APPLICATION NO:
O/2001/3586

LOCATION:
Land Rear Of 172 - 176 Reading Road, Woodley Reading.

APPLICANT:
Mr Keeping & Mr Vokes C/O Richard Knight Associates

PROPOSAL:
***Outline application* for the proposed erection of four detached dwellings with garages and access drive.**

EARLIEST DATE FOR DECISION: **19/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
11/05/2001

REFUSED

CASE OFFICER: Nicola Lake

31 May 2001

RAILEX
Marbleboard

EASIFILE EP7

DO

1403

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Keeping & Mr Vokes
C/O Richard Knight Associates
81 Reading Road
Woodley
Berkshire
RG5 3AE

Application Number: O/2001/3586

Parish: **WOODLEY**

Location: **Land Rear of 172 - 176, Reading Road, Woodley, Reading.**

Proposal: **Outline application for the proposed erection of four *detached dwellings with garages and access drive.***

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed development by reason of its siting and likely massing would result in the over-development of the site and the formation of a dominant and overbearing feature to the detriment of the residential amenity of the adjacent dwellings. Therefore the proposed development would be contrary to policies OS1 and EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WBE1 and WH1 of the Wokingham District Local Plan (Deposit Draft).

John Mitchell
Development Control Manager
Date: 08/06/2001

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.

Received by Wokingham District Council

Application No: O/2001/3586

Proposal:
Outline application for the proposed erection of four detached dwellings with garages and access drive.

Location:
Land Rear Of 172 - 176, Reading 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. 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/04/2001. 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 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 Planning and Transportation

27 March 2001

Wokingham District Council Environmental Services Department, Berks, RG40 1WR PO Box 157, Shute End, Wokingham

FAX

Date: 15 June 2001

Number of pages including cover sheet: 2

To:
Mr Knight

Phone:

Fax phone: 0118 9691131

CC:

From:
Miss N. Hake

Phone: 0118 974 6481

Fax phone: 0118 9746484

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

Applicationo	Name & Address
O/2001/3586	The Occupants 3 Hanwood Close Woodley READING Berkshire Refused , notification letter issued 20.6.2001

WORK SHEET FOR : Nicola Lake.

Application Number : O/2001/3586

Applicant : Mr Keeping & Mr Vokes

Location : Land to the rear of 172-176 Reading Road, Woodley.

Proposal : Outline application for the proposed erection of four detached dwellings with garages and access drive.

Site Notice Displayed ? :	YES	NO	DATE
	✓		08.05.01

Date of Neighbour Notifications :

Date of Site Visit : 08.05.01

Date Registered : 16.03.01

Earliest Date for Decision : 19.04.01

Latest Consultation Date/Site Notice Expiry Date : 19.04.01

Application Expiry Date: 11.05.01

Consultation Responses :
Woodley Town Council : No objection in principle but concerned about some issues.
Environmental Health: No objection.
Landscaping : No objection subject to conditions.
Environment Agency: No objection subject to conditions.
Letters: 2 copies of the same letter received. Objections are loss of privacy from overlooking and noise from the development to the rear.

Planning History :
Site designation: Within the identified settlement.

Planning Issues :
1. Impact upon the residential amenity of the adjacent dwellings.

2. Impact upon the character and appearance of the streetscene.

3. Impact upon highway safety.

Application Number: O/2001/3586

Appraisal :

1. Impact upon the residential amenity of the adjacent dwellings.
The proposed development is for the erection of four dwellings within the rear garden areas of numbers 172, 174 and 176. Three of the dwellings would be located within the rear areas of 174 and 176, while the fourth would be located at the far end of number 172.

The site itself is relatively flat, however the dwellings which adjoin the site to the east (Hanwood Close) are set on lower ground than the application site which then continues to increase its drop further along to the north. These dwelling also have short gardens with an approximate depth from 7.5m to 10m at their longest. This would mean that the main side elevation of the proposed dwelling on plot 4, would be located a minimum of 13.5m from the rear building line of number 1 and 2 Hanwood Close. Similarly due to the size of the dwelling, the proposed structure would extend across the entire length of the rear boundary of these dwelling. The proposed drawing also shows a proposed garage for plot 4, which would be located within the 13.5m gap between the dwellings. Although the application is for outline consent, with only means of access and siting being submitted for determination as part of this application.

However the proposed development by reason of it siting and likely massing would result in the overdevelopment of the site with the proposed dwelling on plot 4 having an adverse dominant and overbearing impact to the detriment of the residential amenity of the adjacent dwellings.

2. Impact upon the character and appearance of the streetscene.
There is a mix of dwelling within the immediate surrounding area. The dwelling along Hanwood Close are full two storey dwelling and have roofs with a shallow pitch. Where as the older dwellings along Reading road, tend to be more bungalows and chalet style bungalows.

However, the proposed development would not be largely visible from the surrounding public areas, due to the narrowness and length of the accessway. The proposed accessway would not be a formal junction, but a shared driveway. Therefore the proposed development would not have a significant adverse impact upon the character or appearance of the surrounding area.

3. Impact upon highway safety.
The proposed development would create a shared driveway for dwelling 172 and the proposed four additional dwellings. The highway authority have no objection subjection to conditions

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

Application Number:O/2001/3586
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			The proposed development by reason of its siting and likely massing would result in the over-development of the site and the formation of a dominant and overbearing feature to the detriment of the residential amenity of the adjacent dwellings. Therefore the proposed development would be contrary to policy OS1 and EN1 of the Berkshire Structure Plan, LBE1 and LBE2 of the Loddon Area Local Plan and WBE1 and WH1 of the Wokingham District Local Plan.

RECORD OF SITE VISIT

SITE ADDRESS: Land Rear Of 172 - 176 Reading Road Woodley Reading.

APPLICATION NUMBER: O/2001/3586

OFFICER: Nicola Lake

DATE OF SITE VISIT: 8.5.01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES .

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING back yard land/garden to 3 dwellings

4. RELATIONSHIP TO ADJOINING PROPERTIES - check distances and position of windows and relationships - parking + access. (see attached drawing)

5. SITE CONSTRAINTS

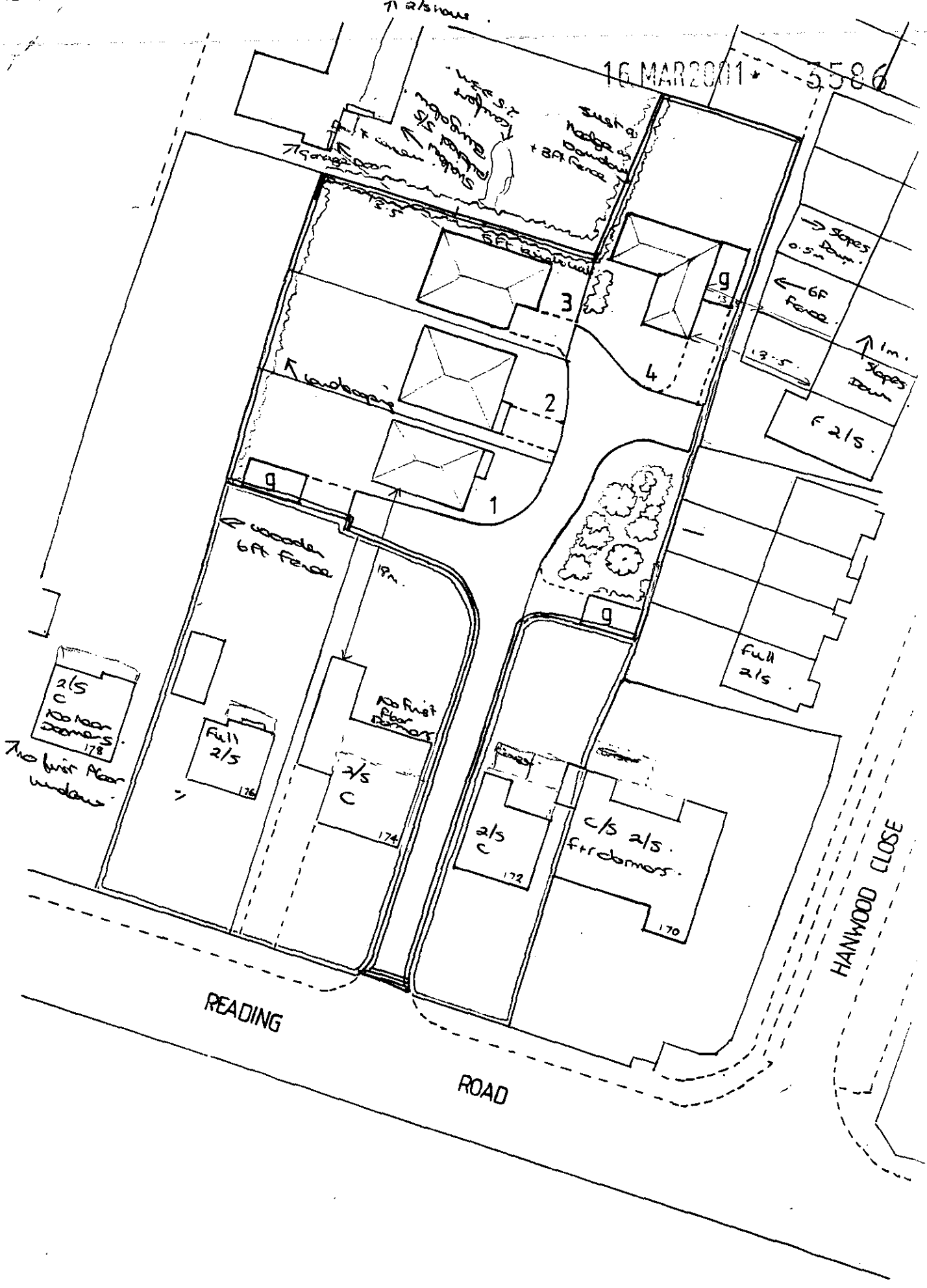
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



BLOCK PLAN

Scale 1:500
Plan no. 3100/2

CONDITION MONITORING RECORD SHEET

APPLICATION NO:

SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

Tel: (0118) 974 6481

Date: 21 May 2001

My ref: O/2001/3586

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

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

Dear Councillor

Application Number: O/2001/3586
Land Rear Of 172 - 176, Reading Road, Woodley, Reading.
Outline application for the proposed erection of four detached dwellings with garages and access drive.

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL:~~ ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 31 May 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **O/2001/3586**
Land Rear Of 172 - 176, Reading Road, Woodley, Reading.
Outline application for the proposed erection of four detached dwellings with garages and access drive.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Lennard

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6481

Date: 21 May 2001

My ref: O/2001/3586

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

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

Dear Councillor

Application Number: O/2001/3586
Land Rear Of 172 - 176, Reading Road, Woodley, Reading.
Outline application for the proposed erection of four detached dwellings with garages and access drive.

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL ☐~~ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 21 May 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **O/2001/3586**
Land Rear Of 172 - 176, Reading Road, Woodley, Reading.
Outline application for the proposed erection of four detached dwellings with garages and access drive.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor McCann

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6481

Date: 21 May 2001

My ref: O/2001/3586

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

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 3QS

Dear Councillor

Application Number: O/2001/3586
Land Rear Of 172 - 176, Reading Road, Woodley, Reading.
Outline application for the proposed erection of four detached dwellings with garages and access drive.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 31 May 2001.

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **O/2001/3586**
Land Rear Of 172 - 176, Reading Road, Woodley, Reading.
Outline application for the proposed erection of four detached dwellings with garages and access drive.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Dredge

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Dear Miss Lake

Re: Application Number 0/2001/3586

We are writing with comments about the above application number. We have concerns as we only have 30ft garden and if the properties are built behind us we feel we could be over looked, into our gardens and properties.

The brick wall could block light into the garden, and privacy could be lost.

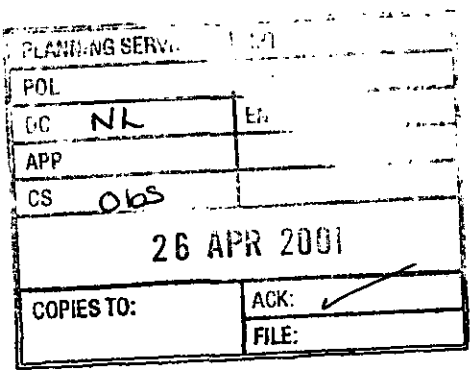
Also with an access road behind us this will create more noise with traffic up and down. We already live on a busy street, which can be noisy at times and we do not need another road the other side of the house.

After looking at the plans we feel it is inappropriate to build behind our property.

Please take into account the comments we have made when considering these plans.

Yours sincerely

The occupants of 3 Hanwood Close



WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Suzanne McLaughlin
Environmental Health

My Ref: SEM/20005817

To: Nicola Lake
Development Control

Your Ref: O/2001/3586

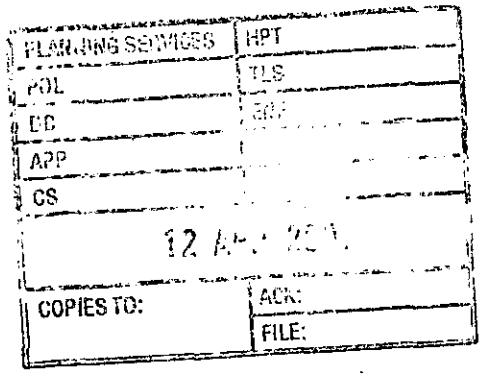
Date: 10 April 2001

Outline application for the proposed erection of four detached dwellings with garages and access drive.

Land rear of 172 – 176 Reading Road, Woodley

I have reviewed the environmental health implications of the application and do not have any objections.





FROM: Nicola Lake

DATE: 27 March 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: O/2001/3586

Proposal: Outline application for the proposed erection of four detached dwellings with garages and access drive..

Site Address: Land Rear Of 172 - 176, Reading Road, Woodley, Reading.

Applicant: Mr Keeping & Mr Vokes C/O Richard Knight Associates.

Your observations are required in respect of this application **by 19/04/2001** .

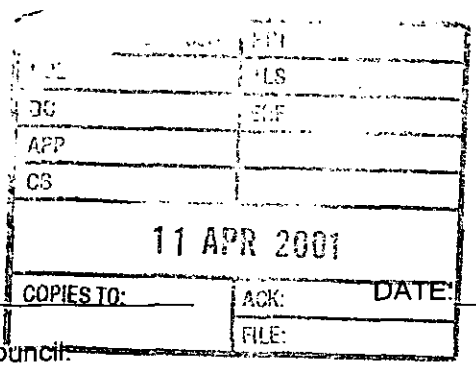
COMMENTS:

Two residents were present representing the owners of the properties on which the proposed development is sited, to speak in favour of the proposal.

Members had the following comments to make:

- the communal landscaped area is not satisfactory as it is likely to become neglected if it is not the responsibility of a particular dwelling
- in principle, the proposed development is in keeping with the existing properties nearby, but Members were concerned that the footprint of the final development should not exceed the proposal as presented in this outline application
- it was noted that there is a bus stop close by to the site entrance, and Members were keen to ensure that the proposal would not adversely affect this facility
- the proposed rumble strip should be further in to the site entrance
- the adequacy of access for refuse lorries, etc. should be ensured

Overall, therefore, the Members had no objection to the principle of a development on the site, subject to any comments made by neighbours, particularly the resident of the bungalow next to the Shepherds House public house.



SIGNED: DMcNamara DATE: 9/4/01

pp Clerk To Woodley Parish/Town Council.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Nicola Lake DATE: 20th April 2001

Location:	Land Rear of 172-176, Reading Road, Woodley
Proposal:	Outline application for the proposed erection of four detached dwellings with garages and access drive.
Application Number:	O/2001/3586

In response to your consultation dated 27th March 2001 for the above application, the tree and landscape comments are as follows:

I have visited the site but been able to gain full access since the site is enclosed and behind by a locked gate. The following comments are therefore based on a limited view to the site.

The existing site is currently given over to areas of hard standing, garages and rear gardens which contain fruit trees, hedges and occasional shrubs, but, appears to contain no existing planting of particular significance.

The proposal to develop the site would create an area of infill housing which would be visible from the rear of properties along Hanwood Close and Reading Road. Since the surrounding area is already developed for housing and has a suburban character I do not believe that the proposals would give rise to a pronounced change in character or create an unacceptable adverse visual impact. I therefore have no objections to the proposals.

Should the application wish to make a detailed planning application, conditions should be attached which require the production of a full tree survey and protective fencing details in accordance with BS 5837 : 1991 - Trees in Relation to Construction. The applicant should also be required to produce for approval a detailed planting plan which should include proposed plant species, sizes at time of planting, densities and plant numbers for each bed and a full schedule. Particular attention should be given to reinforcing the existing boundaries to reduce the impact of the development proposal upon the adjacent properties.



ROBERT PETROW
Consultant Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 27 March 2001

Application Number: O/2001/3586

Proposal: Outline application for the proposed erection of four detached dwellings with garages and access drive.

Parish: WOODLEY TOWN

Site Address:
Land Rear Of 172 - 176, Reading Road, Woodley, Reading.

Applicant:
Mr Keeping & Mr Vokes C/O Richard Knight Associates.

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).

Comments

- The parking standard for 4 bed houses is 3 No parking spaces. A revised plan is required to indicate this.
- On the revised plan a bin store within 25m of the highway is to be indicated
- What visibility is available from a 2.4m setback.
- Pedestrian visibility of 2.4m x 2.4m is required at the access and the existing footway junction.

S N ALTON

29.5.01

Spoke to Steve 11.06.01 - he said he had no objection subject to condition

Our ref: SP\2001\003471\001
Your ref: O/2001/3586
Date: 5th April 2001

ENVIRONMENT AGENCY

FAO: Nicola Lake
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

PLANNING SERVICES	H 42154
POL	TLS
DC NL	ENF
APP	
CS	
10 APR 2001	
COPIES TO:	ACK:
	FILE:

Dear Madam

PROPOSAL: Erection 4 Detached Dwellings, Garages & Access
LOCATION: Land To Rear 172-176 Reading Rd, Woodley

Thank you for your letter dated 27 March 2001, which was received on 30 March 2001. You are asked to quote the following reference in any correspondence: **SU77SE/16/4**.The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

Planning Conditions

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

Planning Informatives

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Advice To Planning Authority

Land Drainage

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Advice To Applicant

Groundwater Protection

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

- Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
- 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
- A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Cont/d..

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):

- a water butt linked to a down-pipe
- provision of a thick layer of good quality top soil
- if the garden is to be planted, use of drought-tolerant turf and plants.
- If a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
- Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Garden And Landscape Maintenance
Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:

- collecting rainwater in water butts connected to down-pipes
- grass should not be mown too often or too short, this only encourages shallow roots, which are more likely to dry out
- use of mulches or ground cover plants to retain soil moisture
- provision of shade for those plants that require more water
- watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey Water And Rainwater Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. Rose

Matt Rose
Development Planning Team

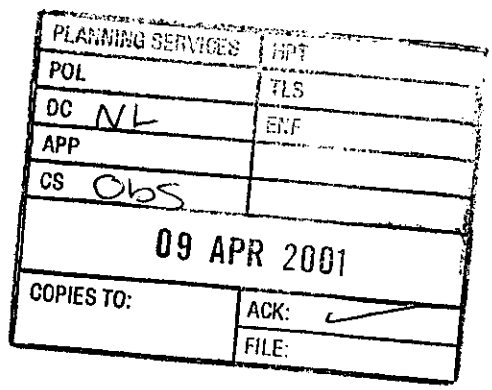
CC: Richard Knight Associates, 81 Reading Road, Woodley, Berkshire, RG5 3AE

Dear Miss Lake

Re; Application number 0/2001/3586.

We are writing with comments about the above application number. We have great concerns as we only have a 30ft garden and if the properties are built behind us we will be very over looked, not only into our garden but also into our property as well.
We will staring out at a brick wall which will block out the light into our garden. We will be unable to sit in the garden without being overlooked and therefore will have no privacy what so ever.
Also with an access road behind us this will create more noise with traffic up and down. We already live on a busy street in Hanwood close, which can be noisy until quite late-at night, so we do not need another road the other side of the house with more noise.
After looking at the plans for these building we feel it is inappropriate to build them behind our property.
Please take into account the comments we have made when considering these plans.

Yours sincerely
The occupants of 3 Hanwood Close



WOKINGHAM D.C. DEVELOPMENT CONTROL

(A) 2 x PRE-APPS ATTACHED (E)

Start date: ~~26 FEB 2001~~ Valid 16 MAR 2001	Map No. 41 Site 0.2.1
Officer: NL / Application No. 0/2001/3586	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(O) OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF FOUR DETACHED DWELLINGS WITH GARAGES AND ACCESS DRIVE

Location: LAND REAR OF 172-176 READING ROAD

Parish: WOODLEY Ward: Bulmarshe 27.3.01 JB.

Applicant: MR KEEPING & MR VOKES

Fee Received 380-00 Required ..... Additional ..... Refund .....

(7)

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	20 day cert	Faxed 6/3/01	✓ 16/3
5	Elevation plans	phoned again	12/3	
6	Floor plans	Sent by post	16/3	
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 : 27.3.06 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape ✓ .....
Trees ✓ .....
Conservation Officer .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services ✓ .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco ✓ .....
Environment Agency New access road.....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
2x pre-apps attached.....

NEIGHBOURS:

S/N + see map.

16.MAR2001* 3586

WOKINGHAM DISTRICT COUNCIL

FAX COVER SHEET

TO: Richard Knight Amec

FROM: Mrs Hunt Planning Admin

DESTINATION FAX No: 0118 9691131

DATE: 6-3-01

TIME: 3.15

SUBJECT: Section 66

TOTAL NUMBER OF PAGES (Inc. this cover sheet):

You have an old S66 relating to 20 days. Please complete the upto date one & return to me as soon as possible

It should be 21 DAYS.

Environmental Services Department, P.O Box 157, Civic Offices, Shute End, Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

By hand
23.2.01

Richard Knight Associates

Telephone & Fax
0118 9691131
Mobile
07778 787970

TOWN PLANNING AND DEVELOPMENT CONSULTANT

81, Reading Road
Woodley, Reading,
Berks.RG5 3AE

16.MAR2001* 3586

Planning Services
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks. RG40 1WR

February 22 2001
RK/MEK/3100

Dear Ms Miller,

Town and Country Planning Act 1990

Proposed residential development
Rear of 172-176 Reading Road, Woodley.

I refer to the above in connection with my letter of November 2000 and your reply on 13 December 2000.

Having taken into account your comments and those made in the letter of 29 November1999 the proposed scheme has been amended. It is now submitted as a formal application for consideration.

The applicants appreciate the concerns expressed regarding the proposal for semi-detached dwellings and have agreed to adopt the alternative for detached houses. These will be more in keeping with character and amenities of the area and result in less traffic generation with a lower activity level.

With regard to privacy indicative floor layout plans are enclosed. Whilst these are for illustrative purposes only they demonstrate that a suitable level can be achieved. In addition the previous site plan showed the wrong shape for the property in Shepherds Lane, which was slightly misleading. This has been corrected on the application plan, which shows a marked improvement in the relationship between the two properties. The presence of an obscure glazed window at first floor level to the house on plot three will further ensure a high privacy level.

Your concern regarding the house on plot one (now shown as plot four) has been addressed and the shape and location changed accordingly. A single storey garage has been located on the side nearest Hanwood Mews, resulting in the two

storey element being further away from the joint boundary. In addition the main part of the building has been moved further back on its plot.

With reference to roof pitches those in Hanwood Mews are not shallow as suggested. Nevertheless the point has been addressed and the pitch for the proposed dwellings will be modest by using hipped roofs. This will also ensure the bulk is kept to an acceptable level.

The question of mixed housing has been considered. Given the small number of dwellings now proposed, however, this would seem inappropriate and out of character with the area. It would also result in a higher density of development, which the applicants feel would not be in the interests of existing residents.

The question of highway issues was discussed with the appropriate department of your authority. At that stage no reference was made to an unacceptable increase in traffic. As you will appreciate this would only be a relevant reason for concern if it resulted in congestion or a highway danger. The proposal complies with the relevant sight line requirements and will result in a minor increase in traffic. It will be served by a private driveway, for which appropriate radii can be provided.

In addition to the points raised in your letters consideration has been given to landscaping and fencing. There is significant planting on the northern boundaries, which will be retained. A soft landscape area has been introduced on the eastern boundary, which will be supplemented by planting on the western boundary and individual plots as required.

Close-boarded fencing will be provided where necessary and a brick wall erected at the end of the turning head backing onto the properties in Hanwood Mews.

I trust you will find this revised proposal acceptable, but should you wish to discuss any aspect of the case or require any further information I will be pleased to assist.

In the interim many thanks for your help and advice to date,

Yours sincerely



Richard Knight

E

ADDRESS 172 READING ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU.7573(41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
57/67	Mr. R.F. Lyons	Terraced Houses etc. in Rear of Garden	16.3.67	N/A. Refuse
36/167	"	"	13.4.67	N/A. C/A.
R16854	Mr Mrs Alloway	Loft Conversion	3.6.81	App N/A
R17752	" "	Kitchen extn & New Garage & Garden	9.11.81	App N/A
16593			17.12.61	N/A C/A
46633	MRS. S. McMANUS O/L.	BUNGALOW AT REAR	4.12.85	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

ADDRESS 174 READING ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU.7573 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
D/227/60	Mr. J. Mikrosz	Kitchen Extension	16/6/60	App. N/A.
67	Mr. R.F. Lyons	Terraced Houses etc in Rear of Garden	16.3.67	N/A. Refuse
6/67	"	"	13.4.67	N/A. C/A.
D/223/71	Mr J. Mikrosz.	Garage	13.5.71	App N/A
7/69699/F	Mr.+Mrs. A.F. Keeping	Erect S/S-replacement Garage	18.10.99	C/A
99/8741	Mr.+Mrs. A.F. Keeping	S/St/S Ext. (Garage)	21.5.99	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

CHILTERN COTTAGE

ADDRESS 176 READING ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU.7573 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
37/67	Mr. R.F. Lions	Terraced Housecrete in rear of Garden	16.3.67	N/A Refuse
36/67	"	"	13.4.67	N/A C/A
1229/71	Mr Rattue & J Page	outline 1 hse & garage rear of	20.1.72	App C/A
629/72	Mr A.V. Woodbridge	outline for house on land at rear	6.7.72	N/A Refuse
1910/72	C.B.W. Developments Ltd	Detach House on land at rear	23.11.72	- C/A
BR 1014	Mr J Page	S/storey extensions	15.7.74	App N/A
01074	" "	" "	8.8.74	N/A C/A
F/2001/3139	Mr. & Mrs. T. Keefing			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1789/a

SECTION 66 CERTIFICATE

16.MAR2001* 3588

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

CERTIFICATE D 16.MAR2001* 3586

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) .....

.....

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . R.Knight.

On behalf of . MESSRS. A KEEPING & D. VOKES.

Date . 15. MARCH 2001.

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS.** If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

16.MAR2001* 3586

1.	APPLICANT'S NAME	Messrs. A Keeping & D Vokes
	ADDRESS	C/O Agent
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Richard Knight Associates
	ADDRESS	81 Reading Road Woodley, Berks
	POST CODE	RG5 3AE PHONE 0118 9691131
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	Land rear of 172-176 Reading Road Woodley
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Erection of four detached dwellings with garages. Constuction of private access drive and landscape area.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.19 Ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owners
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	Location plan. Layout plan. Sketch floor plans.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑		ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☑	See question 10
FULL PERMISSION	☐	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	☑
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☑	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

Residential

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

Brick and tile to local authority approval

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

Fences/ walls to be agreed

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Soakaways

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

One combined vehicular/ pedestrian access (private drive)

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

N/A

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	4 / 27 *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£380.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF A Keeping & D Vokes DATE 22 February 2001

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

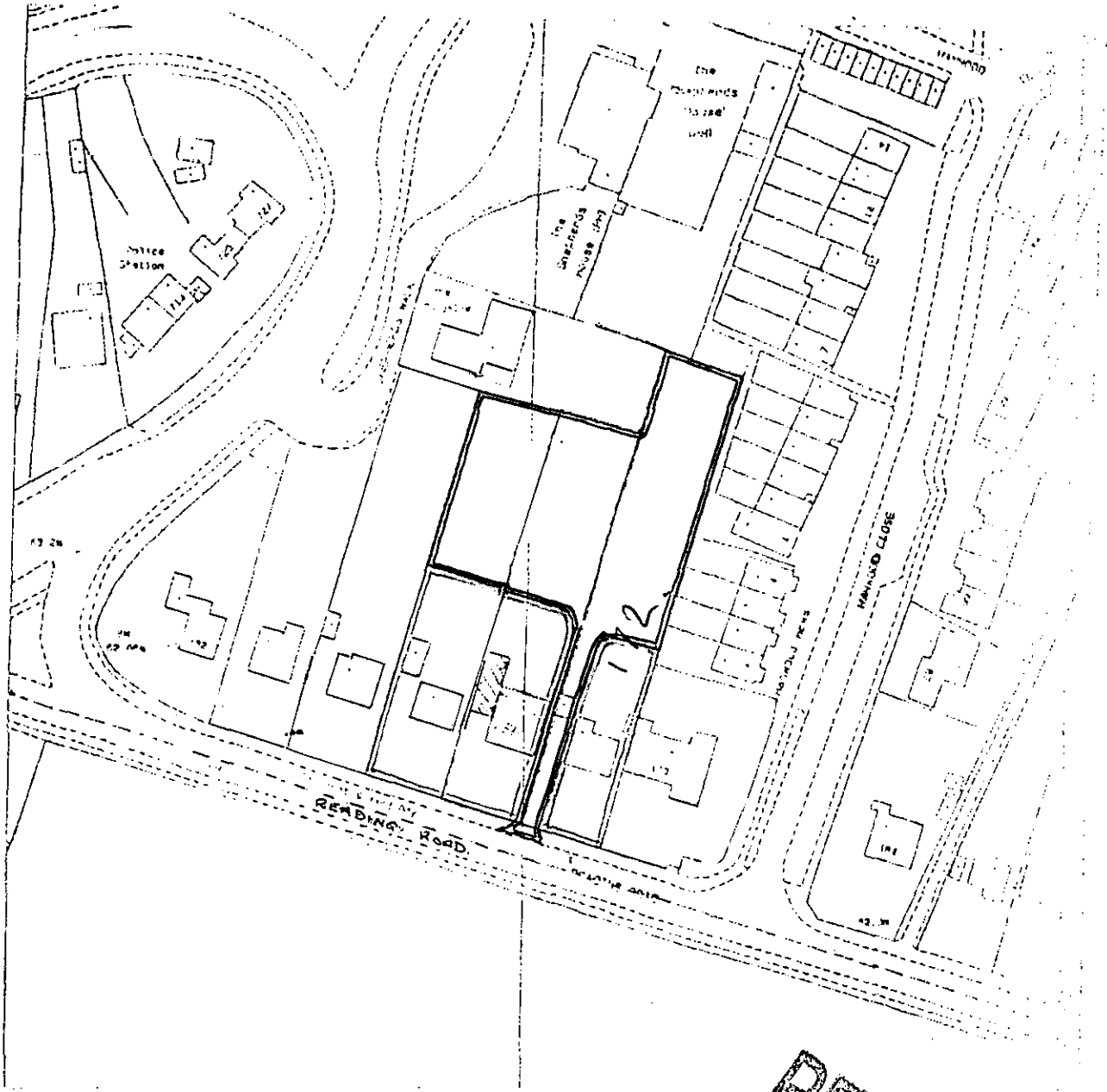
WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

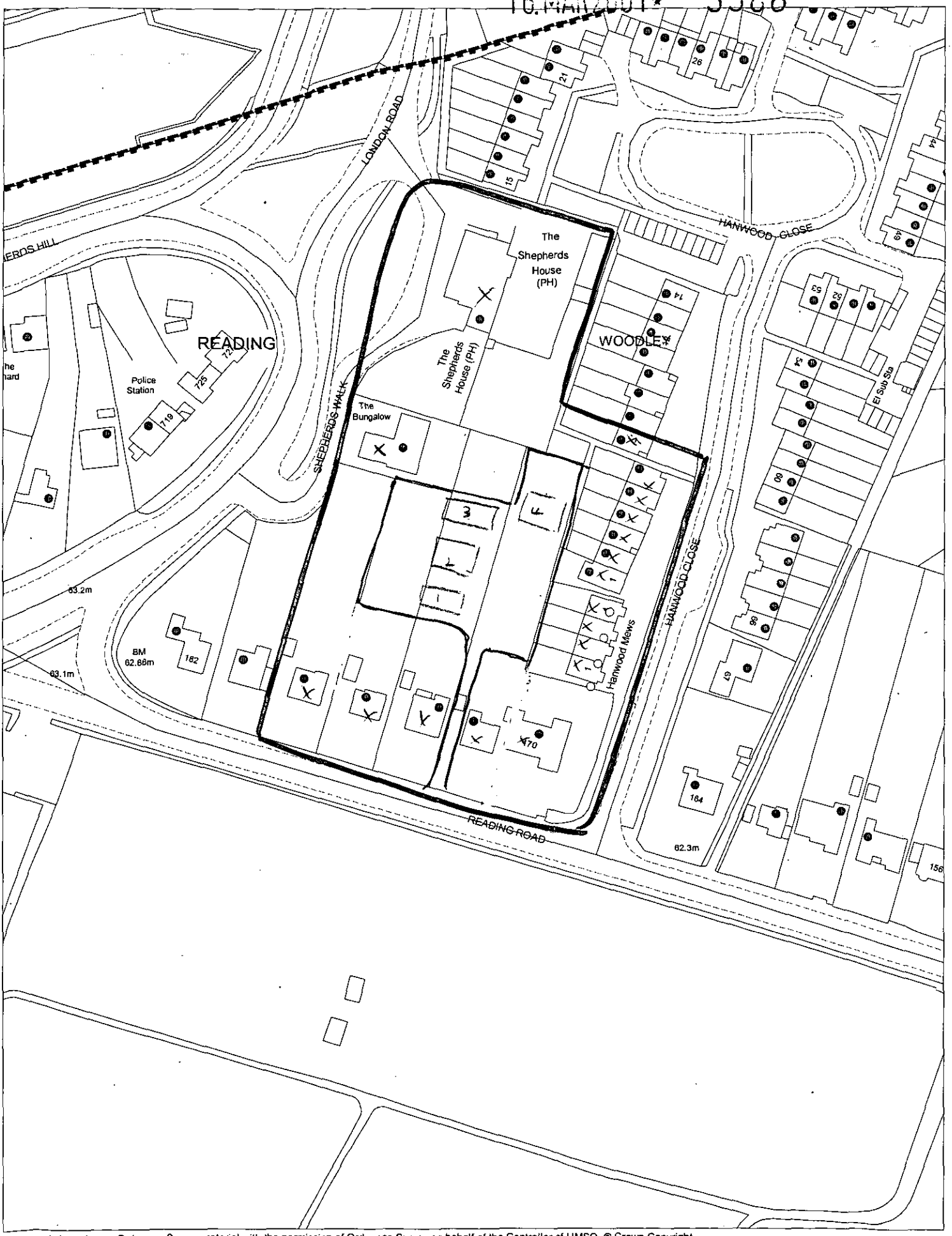
16.MAR2001* 3586



REFUSED

LOCATION PLAN
Scale 1:1250

16.MAR2001 * 3586



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Development Control Section, Environmental Services, Wokingham District Council.

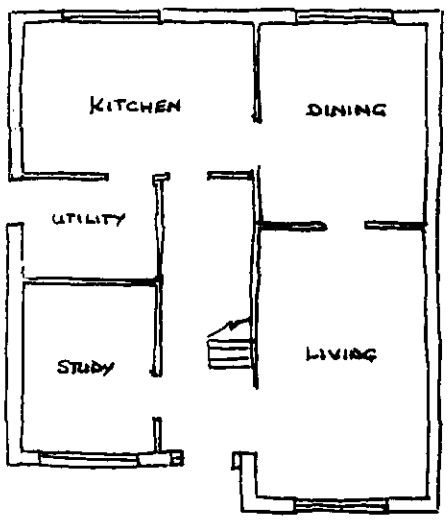
5 March 2001

Scale: 1 : 1250

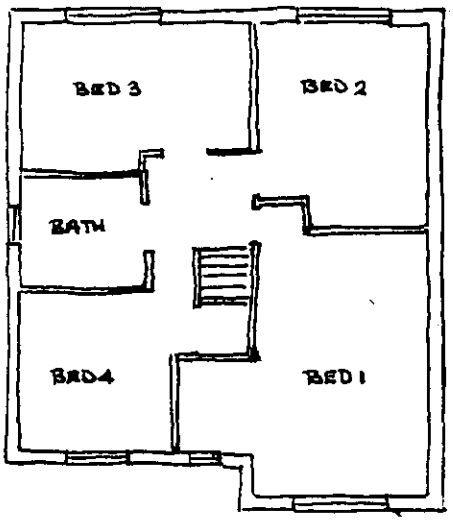
N W E S

16.MAR2001* 3586

PLOT 1

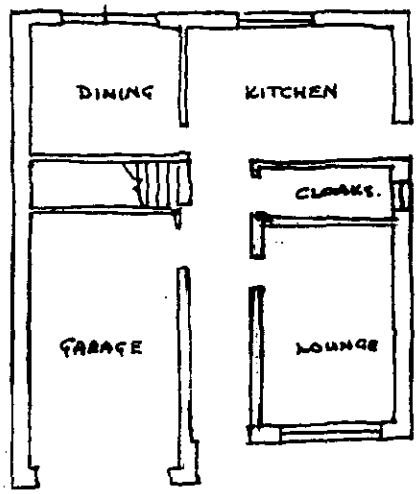


Ground Floor

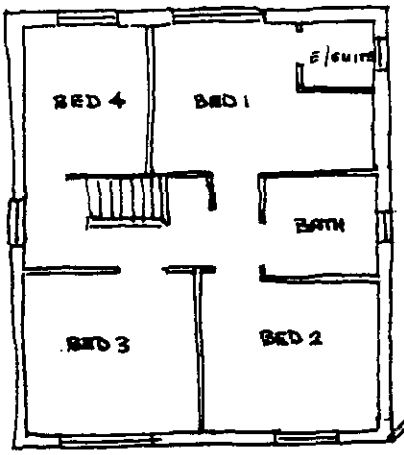


First Floor

PLOT 2



Ground Floor



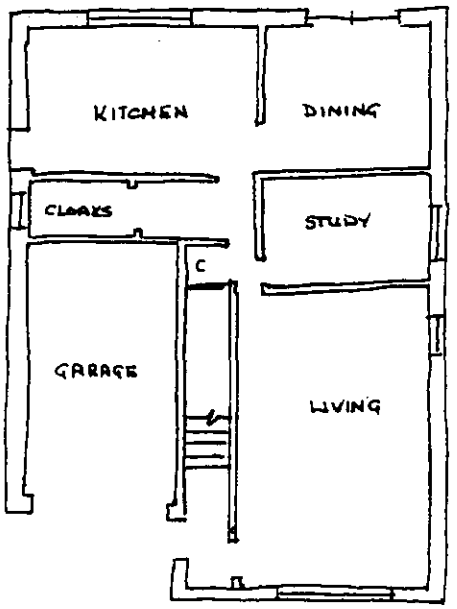
First Floor

REFUSED

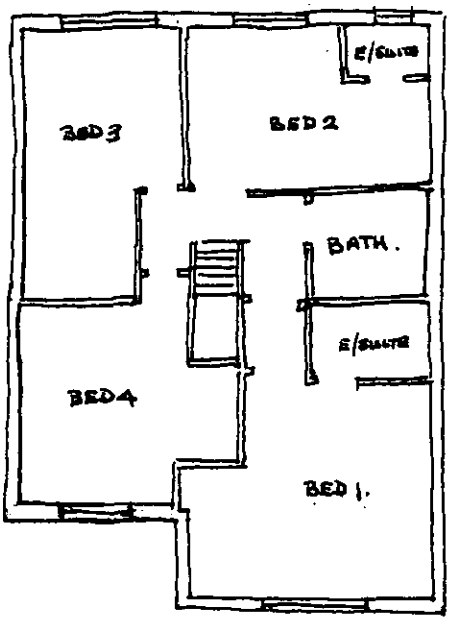
INDICATIVE LAYOUT – NOT TO SCALE

16.MAR2001 3586

PLOT 3

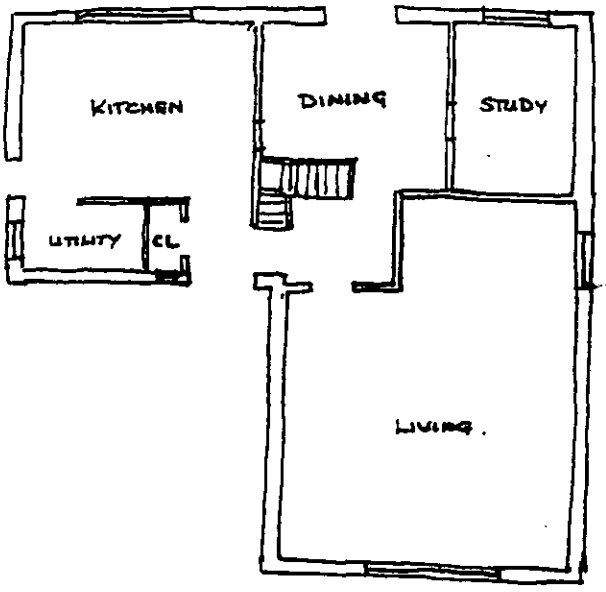


Ground Floor

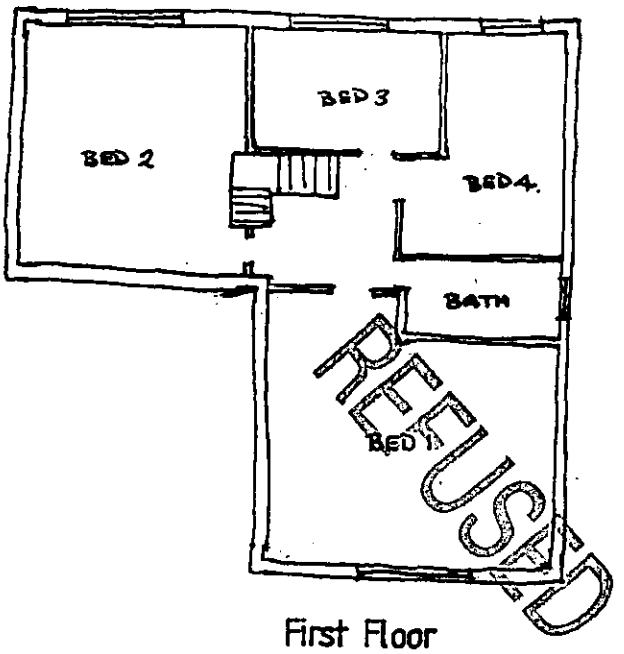


First Flpor

PLOT 4



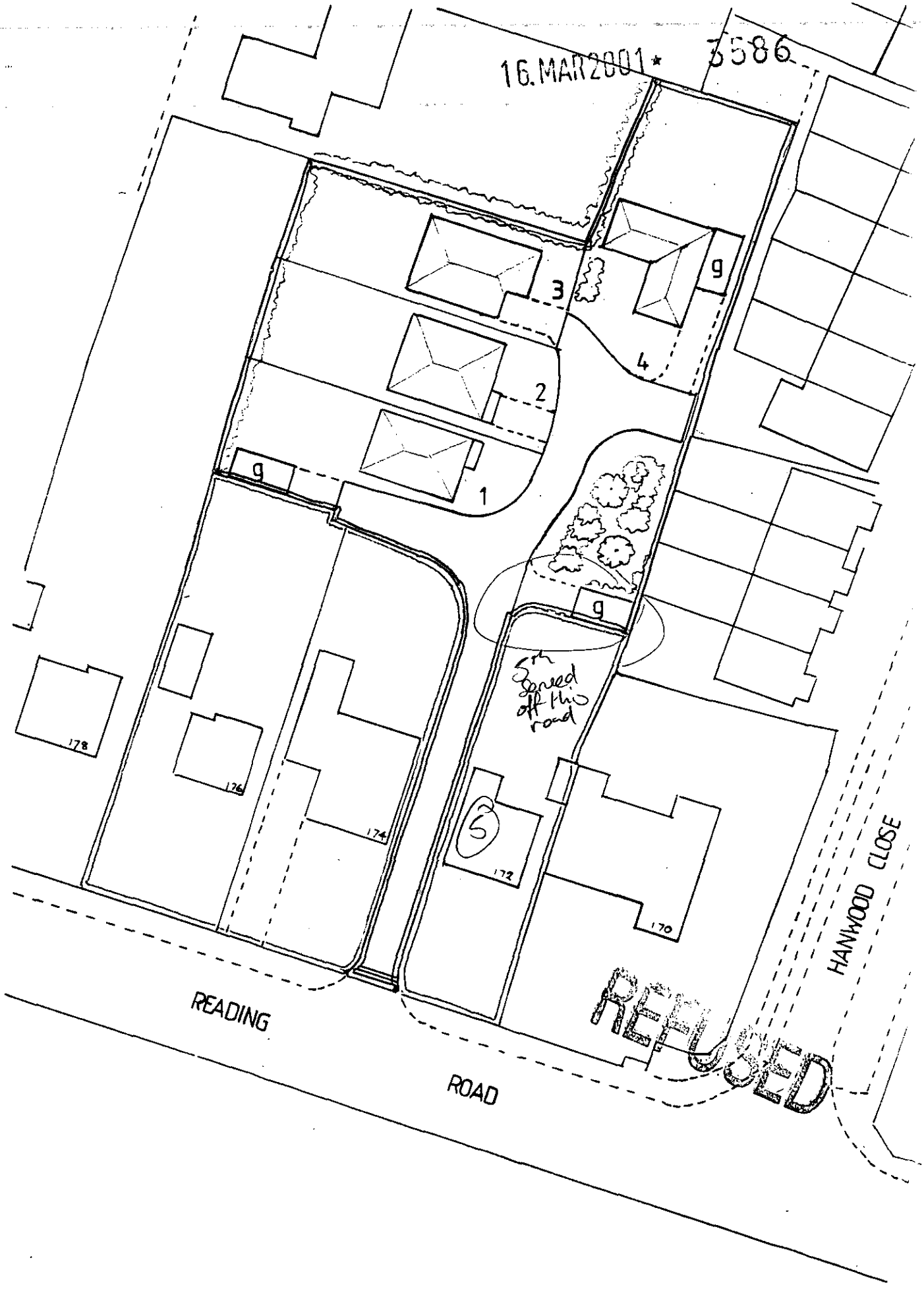
Ground Floor



RELUSED

First Floor

INDICATIVE LAYOUT – NOT TO SCALE



BLOCK PLAN

Scale 1:500
Plan no. 3100/2