SYSTEMS LTD

APPLICATION NO:
F/2000/1612

LOCATION:
5 Paddock Heights, Twyford Reading.

APPLICANT:
Mr S Holdship

PROPOSAL:
Proposed single storey rear extension to dwelling plus demolition of existing extension.

EARLIEST DATE FOR DECISION: **02/07/2000**

APPLICATION EXPIRY DATE: **26/07/2000**

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Holdship
5 Paddock Heights
Twyford
READING
Berkshire
RG100AP

Application Number: F/2000/1612

Parish: **TWYFORD**

Location: **5 Paddock Heights, Twyford, Reading**

Proposal: **Proposed single storey rear extension to dwelling plus demolition of existing 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The bedroom window and family room window facing No. 7 Paddock Heights in the north-east elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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

Reason
2. To ensure a satisfactory external appearance.

Reason

3. In the interests of residential amenity.

John Mitchell

John Mitchell
Development Control Manager
Date: 06/07/2000

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

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 29 August, 2000
My ref. BC/DC/F/2000/1612

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

Mr Stephen Holdship
5 Paddock Heights
Twyford
Reading
RG10 0AP

Dear Sirs

PLANNING PERMISSION F/2000/1612
SITE: 5 PADDOCK HEIGHTS, TWYFORD

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2000/1612 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Andrew Thorley
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1612	AT.
BUILDING CONTROL NUMBER	FP2000/0991	Andy
~~APPLICANT~~/AGENT	Mr S. Holdship	
ADDRESS OF SITE	5 Paddock Heights TWYFORD.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext. + demolish existing rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	recd 8/8/00 ✓	✓ recd 31/5/00
ELEVATIONS	- ✓	- ✓
FLOOR PLANS	- ✓	- ✓

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	14/8/00	

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	

Received by Wokingham District Council

Application No: F/2000/1612

Proposal:
Proposed single storey rear extension to dwelling plus demolition of existing extension.

Location:
5, Paddock Heights, Twyford, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/07/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

07 June 2000

Application Number F/2000/1612
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	"WORK"
[redacted]			[redacted]
3.	SC20	SR10	The 'Bedroom' window facing No.7, Paddock Heights and 'Family room' window facing No.7, Paddock Heights

6/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 5 Paddock Heights
Twyford Reading.

APPLICATION NUMBER: F/2000/1612

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 27/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on post in front garden

2. DESCRIPTION OF SURROUNDINGS 1950 dev, estate type, Residential, detached bungalows, seperate garages at rear, own driveways + open plan front gardens

3. DESCRIPTION OF SITE/BUILDING Grassed front lawn. Extended in roof + to rear, single storey, detached bungalow, render over brick (yellow coloured paint) white UPVC windows (Quiet through road) + doors, Concrete roof (red)

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Site plan

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing, garage to rear (height 1.8m) driveway at side, extending from front pavement area.

LEVELS — No.7 0.2m higher.

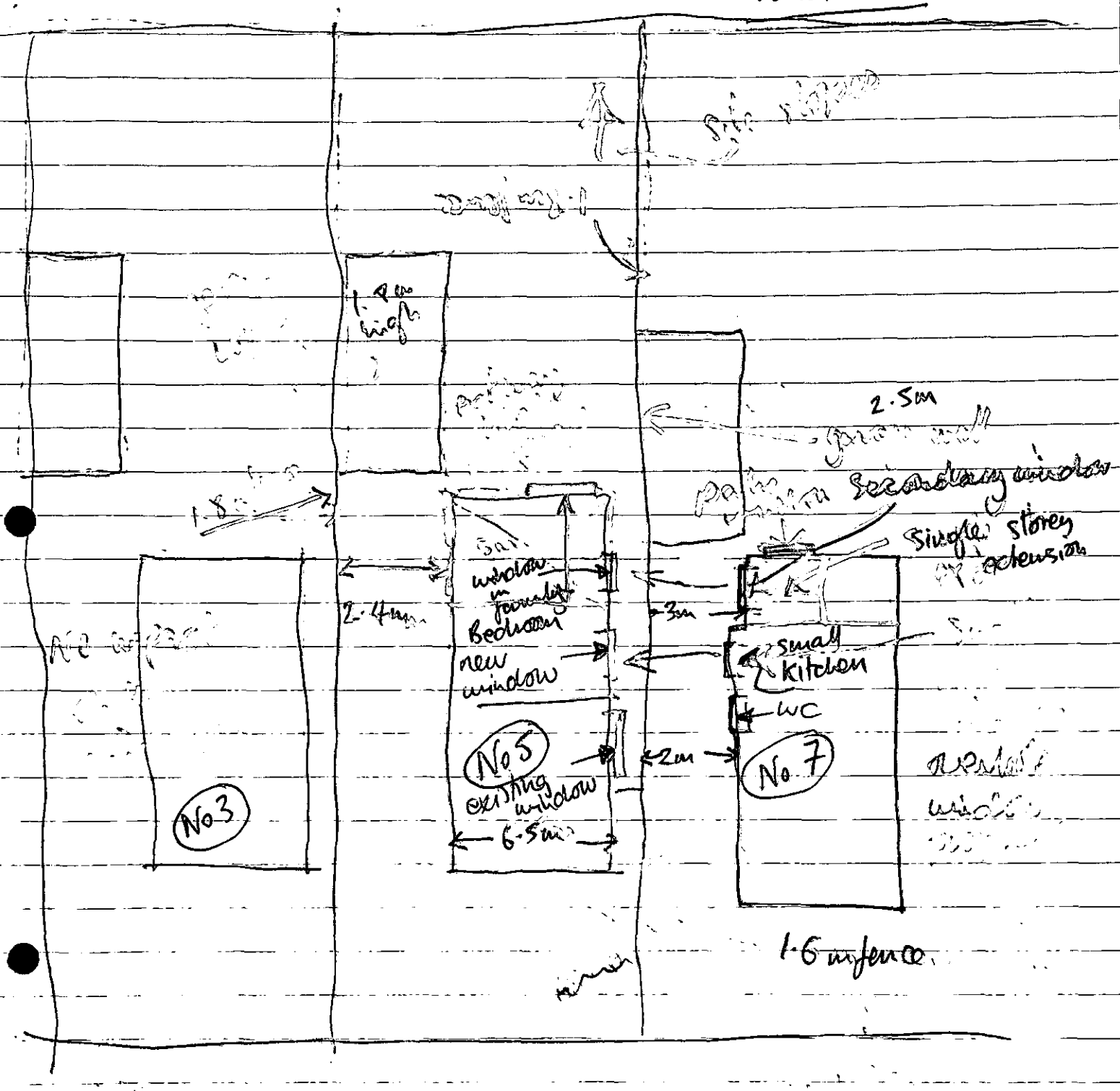
BOUNDARY TREATMENT

OTHERS — No.7 - 1.8m fence + garage wall.
No.3 1.8m fence and part of No.5 garage.

— Room for two cars at side.

No 7.

Site Notes



1.8m high
2.5m
Secondary window
Single storey extension
window in family
Bedroom
new window
2.4m
3m
small kitchen
WC
No 5
existing window
2m
No 7
No 3
6.5m
1.6m fence

obscured glass in bedroom window ~~at the top~~ in the top pane

apparently the Holdships are quite happy with that arrangement due to the neighbour overlooking into No 5 bedroom!

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

Tel: 0118 974 6441

Date: **07 June 2000**

My ref: F/2000/1612

CONFIDENTIAL

Councillor Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

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

Dear Councillor

Application Number: F/2000/1612
5, Paddock Heights, Twyford, Reading.
Proposed single storey rear extension to dwelling plus demolition of existing 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. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1612**
5, Paddock Heights, Twyford, Reading.
Proposed single storey rear extension to dwelling plus demolition of existing extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

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

Tel: 0118 974 6441

Date: ***07 June 2000***

My ref: F/2000/1612

CONFIDENTIAL

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

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

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5, Paddock Heights, Twyford, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1612**
5, Paddock Heights, Twyford, Reading.
Proposed single storey rear extension to dwelling plus demolition of existing extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor C A Ferris

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

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

Tel: 0118 974 6441

Date: **07 June 2000**

My ref: F/2000/1612

CONFIDENTIAL

Councillor Conway
20 Arnside Close
Twyford
RG10 9BS

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

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Application Number: F/2000/1612
5, Paddock Heights, Twyford, Reading.
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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1612**
5, Paddock Heights, Twyford, Reading.
Proposed single storey rear extension to dwelling plus demolition of existing extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1612

Applicant : Mr S Holdship .

Location : 5, Paddock Heights, Twyford, Reading.
Proposal : Proposed single storey rear extension to dwelling plus demolition of existing extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27/6/00

Date of Neighbour Notifications : ✓

Date of Site Visit : 27/6/00

Date Registered : 31/05/2000

Earliest Date for Decision : 02/07/2000

Latest Consultation Date/Site Notice Expiry Date : 02/07/2000

Application Expiry Date: 26/07/2000

Consultation Responses :

Twyford Parish Council : No comments
Neighbours : 1 letter of complaint (see letter)

Planning Issues : (identified settlement) LALP

1) Impact on neighbouring properties

2) Impact on street scene / visual impact.

Application Number: F/2000/1612

Appraisal:

1) Impact on neighbouring properties

The proposed development is for a single storey rear extension. It will replace an existing single storey sunroom, measuring 3.5 m wide by approximately 2.4 m deep.

The proposed extension will be 6.8 m wide, the whole width of the dormer bungalow and protrude from the rear elevation by 5 m. It will have a flat roof with an eaves height of 2.5m. There will be five additional windows, two in the south west elevation, one large patio window in the north west elevation and two in the north east elevation, but these will not cause overlooking to neighbouring properties. The site is bounded by a 1.8 metre fence.

No.7, to the north east, 0.2 m higher, adjacent bungalow positioned 2 metres away behind a 1.6 metre high fence and a 2.5 metre high garage wall, extended to the rear with a single storey extension. Flank windows currently look out on side elevation of No. 5. This neighbour (see letter) is concerned that her small kitchen window will overlook the proposed bedroom window of No.5. Also there is a secondary window in the single storey extension, positioned 3 metres away from the boundary fence will face directly opposite the small proposed window in the family room. No daylight loss to habitable rooms, proposal not considered being an impact on this neighbour.

No. 3, to the south east, adjacent bungalow positioned 1 metre away behind a 1.8 metre fence, windows face rear garden, no windows in flank elevation, therefore due to the orientation and distance away the occupants of this property will not be affected - no adverse impact.

2) Impact on street scene /visual impact.

The extension will not be visible from the road due to the position of the bungalows built so close together. The materials will match the existing house, therefore no impact upon visual amenity of the area – considered acceptable.

Recommendation : Approval: [✓] ~~**Refusal: [ ]**~~
(tick appropriate box)

Applicationo	Name & Address
F/2000/1612	Mrs V Robinson 7 Paddock Heights Twyford Berks RG10 0AP

App approved,
Letter sent 10/07/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date:	16 MAY 2000	31 MAY 2000

Officer: AT	Application No. F/2000/1612

Map No. 33 Site 0:05

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING PLUS DEMOLITION OF EXISTING EXTENSION

Location: 5 PADDOCK HEIGHTS

Parish: TWYFORD Ward: Twyford. 7.6.2000.

Applicant: MR HOLDSHIP

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

(7)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & *proposed dev. + adj. Properties*			
3	Forms unsigned			
4	Correct S 66 certificate		OK	
5	Elevation plans	Rear elevation shows ✓ extension to be 6·8 m wide	24/5	31/5
6	Floor plans	On Floor plan it measures only 6.2m.		
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 : 7.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS:

..... S/N + 3, 7, 6, 8 Paddock Heights .....

..... 21 Hurst Road .....

DDS

PLANNING SERVICES	HPT
POL	TLS
DC AT	ENF
APP	
CS	
20 JUN 2000	
COPIES TO:	ACK: ✓
	FILE:

7 PADDOCK HEIGHTS
TWYFORD, BERKS
RG10 0AP

19th June 2000

Dear Sirs,

5 Paddock Heights - F/2000/1612

With reference to your letter of the 7th June, and my subsequent telephone call to your offices, I have spoken to my neighbours of my concern that the proposed new window in their property ~~which~~ when completed will look almost directly into my kitchen, and they have agreed to fit a window with the top panes fitted with obsured glass.

Although obviously I am not entirely happy with losing a lot of my outlook being replaced by a brick wall, as long as this obscured glass is installed I can live with that.

Yours faithfully,

Mrs. V. Robinson

FROM: Andrew Thorley

DATE: 07 June 2000

PLANNING SERVICES | HPT
POL | LS
DC
APP
CS
21 JUN 2000
COPIES TO: | ACK:
FILE:

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/1612

Proposal: Proposed single storey rear extension to dwelling ~~plus demolition of existing~~ extension..

Site Address: 5, Paddock Heights, Twyford, Reading.

Applicant: Mr S Holdship .

Your observations are required in respect of this application **by 02/07/2000** .

RECEIVED
10 JUN 2000

SIGNED: _____ DATE: 19-6-00.

Clerk To Twyford Parish/Town Council.

5 Paddock Heights
Twyford
Berkshire
RG10 0AP

Mrs C Hurst
Senior Technical Assistant
Development Control Admin
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

30 May 2000

Ref: EXC/Twyford/1B

Dear Mrs Hurst,

Proposed Extension to 5 Paddock Heights, Twyford.

Further to your letter dated 24 April 2000, please find enclosed an amended planning permission application for a single story rear extension to 5 Paddock Heights.

Please note that the correct width of the extension is 6.8m.

Should you require any further clarification please do not hesitate to contact me.

I enclose:

1. Six completed copies of the planning application form.
2. Six copies of each set of plans.
3. A cheque for £95.00.

Yours sincerely,

Stephen Holdship.
Tel: 0118 934 5623
Mob: 07957 498465

Enc.

ADDRESS 5 PADDOCK HEIGHTS PARISH TWYFORD

PLOT No. ORD. SHEET No. SU. 7976 3.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
59/54	COCKLESTONES DEV. CO.	O/APP. RES. DEV.	21.4.54	N/A
782/54	"	"	12.10.54	REF
271/56	LEIGHTON CONTRACTORS	LAYOUT	8.5.56	APP
202/57	"	DETACHED BUNGALOW	9.4.57	APP.
PO/224/58	W.C. DYER	GARAGE	8.7.58	APP.
PO/233/67	MR. EDWARDS	ROOF CONVERSION	19.5.67	APP.
PO/264/67	"	"	15.6.67	APP.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

31.MAY2000 1612

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	STEPHEN HOLDSHIP
	Address and postcode	5 PADDOCK HEIGHTS TWYFORD BERKS RG10 0AP
	Phone number	0118 934 5623
	Agent's Name	
	Address and postcode	N/A.
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS I MOVE ENCLOSED.
4	Give brief details of the proposal for example, two storey side extension. About the application	REAR SINGLE STORY EXTENSION Demolition of existing rear extension
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK TO MATCH EXISTING BRICKS
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 ☑

3644 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

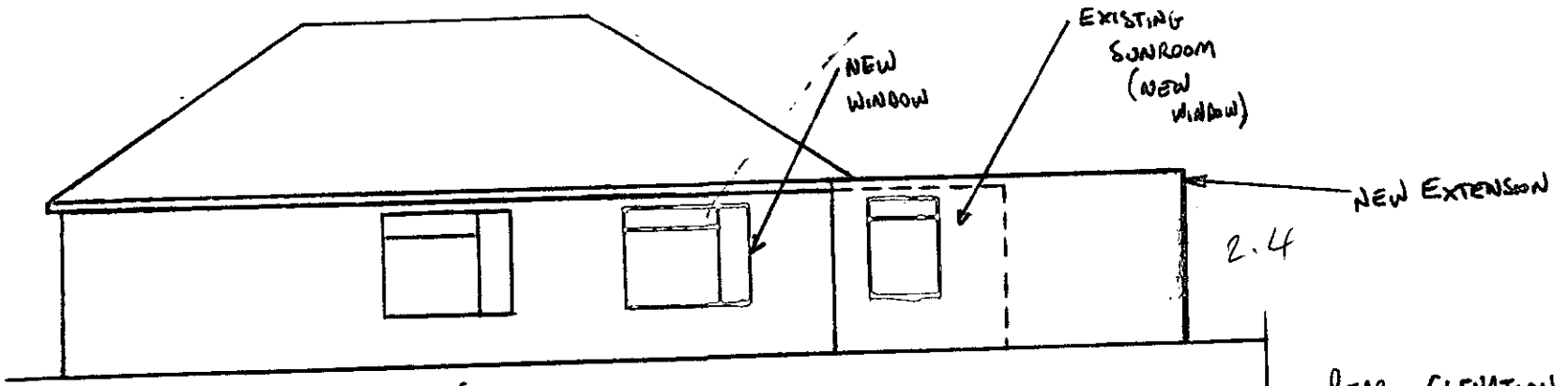
None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of N/A.

Date 10/5/00

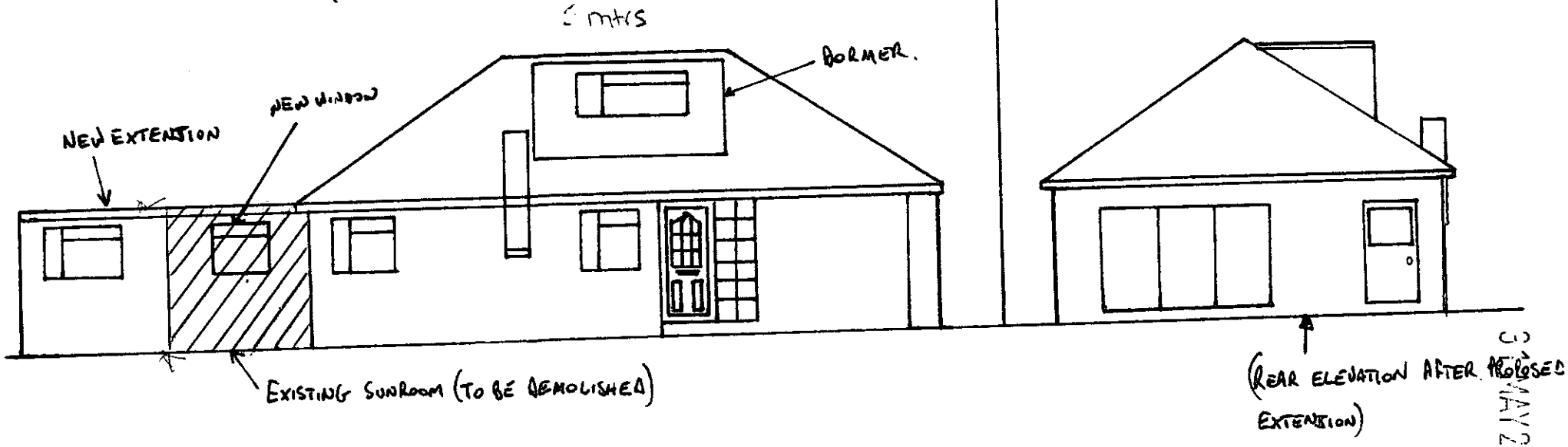
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

SIDE ELEVATION (SOUTH)



SIDE ELEVATION (NORTH)

REAR ELEVATION (SOUTH) EAST



APPROVED

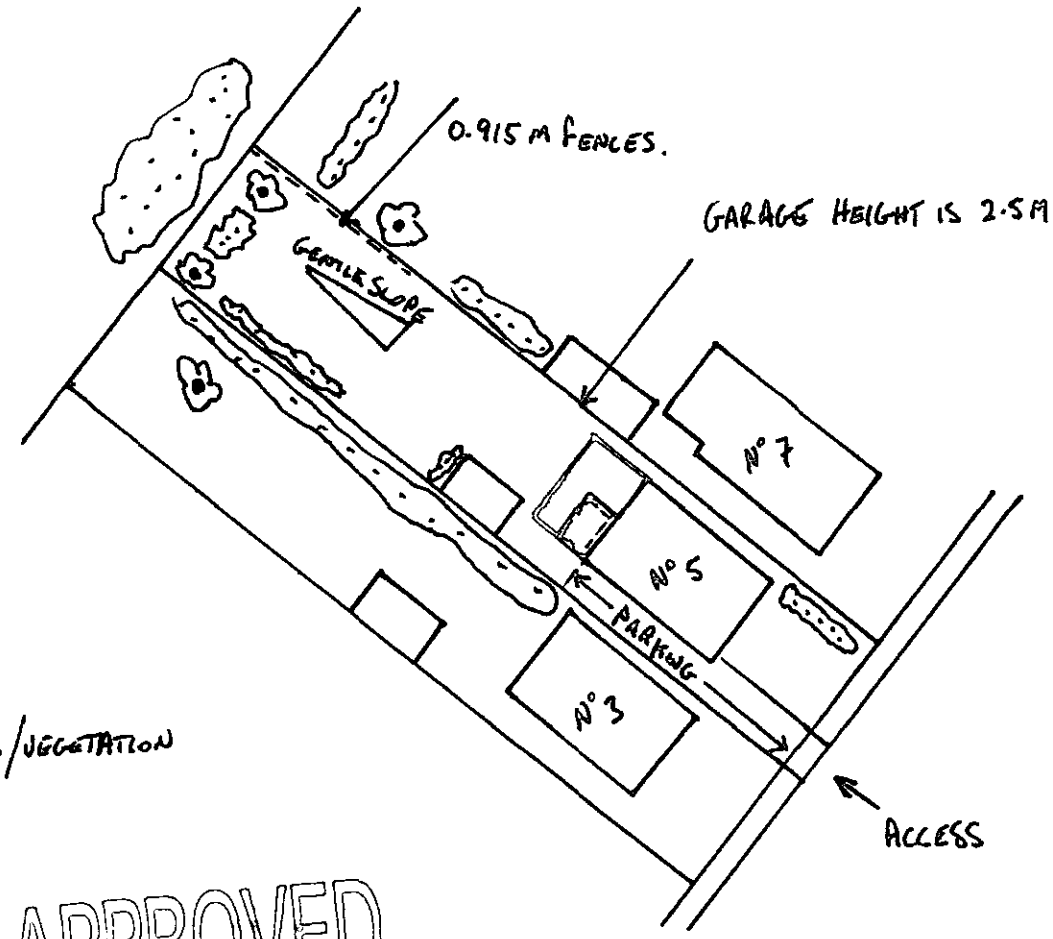
9/11/00

SCALE 1:100

NOTE: EAST ELEVATION IS NOT AFFECTED.

3 MAY 2000 * 1612

SKETCH LANDSCAPE SCHEMA.



NORTH

SCALE 1:500

KEY

EXISTING TREE

EXISTING BUSHES/VEGETATION

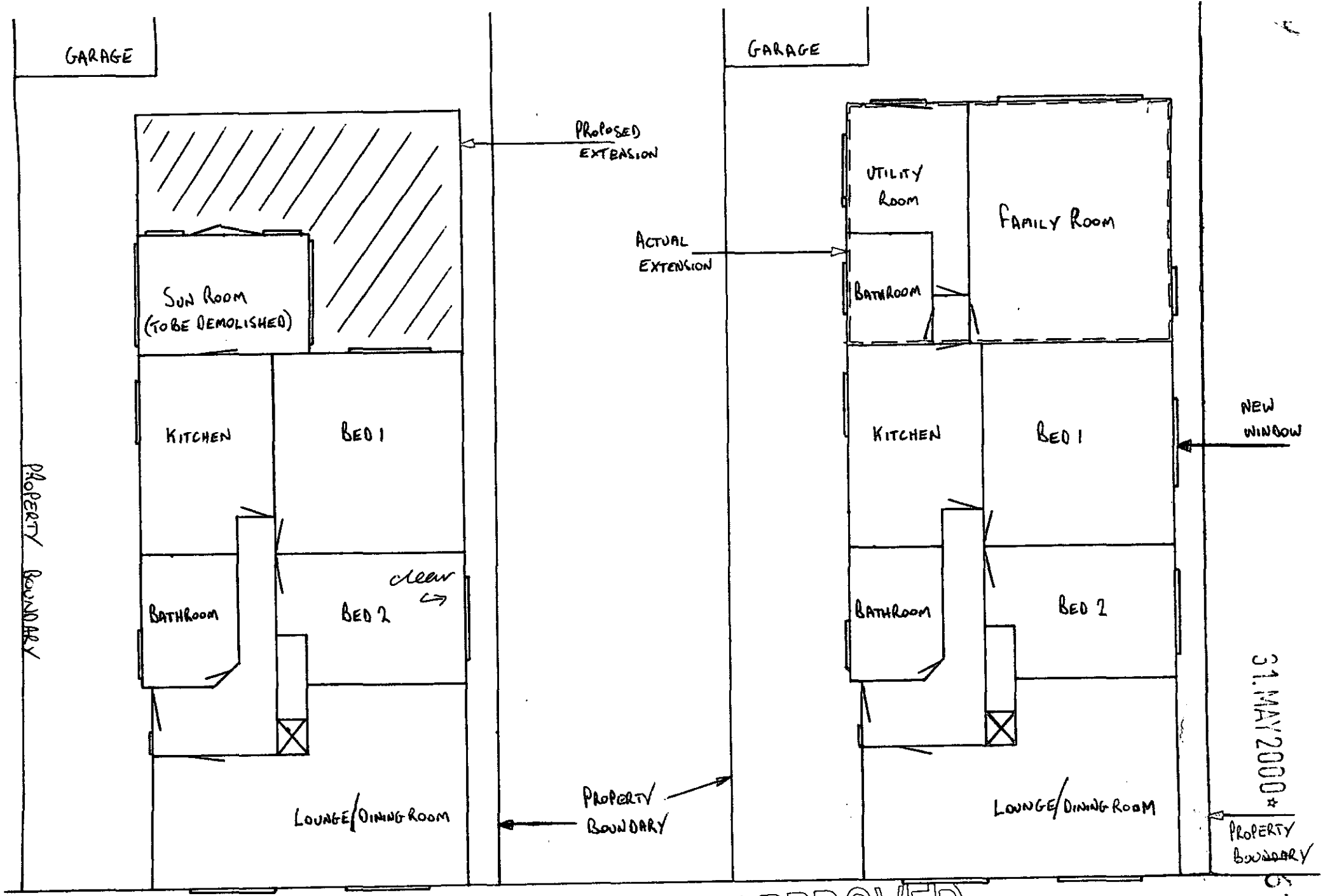
APPROVED

31 MAY 2000

NOTE:

1. NO NOTICABLE VEGETATION WILL BE EFFECTED BY THE EXTENTION.
2. BORDERS ARE TYPICALLY 1.83M FENCES UNLESS STATED.
3. THE BACK GARDEN IS MOSTLY GRASS.

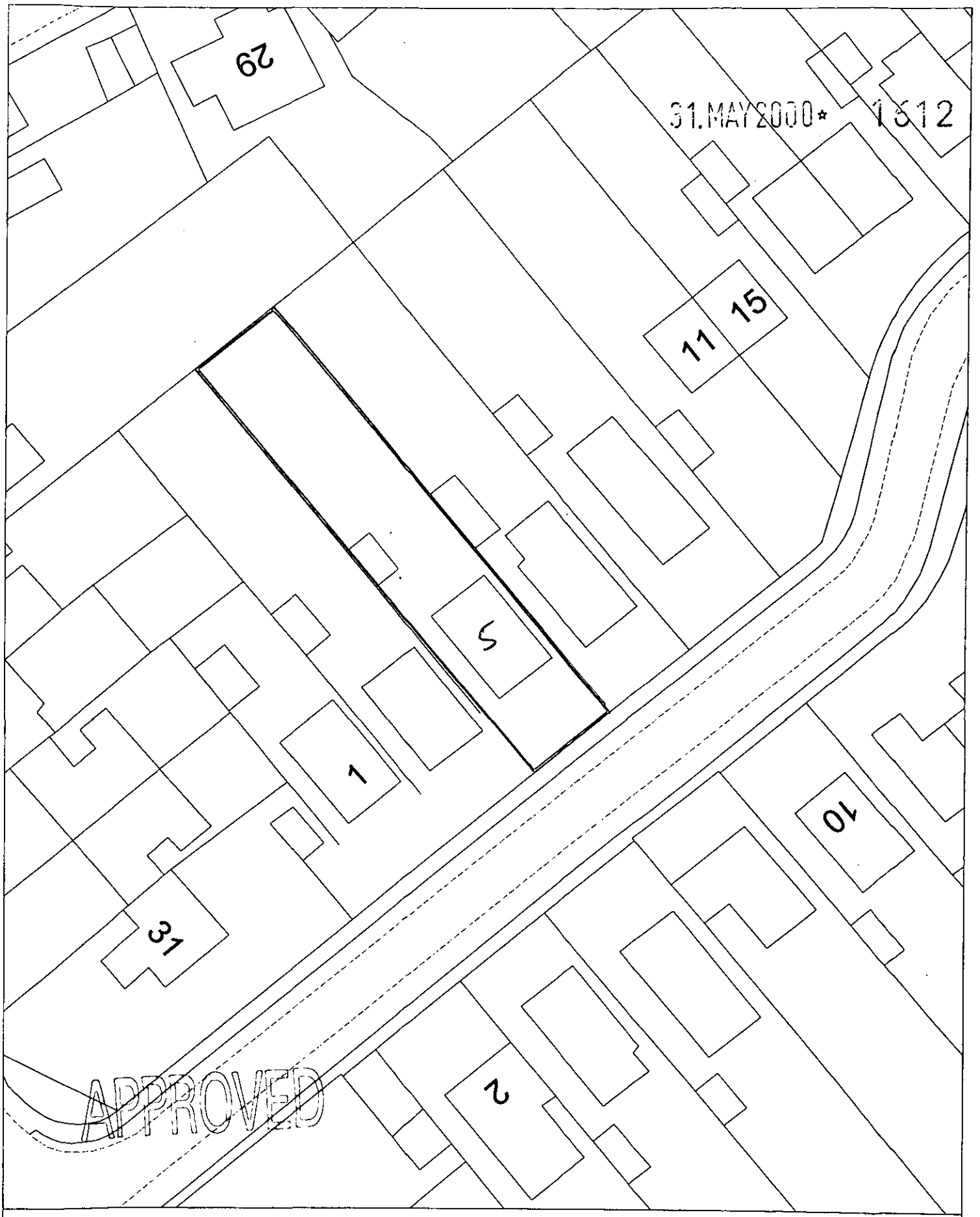
12 12



GROUND FLOOR PLAN - EXISTING LAYOUT [SCALE 1:100] APPROVED - PROPOSED LAYOUT.

31.MAY2000 * 612

14/8/00



Site Plan, Scale: 1 to 500

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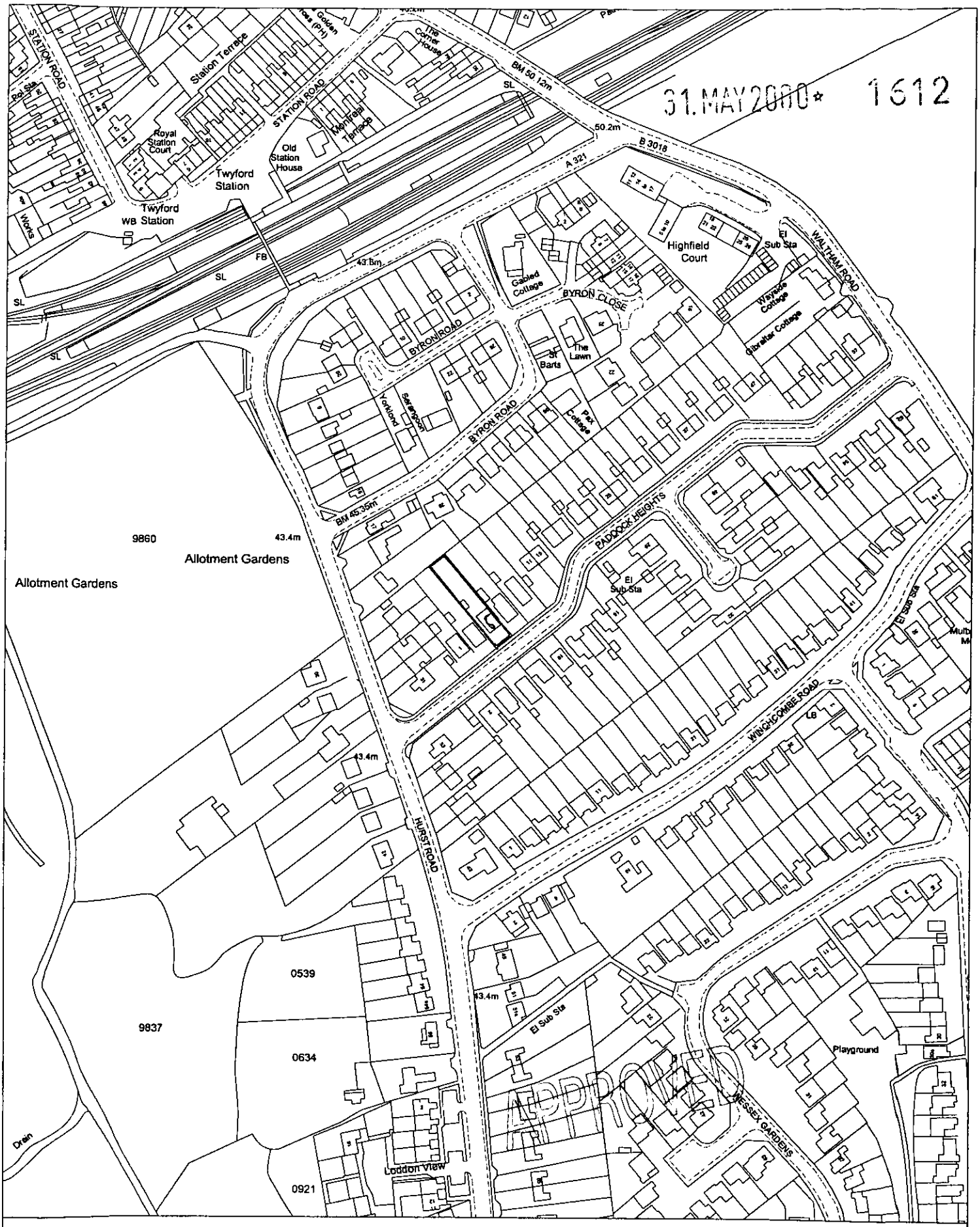

Site Plan, Scale: 1 to 2500

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