APPLICATION NO:
F/2001/5238

LOCATION:
36 Springdale, Earley Reading.

APPLICANT:
Mr & Mrs Masterson

PROPOSAL:
Proposed conversion of part of garage to habitable space and WC.

EARLIEST DATE FOR DECISION: **09/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
04/01/2002

CASE OFFICER: **Andrew Thorley**

Richard Kelly
APPROVED
NO OBS 20/12/01 RK

347

DO

RAILEX
Marbleboard

EASIFILE EP7

(RK)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Masterson
36, Springdale
Earley
Reading
RG6 5PR

Application Number: F/2001/5238

Parish: **EARLEY**

Location: **36, Springdale, Earley, Reading.**

Proposal: **Proposed conversion of part of garage to habitable space and WC.**

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. 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.

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

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

Informative

2. 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:

Loddon Area Local Plan Policies LTV5, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policy WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 14/12/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5238	~~AF~~ Richard Kelly
BUILDING CONTROL NUMBER	BX2001/1188	Control
~~APPLICANT~~/AGENT	Mr R. Goodridge	
ADDRESS OF SITE	36 Springdale EARLEY	
DESCRIPTION OF PROPOSED WORK	garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	no drawings	
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes	
APPLIC.RECEIVED & APPROVED		10/12/01
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	25/9/01	10/1/02.

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	25/9/01	12/10/01	
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/2001/5238

PROPOSAL:
Proposed conversion of part of garage to habitable space and WC.

LOCATION:
36, Springdale, 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 and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5238 to enable the library staff to locate the correct information.
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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/12/2001. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

16 November 2001

Application Number: F/2001/5238 – 36 Springdale, Earley, Reading

Appraisal:

The proposal is for the conversion of the rear part of the existing double length garage into habitable space and downstairs toilet. Permitted development rights relating to the conversion of the garage were removed under permission 06078 (for the erection of the garage) in 1977. I consider this proposal raises two issues:

Impact on highway safety (parking provision) LTV 5

The removal of permitted development rights was for the purposes of highway safety. It is considered that the requirement to keep a double garage as well as a double length driveway for a three bedroom house, is no longer necessary. Therefore, subject to a condition, this does not warrant refusal.

Impact on neighbouring properties LBE 1, LBE 2, WBE 1

The proposal involves the insertion of a skylight into the roof of the garage to the new toilet, the replacement of the existing rear window of the garage and raising the existing garage roof over the part to be converted by 4 courses of bricks. The replacement window and raising of the roof have already been carried out. Given the very minimal change in the external appearance of this part of the house and the absence of any first floor windows on the adjoining property at 35 Springdale, it is not considered that this will have any undue impact on the adjoining property.

Approval ~~**Refusal**~~

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

Tel: 0118 974 6441

Date: **16 November 2001**

My ref: F/2001/5238

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/2001/5238
36, Springdale, Earley, Reading.
Proposed conversion of part of garage to habitable space and WC.

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,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/5238**
36, Springdale, Earley, Reading.
Proposed conversion of part of garage to habitable space and WC.
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 6441

Date: **16 November 2001**

My ref: F/2001/5238

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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Andrew Thorley

Development Control Officer

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Case officer: **Andrew Thorley** Application Number: **F/2001/5238**
36, Springdale, Earley, Reading.
Proposed conversion of part of garage to habitable space and WC.
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 6441

Date: **16 November 2001**

My ref: F/2001/5238

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

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Application Number: F/2001/5238
36, Springdale, Earley, Reading.
Proposed conversion of part of garage to habitable space and WC.

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

Yours faithfully,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/5238**
36, Springdale, Earley, Reading.
Proposed conversion of part of garage to habitable space and WC.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

WORK SHEET FOR : ~~Andrew Thorley~~ Richard Kelly

Application Number : F/2001/5238

Applicant : Mr & Mrs Masterson .

Location : 36, Springdale, Earley, Reading.
Proposal : Proposed conversion of part of garage to habitable space and WC.

Site Notice Displayed ? :	YES	NO	DATE
	✓		5/12

Date of Neighbour Notifications : .....

Date of Site Visit : 5/12

Date Registered : 09/11/2001

Earliest Date for Decision : 09/12/2001

Latest Consultation Date/Site Notice Expiry Date : 09/12/2001

This application will have expired on: 04/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways: Approve subject to conditions.
Ellis Rolls: Contact if for refusal.

Planning Issues :

Application Number: F/2001/5238

Appraisal :

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

Application Number F/2001/5238
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
~~2~~	~~C014~~	~~R014~~	
2	C122	R122	

RECORD OF SITE VISIT

Richard Kelly

SITE ADDRESS: 36 Springdale Earley Reading.

APPLICATION NUMBER: F/2001/5238

OFFICER: ~~Andrew Thorley~~

DATE OF SITE VISIT: 5/12

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

semi with 38.

4. RELATIONSHIP TO ADJOINING PROPERTIES

35 no flank windows

5. SITE CONSTRAINTS

TREES n/a

ACCESS/PARKING

LEVELS n/a.

BOUNDARY TREATMENT

OTHERS

NOT RECEIVED UNTIL AFTER PERMISSION GRANTED.

FROM: ~~Andrew Thorley~~ RK

DATE: 16 November 2001

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5238

Proposal: Proposed conversion of part of garage to habitable space and WC..

Site Address: 36, Springdale, Earley, Reading.

Applicant: Mr & Mrs Masterson .

Your observations are required in respect of this application **by 09/12/2001** .

Members of the Planning Committee were concerned about this application, as it was felt that insufficient parking would remain on the site.

	PPT
	TLS
	EHE
1 - DEC 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 13 DEC 2001

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 16 November 2001

Application Number: F/2001/5238

Proposal: Proposed conversion of part of garage to habitable space and WC.

Parish: EARLEY TOWN

Site Address:
36, Springdale, Earley, Reading.

Applicant:
Mr & Mrs Masterson .

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).

C122, R122 .

Signed: _____ **Print name:** AT 19/11/01

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/5238**

36, Springdale, Earley, Reading.

Proposed conversion of part of garage to habitable space and WC.

~~I wish this application to be listed~~ should the officers recommendation be for refusal ~~and my reason(s) are~~ please contact me

Signed: J Rolls

Date: 21/11/01

Councillor Rolls

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 ~~OCT 2001~~ Valid 09 NOV 2001
Officer: MT	Application No. F/2001/5238

Map No. 58 Site 0.02
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED CONVERSION OF PART OF GARAGE TO HABITABLE SPACE + WC

Location: 36 SPRINGDALE

Parish: EARLEY Ward: REDHATCH

Applicant: MR/MRS MASTERSON
PD rights removed

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

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	red line to include access & parking	17/10	✓ 9/11
2	1:500 block plan showing existing & proposed dev. + adj. Properties	main position of garage + parking spaces?		✓ 9/11
3	Forms unsigned			9/11
4	Correct S 66 certificate	Not deleted		✓ 2001
5	Elevation plans	Require rear elevation to show enlarged window.	request with SN 16/11	
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 : 16/11..... 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 .....

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

ABSOLUTE TRADING

05 NOV 2001 * 5238

BUILDING AND INTERIOR DESIGN

Ceilings, plastering, painting and decorating, carpentry, Electrical, plumbing and all types of building works.
Tel: 01189 018639 Fax : 01183767347

58 Whitley Wood Lane
Reading
Berkshire
RG2 8PP

Date: 9th October 2001

Wokingham District Council
Planning Services
~~P O Box 157~~
Shute End
Wokingham
Berkshire
RG40 1WR

Your Ref: CD/BX2001/1188

Dear Sir,

GARAGE CONVERSION AT 36 SPRINGDATE, EARLEY

I am pleased to enclose details of the garage conversion as requested. Should you have any queries or require any further information relating to the above then please do not hesitate to contact me.

Yours faithfully,

pp AR

Mr. Ray Goodridge
Mr Chesterfield Springer
For Absolute Trading

Enc.

09.NOV.2001* 5238

Tel. 0118 9746429 (Direct Line)

Date 17 October 2001

Your ref.

My ref. TMB/CH

Mr + Mrs Masterson
36 Springdale
Earley
Reading

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear Mr + Mrs Masterson

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	**Permission is not required as proposed development is permitted development.**	☐
2)	**No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.**	☐
3)	**The location plans submitted do not have the site outlined in red.** Red Line Must include access from Road + parking	☒
4)	**The red line denoting the application site does not extend to the public highway.**	☒
5)	**No block plans submitted - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated.** Mark position of garage + parking spaces.	☒
6)	**The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).**	☐
7)	**Less than 4 copies of the application form/plans have been submitted.**	☐

PTO →

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

9) The Section 66 Certificate is ~~missing/unsigned~~/not deleted. ☑

Please delete whichever is not applicable.

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☐

12) The following elevational plans are required: ☐

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

T. M. Hurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

PP

Environmental Services

For office use only
Application number 09.NOV.2001 * 5238

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 & MRS. MASTERSON 36 SPRINGDALE, EARLEY, READING, BERKSHIRE. 01189210415
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 Labove
4	Give brief details of the proposal for example, two storey side extension About the application	GARAGE CONVERSION. utilising 50% of Garage. space.
	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.	Replacement PVC-U window to replace the old unit. To raise roof level by 4 courses with bricks to match existing
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans	Yes ☑ No ☐

3544 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.		
	No fee applicable as for your letter ref: CD/BX2001/1188		
	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: Ian Masterson

on behalf of

Date 3-10-'01

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

ADDRESS 36 SPRINGDALE PARISH EARLEY E

PLOT No. 90 63 ORD. SHEET No. SU.7470

BUILDER Gough Coop (Weaver) Ltd

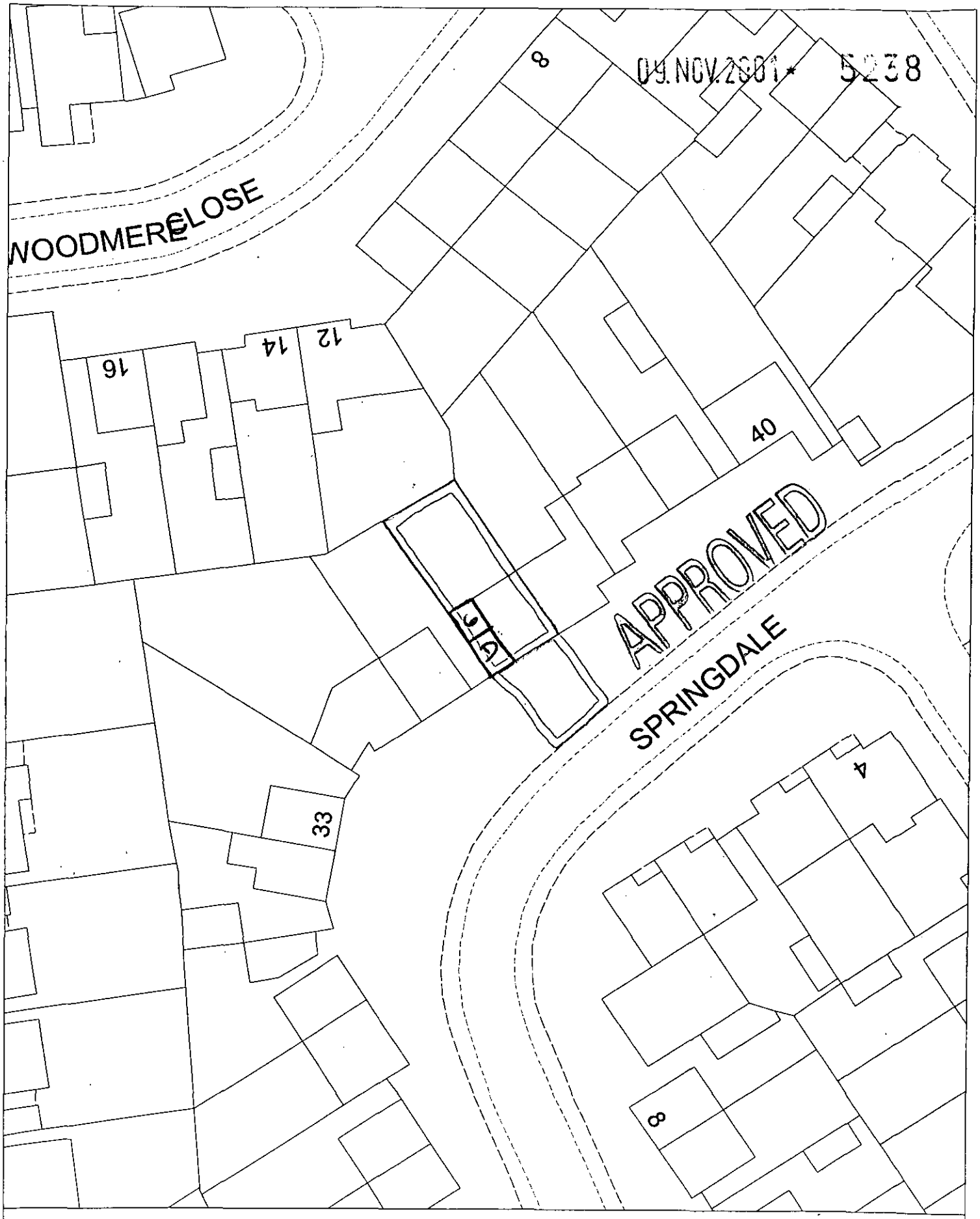
Plan No.	Applicant	Description of Development	Date of Decision	Decision
433/56	C Bunce	Outline	10.7.56	N/A. Refu
0/225/60	M.P. Kent Ltd	"	6.10.60	N/A Refu
0/6/68	Gough Coop Ltd	"	9.5.68	N/A Refu
396/71	"	Semi/Det Hse	17.6.71	App C/A
1579/72	"	Semi/Det Hse	28.9.72	- C/A
BR 6141	Mr R Evans	double garage	4.3.77	App N/
06078	"	"	14.4.77	N/A c/o

DATE OF COMPLETION

MINISTRY DECISION 0/6/68 Appeal Allowed 3.5.69

SPECIAL ORDERS

DRAINAGE



Site Plan, Scale: 1 to 500

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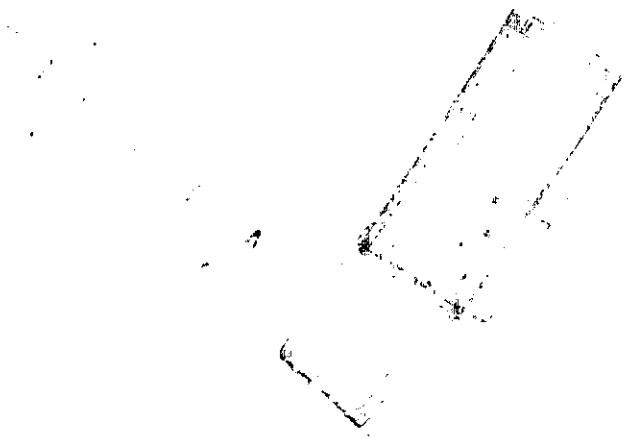
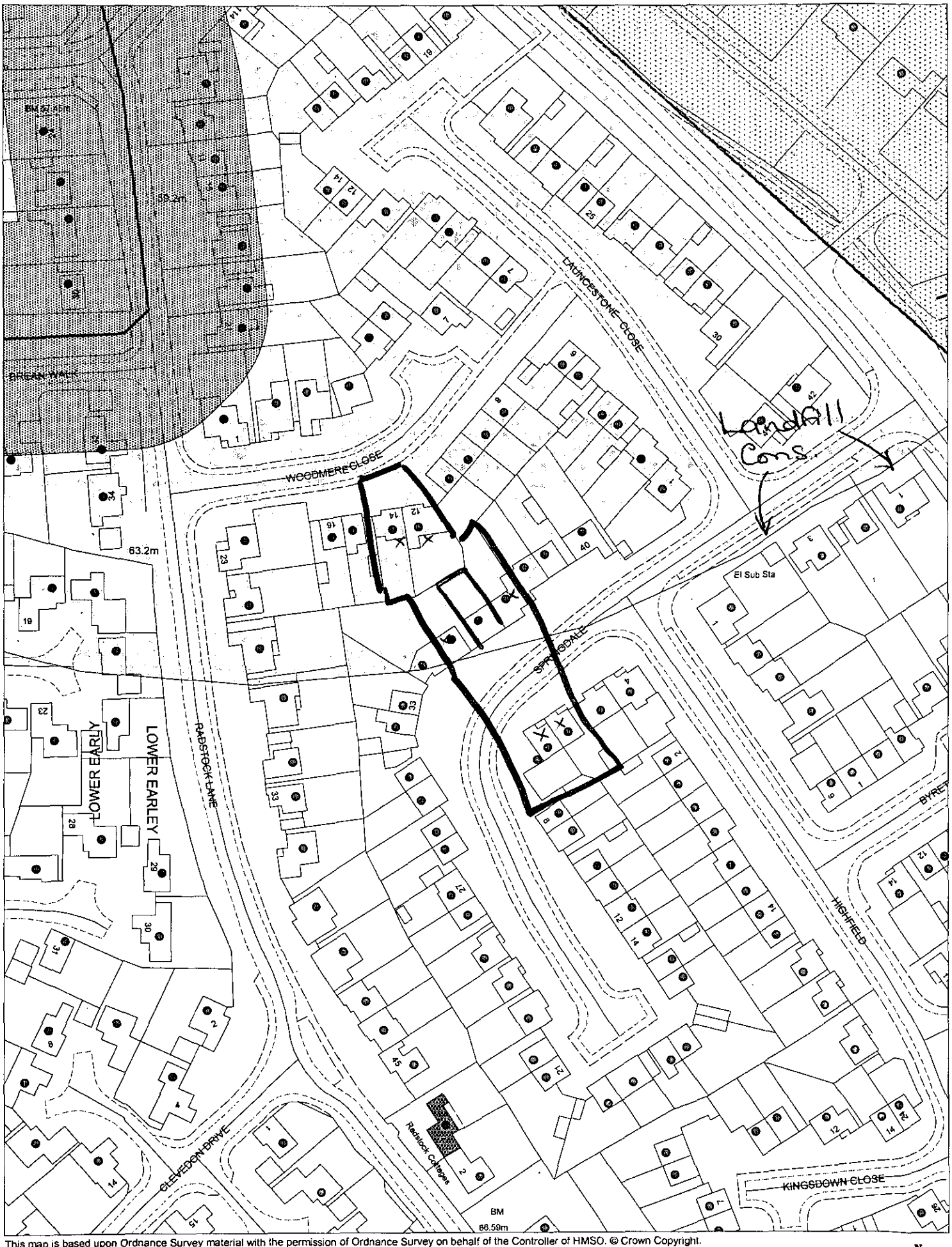
Date: 3 October 2001

N
W E
S

G = Garage.
D = Drive.



9 Nov 2001 5238



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Development Control Section, Environmental Services, Wokingham District Council.
16 November 2001 Scale: 1 : 1250

N
W E
S

09 NOV 2001 * 5238



Site Plan, Scale: 1 to 2500

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Date: 3 October 2001

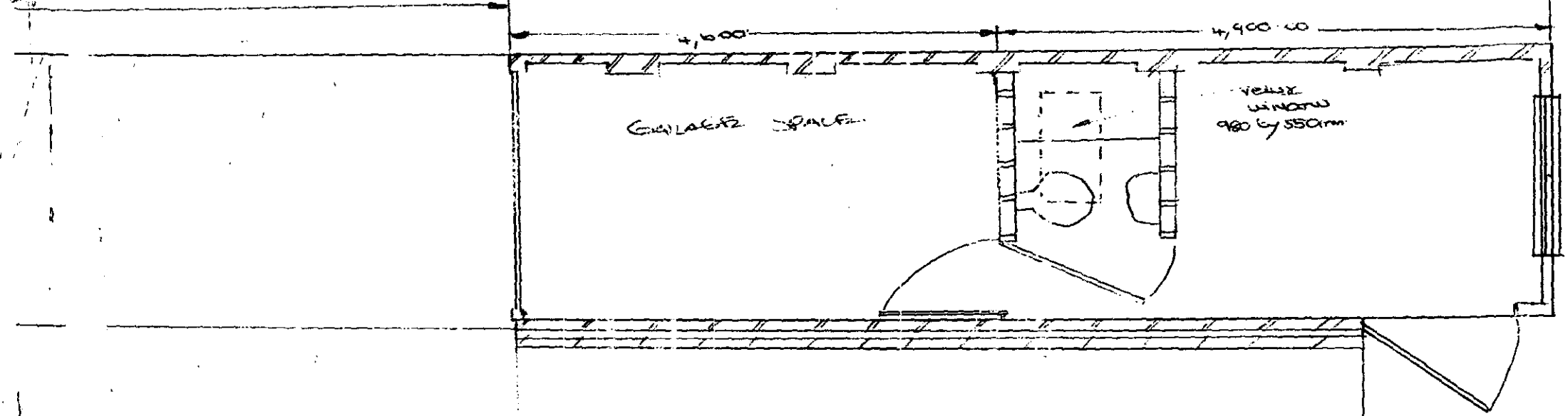
N
W E
S

1:50 SCALE

PROPOSED PLAN FOR 36 SPRINGDALE, EARLEY

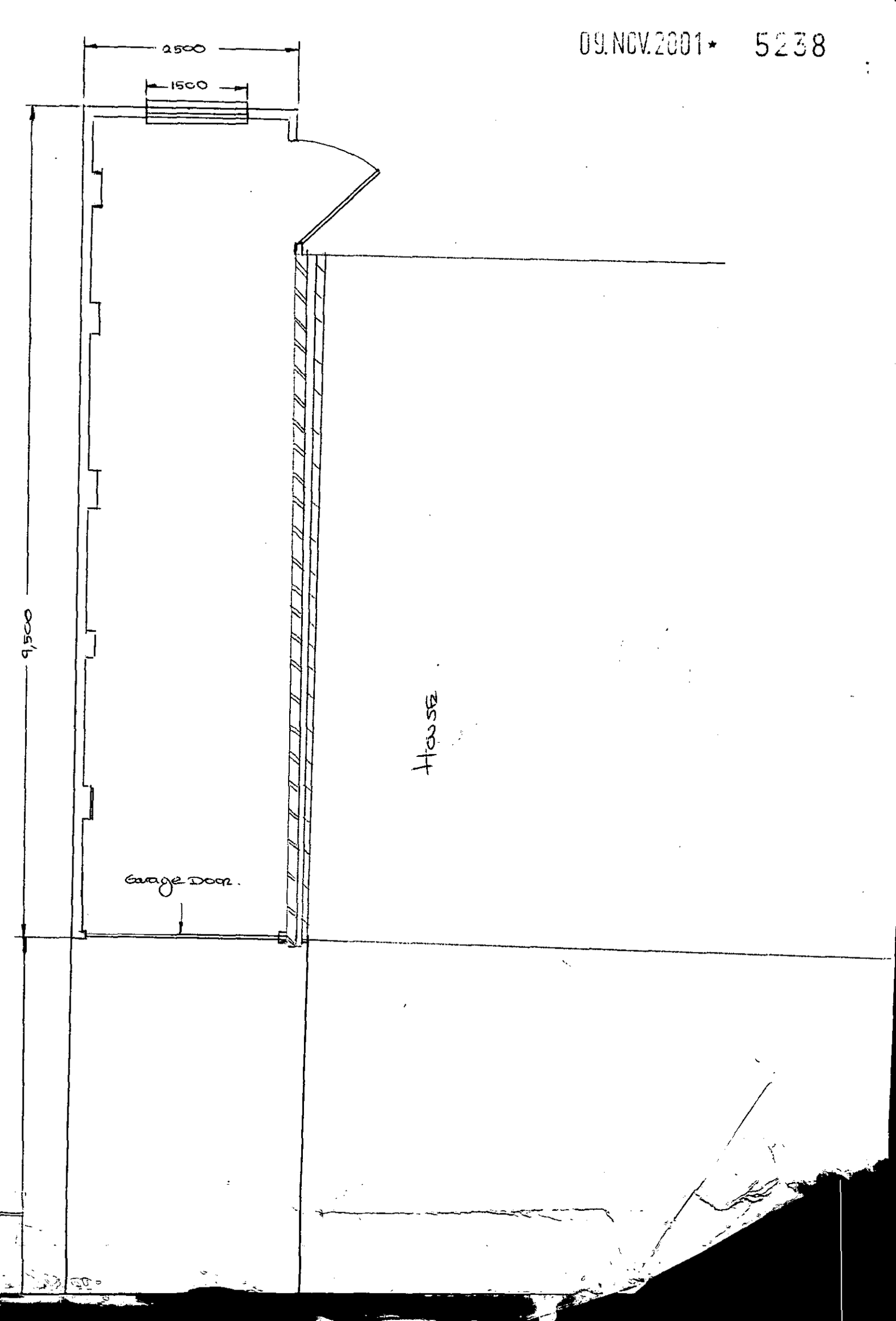
APPROVED

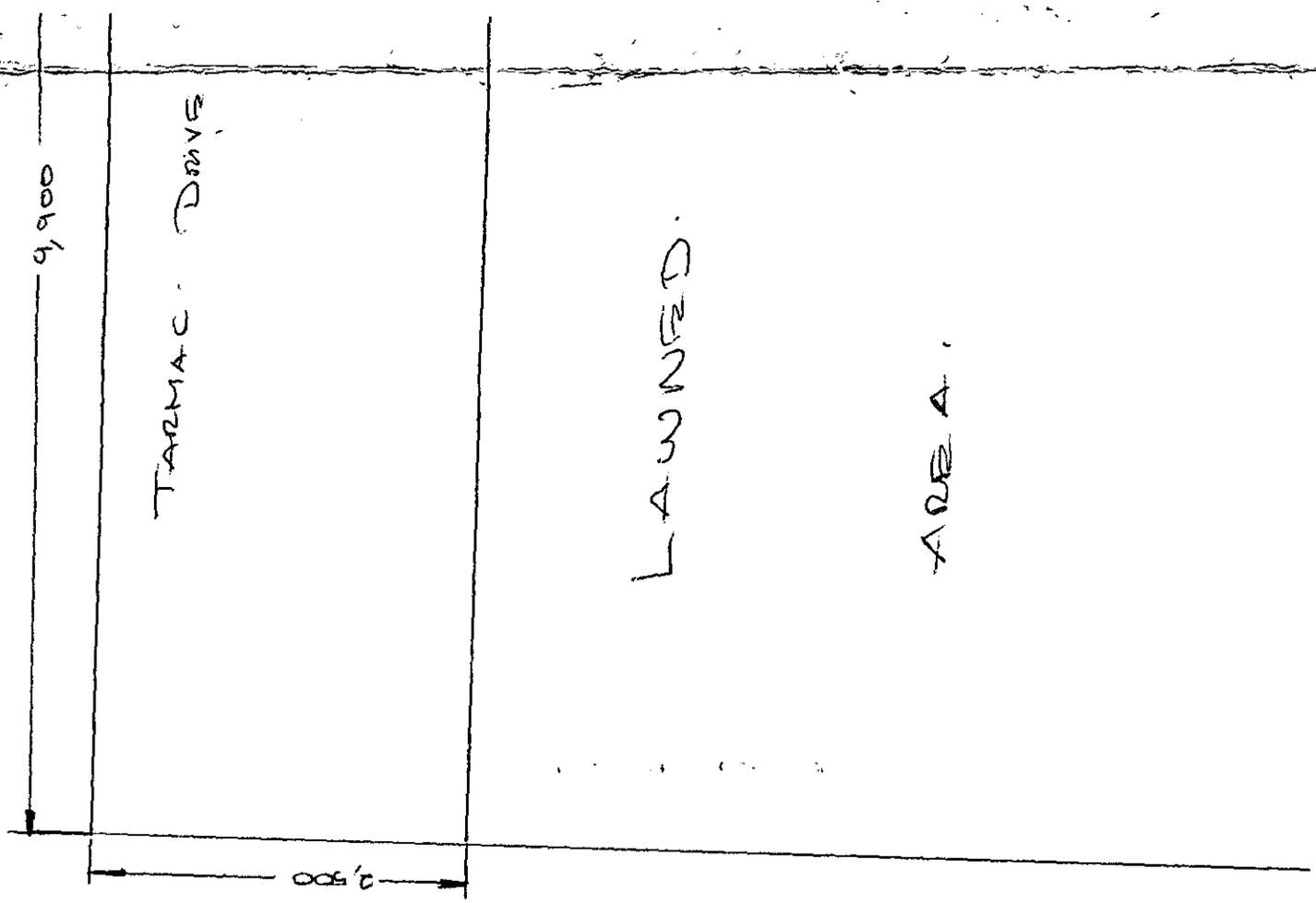
09 NOV 2001 * 5238



HOUSE

09.NOV.2001* 5238





1:50 SCALE.

EXISTING PLAN for 36 SPRINGDALE, FAMILY.

APPROVED