SOUTHPORT U
LONDON OFFIC

SYSTEMS LTD

APPLICATION NO:
F/2001/3393

4

LOCATION:
26 Colemans Moor Road, Woodley Reading.

APPLICANT:
Mr P Hopes C/O The Splash Group (Mr P L Tiller)

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **23/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
13/04/2001

CASE OFFICER: **Helen Pollock**

APPROVED

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Hopes
C/O The Splash Group (Mr P L Tiller)
Arkwright Road
Reading
Berkshire
RG2 OLU

Application Number: F/2001/3393

Parish: **WOODLEY**

Location: **26, Colemans Moor Road, Woodley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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. Except where stated otherwise on the approved drawings, 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 soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

Reason
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 prevent pollution of groundwater.

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 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 12/04/2001

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/2001/3393

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
26, Colemans Moor Road, Woodley, 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/03/2001. 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 Planning and Transportation

27 February 2001

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

Tel: 0118 974 6480

Date: **27 February 2001**

My ref: F/2001/3393

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

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/2001/3393
26, Colemans Moor Road, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Helen Pollock** *on* **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3393**
26, Colemans Moor Road, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

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

Tel: 0118 974 6480

Date: **27 February 2001**

My ref: F/2001/3393

CONFIDENTIAL

Councillor Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clifford

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

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

Tel: 0118 974 6480

Date: **27 February 2001**

My ref: F/2001/3393

CONFIDENTIAL

Councillor Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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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John Mitchell

John Mitchell
Development Control Manager

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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/3393

Applicant : Mr P Hopes C/O The Splash Group (Mr P L Tiller).

Location : 26, Colemans Moor Road, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		6/3/01

Date of Neighbour Notifications : .....

Date of Site Visit : 06/03/01

Date Registered : 16/02/2001

Earliest Date for Decision : 23/03/2001

Latest Consultation Date/Site Notice Expiry Date : 23/03/2001

This application will have expired on: 13/04/2001. 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 :

Woodley T.C : NO Comment - Ask neighbours comments be taken into account.

Environment Agency : in flood plain ∴ object in principle but due to the size of proposal they leave the decision to us.

Planning Issues :
1) impact upon neighbouring properties
2) impact upon the Street Scene.
3) impact upon the flood plain.

[illegible] line saying is in flood plain — ⇒ As a warning to applicant

Application Number F/2001/3393
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C015	R015	
3	———	———	No Soakaways shall be Constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
		Reason	To prevent pollution of groundwater.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: CBE1, CBE2

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

MINERALS LOCAL PLAN POLICIES:

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

Date: 12/4/01

Very enclosed garden. → 3m Conifers + trees.
- conifer as high as house to Right.

To right park land.

→ To left Chalet bungalow
1 side window no overlooking as
window is in line with existing house

- Nothing to rear.

[redacted]

Application Number: F/2001/3393

Appraisal:

The proposed development is for a single storey rear extension to form a conservatory. It would be 4.5m wide, 4.5m deep and have a pitched roof, 2.3m to the eves and 3.3m to the ridge.

The property is detached, with 3m+ tall trees enclosing the rear garden.

1. Impact upon neighbouring properties

It is not considered that there would be any adverse effects upon neighbouring properties as the conservatory would be set away from the boundaries and is single storey.

2. Impact upon the character of the street scene

The conservatory would not be visible from Colemansmoor Road, the materials used would match or be in-keeping with existing and it is therefore considered that there would be no adverse effects upon the character of the street scene.

3. Impact upon the floodplain

The whole rear garden and half of the existing house of 26 Colemansmoor Road is classified as being within the floodplain, however the proposed extension is of such a minor nature (Floor area <20m^2) it is not considered it would have any new impact upon the floodplain. The Environment Agency has suggested six planning conditions to be imposed upon the extension should it be granted, however all but one of these conditions is considered to be inappropriate to a development on such a small scale.

Approval: ✓ **~~Refusal:~~**

RECORD OF SITE VISIT

SITE ADDRESS: 26 Colemans Moor Road Woodley Reading.

APPLICATION NUMBER: F/2001/3393

OFFICER: Helen Pollock

DATE OF SITE VISIT: 06/03/01

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

2. DESCRIPTION OF SURROUNDINGS Residential mix of chalet bungalows + 2 storey houses

3. DESCRIPTION OF SITE/BUILDING Chalet bungalow - 1960's

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING GARAGE + 2 Driveways

LEVELS

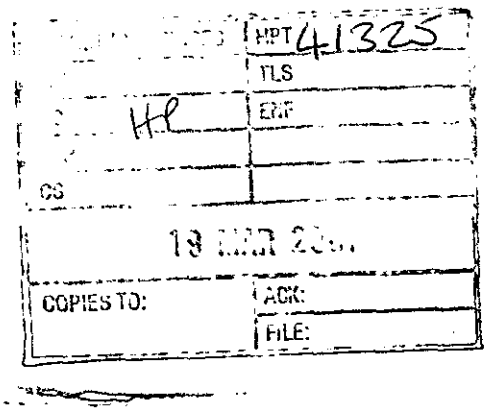
BOUNDARY TREATMENT

OTHERS

Our ref: SP\2001\003287\001
Your ref: F/2001/3393

Date: 12th March 2001

ENVIRONMENT AGENCY



FAO: Helen Pollock

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

Dear Madam

SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY
26 COLEMANS MOOR ROAD, WOODLEY, READING

Thank you for your letter dated 27 February 2001, which was received on 02 March 2001. You are asked to quote the following reference in any correspondence: **SU77SE/7/23**.The Environment Agency has the following comments:

Development Control : Contact Erin Sellers On 01276 454331

This site is within the 1968 floodplain of the River Loddon. It is estimated that the flood water level at the site at that time was 38.95 metres above Ordnance Datum (Newlyn). The area is also known to have flooded in 1947, 1954 and 1974. The site is, therefore, within an area where new development is to be strictly controlled. Assuming that there have been no previous extensions to the original building then the agency would advise as follows:

The Environment Agency objects in principle to any increase in ground covered area within the flood plain but will not normally make specific representations on extensions of less than 50 square metres. Consequently, unless there are any particular reasons for the Environment Agency to do otherwise, the matter is left for the Local Planning Authority to determine under it's own flood plain policy. The Environment Agency will support the Local Authority should planning permission be refused on flooding grounds.

If, not withstanding the above objection, or following modification to the proposals to overcome it, your Council were minded to grant planning permission for the above proposal, the Agency asks that account is taken of the advice set out below, including the following conditions:

Planning Conditions

CONDITION: The extension shall be constructed with under-floor voids, with the over-site concrete finished at existing ground level; with the underside of the floor

Cont/d..

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

structure set at or above the 1968 flood water level of 38.95 metres AOD(N); and with openings sufficient in size and number to allow free entry and exit of flood water. The approved voids shall be maintained open and free from obstruction at all times.

REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

CONDITION: Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences, and shall be retained as such thereafter.

REASON: To ensure that free passage of flood water through the under-floor voids of the building is provided for.

(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: Any steps or ramps shall be of open construction.

REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

CONDITION: There shall be no raising of existing ground levels on the site.

REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.

REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

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

REASON: To prevent pollution of groundwater.

Advice To Planning Authority

Waste Regulation : Contact Miranda Wycherley On 01276 454384

According to our records, there are two landfill sites within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU 768 723	128m	Loddon Bridge Road, Earley	Unknown
SU 772 720	165m	Mortimers Meadow, Winnersh	Unknown

In view of distance from the two sites and the nature of the material deposited at them it is unlikely that landfill gas will present a risk to this proposal.

Development Control : Contact Erin Sellers On 01276 454331

Cont/d..

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

Scientific Support: Contact Ian Doyle On 01276 454365

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

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.

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

Decision Notice

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 me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

CC: The splash Group, Arkwright Rad, Reading, Berkshire, RG20 0LU, FAO: Mr. P.L. Tiller

FROM: Helen Pollock

DELEGATED

DATE: 27 February 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3393

Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address: 26, Colemans Moor Road, Woodley, Reading.

Applicant: Mr P Hopes C/O The Splash Group (Mr P L Tiller).

Your observations are required in respect of this application **by 23/03/2001** .

The committee made no comment but particularly asked that any neighbours comments be taken into account.

SIGNED: _____ DATE: 8.3.01.

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	16 FEB 2001
Officer: HP	Application No. F/2001/3393

Map No. 53 Site 0.12
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 26 COLEMANSMOOR ROAD

Parish: WOODLEY Ward: Loddon
27.2.01 JB

Applicant: MR P HOPES

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

Enforcement Section (9) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 27.2.01 D 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 Landfill consultation + Flood Zone -

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 .....
.....
.....
.....
.....
.....
.....
.....
.....

PC 323 3300002600

ADDRESS 26 COLEMANS MOOR ROAD PARISH WOODLEY

ORD. SHEET No. S.U. 7671 (53)

PLOT No.

BUILDER Azrarim Builders Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/338/61	Mr L Victor Smith	Outline for Resid. Devel^t	28-12-61	N/A - C/A
135/62	Messrs Shuker (Builder) Ltd	Block of Four Flats	17-5-62	App - Refuse
114/63	Messrs Shuker (Builder) Ltd	Detach. Dwelling & Garage	5-9-63	App - C/A
139/64	Azrarim Builders Ltd	Semi-Bungalows	6.8.64	App - C/A
PD/149/71	Mr S Brophy	Garage	15.4.71	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Conservatory - Mr Hopes 2.02.01

DRAINAGE

Environmental Services

For office use only.
Application number: 16.FEB.2001* 3393

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR. P. V. HOPES
	Address and postcode	26 COLEMANSMOOR ROAD, WOODLEY, READING, BERKS. RG5 4DN.
	Phone number	01189694007
2	~~SUPPLIERS~~Agent's Name	THE SPLASH GROUP
	Address and postcode	ARKWRIGHT ROAD, READING, BERKS RG2 0LU ATTEN: MR. P.L. TILLER
	Phone number	01189313333
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	26 COLEMANSMOOR ROAD, WOODLEY, READING, BERKS. RG5 4DN
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY EXTENSION TO FORM A CONSERVATORY AT REAR OF PROPERTY.
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 WHITE PVC CONSERVATORY
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3.	Proposed: 3 (NO CHANGE)
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: P.V.Hopes ~~on behalf of~~ P.V.HOPES

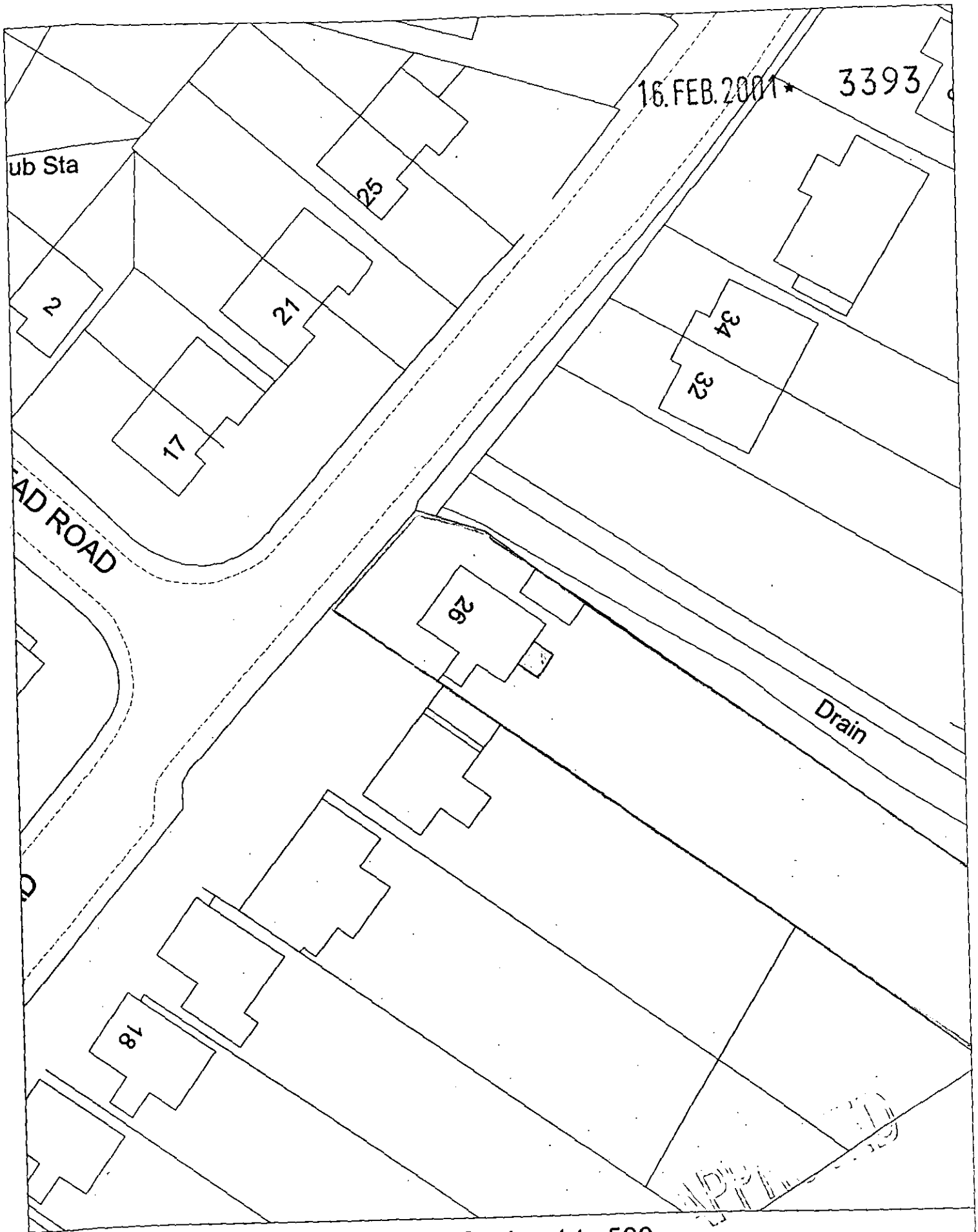
Date 7.2.2001

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3393**
CASE OFFICER: **Helen Pollock**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



Site Plan, Scale: 1 to 500

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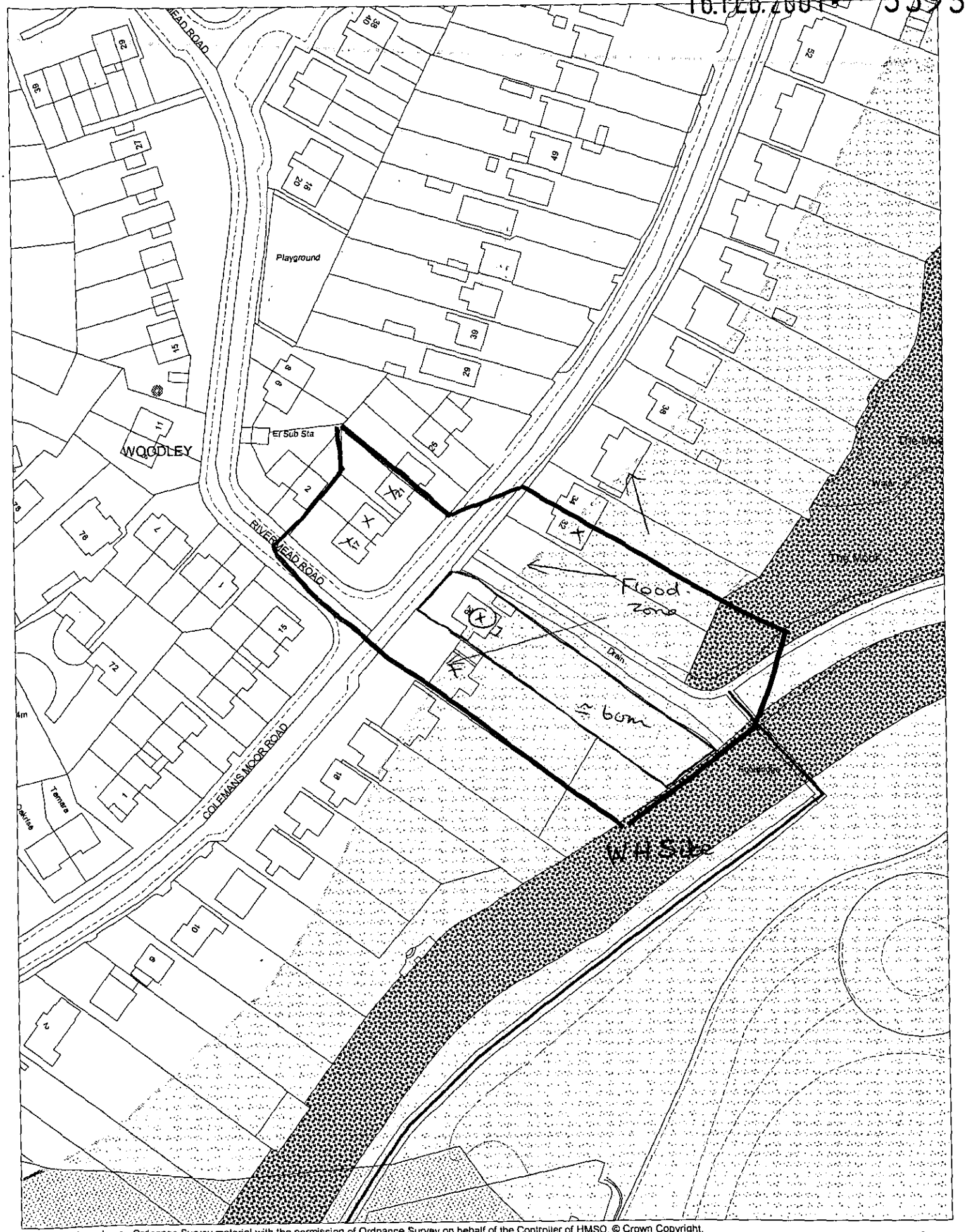
Date: 8 February 2001

N
W E
S

16.FEB.2001 3393



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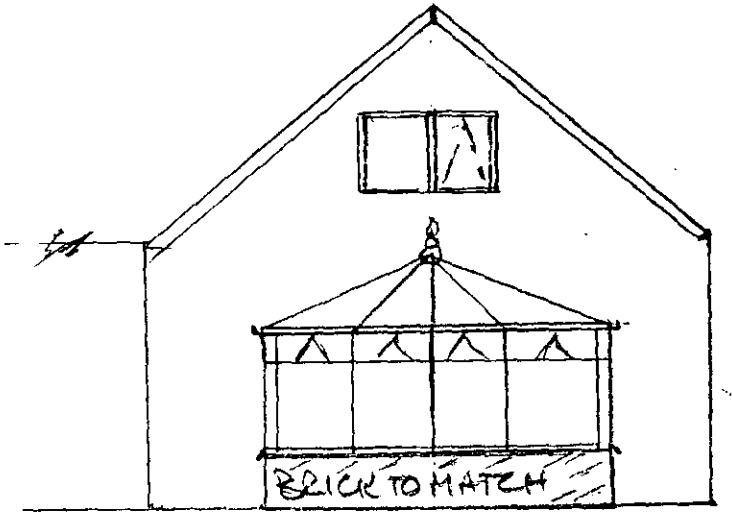
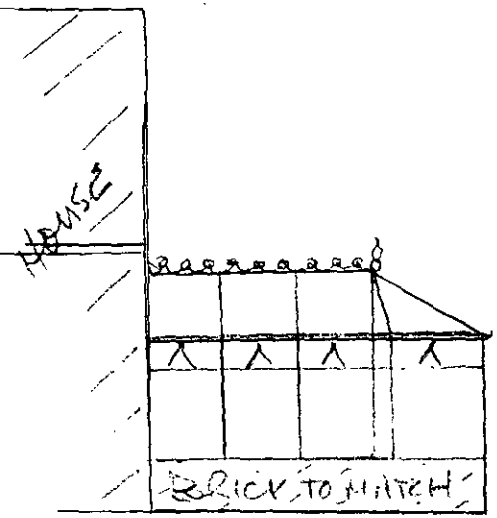
Development Control Section, Environmental Services, Wokingham District Council.
21 February 2001
Scale: 1 : 1250

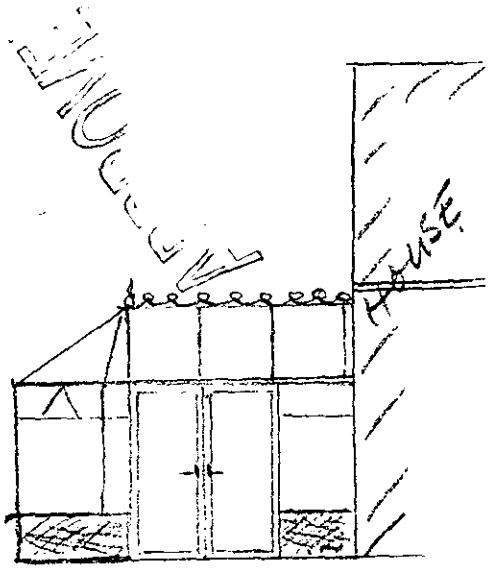
FRONT ELEVATION



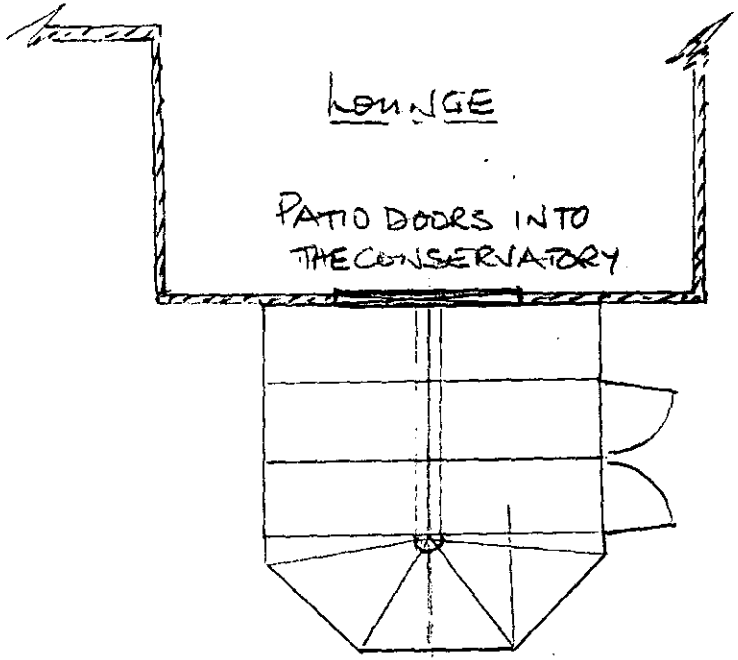
EXISTING.



VIEW LEFT.



VIEW RIGHT



PLAN VIEW

MR. & MRS. P. HOTES.
26, COLEMANSMOOR ROAD,
WOODLEY.
BERKS.

SCALE 1/100
VOLUME. 44.2.
WIDTH. 4500
DEPTH. 4500
FRAME HEIGHT. 2100
DWARF WALL. 600

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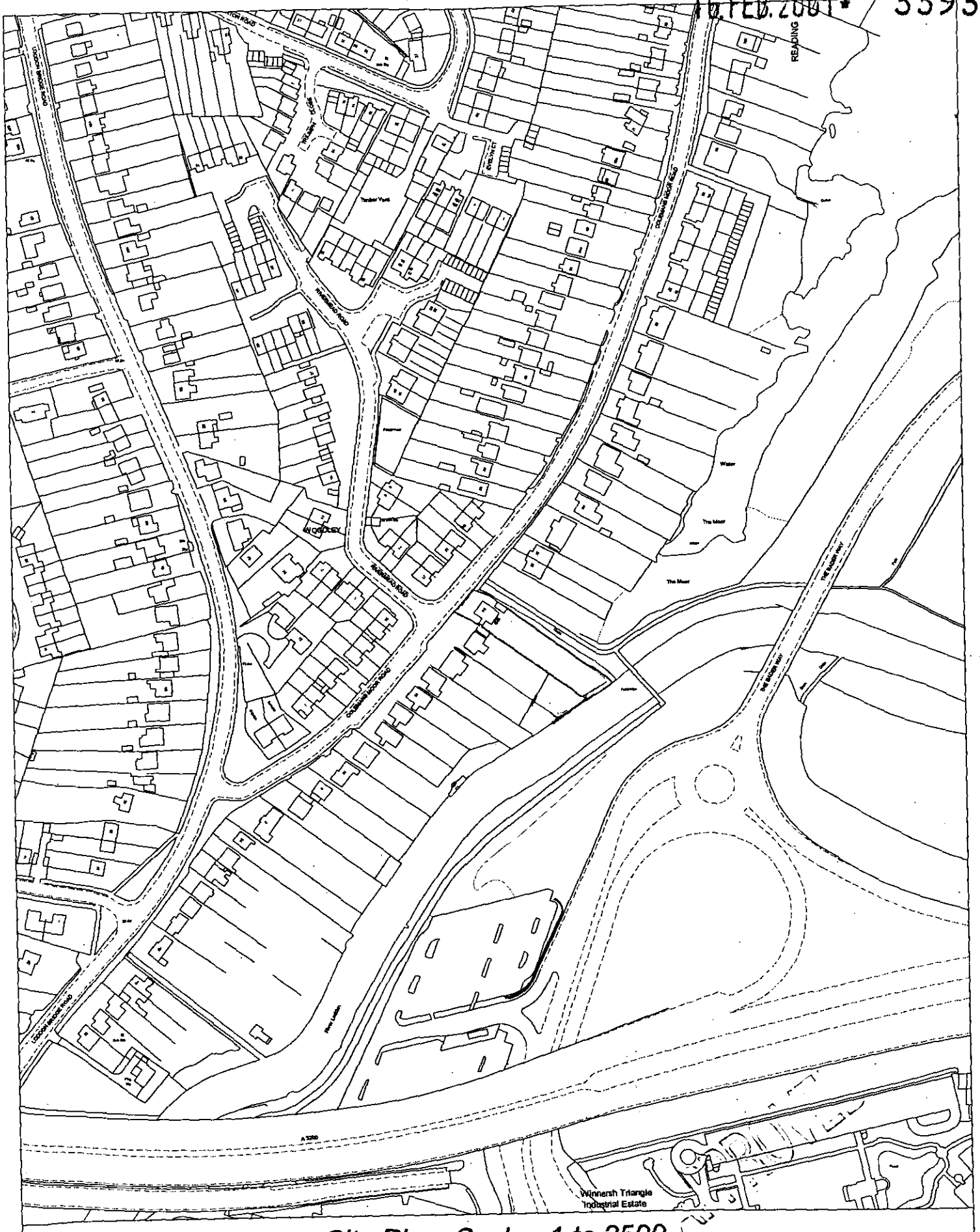

Site Plan, Scale: 1 to 2500

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Date: 8 February 2001

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