APPLICATION NO:
F/2002/6073

LOCATION:
18 Kennet Court, Wokingham.

APPLICANT:
Mrs D J Cassidy

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

EARLIEST DATE FOR DECISION: **09/05/2002**
28 day expiry 14/5/02
APPLICATION WILL HAVE EXPIRED ON:
03/06/2002

CASE OFFICER: **Francis Leo**

APPROVED

1171
D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs D J Cassidy
18 Kennet Court
Woosehill
Wokingham
Berks
RG41 3DB

Application Number: F/2002/6073

Parish: **WOKINGHAM**

Location: **18, Kennet Court, Wokingham.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. 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.

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.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 20/06/2002

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.

6073

Tel. 0118 974 6502
Date: 29 May 2002
Your Ref:
My Ref:Francis Leo
F/2002/6073

The Owner / Occupier
24
HUMBER CLOSE
WOKINGHAM
BERKSHIRE
RG413UA

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Sir/Madam
Application Number: F/2002/6073
Site Address: 18, Kennet Court, Wokingham
Proposal: Proposed single storey rear extension to dwelling to form conservatory.

The Council has received an application to carry out the above development proposal.

If you wish to see the submitted plans and accompanying details you can do so at the District Council Planning Services reception at Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans. It would be helpful if you could take this letter with you or quote application number F/2002/6073 to enable staff to locate the correct application.**

If you wish to comment on the proposals please reply in writing within 21 days from the date of this letter quoting Application Number **F/2002/6073.** Only remarks about planning matters can affect the Councils decision. In order to assist you in deciding what comments are relevant please see the attached list. These are not exhaustive.

An authorised officer under delegated powers decides the majority of applications; the Development Control Committee generally decides major applications and those raising controversial issues. Where an application is to go to Committee and you have commented on the proposals, you will be advised of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. Comments can also be made on line using the District Council's web site at www.wokingham.gov.uk under Planning.

Please note that all comments made will be open to public inspection. If you are not the owner of the property, please pass a copy of this letter to the owner. Should you have any queries regarding this application please contact the planning case officer Francis Leo on 0118 974 6502.

Yours faithfully,

Francis Leo

Development Control Officer

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6073

Applicant : Mrs D J Cassidy .

Location : 18, Kennet Court, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

did not have one.

Site Notice Displayed ? :

YES	NO	DATE
	✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 17/5/02

Date Registered : 08/04/2002

Earliest Date for Decision : 09/05/2002

Latest Consultation Date/Site Notice Expiry Date : 09/05/2002

This application will have expired on: 03/06/2002. 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 :

Planning Issues : I'd Set

SBE1. SBE2

WDS3, WBE1

EN1.

Application Number:F/2002/6073 **Officer : Francis Leo**
18 Kennet Court, Wokingham

Appraisal :

Development
Proposed single storey rear extension to dwelling to form conservatory.

The site is a terraced property located within the identified settlement of Wokingham.

Impact upon neighbouring properties
The site is at the corner of Woosehill and Kennet Court. No 17 adjoining property to the south would not be affected as they have a similar conservatory at the rear. The other nearest adjoining property is across the road at no 20 Sirius Close. The proposed conservatory would have no adverse impact upon the neighbouring properties.

Impact upon the character of the area
The proposed conservatory is small and its design is similar to no 17. It is felt that because of its small size and the fact that one exists next door there would be no adverse impact upon the character of the area.

Parking: There are no parking implications to this proposal.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/6073

Appraisal :

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

Application Number F/2002/6073
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 18 Kennet Court Wokingham.

APPLICATION NUMBER: F/2002/6073

OFFICER: Francis Leo

DATE OF SITE VISIT: 17/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No :

2. DESCRIPTION OF SURROUNDINGS Single storey terraced dwellings in a Court. Sloping roof - red bricks

3. DESCRIPTION OF SITE/BUILDING same.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Facing Woosehill Road. No. 17 hard conservation. at the rear. with a lean-to roof

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1m high. brick fence. at the junction

OTHERS

Organisation_Name	Building_Name	address1	Postcode
		24HUMBER CLOSEWOKINGHAM	RG413UA
		25HUMBER CLOSEWOKINGHAM	RG413UA
		81TAMAR WAYWOKINGHAM	RG413UB

29/5

PS.

Consultations expires 19.6.02

Application Number : F/2002/6073	Map No : 75A
Case Officer : FL	Site Area : 0 01
Valid Date : 08 APR 2002	Received Date: 07/03/2002

Level : Delegated Application

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

Location : 18, Kennet Court, , Wokingham.

Parish : WK **Ward : EVE** 16.4.02 -B.

Applicant : Mrs D J Cassidy .

Fee Required: £0 **Fee Received: £0** PD rights removed.

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	Scale drawings required showing conservatory on dwelling.	21/3	08 APR 2002
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
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 16.4.02-B.

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

OTHERS

No pre-app

NEIGHBOURS

S/N + see map

Organisation_Name	Building_Name	address1	Postcode
		17KENNET COURTWOKINGHAM	RG413DB
		18KENNET COURTWOKINGHAM	RG413DB
		19KENNET COURTWOKINGHAM	RG413DB
		16SIRIUS CLOSEWOKINGHAM	RG413DT
		18SIRIUS CLOSEWOKINGHAM	RG413DT
		20SIRIUS CLOSEWOKINGHAM	RG413DT
		22SIRIUS CLOSEWOKINGHAM	RG413DT

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

Tel: 0118 974 6502

Date: 16 April 2002

My ref: F/2002/6073

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2002/6073
18, Kennet Court, , Wokingham.
Proposed single storey rear extension to dwelling 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 **Francis Leo** on **0118 974 6502** in the first instance..

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6073**
18, Kennet Court, , Wokingham.
Proposed single storey rear extension to dwelling 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 Marinos

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

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

Tel: 0118 974 6502

Date: 16 April 2002

My ref: F/2002/6073

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Yours sincerely
Trevor Watson
Development Control Manager

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_____

_____

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 Morgan

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

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

Tel: 0118 974 6502

Date: 16 April 2002

My ref: F/2002/6073

WOKINGHAM UNITARY
Aiming for Excellence

Councillor King
C/O Wokingham District Council

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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Yours sincerely
Trevor Watson
Development Control Manager

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18, Kennet Court, , Wokingham.
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_____

_____

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 King

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

Received by Wokingham District Council

Application No: F/2002/6073

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

Location:
18, Kennet Court, , Wokingham.

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/2002/6073 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/05/2002. 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**

16 April 2002

COPY

Tel. (0118) 974 6429 or 6433

Date: 21 March 2002

Your Ref:

My Ref: F/2002/6073

08 MAR 2002 6073

WOKINGHAM UNITARY
Aiming for Excellence

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

Mrs D J Cassidy
18
Kennet Court
Woosehill
Wokingham, Berks
RG41 3DB

Dear Sir/Madam

Reference Number: 2002/6073

Site Address: 18, Kennet Court, , Wokingham.

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

I return your application, as it is invalid and cannot be determined for the following reason(s);

Pleas supply 6 copies of scale drawings of dwelling with conservatory attached. All elevations of proposed development and floorplans are required.

Sorry for delay in requesting additional information due to amount of applications.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

08.APR.2002* 6073

08 APR 2002

Tel. (0118) 974 6429 or 6433

Date: 21 March 2002

Your Ref:

My Ref: F/2002/6073

WOKINGHAM UNITARY
Aiming for Excellence

Mrs D J Cassidy
18
Kennet Court
Woosehill
Wokingham, Berks
RG41 3DB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

Please find attached
6 Copies of Plan as requested.

Tel: 0118 974 6446 (Direct Line)
Fax: 0118 974 6484
Email: Dawn.Hancocks@wokingham.gov.uk
Date: 27th December 2001
My ref: DH/MLT/WOKINGHAM/PP

08 APR 2002 3073

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mrs J Jessett
3 Tiffany Close
Woosehill
Wokingham
Berkshire
RG41 3BN

Dear Mrs Jessett,

RE: PROPOSED ERECTION OF CONSERVATORY AT 18 KENNET COURT, WOKINGHAM.

I refer to your letter received on the 13th December 2001 with reference to the above.

I can confirm that due to a condition on the original planning permission for the property, the proposal outlined in your letter would require planning permission. However, please note that you would be exempt from any application fees payable.

Please find enclosed relevant application forms for your use should you wish to proceed with this proposal.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Dawn Hancocks on the above direct line number.

Yours sincerely,

M L THORP
Principal Development Control Officer

6073

Environmental Services

For office use only.
Application number: 08.APR.2002* 6073

Householder planning application form

WOKINGHAM UNITARY
Aiming for Excellence

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	MRS D J CASSIDY 18 KENNET COURT WOOSEHILL WOKINGHAM RG41 3DB 0118 978 1357
	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.	18 KENNET COURT
4	Give brief details of the proposal for example, two storey side extension About the application	SINGLE STOREY REAR EXTENSION CONSERVATORY
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK TO MATCH BUNGALOW WHITE PVC
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: 2	Proposed: 0
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.		
	EXEMPT FROM APPLICATION FEE. (SEE YOUR LETTER OF 27/12/01.)		
	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.

J Jessett
01-02-02

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: J Jessett (DAUGHTER) on behalf of MRS D J CASSIDY

Date 01-02-02

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

(1)

ADDRESS WOOSEHILL HOUSING AREA 3A KENNET COURT PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER 0/24/73 CONSORTIUM O/L. RES DEV. 28.3.74 C/A BY DOE.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
13018	British Legion HA Ltd O/A	Sheltered acc of the elderly. 2/S blds	10. 4. 80	N/A C/A
24455	RETIREMENT SECURITY LTD	SHELTERED HOUSING: 20 FLATS: 24 RUNGS: CAR PARKING	10 10 85	N/A C/A
BRA161	"	"	14.2.86	APP N/A
26087	CRUDEN CONSTRUCTION	STAFF CABINS	23187	TP
BRA 7607	MRS. HEMMINGS No. 42	WINDOW (KITCHEN)	25-8-89	APP
34553	" "	" "	21.12.89	C/A
39287	W. MARSHALL No. 25	CONSERVATORY	23.4.92	C/A
41629	No 22	1st. HT.	28.10.93	C/A
44068 ~~95/60157/F~~	MRS E. LORING No 17	CONSERVATORY	17.3.95	C/A

DATE OF COMPLETION

MINISTRY DECISION TPO 12/73.

SPECIAL ORDERS

DRAINAGE

091074

1933

(2)

ADDRESS KENNET COURT PARISH WOKINGHAM

PLOT No. WOOSEHILL AREA 3A ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
44498 ~~95/60587/F~~	MRS. L. JAQUES No 1	CONSERVATORY	23.6.95	C/A

MINISTRY DECISION PD Eng - Conservatory - 27/12/01 - Mrs. Jessett (Y)

SPECIAL ORDERS PO. ENG - No. 15 FENCE - 3.02.97

Tel: 0118 974 6446 (Direct Line)
Fax: 0118 974 6484
Email: Dawn.Hancocks@wokingham.gov.uk
Date: 27th December 2001
My ref: DH/MLT/WOKINGHAM/PP

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mrs J Jessett
3 Tiffany Close
Woosehill
Wokingham
Berkshire
RG41 3BN

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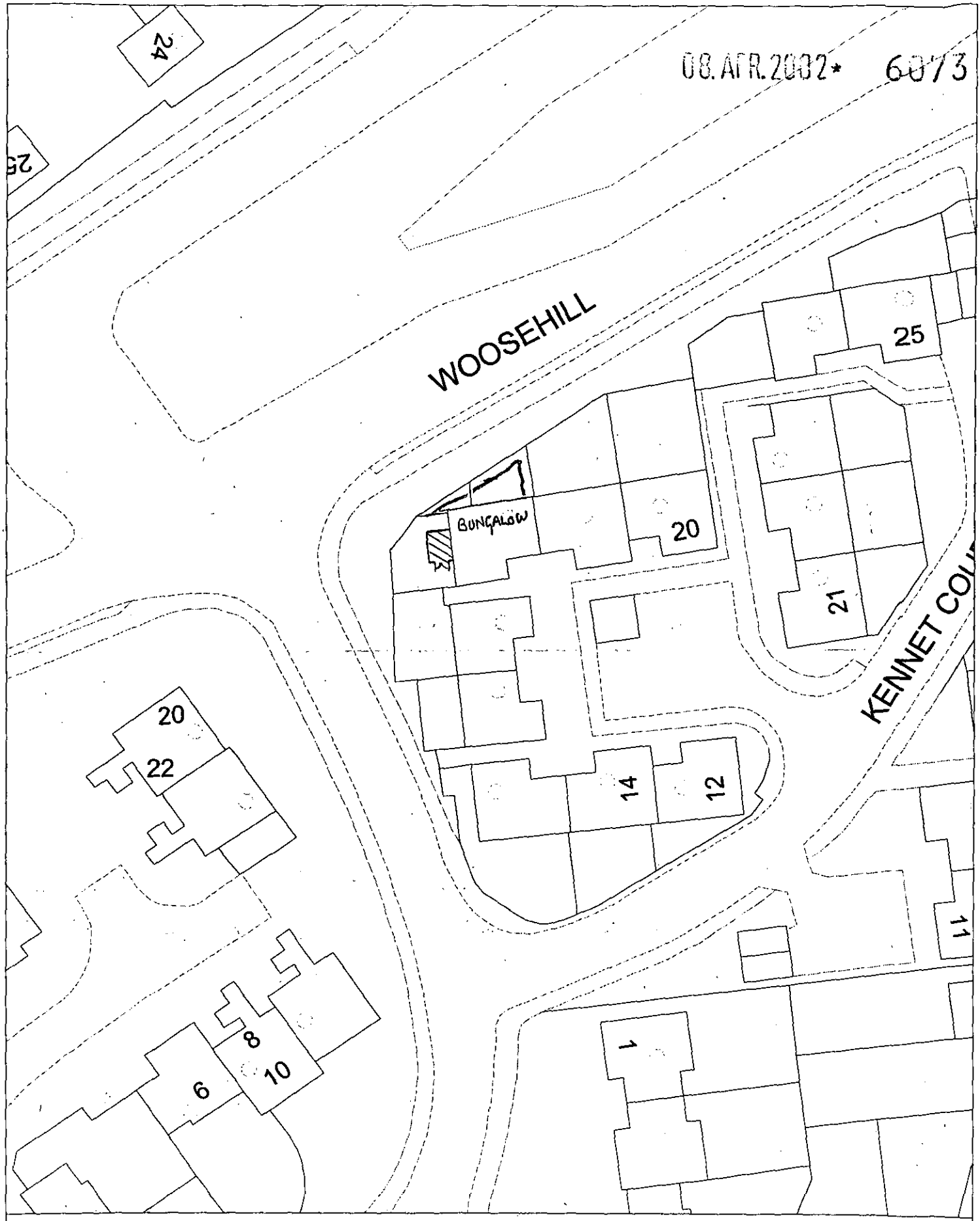
Yours sincerely,

M L THORP
Principal Development Control Officer



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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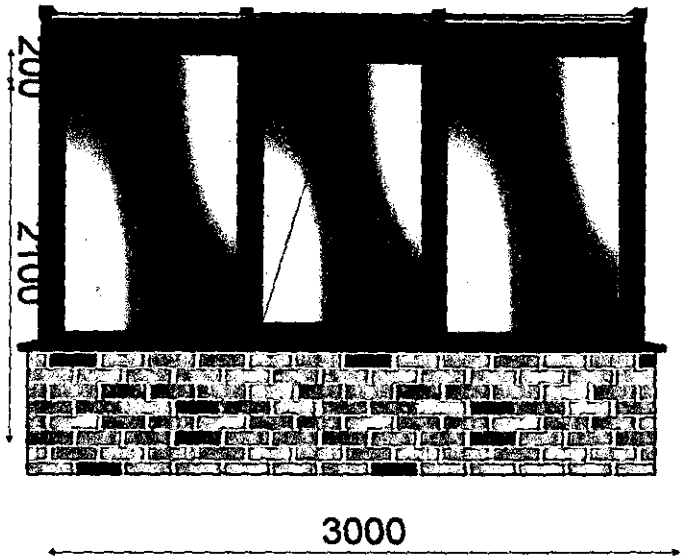
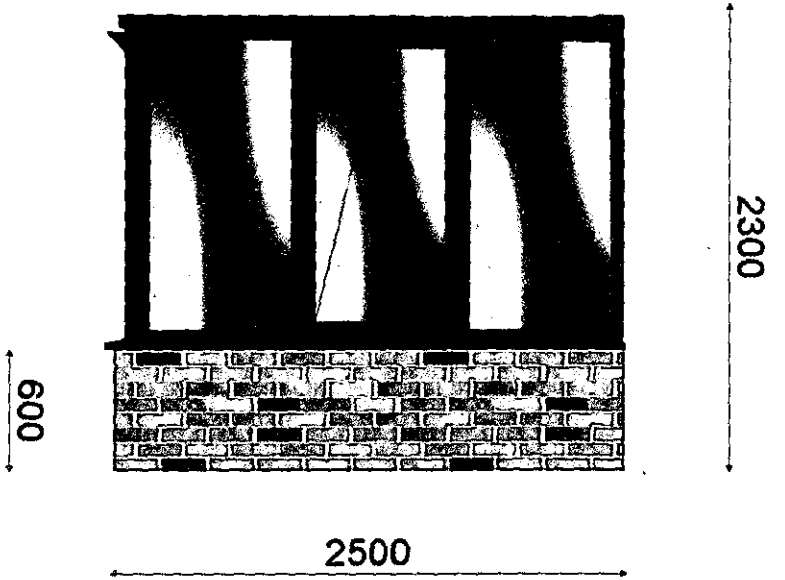
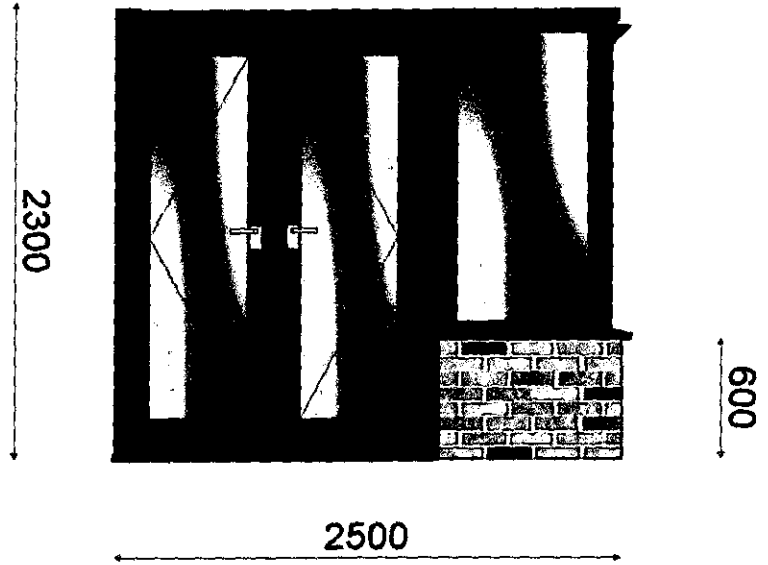
Date: 15 February 2002

N
W E
S



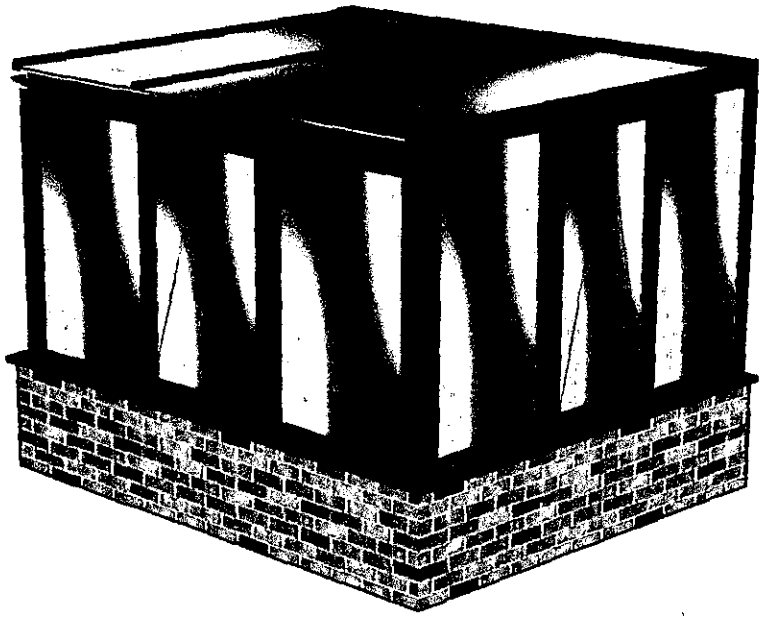


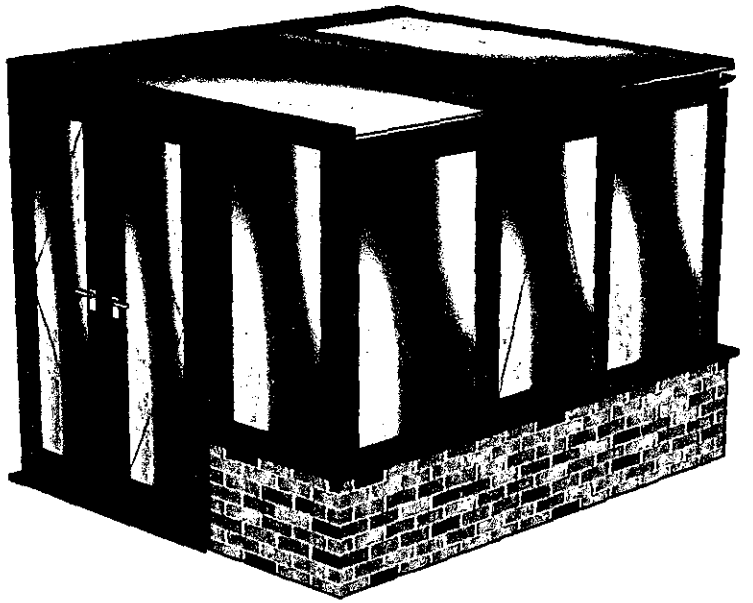




Mrs Cassidy 18 Kennet Court Woosehill Wokingham Berks RG41 3DA	all drawings are for pictorial use only all dimensions are viewed and measured from the outside	The Window Factory 37 London Road Blackwater Surrey GU17 0AB TEL: 0127636555 FAX: 01276 609355

08.APR.2002* 6073

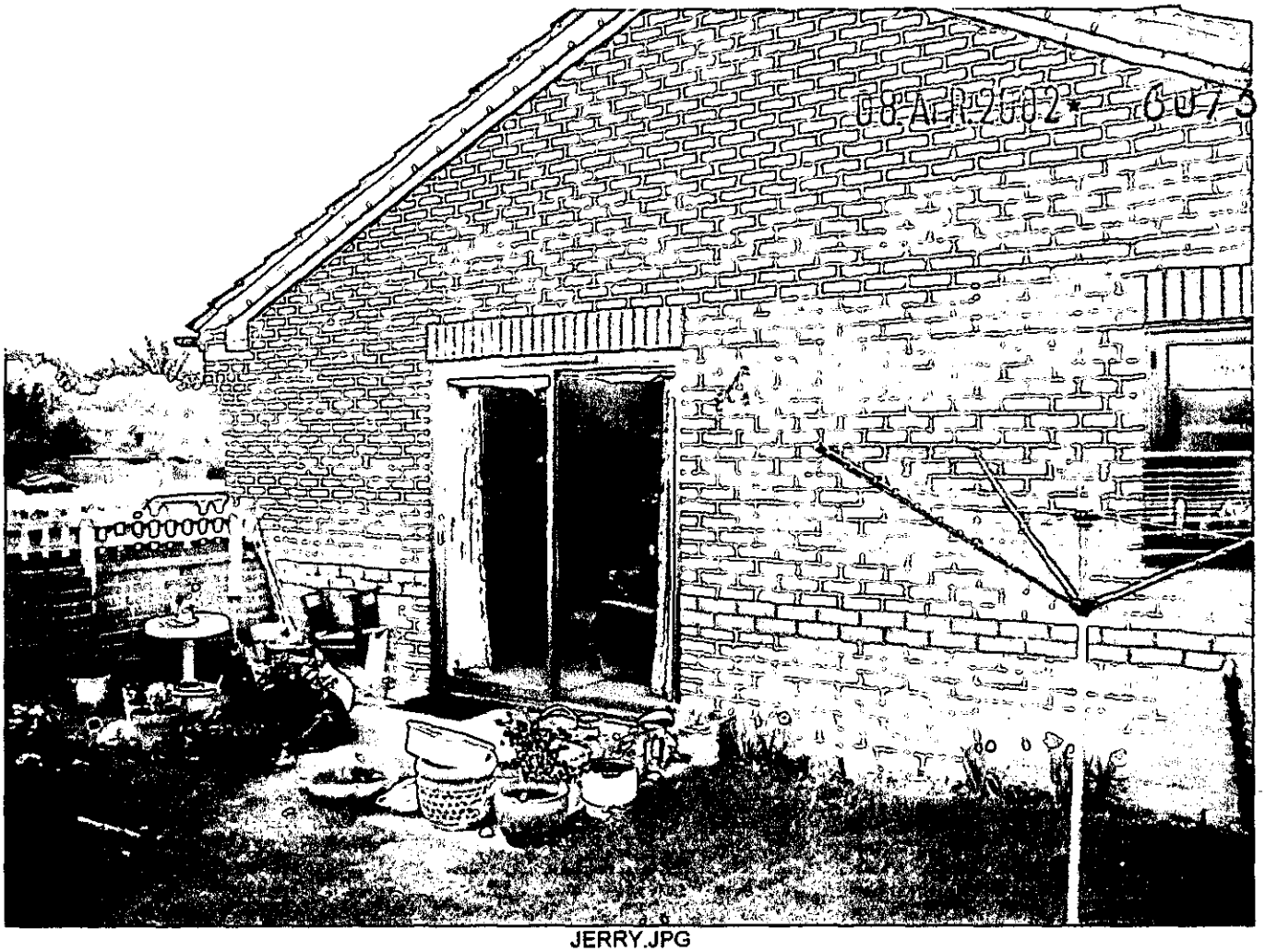




08.APR.2002* 6073

Mrs Cassidy 18 Kennet Court Woosehill Wokingham Berks RG41 3DA	All measurements are in millimetres. These drawings are for pictoral use only.	The Window Factory 37 London Road Blackwater Surrey GU17 0AB TEL: 0127636555 FAX: 01276 609355

08.AR.202 6075



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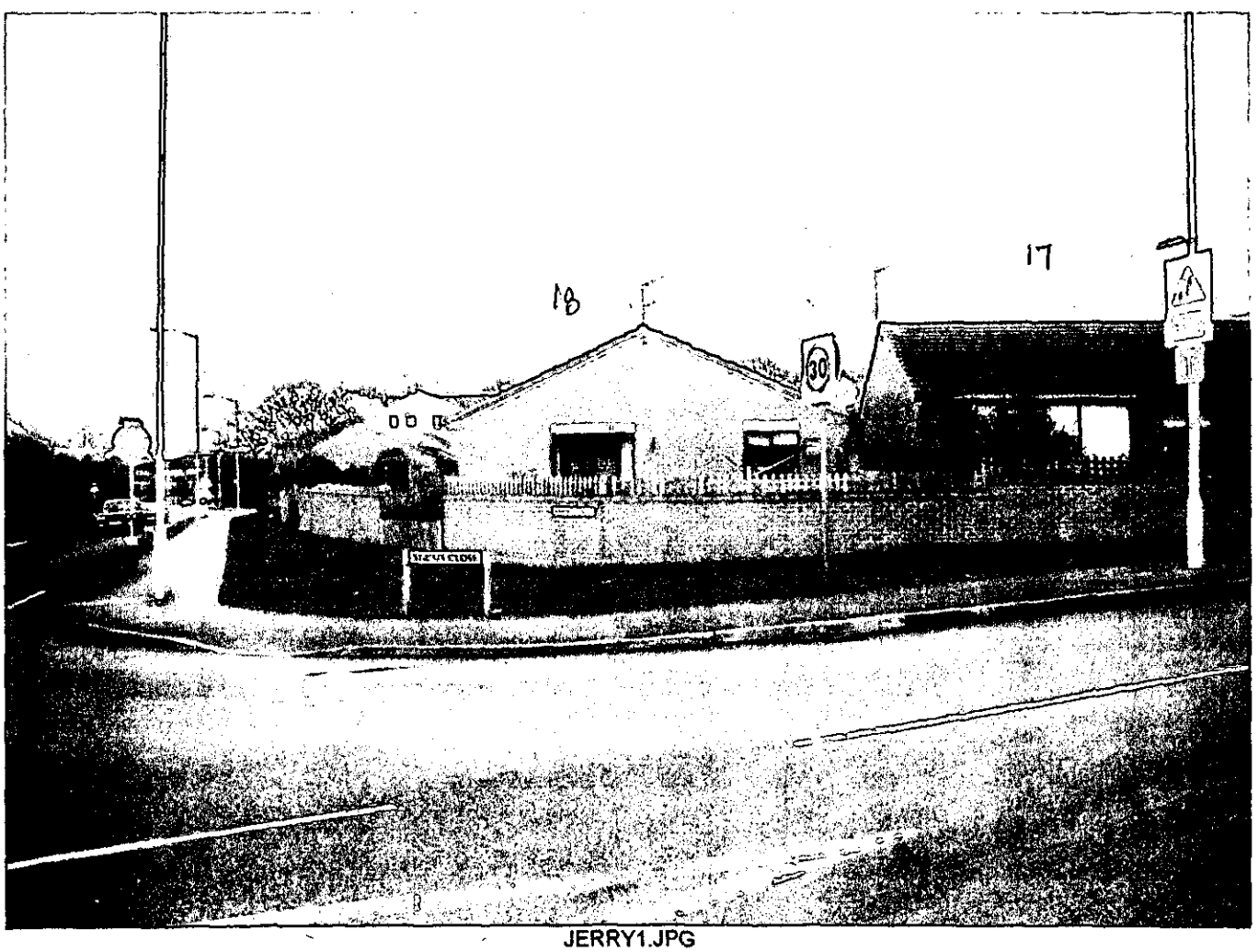

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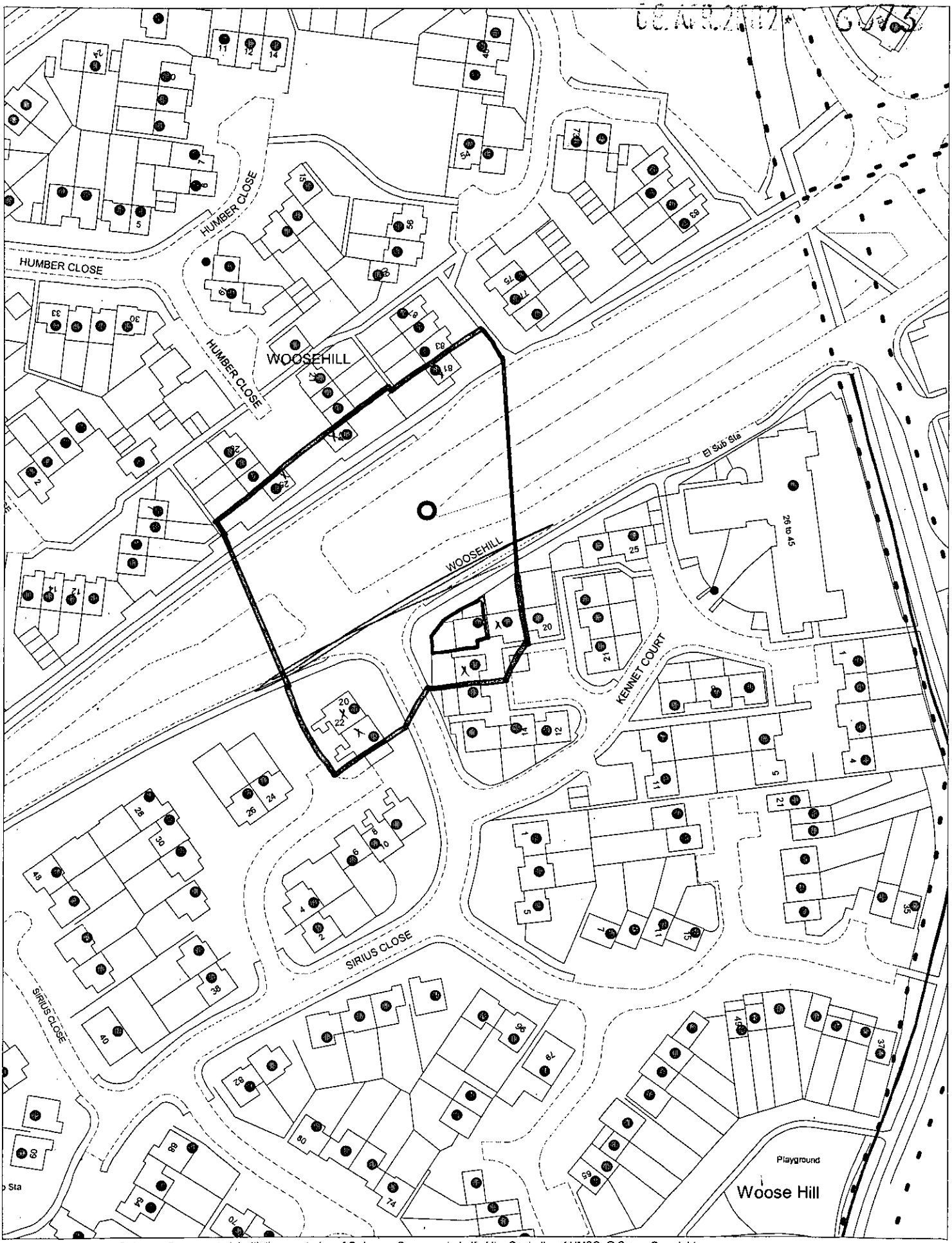

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13 March 2002

Scale: 1 : 1250

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