EX SYSTEMS LTD
SOUTHPORT U.K. Tel.01704-26866 Fax.01704-25814
LONDON OFFICE Tel.0171-377-1777 Fax.0171-247-6181

APPLICATION NO:
F/2002/6099

LOCATION:
14 Hudson Road, Woodley Reading.

APPLICANT:
Mr R Tanner C/O Mr O A Springer

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

EARLIEST DATE FOR DECISION: **14/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
06/05/2002

CASE OFFICER: **Phillip Taylor**

SO

D1

Application No: F/2002/6099 PT

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Tanner
C/O Mr O A Springer
Oasis Building & Planning
20 Wantage Road
Reading
Berks
RG30 2SE

Application Number: F/2002/6099

Parish: **WOODLEY**

Location: **14, Hudson Road, Woodley, Reading.**

Proposal: **Proposed front and side extension to dwelling and single storey rear extension 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. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Condition
4. No 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
5. The building shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Condition
6. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 8 metres measured from the carriageway edge.

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

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

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

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

Reason
5. In the interests of highway safety and convenience.

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

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 LD3.
Loddon Area Local Plan Policies LBE1, LBE2, LTV5 and LTV6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 03/05/2002

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.

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/6099

Applicant : Mr R Tanner C/O Mr O A Springer.

Location : 14, Hudson Road, Woodley, Reading.
Proposal : Proposed front and side extension to dwelling and single storey rear extension to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		23/04/02

Date of Neighbour Notifications : .....

Date of Site Visit : 23/04/02

Date Registered : 11/03/2002

Earliest Date for Decision : 14/04/2002

Latest Consultation Date/Site Notice Expiry Date : 14/04/2002

This application will have expired on: 06/05/2002. 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 :

Woodley Town Council - No comment
Highways - conditional approval

Planning Issues :

Impact of Neighbouring Properties
Impact on streetscene
Impact on Highway Safety

Policy : LBE1, LBE2, LTU5/6
WOS3, WBE1
LD3

Application Number: F/2002/6099

Appraisal :

The application property is a semi-detached house located on the corner of Hudson Road and Milbank crescent within the detached settlement of Woodley. The proposal is for a single storey garage rear conservatory and a new porch. The property has not been extended previously.

The plot is screened to Milbank crescent by 2.5-3m conifers. The garage would not be visible from the road on this side. The garage would also be built flush with the rear building line of the house.

The conservatory would be located close to the boundary fence separating the attached neighbour No. 16. A 1.7m fence divides the properties. The conservatory is not considered to have adverse impact on the amenity of the neighbours.

The porch proposed is located at the centre of the frontage. It is of an odd design but is not incongruous with the other two semi's on this part of Hudson Road. There have been other types of single storey front extensions in the local area. The proposed addition is not considered to compromise the streetscene.

The proposal includes the provision of a driveway which would open onto Milbank crescent. Highways have no objection to the provided two visibility splays are kept on either side.

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

Application Number F/2002/6099
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	
4	C122	C122	
5	C128	R128	
6	C140	R140	"8 metres"

RECORD OF SITE VISIT

SITE ADDRESS: 14 Hudson Road Woodley Reading. APPLICATION NUMBER: F/2002/6099	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Uniformly designed estate
matching angled porches along the street
detached gages on some. There have been attractions in similar
vein - Of the 6 terraced house this would be first

3. DESCRIPTION OF SITE/BUILDING Semi no gage.

4. RELATIONSHIP TO ADJOINING PROPERTIES no extension at rear of
adjacent neighbour
1.8m fence

5. SITE CONSTRAINTS

TREES Large conifer hedge, dense 2.5m high
cut back from splays.

ACCESS/PARKING

LEVELS ✓

BOUNDARY TREATMENT

OTHERS

* PRE - APP ATTACHED *

Application Number : F/2002/6099	Map No : 47
Case Officer : PT	Site Area : 0.04
Valid Date : 11/03/02	Received Date: 11/03/2002

Level : Delegated Application

Description : Proposed front and side extension to dwelling and single storey rear extension to form conservatory.

Location : 14, Hudson Road, Woodley, Reading.

Parish : WY Ward : LOD

Applicant : Mr R Tanner C/O Mr O A Springer.

Fee Required: £95 Fee Received: £95 (4)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	CHECK FOR ENCROACHMENT - ✓	22/03	
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

S, N + see map

OTHERS

Pre-app attached

20 Wantage Road
Reading, Berkshire
RG30 2SE

Oasis

BUILDING &
PLANNING
APPLICATIONS

Tel: 0118 957 3554 Fax: 0118 961 3554 E-mail: oaspringer@hotmail.com

PLANNING SERVICES
12 APR 2002
COPIES TO

Planning Department,
Wokingham District Council
Council Offices,
Shute End,
Wokingham.

Date: 11th April 2002

Re: Proposed front and side extension to dwelling and single storey rear extension to form conservatory. (FP/2002/6099)

Dear Mr Phillip Taylor,

Thank you for your letter dated 22nd March 02. We can confirm that none of the development including foundations and roof over hang will encroach onto or under neighbouring property.

Yours sincerely,

O A Springer

O.A.SPRINGER

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 22 March 2002

Application Number: F/2002/6099

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

Parish: WOODLEY TOWN

Site Address:
14, Hudson Road, Woodley, Reading.

Applicant:
Mr R Tanner C/O Mr O A Springer.

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).

Comment.

Highways request a revised plan showing pedestrian visibility splays of 2.4m by 2.4m at the intersection of the proposed driveway and the adjacent footway. (Dimension to be measured along the edge of the drive and the back of the footway from their point of intersection) these visibility splays shall be ~~kept~~ free of all obstructions to visibility above a height of 0.6 metres.

Signed: _____ **Print name:** Adam 25/03/02

Revised plans received

1. C049, R049
2. C122, R122
3. C128, R128
4. C140 (INSERT: 8 metres), R140

AC 22/04

FROM: Phillip Taylor

DATE: 22 March 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6099

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

Site Address: 14, Hudson Road, Woodley, Reading.

Applicant: Mr R Tanner C/O Mr O A Springer.

Your observations are required in respect of this application **by 14/04/2002**.

PLANNING SERVICES	HPT
POL	TLS
DC	ENS
CS	

04 APR 2002

COPIES TO	CK
	FILE

The committee made no comment on this application.

SIGNED: _____ DATE: 3.4.02

Clerk To Woodley Parish/Town Council.

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

Tel: (0118) 974 6442

Date: 22 March 2002

My ref: F/2002/6099

WOKINGHAM UNITARY
Aiming for Excellence

Councillor C E 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

Dear Councillor

Application Number: F/2002/6099
14, Hudson Road, Woodley, Reading.
Proposed front and side extension to dwelling and single storey rear extension to form conservatory.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6099**
14, Hudson Road, Woodley, Reading.
Proposed front and side extension to dwelling and single storey rear extension to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor C E Clacey
**********FILE COPY**********

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

Tel: (0118) 974 6442

Date: 22 March 2002

My ref: F/2002/6099

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A 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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Trevor Watson
Development Control Manager

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14, Hudson Road, Woodley, Reading.
Proposed front and side extension to dwelling and single storey rear extension to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Clifford

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

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

Tel: (0118) 974 6442

Date: 22 March 2002

My ref: F/2002/6099

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D 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

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Application Number: F/2002/6099
14, Hudson Road, Woodley, Reading.
Proposed front and side extension to dwelling and single storey rear extension to form conservatory.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6099**
14, Hudson Road, Woodley, Reading.
Proposed front and side extension to dwelling and single storey rear extension to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Thair

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

Received by Wokingham District Council

Application No: F/2002/6099

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

Location:
14, Hudson 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 and 1.00pm - 4.00pm Sunday. Library 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/2002/6099 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/04/2002. 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.

Trevor Watson
Development Control Manager

22 March 2002

Organisation_Name	Building_Name	address1	Postcode
		17HUDSON ROADREADING	RG5 4EN
		19HUDSON ROADREADING	RG5 4EN
		21HUDSON ROADREADING	RG5 4EN
		23HUDSON ROADREADING	RG5 4EN
		1MILLBANK CRESCENTREADING	RG5 4EP
		10MILLBANK CRESCENTREADING	RG5 4ER
		2MILLBANK CRESCENTREADING	RG5 4ER
		4MILLBANK CRESCENTREADING	RG5 4ER
		6MILLBANK CRESCENTREADING	RG5 4ER
		8MILLBANK CRESCENTREADING	RG5 4ER
		~~14HUDSON ROADREADING~~	~~RG5 4EW~~
		16HUDSON ROADREADING	RG5 4EW

neighbour consultation list

F/2002/6099

Oasis

BUILDING & PLANNING APPLICATIONS

20 Wantage Road, Reading,
Berkshire, RG30 2SE
Tel: 0118 9573554 Fax: 0118 9613554

11.MAR.02* 6099

Please find enclosed Planning application @

..14..Hudson Road,..Woodley.....

also enclosed cheque for £ ..95-00...

please forward receipt to above address

With Compliments
O.A.Springer

O'Sp

Environmental Services

For office use only.
Application number 11.MAR2002 6099

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. R. TANNER. 14 HUDSON ROAD. WOODLEY. READING. 07881 955928.
2	Agent's Name Address and postcode Phone number	MR. D. A. SPRINGER. OASIS BUILDING & PLANNING. 20. WANTAGE ROAD. READING. RG30 2SE. 0118 9573554
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.	14 HUDSON ROAD. WOODLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED FRONT EXTENSION SIDE GARAGE EXTENSION. CONSERVATORY AND EXTERNAL MATERIAL CHANGES
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 FACING BRICKS TO MATCH BROWN CONCRETE ROOF TILES 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: 5	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms ~~part of an agricultural holding~~.

Your signature: O Sym

on behalf of MR. R. TANNER.

Date 25/02/02.

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

ADDRESS 14 HUDSON ROAD PARISH WOODLEY

PLOT No. 175 (Phase 2 & 3) ORD. SHEET No. SU 7672 (47)

BUILDER Bestwick & Taylor

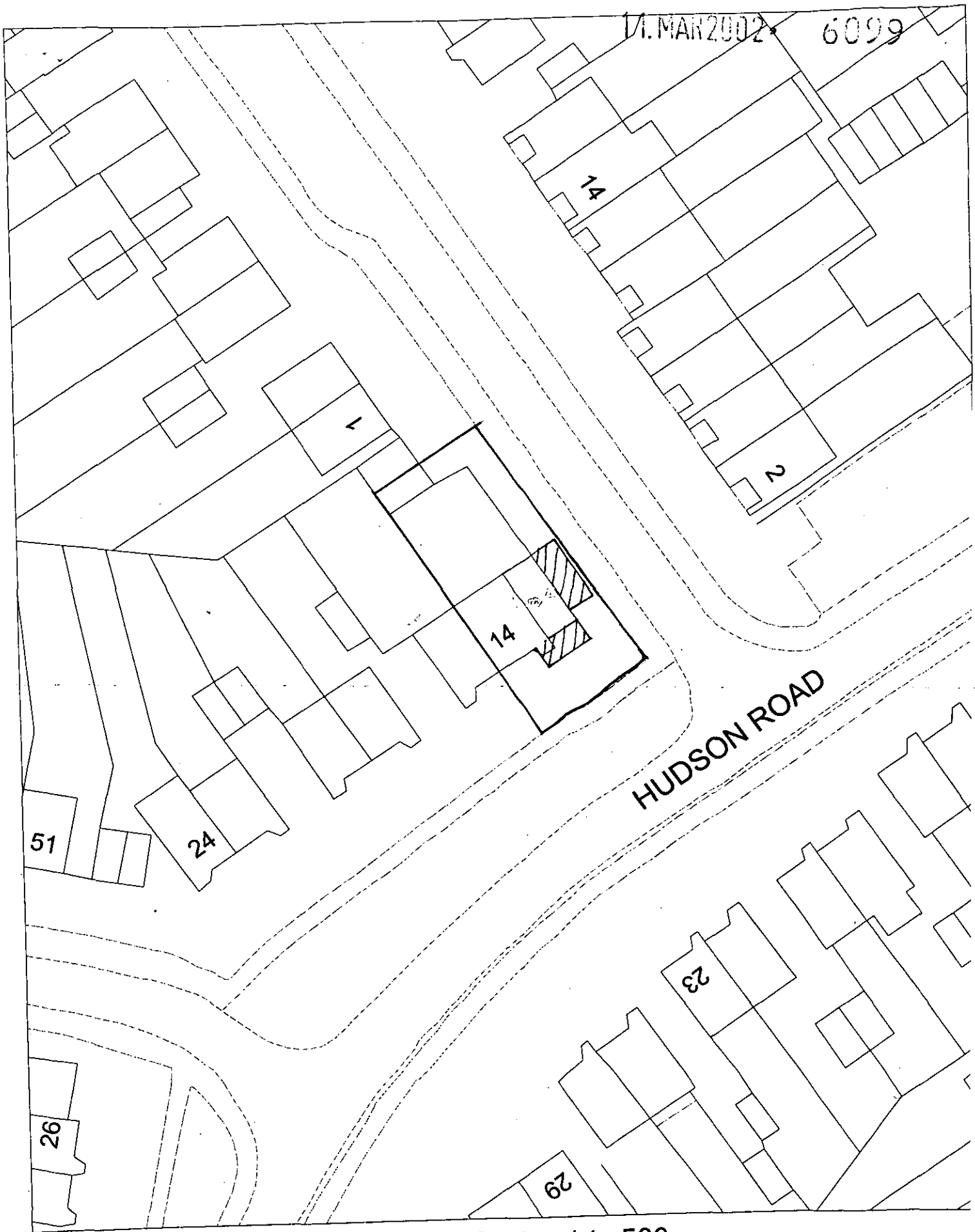
Plan No.	Applicant	Description of Development	Date of Decision	Decision
378/48	Mr W J Chaffey	Use of Land for Gravel working	10-1-50	N/A C/A
217/60	Messrs Bestwick & Taylor (Bld) Ltd	Layout	11-1-61	App C/A
100/61	" "	Terr House	1-5-61	APP C/A
165/61	"	Semi/Det House	7-9-61	APP C/A
0/13/59	Messrs Chaffey Winn Simmond Ltd	Outline Resid Devlt	14-4-59	N/A C/A
99/62	Messrs Bestwick & Taylor (Bld) Ltd	Semi/Det House	12-7-62	APP APP
PD/393/70	Mr E C Collingwood	S/Storey Addit	3-9-70	APP N/A
08627	Mr. C. W. Forrest	Resiting of fencing	6-7-78	N/A Ref
11954	"	" " "	22-11-79	N/A Ref
34266			10-11-84	C/A
BRA 78/44	MR. L. GAMBLE	2/ST. EXT.	8-9-84	APP

DATE OF COMPLETION

MINISTRY DECISION 11954 - APPEAL DISMISSED - 4-8-80

SPECIAL ORDERS

DRAINAGE



Site Plan, Scale: 1 to 500

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Date: 4 February 2002

N
W E
S



Site Plan, Scale: 1 to 2500

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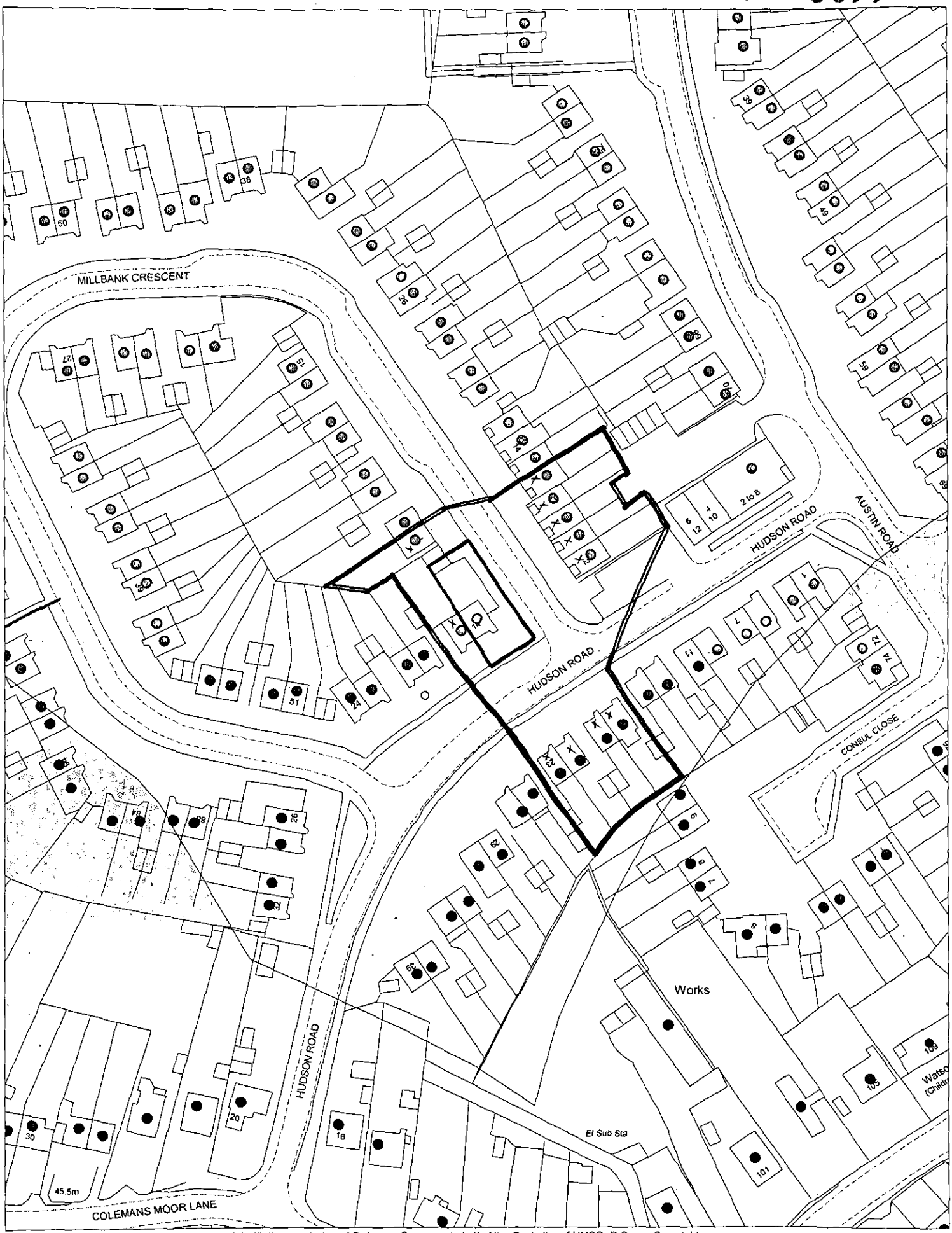
Date: 4 February 2002

N
W E
S

11.MAR2002 6099



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Development Control Section, Environmental Services, Wokingham District Council.
18 March 2002 Scale: 1 : 1250

N W E S

20 Wantage Road
Reading, Berkshire
RG30 2SE

Oasis

BUILDING & PLANNING APPLICATIONS

Tel: 0118 957 3554 Fax: 0118 961 3554 E-mail: oaspringer@hotmail.com

PLANNING SERVICES	HPT SSH27
POL	TLS
DC PT	EUF
AS	
CS	
17 APR 2002	
COPIES TO	JCR
	FILE

FAX MESSAGE

DATE 17th April 2002

TO Wokingham District Council

FROM O,Neil Springer

F.A.O. Phil Taylor– Planning

RE 14 Hudson Road, Woodley Reading - F/2002/6099

SHEETS 2 (including cover)

COMMENTS

Please find below amended plans in line with highway's comments. Please let me know if it is acceptable.

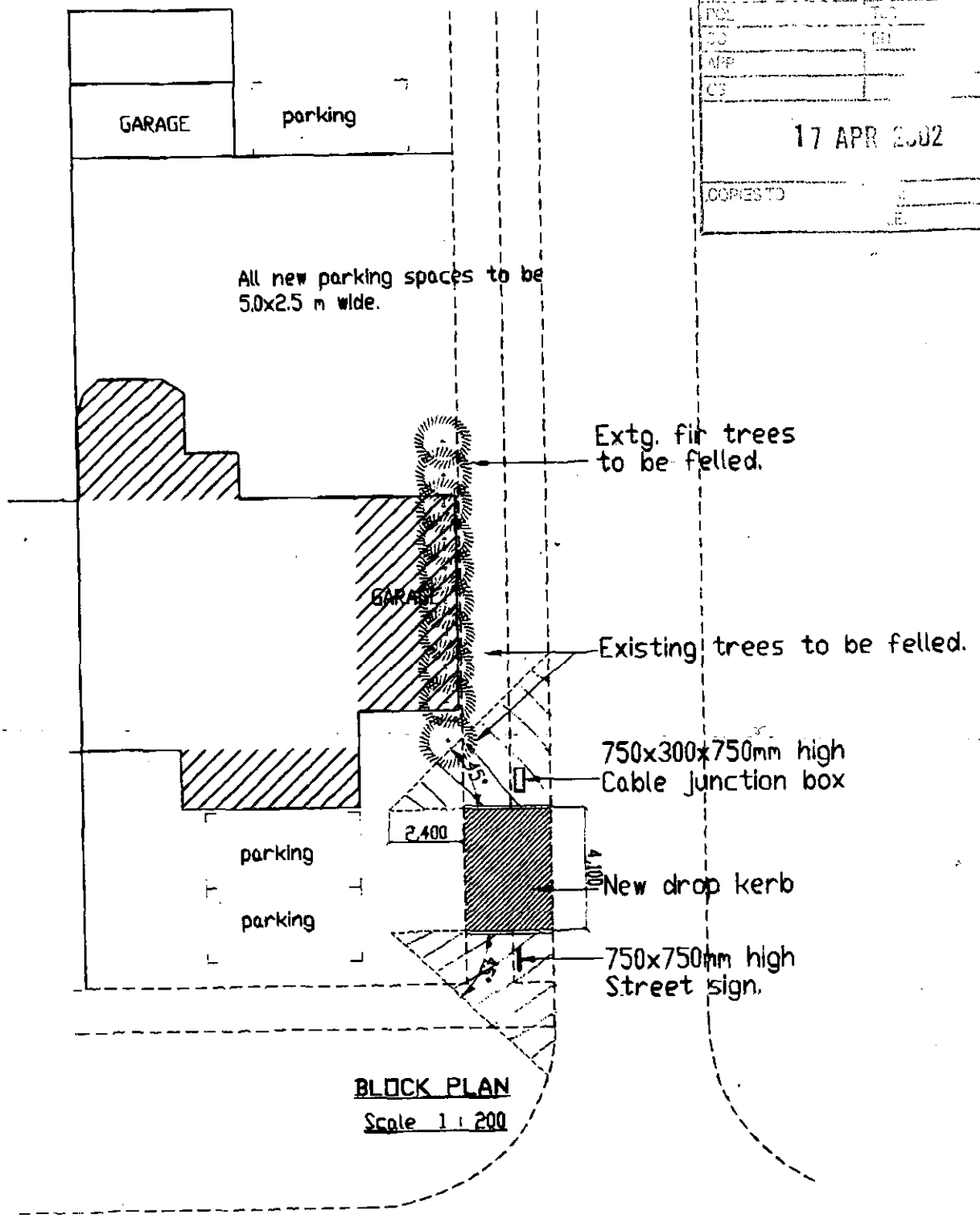
Thank you.

Regards,

O.A.SPRINGER

+441189613554

17 APR 2002



BLOCK PLAN
Scale 1 : 200

Oasis
BUILDING & PLANNING APPLICATIONS
20 WANTAGE RD.
READING
BERKSHIRE. RG30 2SE
Tel : 0118 957 3554
Fax : 0118 961 3554
E-mail : oaspringer@hotmail.com

Client
Mr.R.Tanner
14 Hudson Road,
Woodley,
Reading.

Drawing Title
PROPOSED FRONT EXTENSI
SIDE GARAGE EXTENSION.
CONSERVATORY AND EXTE
MATERIAL CHANGES.

Drawing No.
OAS/02/1203/2

Rev.
A

Scale
1:50, 100 & 1:200

File Nam
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Date
April 2002

Drawn
O.A.Sp