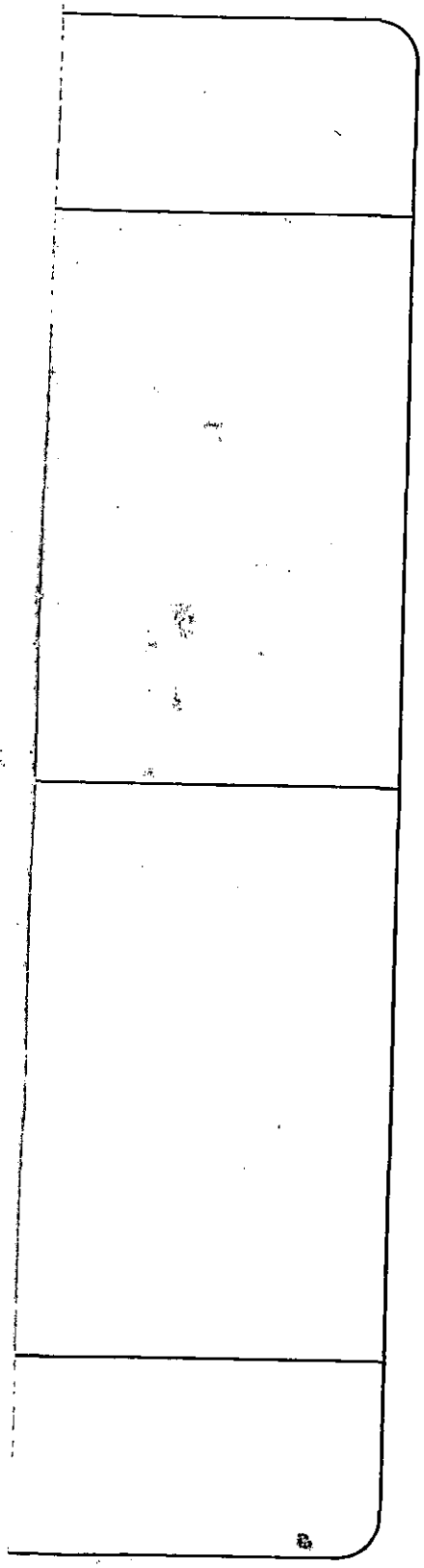


APPLICATION NO:
F/2001/4638

LOCATION:
37 Redhatch Drive, Earley Reading.

APPLICANT:
Mr & Mrs Cooper

PROPOSAL:
Proposed single storey rear extension to form conservatory.

EARLIEST DATE FOR DECISION: **21/09/2001**

APPLICATION WILL HAVE EXPIRED ON:
02/10/2001

CASE OFFICER: **George Allpress**

DO

1076

RAILEX
Marbleboard

EASIFILE EP7

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Cooper
37 Redhatch Drive
Earley
Reading
Berks
RG6 5QN

Application Number: F/2001/4638

Parish: **EARLEY**

Location: **37, Redhatch Drive, Earley, Reading.**

Proposal: **Proposed 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. 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) no additional windows or similar openings shall be constructed in the west facing side elevation of the extension hereby approved except for any which may be shown on the approved drawing(s).

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

Reason
2. To safeguard the residential amenities of the occupiers of neighbouring properties.

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 Policies EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 26/09/2001

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.

FROM: George Allpress

DATE: 21 August 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/4638

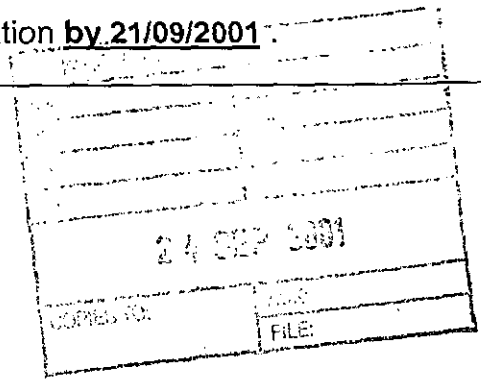
Proposal: Proposed single storey rear extension to form conservatory..

Site Address: 37, Redhatch Drive, Earley, Reading.

Applicant: Mr & Mrs Cooper Mr & Mrs Cooper.

Your observations are required in respect of this application **by 21/09/2001**.

NO OBJECTION



SIGNED: _____ DATE: 20 SEP 2001

Clerk To Earley Parish/Town Council.

FILE PLEASE

(Related Appeal Delegated)

F/2001/4638

47580

PLANNING SERVICES	
POL	
DC GA	
APP	
CS	

11 SEP 2001

COPIES TO:	ACK:
	FILE:

Proposed Conservatory for 37 Redhatch Drive, Earley, Reading, RG6 5QN

Traditional Lean To Conservatory fixed to rear of a single storey hipped roof kitchen.

Dimensions

Height: 2650mm Max
Width: 3900mm Max
Depth: 2550mm Max

Constructed of White UPVC and Glass.

REVISED PLAN

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

Tel: 0118 974 6442

Date: **21 August 2001**

My ref: F/2001/4638

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/2001/4638
37, Redhatch Drive, Earley, Reading.
Proposed single storey rear extension 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

George Allpress

Development Control Officer

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/4638**
37, Redhatch Drive, Earley, Reading.
Proposed single storey rear extension to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

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

Tel: 0118 974 6442

Date: **21 August 2001**

My ref: F/2001/4638

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

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

Yours faithfully,

George Allpress

Development Control Officer

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/4638**
37, Redhatch Drive, Earley, Reading.
Proposed single storey rear extension to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: 0118 974 6442

Date: **21 August 2001**

My ref: F/2001/4638

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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

Dear Councillor

Application Number: F/2001/4638
37, Redhatch Drive, Earley, Reading.
Proposed single storey rear extension 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

George Allpress

Development Control Officer

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/4638**
37, Redhatch Drive, Earley, Reading.
Proposed single storey rear extension to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

Received by Wokingham District Council

Application No: F/2001/4638

PROPOSAL:
Proposed single storey rear extension to form conservatory.

LOCATION:
37, Redhatch Drive, 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 take this letter with you or quote application number F/2001/4638 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/09/2001. 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

21 August 2001

WORK SHEET FOR : George Allpress

Application Number : F/2001/4638

Applicant : Mr & Mrs Cooper .

Location : 37, Redhatch Drive, Earley, Reading.
Proposal : Proposed single storey rear extension to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		26/8/01

Date of Neighbour Notifications : 21/8/01

Date of Site Visit : 30/8

Date Registered : 07/08/2001

Earliest Date for Decision : 21/09/2001

Latest Consultation Date/Site Notice Expiry Date : 21/09/2001
18/09/01

This application will have expired on: 02/10/2001. 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 :

10/9 - 11.50 AM - Phoned and spoke to Mrs Cooper - explained to her the problems with the drawings (see notes) She's to send in new drawings &c.

DRAFT READY - SUBJECT TO CLARIFICATION OF FOLLOWING DETAILS AND THEIR ACCEPTABILITY.

* DRAWINGS NEED SORTING OUT:

i) MANUFACTURERS EXAMPLE SHOWS FLAT ROOF STRUCTURE, I.E. MINIMAL ROOF ~~PITCH~~ PITCH

ii) SIDE ELEVATIONS SHOW MONO-PITCH ROOF.

iii) NORTH ELEVATION SHOWS HIP ROOF.

iv) 'NORTH ELEVATION' SHOWS EAVES HEIGHT AT AROUND 2.9 M WITH RIDGE AROUND 3.9 (IE TOO HIGH) AND SIDE ELEVATIONS SHOW EAVES AROUND 2.3 M WITH MAXIMUM RISE OF ABOUT 2.9 M.

SO WHAT'S ACTUALLY PROPOSED

Planning Issues :

26/9
21/27 = 16/09

21/24/9 = 18/09

Application Number: F/2001/4638

Appraisal :

Proposal conservatory to be built on the end of an existing 3/5 rear extension. The plan has a rear extension part depth of existing extension, Proposal would extend just over 5.0 metres beyond. would ~~only~~ risk only marginally above existing fencing which is to be retained.

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

Application Number F/2001/4638
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 37 Redhatch Drive Earley Reading.

APPLICATION NUMBER: F/2001/4638

OFFICER: George Allpress

DATE OF SITE VISIT: 30/8

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

Rec Sch

3. DESCRIPTION OF SITE/BUILDING

Semi

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES none

ACCESS/PARKING has existing

LEVELS Fall to north and east

BOUNDARY TREATMENT Dwarf wall to fence fing to rear.

OTHERS no

WORK SHEET FOR: George Allpress

Application Number: F/2001/4638

Applicant: Mr & Mrs Cooper.

Location: 37, Redhatch Drive, Earley, Reading.
Proposal: Proposed single storey rear extension to form conservatory.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		26/08/01

Date of Neighbour Notifications : 21/08/01

Date of Site Visit : 30/08/01

Date Registered : 07/08/2001

Earliest Date for Decision : 21/09/2001

Latest Consultation Date/Site Notice Expiry Date : 21/09/2001
18/09/01 (GA)

This application will have expired on: 02/10/2001. 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 :

At the time of writing no comments have been received.

Planning Issues : The issues addressed by this application are neighbour amenity. The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LBE2, and Policy WBE1, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2001/4638

Appraisal :

The proposed conservatory is to be built on the end of an existing single storey rear extension. The attached neighbour has a rear extension part the depth of that at the application property. The proposed conservatory would extend beyond the neighbour's extension by around 5.0 metres.

The proposal is considered acceptable as the structure would have an eaves height of just above an existing fence and it have a translucent roof. The wall facing the direction of the attached neighbour would be clad in solid panels, i.e. no windows. The structure is therefore not considered overbearing or to result in loss of privacy.

No other properties would be impacted upon.

There are no parking implications.

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

Application Number: F/2001/4638

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C044	R044	NO WINDOWS TO BE INSERTED
			INSERT: .....in the west facing side elevation of the extension hereby approved.....
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LBE2, and Policy WBE1, of the Wokingham District Local Plan Deposit Draft 1997.

B.

26.9.01

RECORD OF SITE VISIT

SITE ADDRESS: 37 Redhatch Drive, Earley, Reading.

APPLICATION NUMBER: F/2001/4638

OFFICER: George Allpress

DATE OF SITE VISIT: 30/08/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

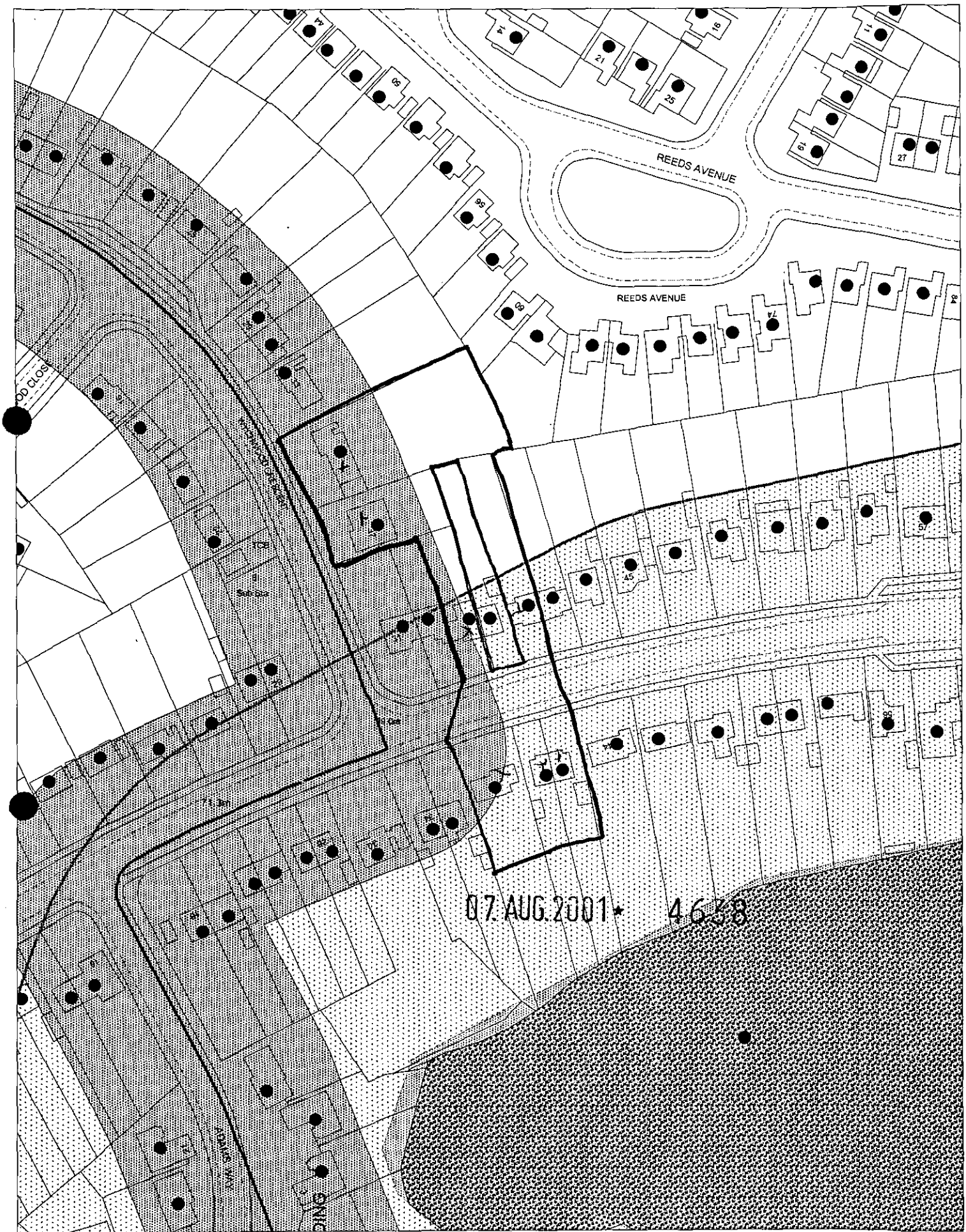
2. DESCRIPTION OF SURROUNDINGS Residential settlement.

3. DESCRIPTION OF SITE/BUILDING Semi-detached single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.35 to the west (attached), 39 to the east (unattached) - no other dwelling within immediate vicinity of the proposed extension.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	As existing.
LEVELS	Fall to north and east.
BOUNDARY TREATMENT	Dwarf wall to front fencing to rear.
OTHERS	None



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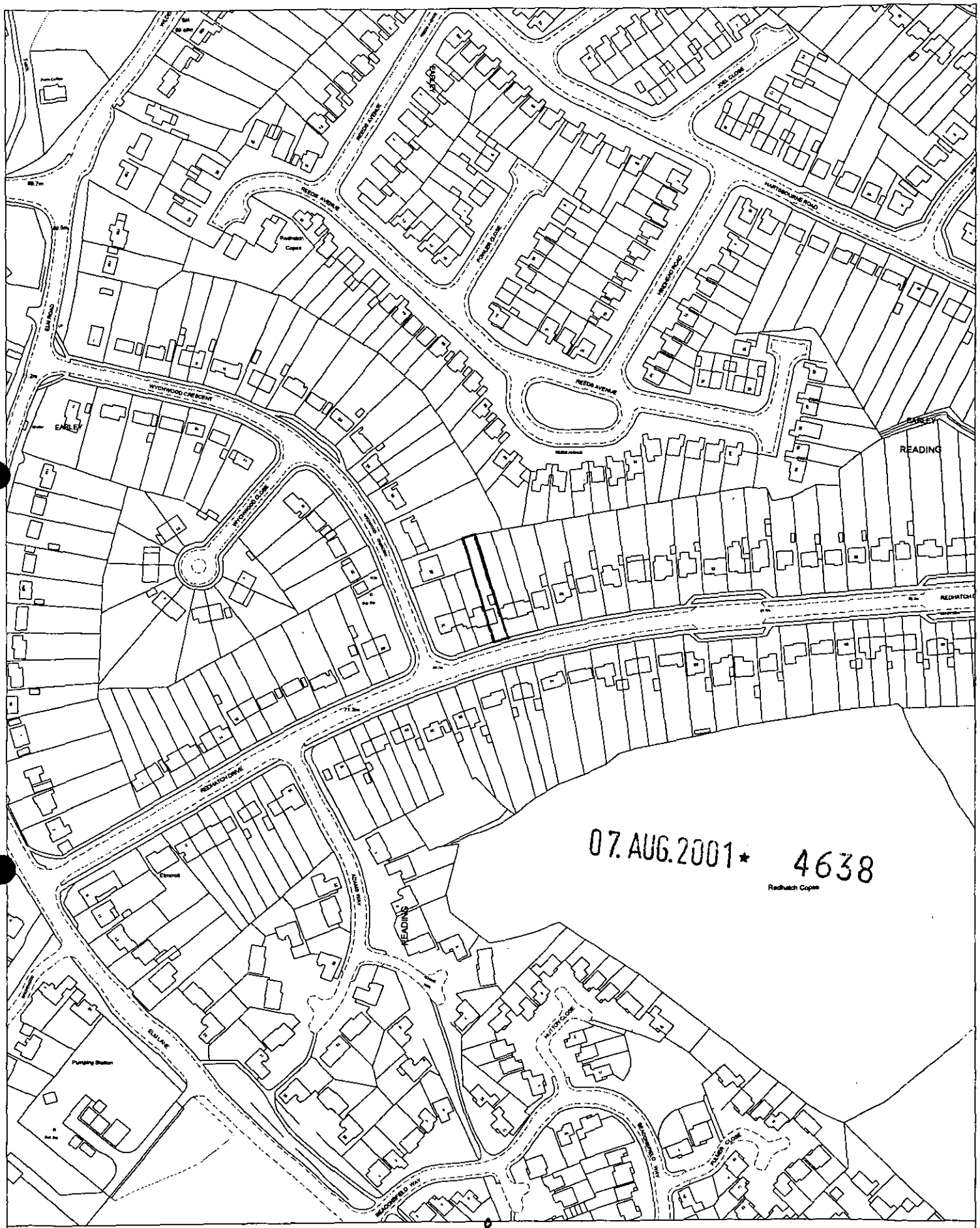
Development Control Section, Environmental Services, Wokingham District Council.

10 August 2001

Scale: 1 : 1250

N
W E
S



Site Plan, Scale: 1 to 2500

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Date: 4 July 2001

N
W E
S

GA

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/4638 relates.

Address of site 37 REDHATCH DRIVE

EARLEY, READING RG6 5QN

Signed D.M Cooper + Mark R Cooper

Date 26.8.01

Postage
will be paid
by licensee

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

Business reply service
License no. RG147

1

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 AUG 2001

Officer: GA | Application No. F/2001/4638

Map No. 58. Site .....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

07.AUG.2001 * 4638

Description:

(F) PROPOSED SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY

Location: 37 REDHATCH DRIVE

Parish: EARLEY Ward: REDHATCH

TW 21/8/01

Applicant: MR & MRS COOPER

Fee (J) Received 95-00 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 ✓			
2	1:500 block plan showing existing & proposed dev. + adj. Properties ✓			
3	Forms unsigned			
4	Correct S 66 certificate ✓			
5	Elevation plans ✓	Scale of W & E elevation? 1:100	✓	
6	Floor plans ✓	Scale 1:50	✓	
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 : 23/8/01... Parish Council Informed - YES / NO
T.W.

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:

..... Site notice & see may for neighbour notices .....
.....
.....
.....
.....
.....
.....
.....
.....

Environmental Services

For office use only.
Application number: 07. AUG. 2001 * 4638

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	COOPER MR + MRS 37 REDMATCH DRIVE EARLEY. READING BERKS RG6 5QN 0118 9863708
2	Agent's Name Address and postcode Phone number	N/A
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 ABOVE ENCLOSED
4	Give brief details of the proposal for example, two storey side extension.	About the application LEAN TO TRADITIONAL CONSERVATORY TO BE USED AS A PLAYROOM
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.	WHITE UPVC AND GLASS
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: N/A
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: Mark R Cooper

on behalf of

Date 1-8-2001

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

ADDRESS 37 REDHATCH DRIVE PARISH EARLEY E

PLOT No. 151 ORD. SHEET No. SU.7470 58

BUILDER Messrs. J.T. Cook & Son Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
536/48	Messrs. J.T. Cook & Son Ltd	Semi/Det. House	11-1-49	APP APP
94/51	"	Outline	13.3.51	N/A C/A
PD/5/59	Mr. H. A. Manning	Garage	10.2.59	APP. N/A
13455		C/APP DET. HOUSE - GARAGE REAR (MR. WYCHWOOD CL)	5.6.80	N/A [illegible]
29080	[illegible]			W/D P
BRA 3702	MR M. COOPER	GARAGE	6.10.87	APP
97/65534/7	M. R. COOPER	S/St Rear Ext	9.6.97	C/F
FP97/6356	"	"	10.6.97	APP

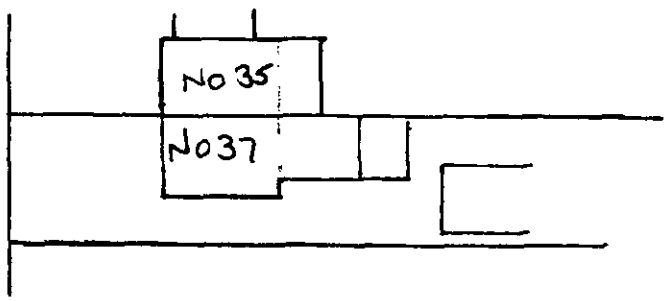
DATE OF COMPLETION

MINISTRY DECISION 13455 - APPEAL DISMISSED - 6.4.81

SPECIAL ORDERS PD Enq - Conservatory - Mr Cooper 18/6/01 (Y)

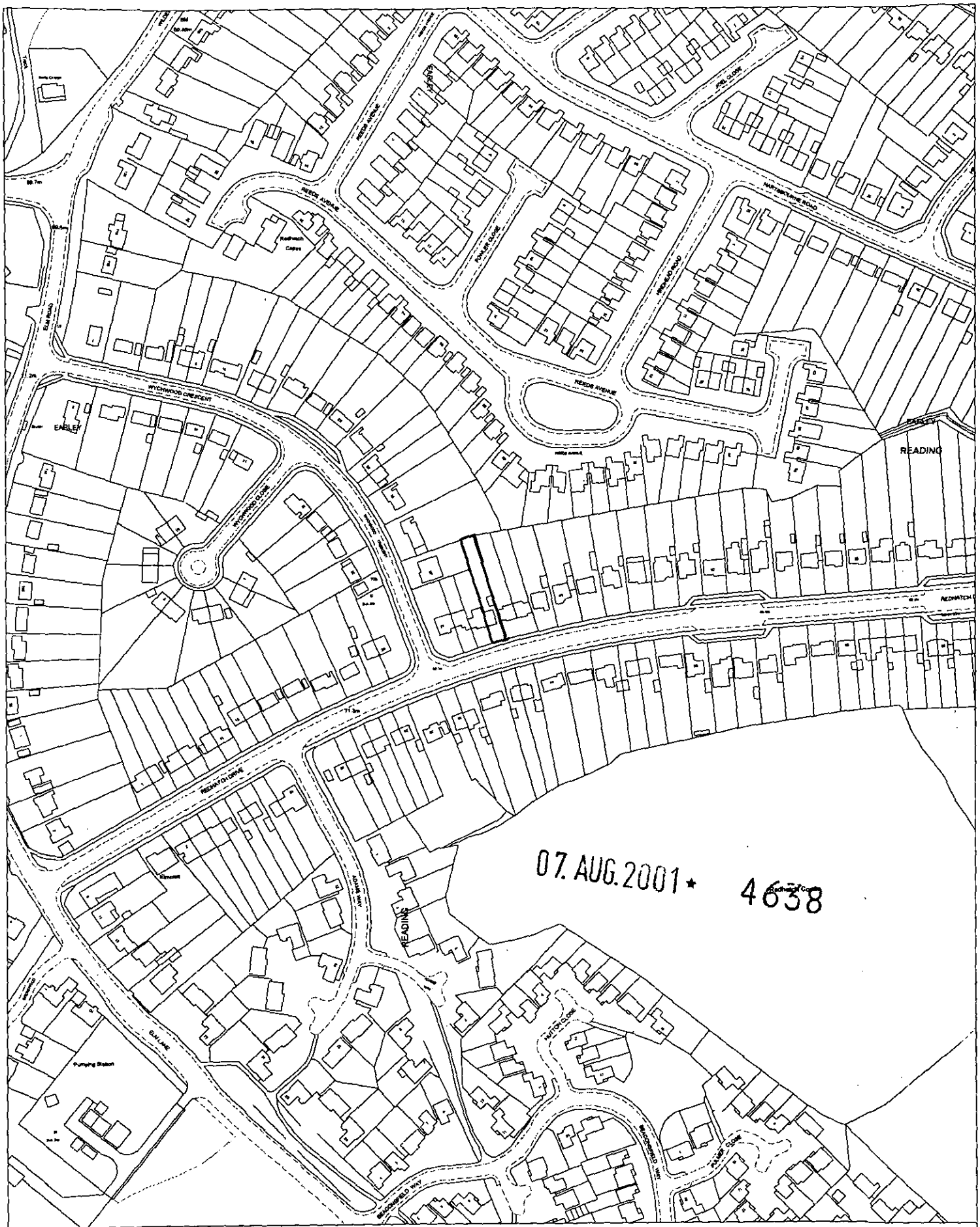
DRAINAGE

07. AUG. 2001 * 4638



block plan 1 500

07 AUG 2001 * 4638



Site Plan, Scale: 1 to 2500

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Date: 4 July 2001

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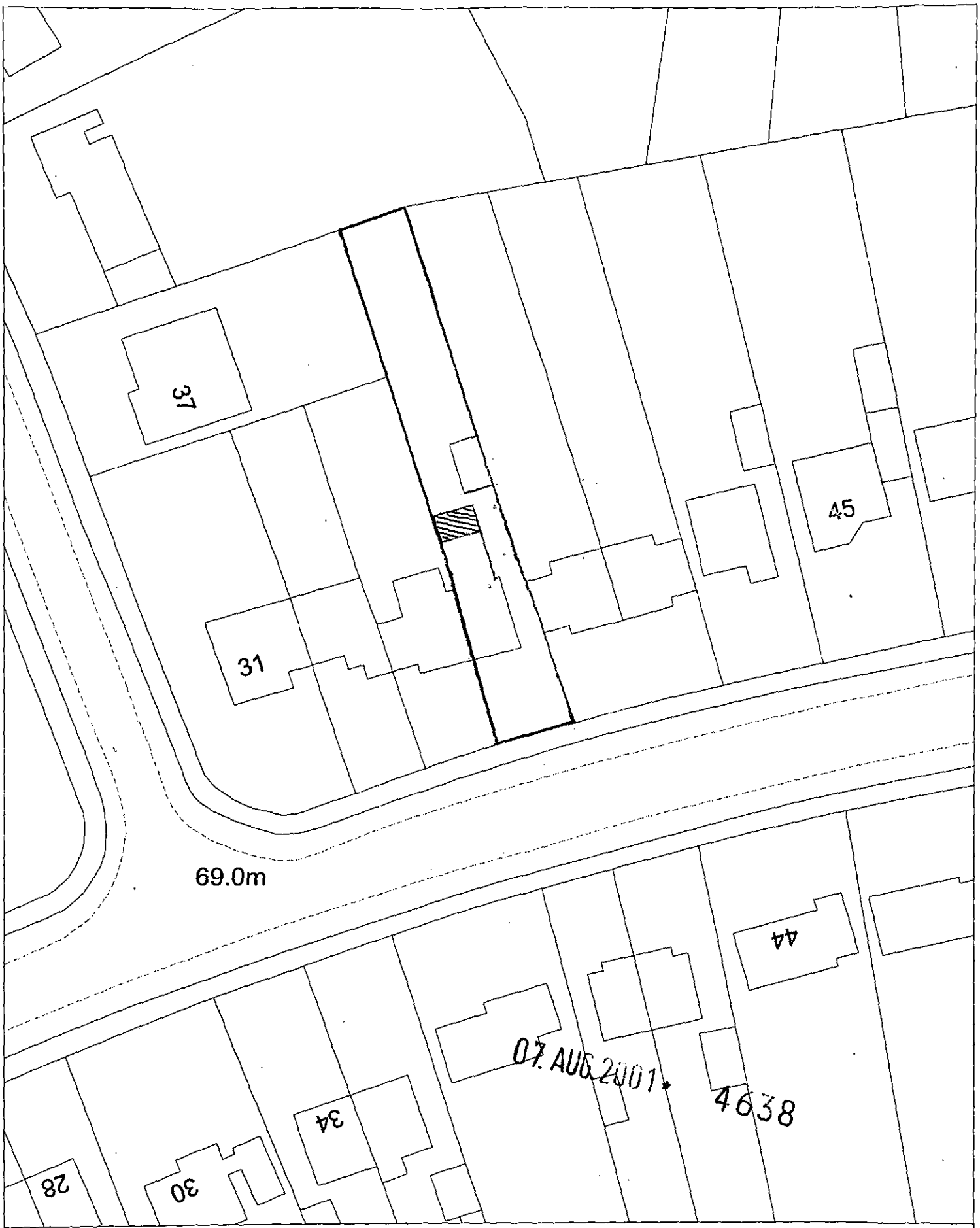

07 AUG 2001 4638

Site Plan, Scale: 1 to 500

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Date: 4 July 2001

N
W E
S

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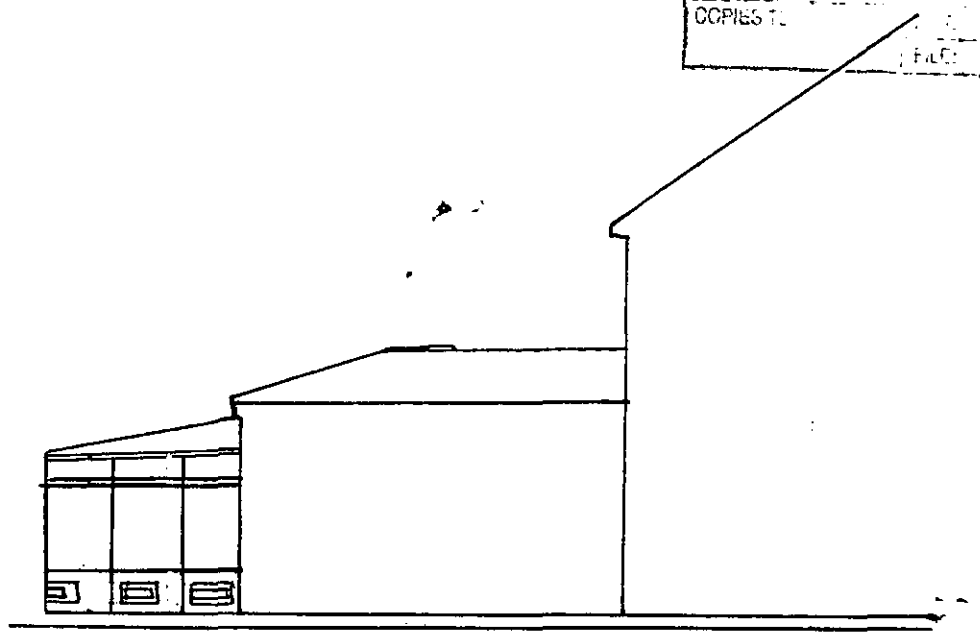
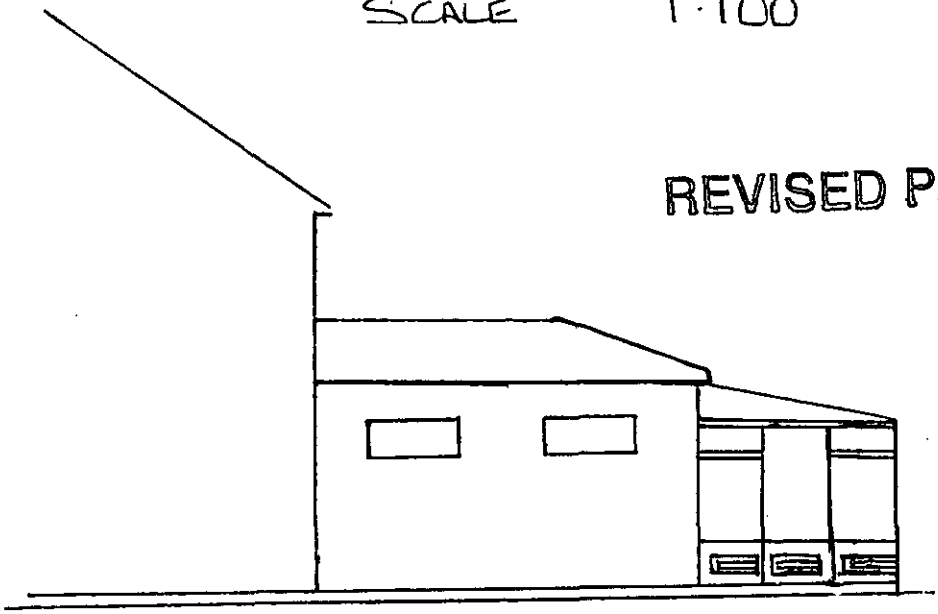
POL
DC
APP
CS
COPIES TO
FILE



west elevation

SCALE 1:100

REVISED PLAN



east elevation

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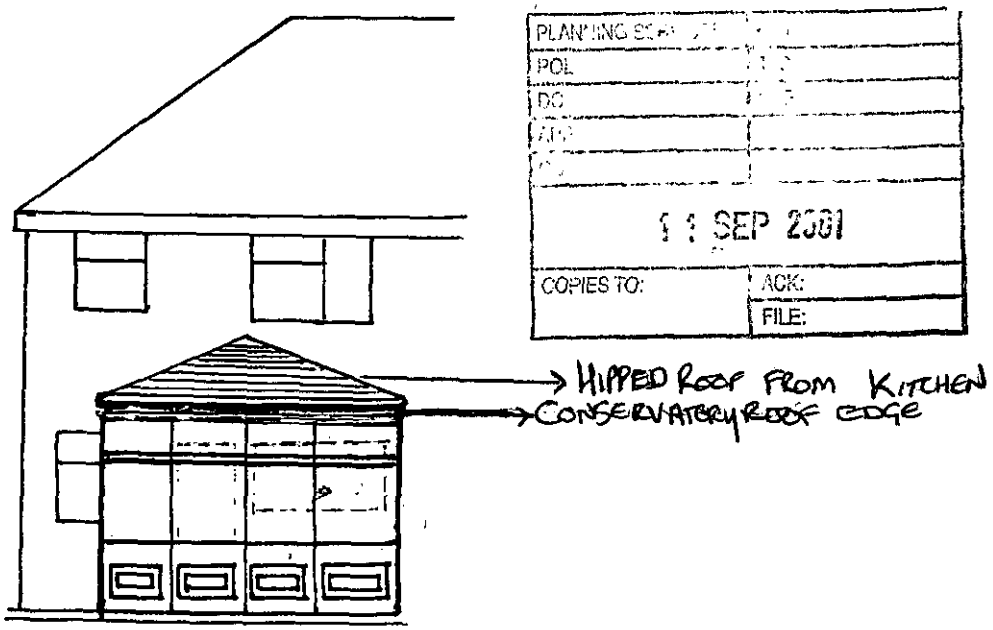

PLANNING SERVICES
POL
DC
ADD
11 SEP 2001
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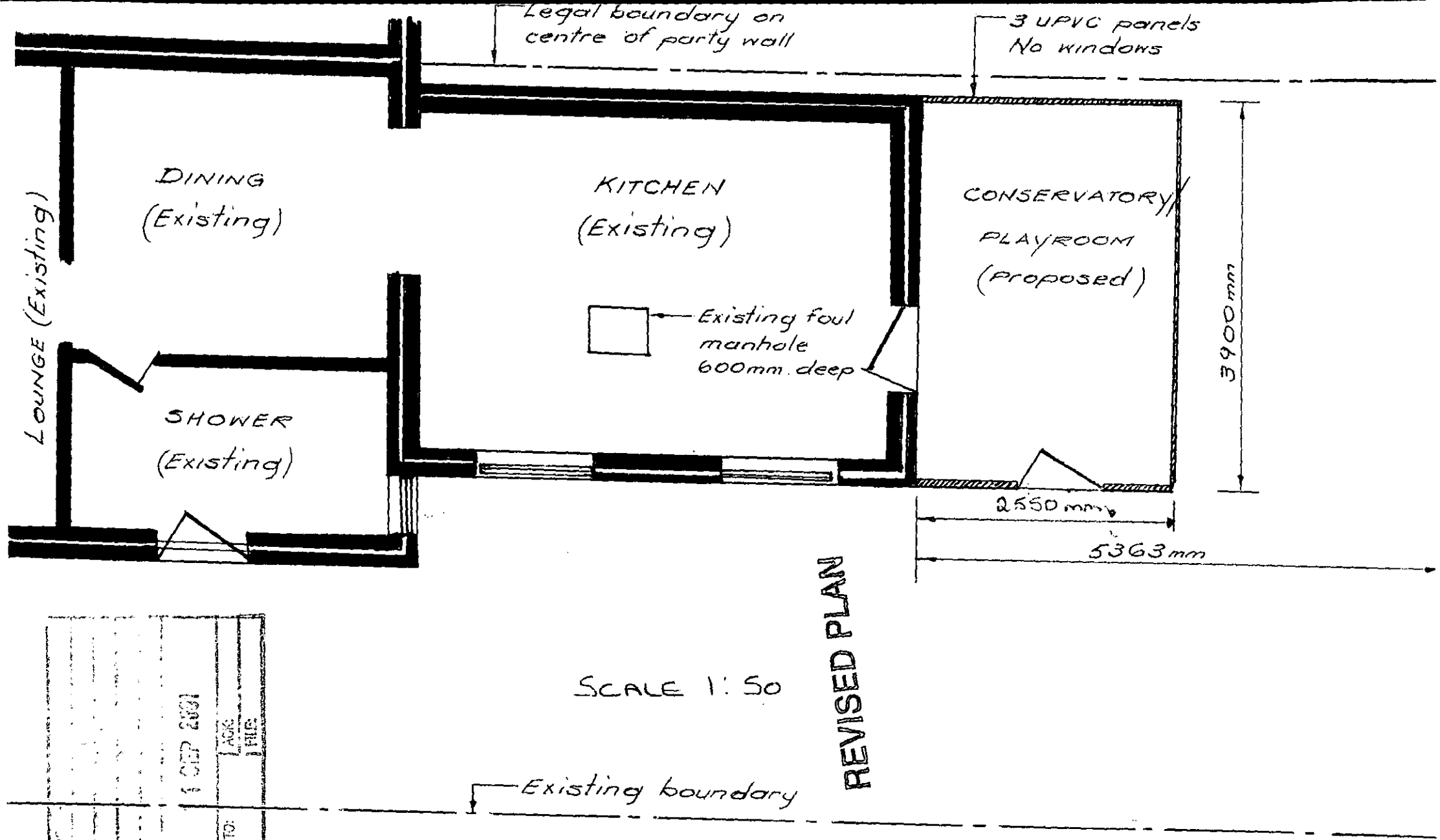
FILE:

north elevation

1:100

REVISED PLAN



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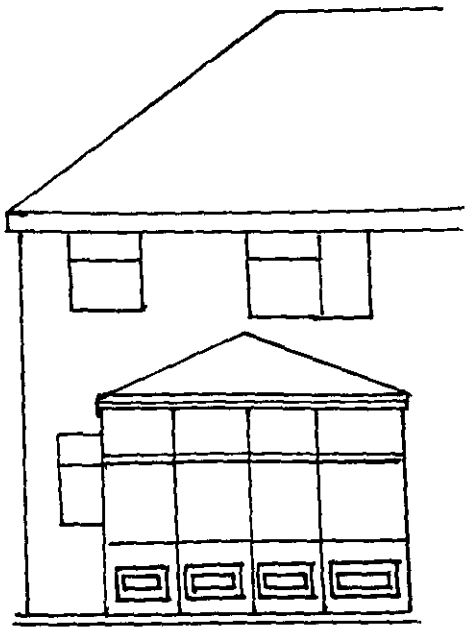
PAR GROUND FLOOR PLAN FOR PROPOSED CONSERVATORY

37 REDHATCH DRIVE. EARLEY.



north elevation

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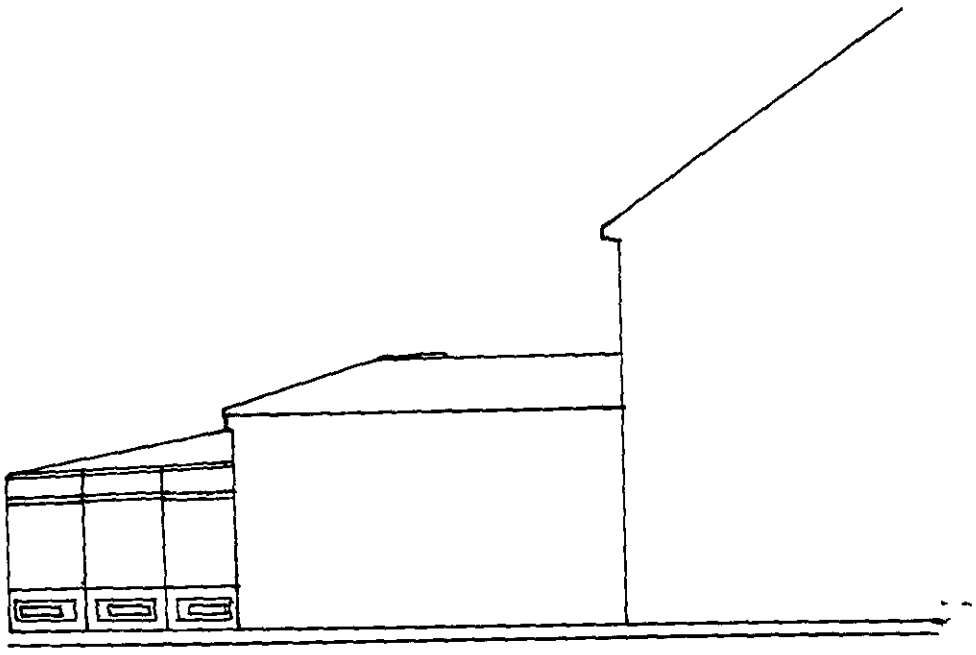
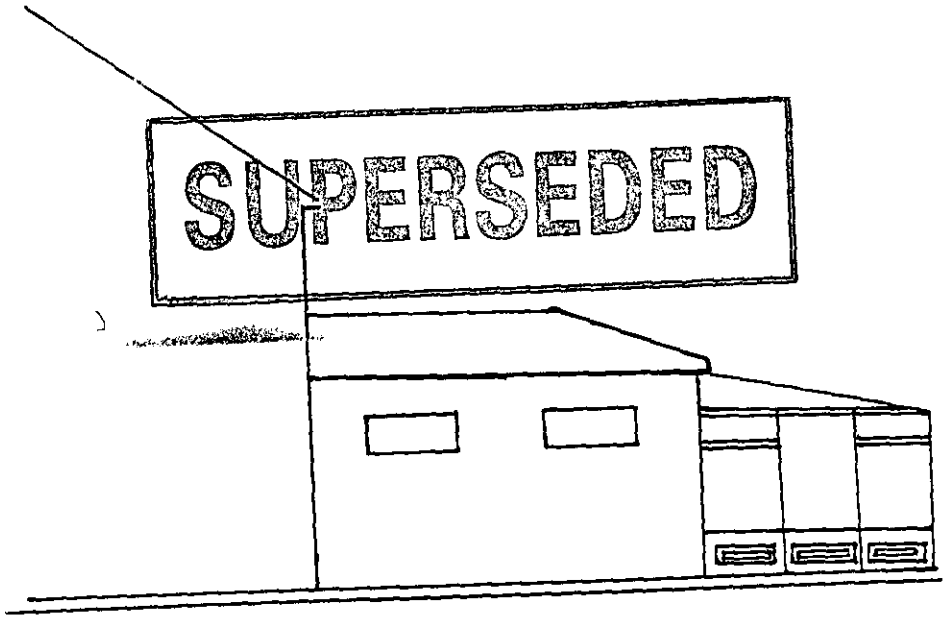
SUPERSEDED

07. AUG. 2001 * 4638



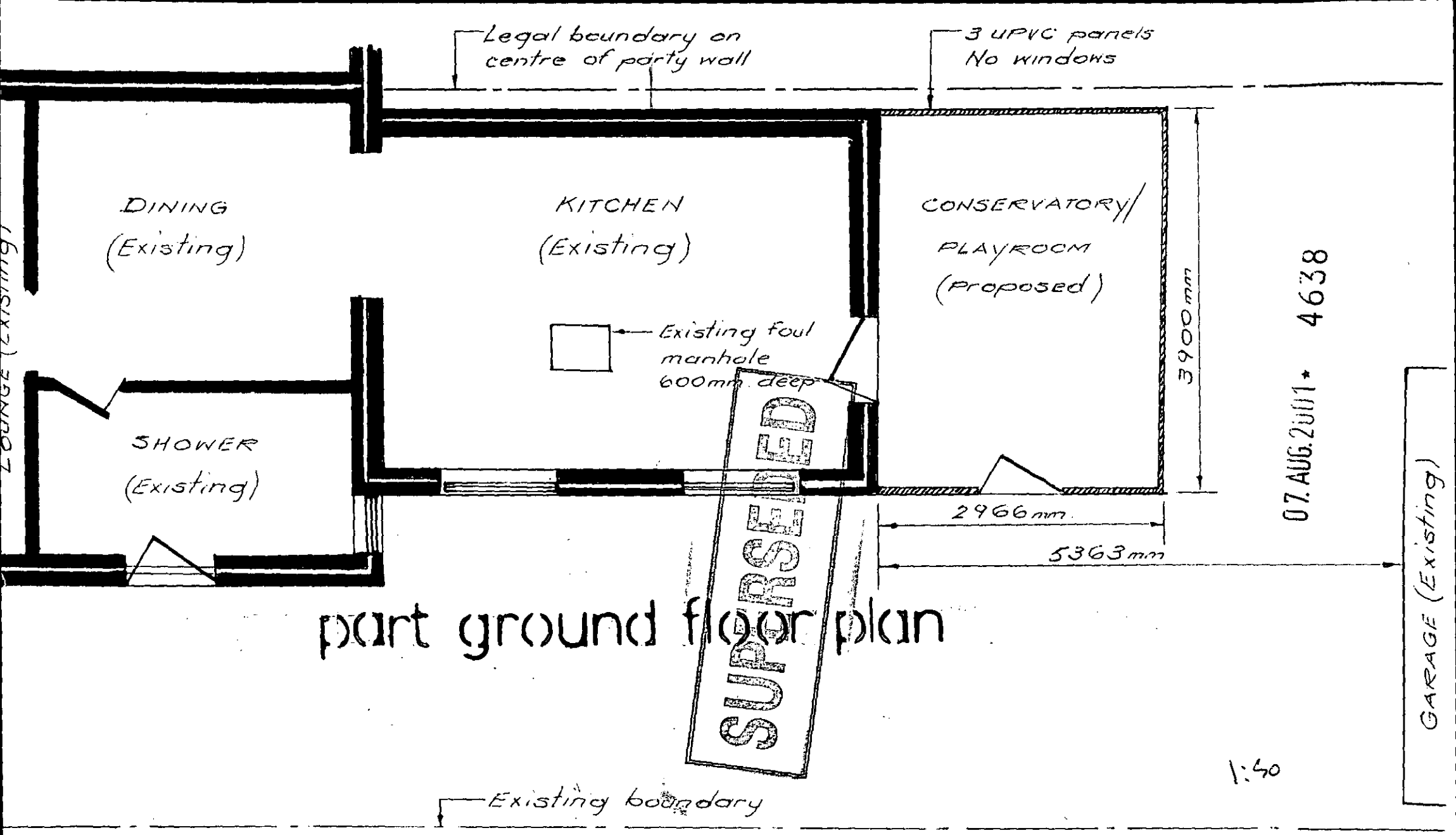
west elevation



east elevation

07 AUG 2001 * 4638

1:100



part ground floor plan

Proposed Conservatory at 37 Redhatch Drive

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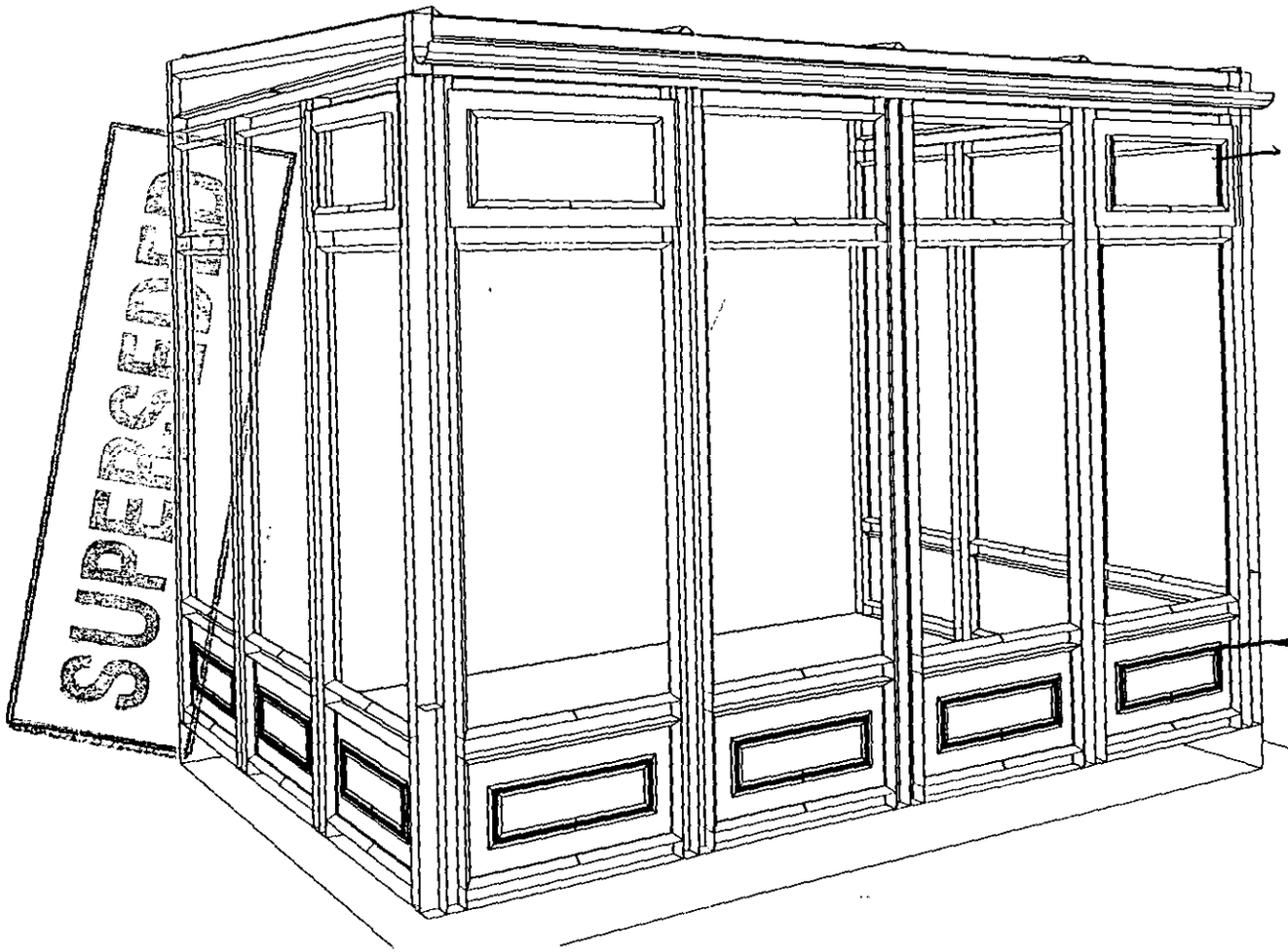
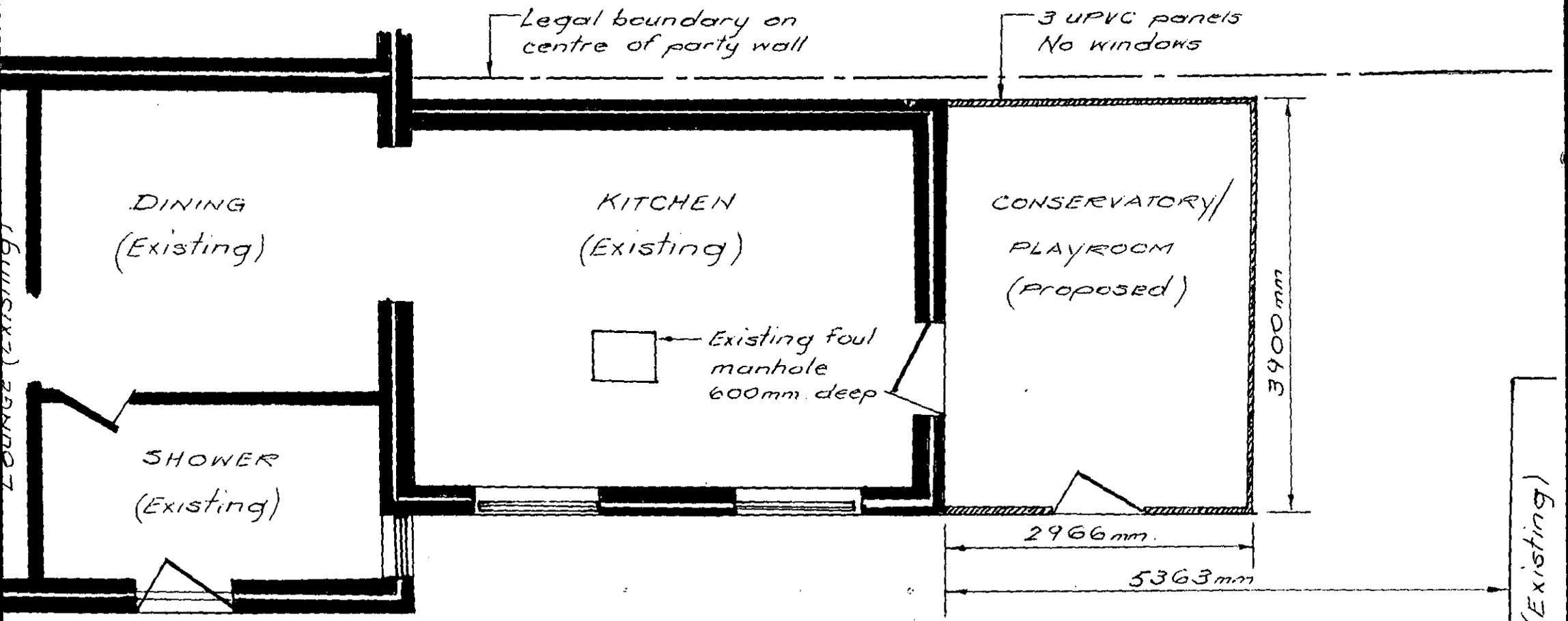


Note: This drawing is an artistic interpretation of the general appearance of the floor plan. It is

R&D

Designed by B&Q
cooper
COOPER

Dwg no.



part ground floor plan

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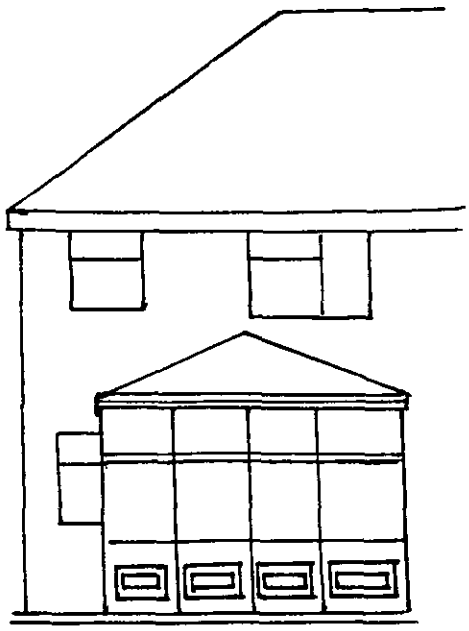
1:50

Existing boundary

Proposed Conservatory at 37 Redhatch Drive



north elevation
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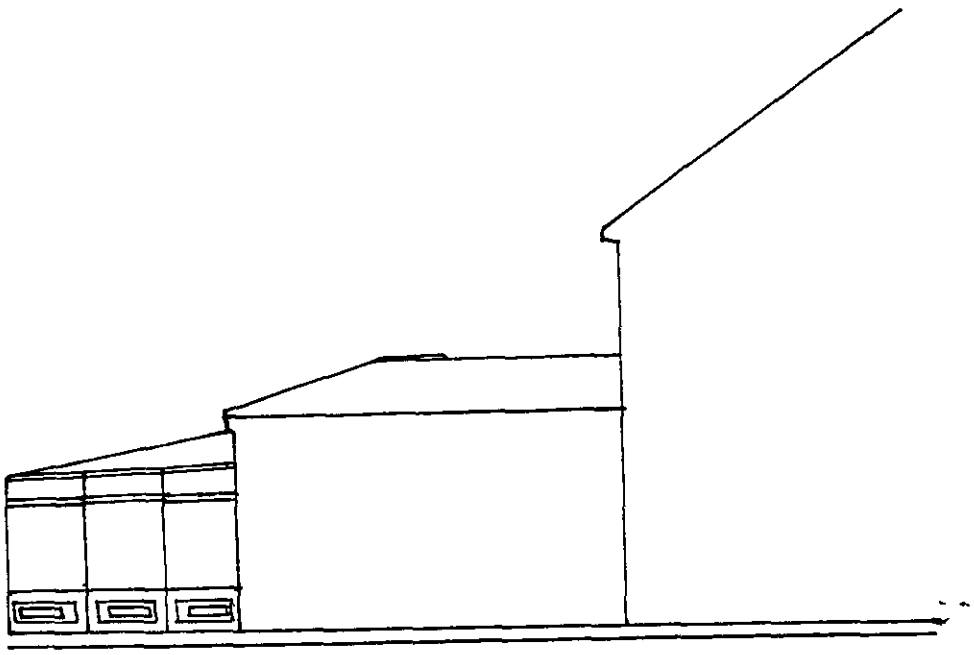
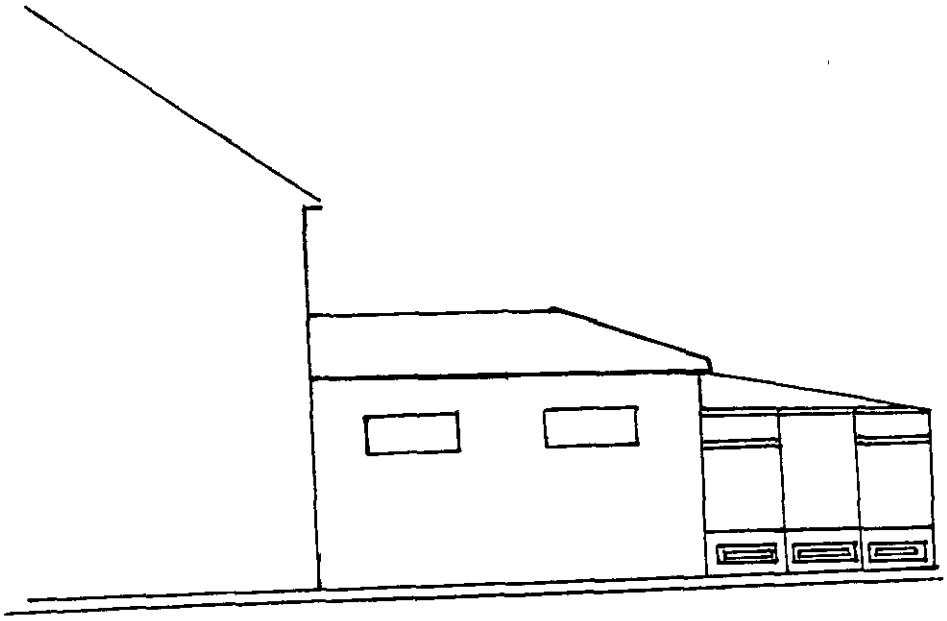
07. AUG. 2001 * 4638



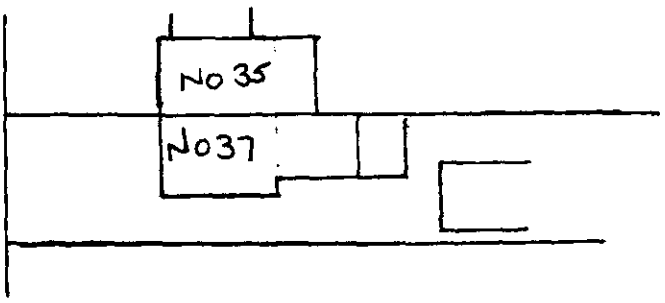
west elevation



east elevation

07. AUG. 2001 • 4638

1:100



block plan 1 500

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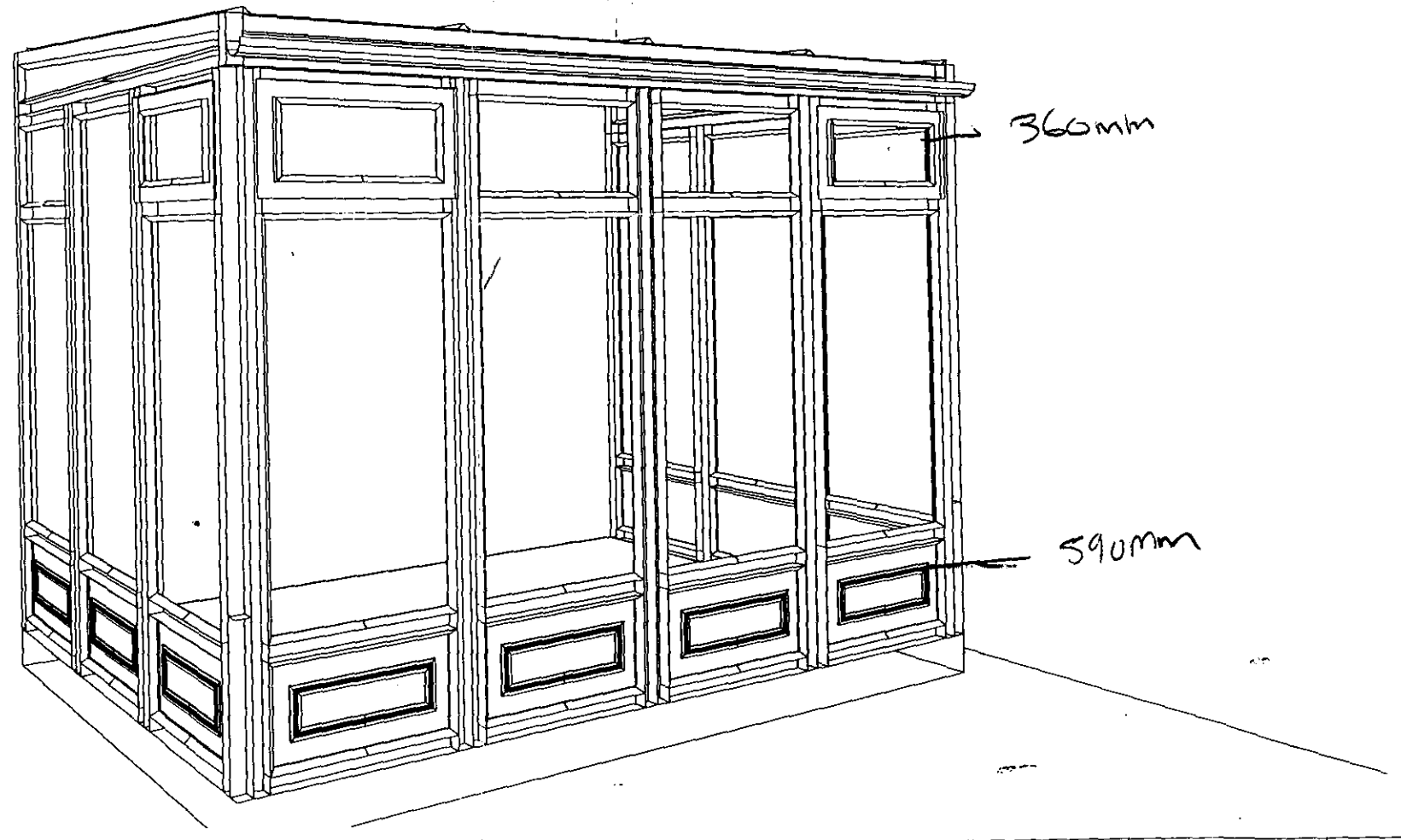

Note: This drawing is an artistic interpretation of the general appearance of the floor plan. It is

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