APPLICATION NO:
F/2001/3181

LOCATION:
16 Merrifield Close, Lower Earley Reading.

APPLICANT:
Mr P Jupp

PROPOSAL:
Proposed conversion of garage to habitable room (retrospective).

EARLIEST DATE FOR DECISION: **12/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
15/03/2001

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
Marbleboard

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Jupp
16, Merrifield Close
Lower Earley
Reading
Berkshire
RG6 4BN

Application Number: F/2001/3181

Parish:	**EARLEY**
Location:	**16, Merrifield Close, Lower Earley, Reading.**
Proposal:	**Proposed conversion of garage to habitable room (retrospective).**

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. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
4. Prior to first occupation of the development hereby approved, the driveway/hardstanding shall be provided to a width no less than 4.8 metres and thereafter so maintained.

Condition
5. The driveway/hardstanding shall be surfaced with a bonded material and thereafter so maintained.

Condition
6. The remainder of the frontage shall be retained as a grassed area, and thereafter so maintained.

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

Reason
4. In the interests of highway safety.

Reason
5. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Reason
6. In the interests of visual amenity.

Informative
1. 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 LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell
Development Control Manager
Date: 27/02/2001

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.

Received by Wokingham District Council

Application No: F/2001/3181

PROPOSAL:
Proposed conversion of garage to habitable room (retrospective).

LOCATION:
16, Merrifield Close, 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/02/2001. 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

19 January 2001

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

Tel: 0118 974 6442

Date: **19 January 2001**

My ref: F/2001/3181

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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

Dear Councillor

Application Number: F/2001/3181
16, Merrifield Close, Lower Earley, Reading.
Proposed conversion of garage to habitable room (retrospective).

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3181**
16, Merrifield Close, Lower Earley, Reading.
Proposed conversion of garage to habitable room (retrospective).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

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

Tel: 0118 974 6442

Date: **19 January 2001**

My ref: F/2001/3181

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
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If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3181**
16, Merrifield Close, Lower Earley, Reading.
Proposed conversion of garage to habitable room (retrospective).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: 0118 974 6442

Date: **19 January 2001**

My ref: F/2001/3181

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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

Dear Councillor

Application Number: F/2001/3181
16, Merrifield Close, Lower Earley, Reading.
Proposed conversion of garage to habitable room (retrospective).

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If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

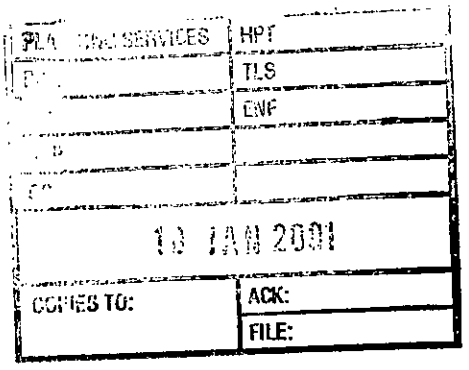
Case officer: **George Allpress** Application Number: **F/2001/3181**
16, Merrifield Close, Lower Earley, Reading.
Proposed conversion of garage to habitable room (retrospective).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

By Hand
19/01/2001.

NEW APPLICATION.



Mr P Jupp
16 Merrifield Close
Lower Earley
Reading
Berkshire
RG6 4BN

9th January 2001

18.JAN.2001* 3181

Dear Mr Allpress,

RE: F/2000/2491.

Please find enclosed the necessary application forms for re-submission for planning permission for the above address.

Duplicate copies of the proposed car parking area plans are also included. I would like to take this opportunity to re-iterate, the proposed car parking facilities which were originally set out for the property i.e. off road parking for two cars will remain unchanged.

I hope the enclosed is satisfactory to your requirements, and should you require any further information. Please do not hesitate to contact me at the above address.

May I take this opportunity to thank you for all your help in this matter.

Yours sincerely

Mr P. Jupp
Enc.

WORK SHEET FOR: George Allpress

Application Number: F/2000/3181

Applicant: Mr P Jupp

Location: 16 Merrifield Close, Lower Earley, Reading.

Proposal: Proposed conversion of garage to habitable room (retrospective).

Site Notice Displayed? :	YES	NO	DATE
	✓Yes		**05/02/01**

Date of Neighbour Notifications: 19/01/01

Date of Site Visit: 06/02/01

Date Registered: 18/01/2001

Earliest Date for Decision: 12/02/2001

Latest Consultation Date/Site Notice Expiry Date: 12/02/2001
05/03/01 (GA)

This application will have expired on: 15/03/2001. 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:

Highways - recommend approval subject to conditions ensuring driveway at 7.2 metres wide, appropriate surfacing materials and ensuring provision of parking/turning area.

Environment Agency - unlikely that landfill gas will present a risk to this development.

Earley Town Council - Whilst the Town Council is always concerned at retrospective planning applications, when considering the application, Councillors had to agree that it had been 'nicely done'. However, what was of concern was that there appeared to be insufficient parking on the site now that the use of the garage had been lost.

Planning Issues: The single planning issue raised by this application is parking and highway safety.

The following policies are relevant: Loddon Area Local Plan Policy LT6: and, Wokingham District Local Plan Deposit Draft 1997 Policy WT6.

Application Number: F/2000/3181

Appraisal:

Planning permission was refused on the 16th November 2000 for a duplicate application to this, but the refusal of planning permission was generated primarily because of the applicants failure to supply drawings which demonstrated compliance with plan standards, and their failure to respond to repeated requests.

The applicant property was built with two off street parking spaces and the alterations that have taken place do not increase the number of bedrooms. The parking demand therefore does not increase over and above that which existed prior to conversion of the garage, and as the dwelling is a relatively new house (built following receipt of planning permission in the early 1980's), it is considered unreasonable to insist on an increase in off street parking provision.

It is therefore recommended that the parking area shall be implemented as shown on the application plans as submitted.

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

Application Number: F/2000/~~3174~~ 3187
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C14	R014	EXTERNAL FINISHES TO MATCH
3 ~~4~~	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
4 ~~3~~			Non Standard Condition
			Prior to first occupation of the development hereby approved, the driveway/hardstanding shall be provided to a width no less than ~~that shown on the submitted plans.~~ 4.8 METRES AND THEREAFTER SO MAINTAINED
			Reason
			In the interests of highway safety.
5 ~~4~~			The driveway/hardstanding shall be surfaced with a bonded material and thereafter so maintained.
			R140
6 ~~5~~			The remainder of the frontage shall be retained as a grassed area, and thereafter so maintained.
			Reason
			In the interests of visual amenity.
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Loddon Area Local Plan policies LBE1, LBE2 and LT6: and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

John Nurden
27/2/01

RECORD OF SITE VISIT

SITE ADDRESS: 16 Merrifield Close, Earley, Reading.

APPLICATION NUMBER: F/2000/3181

OFFICER: George Allpress

DATE OF SITE VISIT: 06/02/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Contemporary residential estate comprising single family houses, predominantly detached with off street parking provided by integral garages and front forecourt hardstandings.

3. DESCRIPTION OF SITE/BUILDING Detached two storey brick built single family house.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.15 is the adjacent neighbour to the north and no. 17 to the south of the application premises.

5. SITE CONSTRAINTS

TREES	None in the vicinity of the proposed extensions
ACCESS/PARKING	Hardstanding for one vehicle
LEVELS	Level.
BOUNDARY TREATMENT	Open plan to front.
OTHERS	None

FROM: George Allpress

DATE: 19 January 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3181

Proposal: Proposed conversion of garage to habitable room (retrospective).

Site Address: 16, Merrifield Close, Lower Earley, Reading.

Applicant: Mr P Jupp .

Your observations are required in respect of this application **by 12/02/2001** .

PLANNING SERVICES	HPT 40095
POL	TLS
DC	ENF
APP	
CS	
19 FEB 2001	
COPIES TO:	ACK:
	FILE:

Whilst the Town Council is always concerned at retrospective planning applications, when considering this application, Councillors had to agree that it had been 'nicely done'.

However, what was of concern was that there appeared to be insufficient parking on the site now that the use of the garage had been lost.

SIGNED: _____ DATE: 15 FEB 2001

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 19 January 2001

Application Number: F/2001/3181

Proposal: Proposed conversion of garage to habitable room (retrospective).

Parish: EARLEY TOWN

Site Address:
16, Merrifield Close, Lower Earley, Reading.

Applicant:
Mr P Jupp .

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).

(1) The Driveway must be widened to a minimum of 7.2 metres and the associated crossing extended to accommodate this.
Reason: Interests of highway safety and convenience.

(2) The Driveway must be surfaced with a bonded material. R140.

(3) C122, R122.

Signed: _____ **Print name:** Adam Coggins 05/02/01

Our ref: SP\2001\003068\001
Your ref: F/2001/31/81

Date: 30th January 2001

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 39468
POL	TLS
DC	ENF
APP	
CS	
02 FEB 2001	
COPIES TO:	ACK:
	FILE:

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

For the attention of: George Allpress

Dear Sir

CONVERSION OF GARAGE TO HABITABLE ROOM (RETROSPECTIVE)
16 MERRIFIELD CLOSE, LOWER EARLEY, READING

Thank you for your letter dated 19 January 2001 which was received on 24 January 2001. You are asked to quote the following reference in any correspondence: SU77SE/1/9. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

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

Grid Reference	*Distance from site*	*Landfill name*
SU 755 702	230 metres	Reading University, Earley

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

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

G.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3181.. relates.

Address of site 16 MERRIFIELD CLOSE, LOWER EARLEY, READING

Signed

Date 02.01

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man



Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1

George Allpress

From: George Allpress
Sent: Monday, February 05, 2001 8:09 AM
To: Adam Coggins
Subject: RE: Planning App F/2001/3181

The short answer is it would be o.k. I have discussed this with Mike T and we both feel a 3 space front hardstanding would be o.k. as some amount of grass area would be maintained, albeit small.
The current application is a repeat of one that was refused on 16/11/00 because of inadequate parking provision and the applicant's failure to come forward with appropriate drawings. The plan they have submitted with the current application is supposed to demonstrate compliance with standards, as per your previous comments. I have discussed our requirements with the applicants several times and don't seem to be making any headway. So would you be agreeable to a condition to a permission being attached requiring a minimum drive width? If so then I can get rid of the application in that way. N.B. The application stems from enforcement action. They have already converted the garage to habitable space.
Thanks in anticipation.
G.A.

-----Original Message-----
From: Adam Coggins
Sent: Friday, January 26, 2001 11:43 AM
To: George Allpress
Subject: Planning App F/2001/3181

George
Please could u let me know how u feel about this one because highways would require all of the front of the property to be made hardsurfaced for parking.
cheers.

Regards

Adam Coggins
Wokingham DC
Tel: 0118 9746330

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~10 JAN 2001~~ 18/01/01	Map No. 58 Site 0:03
Officer: GA / Application No. F/2001/3181	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED CONVERSION OF GARAGE TO HABITABLE ROOM (RETROSPECTIVE)

Location: 16 MERRIFIELD CLOSE

Parish: EARLEY Ward: REDHATCH 19.01.01

Applicant: MR P JUPP
re submission 2000/2691 refused

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

Enforcement Section to be notified ☑ PW tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red		15/1	✓ 18/1
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	not deleted	15/1	✓ 18/1
5	Elevation plans	plans same as before should be submitted (if it is the same)	15/1	✓
6	Floor plans			✓ 18/1
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 : 19.01.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
(Environment Agency) 250m Landfill Site cons ✓ .....

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 pree apps .....

NEIGHBOURS:

..... S/N + See map .....
..... ✓
.....
.....
.....
.....
.....
.....
.....

Environmental Services

For office use only.
Application number: 18.JAN.2001 * 3181

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 Address and postcode Phone number	MR P. JUPP 16 MORTIMER CLOSE LOWER EARLEY READING BERKSHIRE RG6 4BN 01189 876 515
2	Agent's Name Address and postcode Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS PREVIOUS APPLICATION
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE CONVERSION EXTRA PARKING AREA ON FRONT OF PLOT.
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.	RUTLAND BROWN BRICKS TO MATCH HOUSE
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: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 01-01-01

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

ADDRESS 16 MERRIFIELD CLOSE, PARISH EARLEY

PLOT No. 40. LOWER EARLEY AREA Q ORD. SHEET No SU. 7570 (58)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
91491	Thamesway	Detached House + Garage	6.2.83	N/A	C/A
BR 20959	"	"	12.7.83	APP.	N/A
F/2000/2491	Mr. P. Jupp	Garage to habitable room (retro)	16.11.00		REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

18.JAN.2001* 3181



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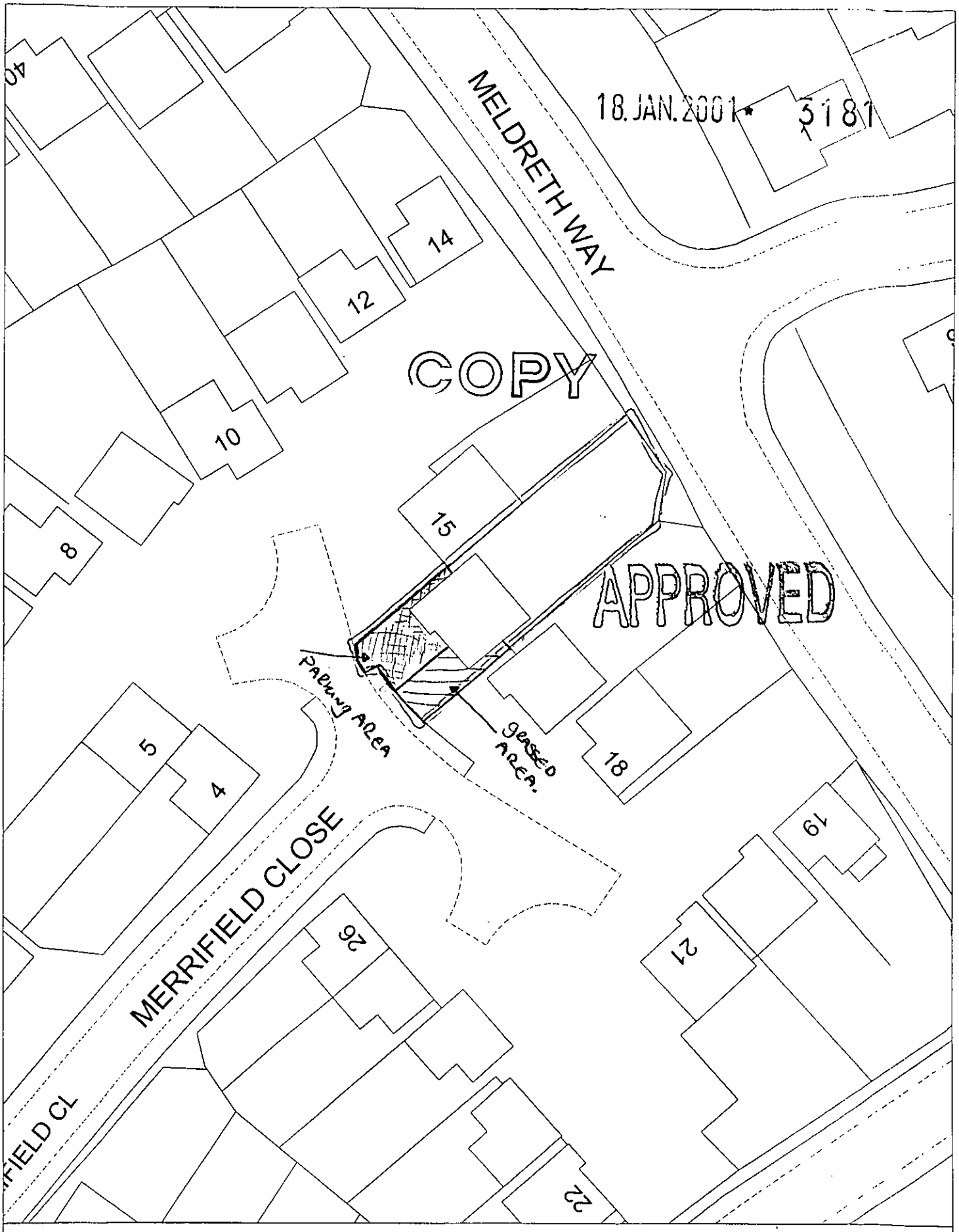
Development Control Section, Environmental Services, Wokingham District Council.
15 January 2001

Scale: 1 : 1250

N
W E
S

16 JAN 2001 3181



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

PARKING AREA
16 MERRIFIELD CLOSE
(COPY)

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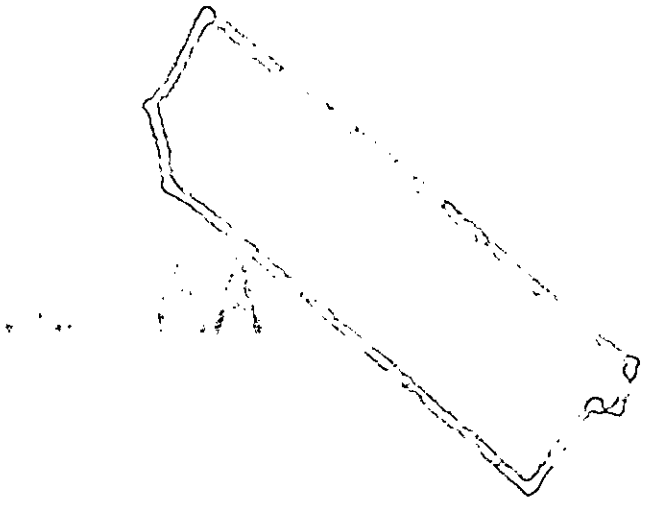
Date: 31 October 2000

N
W E
S

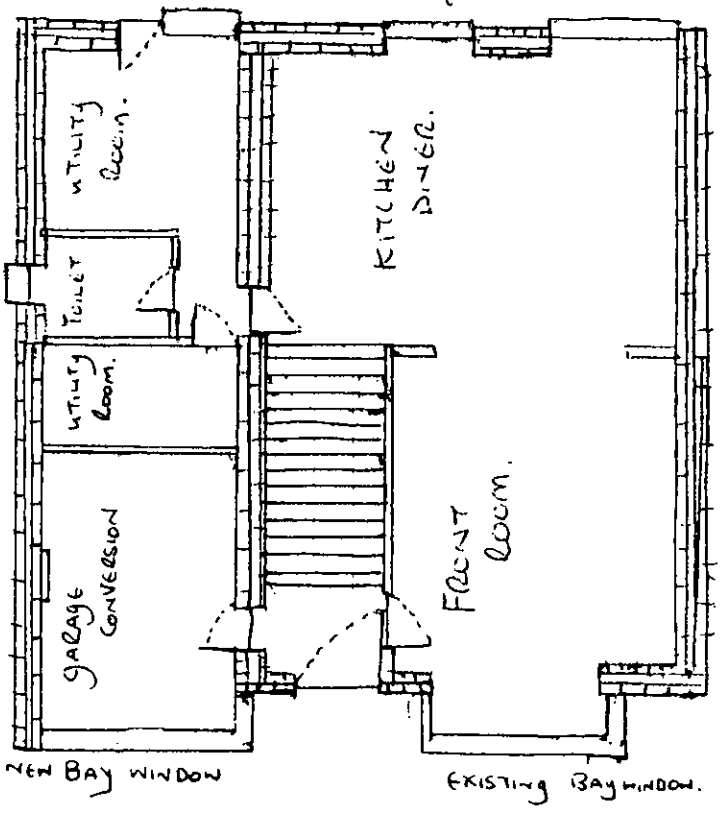


SCALE 1:100

16 MERRIFIELD CLOSE
GARAGE CONVERSION.

18. JAN. 2001 * 3181

BACK GROUND
— IE DIMENSIONS
INADEQUATE



GROUND FLOOR PLAN.

DELEGATED

26. SEP. 2000 * 2491

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N

26. SEP. 2000 • 2491

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26. SEP. 2000 * 2491

18.JAN. 2001 3181

18.JAN.2001 3181



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18. JAN. 2001 * 3181



26. SEP. 2000 * 2491

N

18. JAN. 2001 * 3181



PROPOSED CAR PARKING AREA.

= 64 m^2

N

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