APPLICATION NO:
F/2000/1097

LOCATION:
5 Rowland Way, Earley Reading.

APPLICANT:
Mr A Dunne C/O A R D Chartered Architect

PROPOSAL:
Proposed two storey side/rear extension to dwelling.

EARLIEST DATE FOR DECISION: **05/05/2000**

APPLICATION EXPIRY DATE: **26/05/2000**

CASE OFFICER: **Joss Miller**

BAILEY

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Dunne
C/O A R D Chartered Architect
13 Circuit Lane
Southcote
Reading
Berkshire
RG30 3HB

Application Number: F/2000/1097

Parish: **EARLEY**

Location: **5, Rowland Way, Earley, Reading.**

Proposal: **Proposed two storey side/rear extension to dwelling.**

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. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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) no windows or similar openings shall be constructed in the first floor level and above south-east and north-west elevations.

Condition
4. The landing window in the north-west elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
5. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. In the interests of the amenities of the occupants of this property and other properties nearby.

Reason
5. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 26/05/2000

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

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 18 July, 2000
My ref. BC/DC/2000/1097

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr A Dunne
c/o ARD Chartered Architect
13 Circuit Lane
Southcote
Berkshire
RG30 3HB

Dear Sirs

PLANNING PERMISSION 2000/1097
SITE: 5 ROWLAND WAY, EARLEY

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/1097 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

Joss Miller
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	~~1089~~ 1097	JM
BUILDING CONTROL NUMBER.	FP 2000/0827	Allen
~~APPLICANT~~/AGENT	A R D.	
ADDRESS OF SITE	5. Rowland Way HARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	99/02/03	99/02/03
FLOOR PLANS	99/02/02A	99/02/02

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/5/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	7/7/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1097

Applicant : Mr A Dunne C/O A R D Chartered Architect.

Location : 5, Rowland Way, Earley, Reading.
Proposal : Proposed two storey side/rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		26/4/00 -

Date of Neighbour Notifications : 11/4

Date of Site Visit : 26/4/00

Date Registered : 31/03/2000

Earliest Date for Decision : 05/05/2000

Latest Consultation Date/Site Notice Expiry Date : 05/05/2000

Application Expiry Date: 26/05/2000

Consultation Responses :
Earley TC - Terracing - also discussed no3 application
Highways - condition

Planning Issues :
Effect on street scene & neighbouring properties DBE1.
Identified settlement.

Application Number: F/2000/1097

Appraisal :

This application is for a 2 storey side & rear extension.

Neighbours.

The proposal extends 4m beyond the rear footprint of the house with the 2 storey element and 1m at ground floor level. There are no windows on the north-west elevation. The extension is situated 1m from the boundary at the nearest point and is 7.5m from No 7 at the nearest point. The eaves height is 4.6m and the ridge is 6.4m, approx. 0.4m lower than that of the original ridge. The roof is hipped on all sides and is situated to the south-east of No 7. There is a 1.8m fence on the boundary and No 7 garage is to the side. Therefore any impact regarding overbearing, daylight and privacy issues is reduced. The extension will be 2m away from No 3 (ground floor extn and the 2 storey element will be 7m away. There is one window facing the neighbour at ground floor level and there is a 1.8m fence on the boundary. The proposed pitched roof on the single storey extn and the 2 storey rear extn are not considered to have sufficient impact on the ~~neighbour~~ properties with regard to overbearing, daylighting and privacy issues to warrant a refusal.

Street scene.

The 2 storey extn is stepped back from the front footprint of the house by 4.5m and set down at the ridge by 0.4m. The roof will be hipped on all sides, thereby minimising any effect on the street scene.

There is sufficient parking to satisfy Council policies

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/1097
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	Parking & garaging
3	SC08	SR05	First floor level and above south-east & north-west elevations
4	SC20	SR24	Landing windows north-west elevation
5.	SC53	SR12	Works

John Murray
26/5/00.

RECORD OF SITE VISIT

SITE ADDRESS: 5 Rowland Way
Earley Reading.

APPLICATION NUMBER: F/2000/1097

OFFICER: Joss Miller

DATE OF SITE VISIT: 26/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front boundary

2. DESCRIPTION OF SURROUNDINGS
Semi-d & d houses on both sides of road.

3. DESCRIPTION OF SITE/BUILDING
Detached house of brick & tile (and render)

4. RELATIONSHIP TO ADJOINING PROPERTIES
3. Has similar s/s r extn. with 1.8m fence 2 windows on side elevation 1 up 1 dn. (Applicant has same)
7. 1 f/f bed window. garage on boundary (history?)

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING 3 spaces.

LEVELS —

BOUNDARY TREATMENT 2.5m laurel hedge & 1.8m fence then garage on boundary of 7.

OTHERS Applicant has existing s/s r extn. windows towards 7 2 s/f kit, dining 1 f/f bed garage on boundary.

No houses to rear.

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1097**

5, Rowland Way, Earley, Reading.

Proposed two storey side/rear extension to dwelling.

~~I wish this application to be listed~~ should the officers recommendation be for no trend

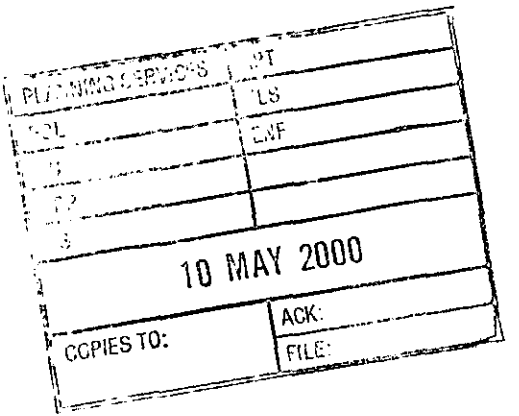
~~and my reason(s)~~ are please contact me (ref 11-17 may)

Signed: [signature]

Councillor Rolls

Date: 9/5/00

PLANNING SERVICES	PT
	LS
	ENF
10 MAY 2000	
COPIES TO:	ACK:
	FILE:



FROM: Joss Miller

DATE: 11 April 2000

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	RPT 28657
POL	
DC	ENF
APP	
CS	
25 APR 2000	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/1097

Proposal: Proposed two storey side/rear extension to dwelling

Site Address: 5, Rowland Way, Earley, Reading.

Applicant: Mr A Dunne C/O A R D Chartered Architect.

Your observations are required in respect of this application **by 05/05/2000** .

Councillors were concerned about this application, since it was considered that the proposals were imposing and would have a terracing effect which would be of detriment to the street scene. It was felt that consideration should be given to 'stepping back' the extension to reduce this impact.

Whilst it is understood that the District Council can only look at Planning Applications can only be considered in isolation, this application, together with Application No. F/2000/0940, should be an exception to this rule. Members of the Planning Committee felt that if these two applications were allowed in their present form, this would have a serious visual impact on the street scene.

SIGNED: _____ DATE: 20 APR 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 11 April 2000

Application Number: F/2000/1097

Proposal: Proposed two storey side/rear extension to dwelling.

Site Address:
5, Rowland Way, Earley, Reading.

Applicant:
Mr A Dunne C/O A R D Chartered Architect.

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).

Sc 23 - Parking & Garaging (SR06)

Signed: N.S. Trotter **Print name:** N Trotter

20-4-00

Received by Wokingham District Council

Application No: F/2000/1097

PROPOSAL:
Proposed two storey side/rear extension to dwelling.

LOCATION:
5, Rowland Way, 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 (see details above) please allow 4 days from the date of this letter 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/05/2000. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

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

Tel: (0118) 974 6463

Date: **11 April 2000**

My ref: F/2000/1097

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1097
5, Rowland Way, Earley, Reading.
Proposed two storey side/rear extension to dwelling.

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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1097**
5, Rowland Way, Earley, Reading.
Proposed two storey side/rear extension to dwelling.
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 6463

Date: **11 April 2000**

My ref: F/2000/1097

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/2000/1097
5, Rowland Way, Earley, Reading.
Proposed two storey side/rear extension to dwelling.

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If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1097**
5, Rowland Way, Earley, Reading.
Proposed two storey side/rear extension to dwelling.
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 6463

Date: **11 April 2000**

My ref: F/2000/1097

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/2000/1097
5, Rowland Way, Earley, Reading.
Proposed two storey side/rear extension to dwelling.

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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1097**
5, Rowland Way, Earley, Reading.
Proposed two storey side/rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID

Start date:	31/3/2000

Officer: JM	Application No. F/2000/1097

Map No. 5) ... Site ...0.05...

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: (F.) PROPOSED TWO STOREY SIDE/REAR EXTENSION TO DWELLING

Location: 5 ROWLAND WAY

Parish: EARLEY Ward: Redhatch 11.4.2000

Applicant: MR A DUNNE

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	need to see existing plans/ elevations (or mark clearly on proposed plans)	23/3	✓
6	Floor plans			31/3
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 : 11.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

.....

NEIGHBOURS:

S/N + 3, 7, 10 + 8 Rowland Way
43 + 45 FALSTAFF AVENUE
61 Elm Road

1305

ENVIRONMENTAL SERVICES

31 MAR 2004

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME	MR A DUNNE
	ADDRESS	5 ROWLAND WAY EARLEY READING
	POST CODE	TEL NO
2	AGENT'S NAME	ARD CHARTERED ARCHITECT
	ADDRESS	13 CIRCUIT LANE SOUTHCOTE READING
	POST CODE	RG30 3HG TEL NO 9542601
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	5 ROWLAND WAY
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	TWO-STOREY SIDE & REAR EXTENSION
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	~~YES~~ / NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	RED BRICK & BROWN 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~~

Please turn over

ADDRESS 5 ROWLAND WAY PARISH EARLEY

PLOT No. 148 ORD. SHEET No. 57 SU.7370

BUILDER Sir. James Miller & Partners

Plan No.	Applicant	Description of Development	Date of Decision	Decision
452/54	Messrs J. T. Cook & Sons Ltd	Outline	6.8.54	N/A. C/A.
334/56	Sir James Miller & Partners	Layout	6.7.56	N/A. Refuse
842/56	"	Road & Sewers etc.	13.11.56	App. App.
3[illegible]/57	"	Detached House	14.5.57	App. C/A
1016/57	"	Garage	10.12.57	App. C/A.
BR15305	Mr V.G. Barnes	S/s extn	28.7.80	App
13895	"	"	28.8.80	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

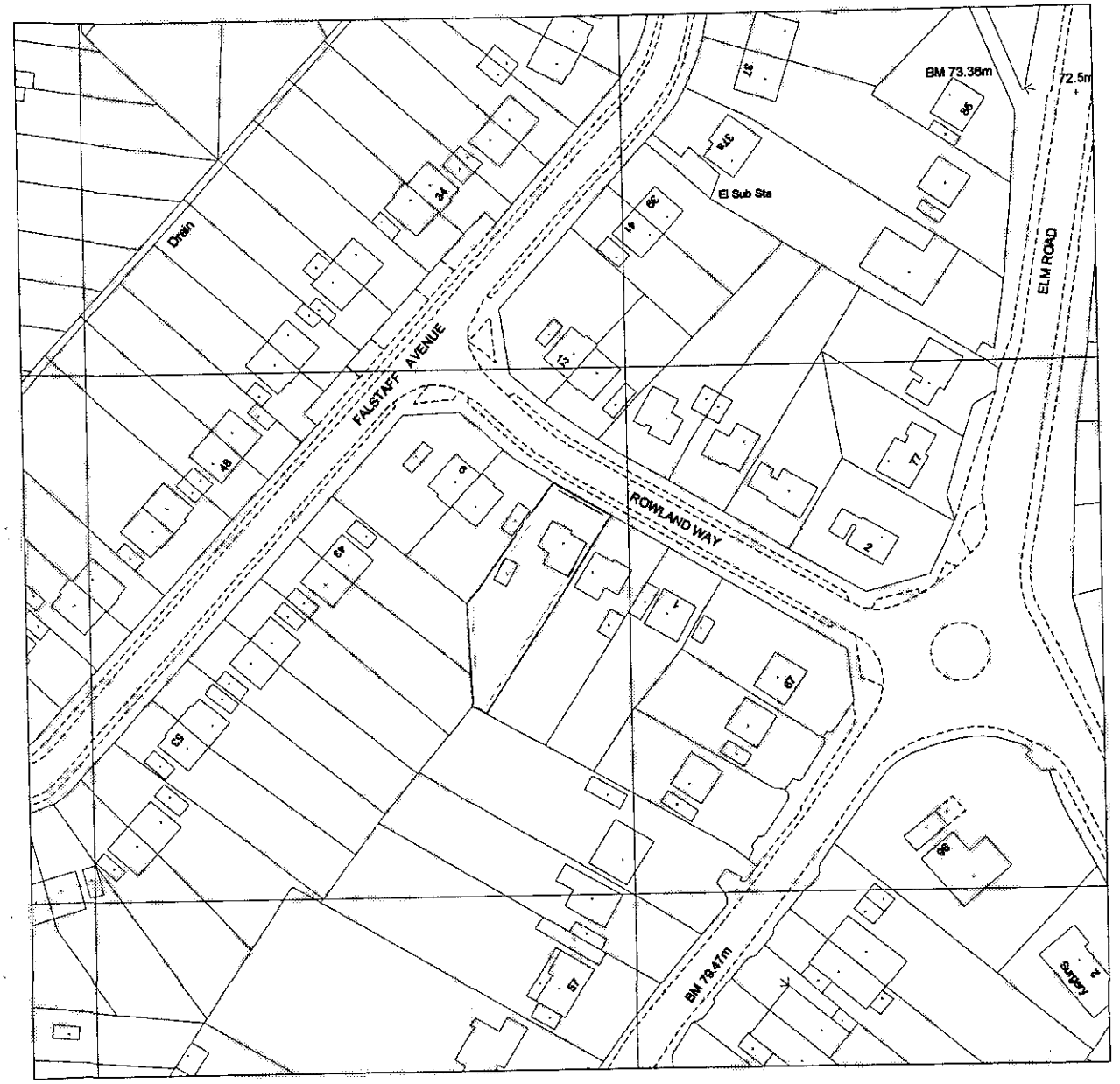
DRAINAGE

Ordnance Survey

31.MAR2000* 1097

Siteplan

1:1250 Scale



20 0 20 40 60 80

Metres

Produced 09 Mar 2000 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown copyright 2000.

Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

Reproduction in whole or in part is prohibited without prior permission of Ordnance Survey.

5 ROWLAND WAY, EARLEY, READING
RG6 5TE

Centre coordinates : 473687mE 170866mN

National Grid sheet reference at centre of this Siteplan: SU7370NE.

Supplied by : Blackwell's Reading
Serial Number : 664

Ordnance Survey

This document has been security printed for Ordnance Survey to prevent unauthorized copying

KALAMAZOO 10378923 v

Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

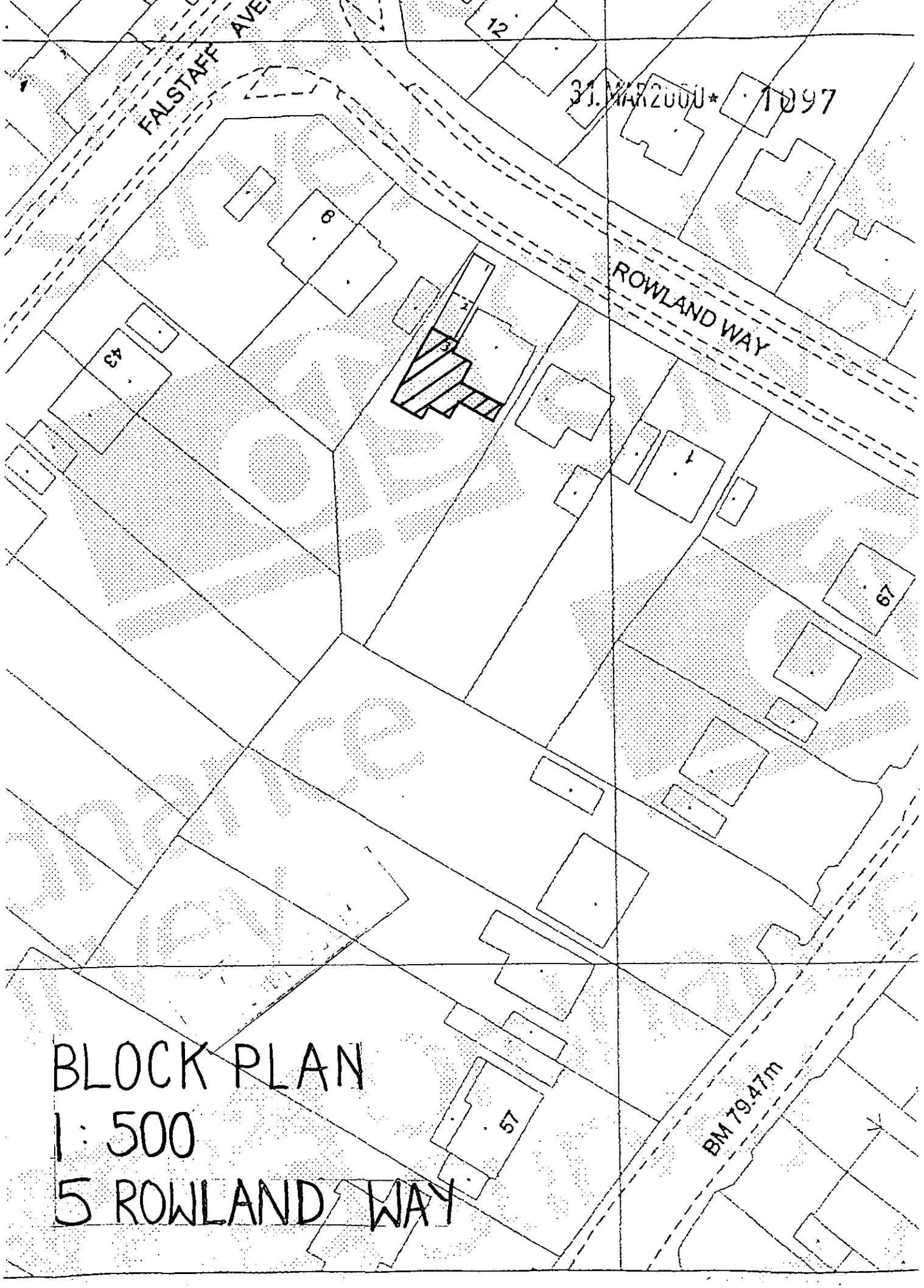
ED Boundary....Electoral Division
Ward Boundary....Ward
Boro Const Bdy....Constituency
Euro Const Bdy....(County Borough or European)
Und....Undefined
CB....Centre of Bank
CD....Centre of Ditch
CR....Centre of Road
CS....Centre of Stream
Def....Defaced
FF....Face of Fence
FW....Face of Wall
SR....Side of River
TB....Top of Bank
TkH....Track of Hedge
RH....Root of Hedge

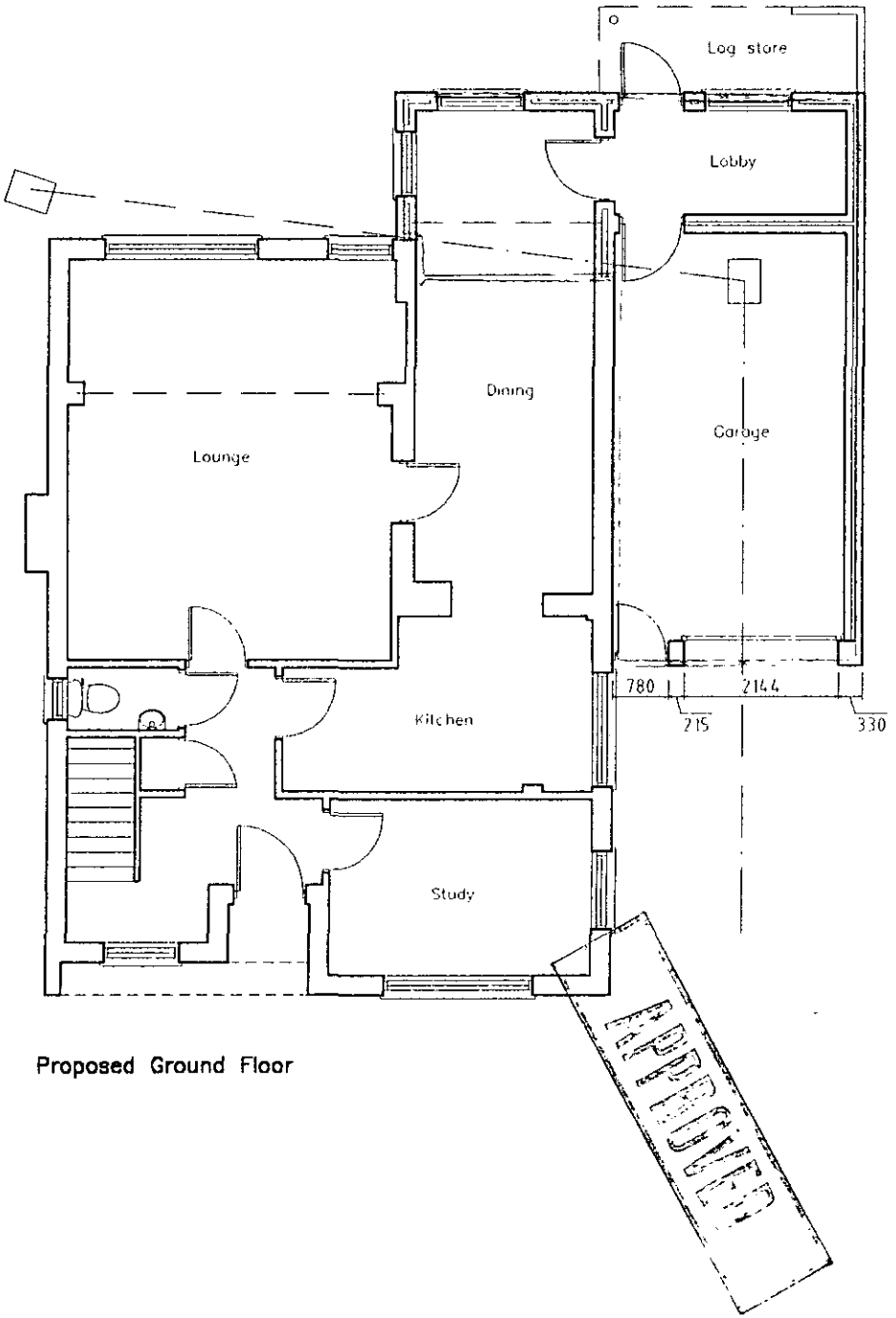
Other Information

Chy....Chimney
El P....Electricity Pillar or Pole
ETL....Electricity Transmission Line
FB....Foot bridge
FS....Flagstaff
GP....Guide Post
GVC....Gas Valve Compound
LB....Letter Box
Meml....Memorial
MHW....Mean High Water
MLW....Mean Low Water
NTL....Normal Tidal Limit
P....Post or Pole
PC....Public Convenience
PH....Public House
PO....Post Office
PW....Place of Worship
TCB....Telephone Call Box
Tk....Tank or Track
(um)....Unmade
W....Well

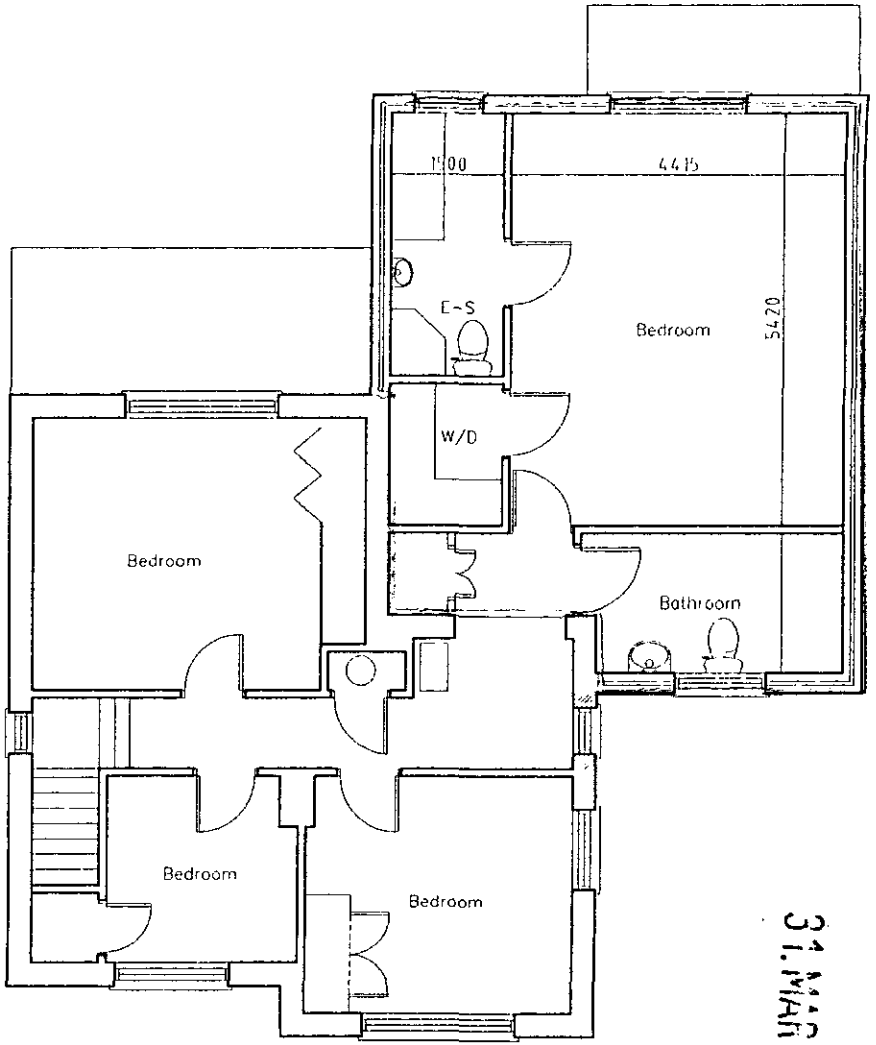
CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/


FALSTAFF AVE
12
31.MAR2000* 1097
8
ROWLAND WAY
43
1
67
57
BM 79.47m
BLOCK PLAN
1 : 500
5 ROWLAND WAY



Proposed Ground Floor



Proposed First Floor

APPROVED
31 MARCH 2000
1097

ARD
CHARTERED ARCHITECT
13 CIRCUIT LANE
SOUTHCOTE
READING
BERKSHIRE
RG30 HD3
Tel. 0118 9542601

CLIENT
Andrew Dunne

DWG NO 99/62/02 REVISION

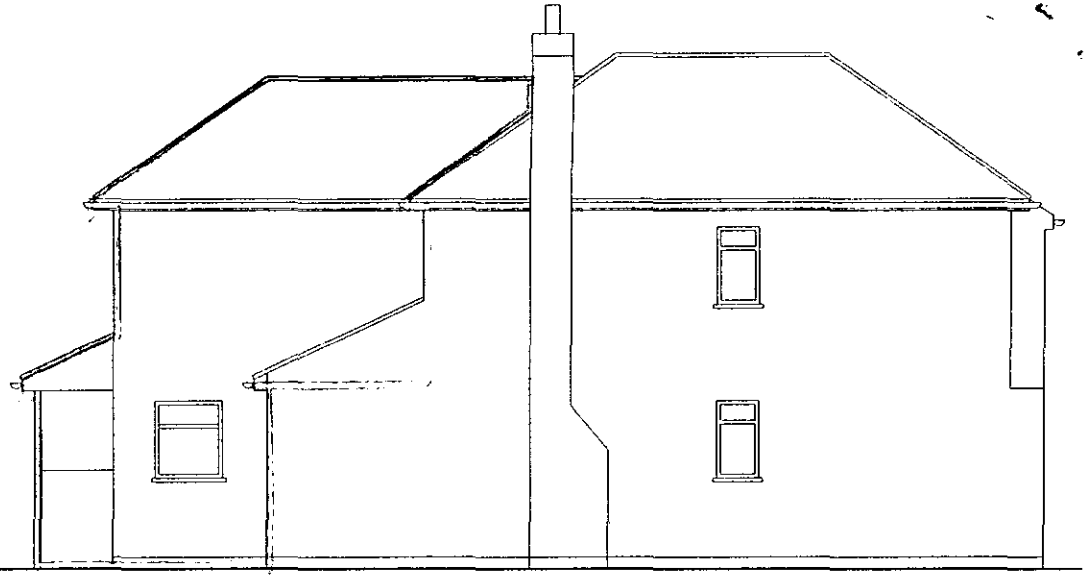
PROJECT
5 Rowland Way

DRAWING TITLE
Proposed Plans

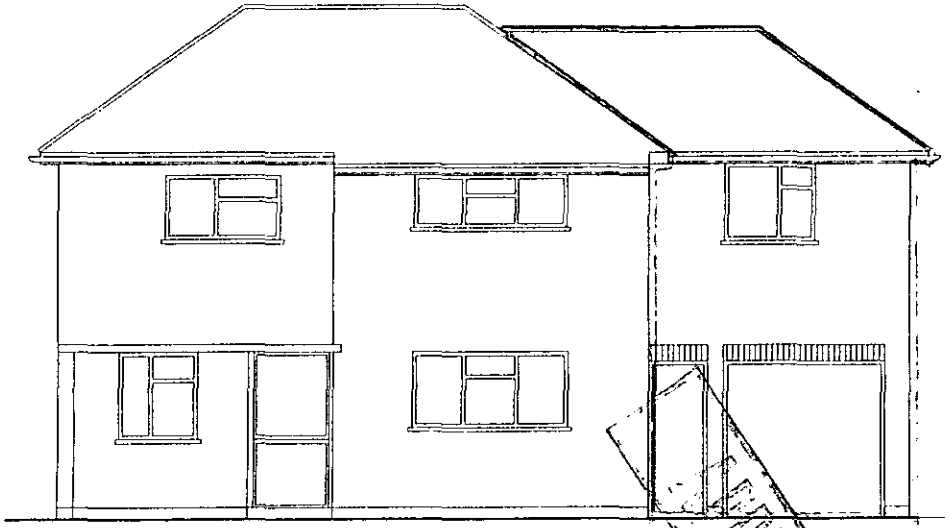
DATE March 2000 SCALE 1:100



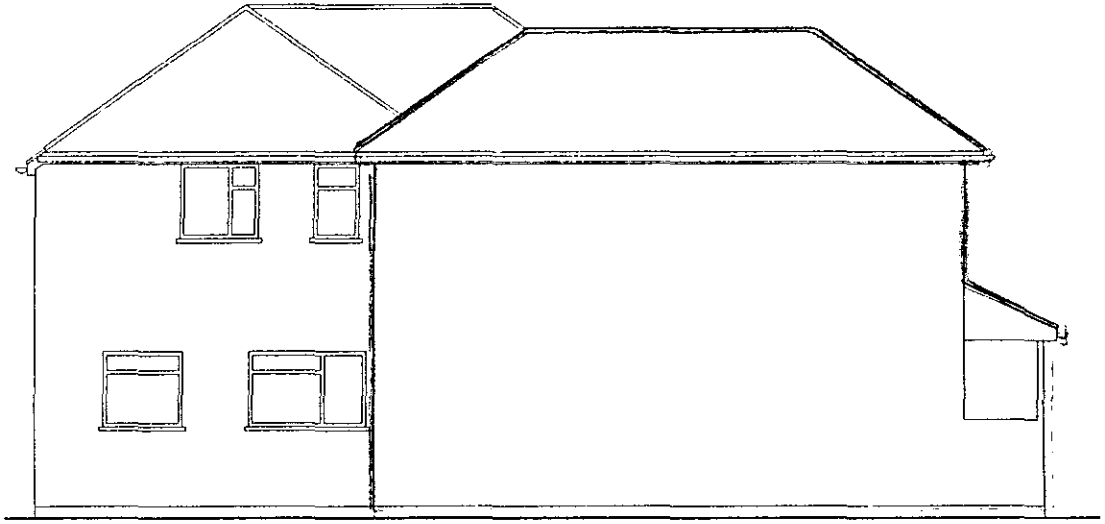
Proposed SW Elevation



Proposed SE Elevation



Proposed NE Elevation



Proposed NW Elevation

ARD
CHARTERED ARCHITECT
13 CIRCUIT LANE
SOUTHCOTE
READING
BERKSHIRE
RG30 1EB
Tel. 0118 9542601

CLIENT
Andrew Dunne

DWG NO REVISION
99/62/03

9/1/00

PROJECT
5 Rowland Way

DRAWING TITLE
Proposed Elevations

DATE
March 2000

SCALE
1:100



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Development Control Section, Environmental Services, Wokingham District Council.

21 March 2000

Scale: 1 : 1250

N
W E
S