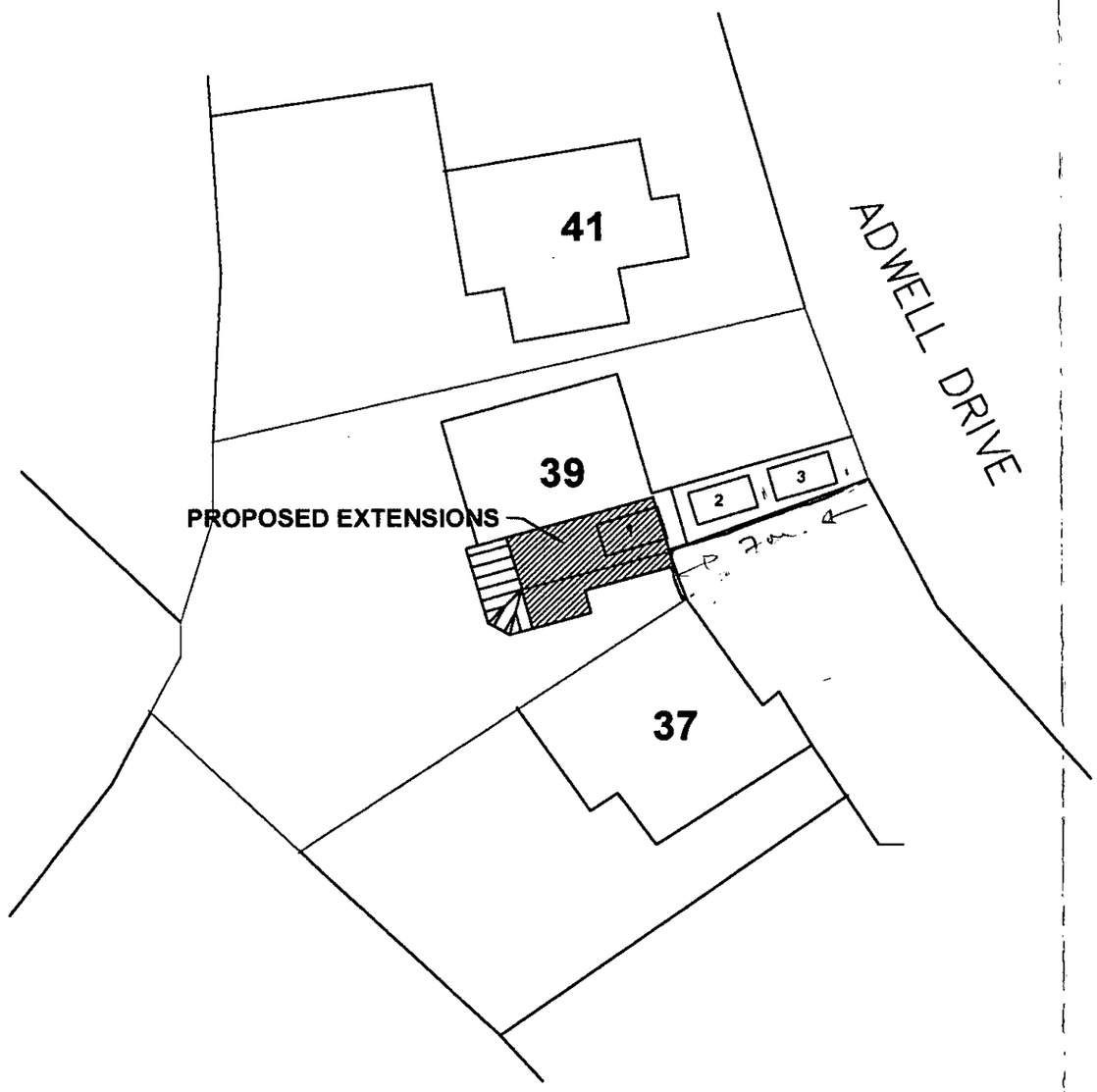
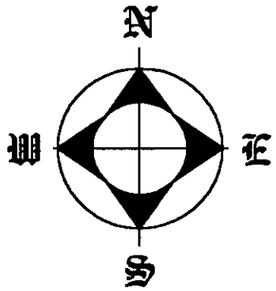
DRAWN:	*CHECKED:*
M.Cs	R.G.
DATE: May 2001	*Scale:* 1:100

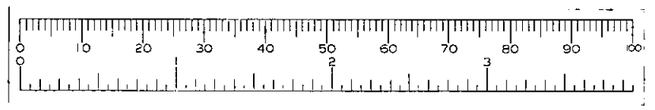
DRAWING No:
G01-W-014/1

REVISED PLAN
4067



SITE PLAN





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CLIENT:
Mr Keith & Lynn DAVIS
39 Adwell Drive
Lower Earley

APPROVED

PROJECT:
Proposed House Extension At:
39 Adwell Drive
Lower Earley
RG6 4JY

TITLE:
Site Plan

NOTES
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DRAWN:	*CHECKED:*
M.Cs	R.G.
DATE:	*Scale:*
May 2001	1:200

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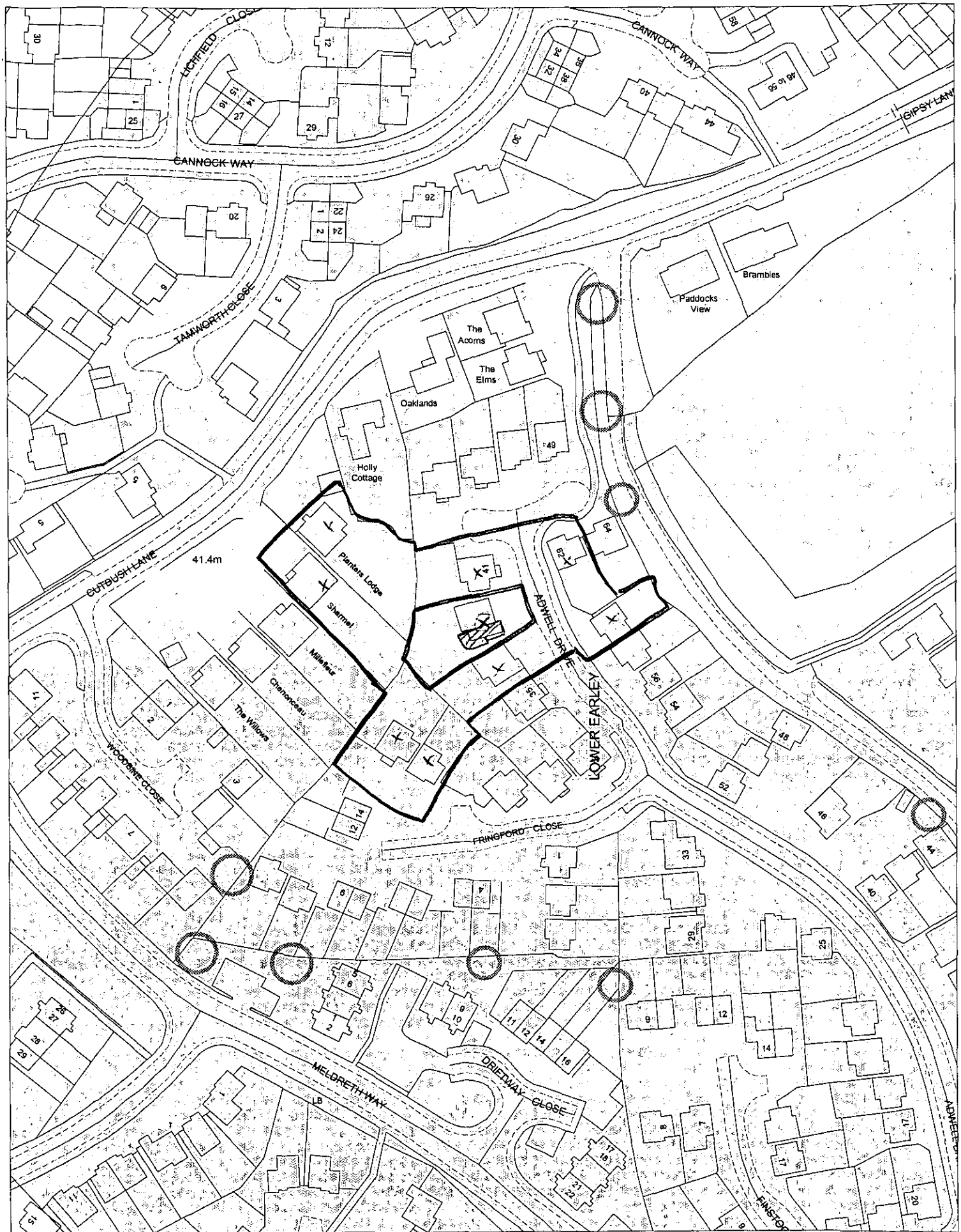

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24 May 2001

Scale: 1 : 1250

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