APPLICATION NO:
F/2001/5221

LOCATION:
252 Reading Road, Winnersh Wokingham.

APPLICANT:
D Yates C/O D Yates

PROPOSAL:
Proposed single storey rear extension to dwelling and loft conversion with front dormer extensions.

EARLIEST DATE FOR DECISION: **09/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
31/12/2001

CASE OFFICER: **Heidi Lynch**

APPROVED

No obs 20/12/01 SV

330

DO

RAILEX
Marbleboard

EASIFILE EP7

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Yates
C/O D Yates
5 Arthur Road
Wokingham
Berkshire
RG41 2SS

Application Number: F/2001/5221

Parish: **WINNERSH**

Location: **252, Reading Road, Winnersh, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling and loft conversion with front dormer extensions.**

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.
Loddon Area Local Plan Policies LT6, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WT6, WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 14/12/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

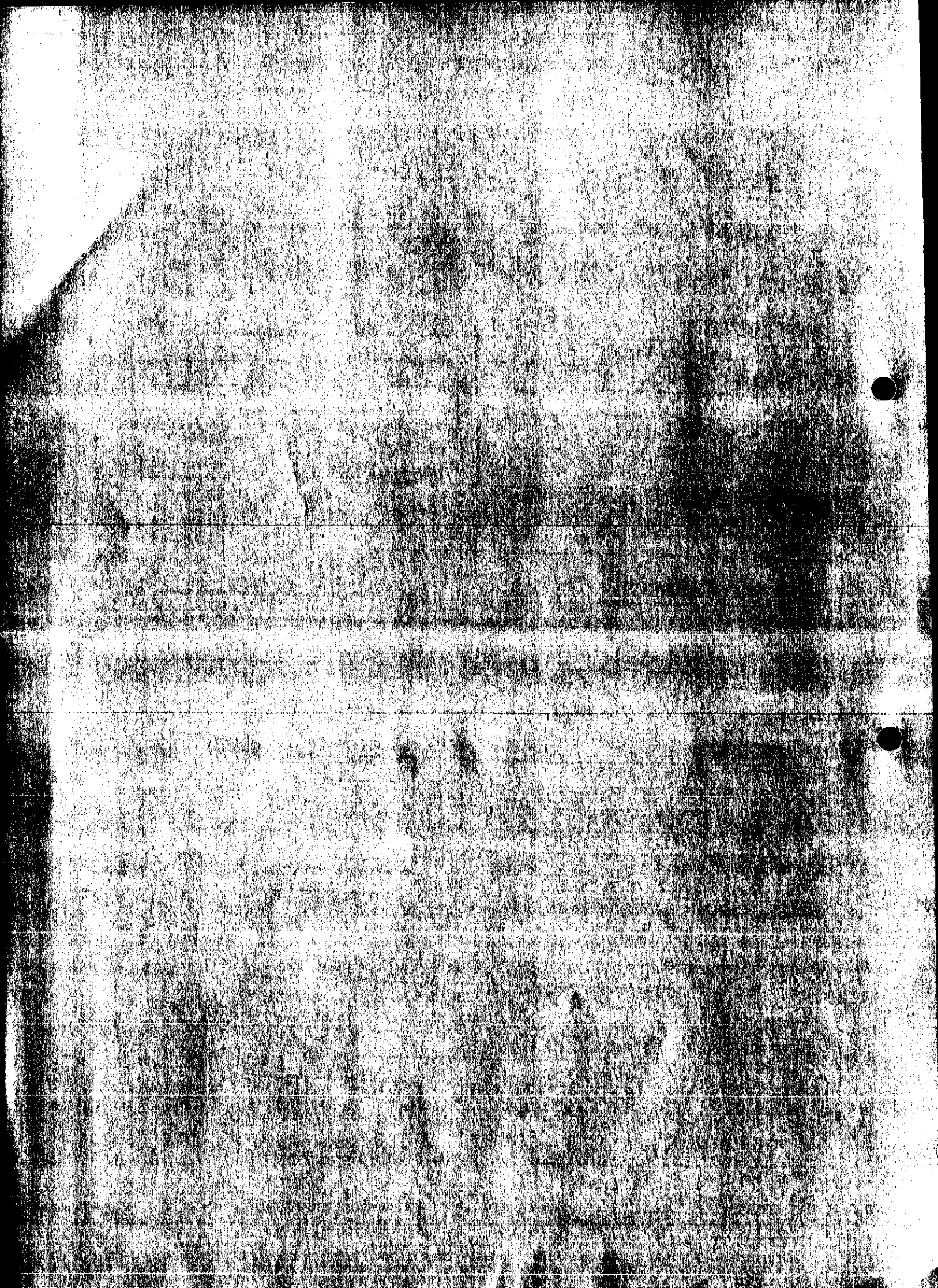
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5221	HL
BUILDING CONTROL NUMBER	BN 2003/1492	
APPLICANT/AGENT	Mr D. Yates.	
ADDRESS OF SITE	252 Reading Road WINNERSH	
DESCRIPTION OF PROPOSED WORK	S/S rear ext (also loft conversion with front dormer exts - DC)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	None	
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/12/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	31/1/03	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5221

Applicant : D Yates C/O D Yates.

Location : 252, Reading Road, Winnersh, Wokingham.
Proposal : Proposed single storey rear extension to dwelling and loft conversion with front dormer extensions.

rang & left message

Site Notice Displayed ? :	YES	NO	DATE
		✓	6/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 6/12/01

Date Registered : 05/11/2001

Earliest Date for Decision : 09/12/2001

Latest Consultation Date/Site Notice Expiry Date : 09/12/2001

This application will have expired on: 31/12/2001. 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 :

Highways - approval

Winnersh Parish - don't object but comment that flat roofs are not to be encouraged.

Planning Issues :

Identified settlement
Impact on street
Impact on neighbours } ? ENV, WBE1, WOS3, LBE1, LBE2
Parking - WT6, LT6

Proposed road improvement
Loddon Area Local Plan

Application Number F/2001/5221
Conditions/Reasons for Refusal

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

2 photos.

RECORD OF SITE VISIT

SITE ADDRESS: 252 Reading Road Winnersh Wokingham.

APPLICATION NUMBER: F/2001/5221

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 6/12

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS busy road
Single storey semi-detached houses with hipped roofs originally.

3. DESCRIPTION OF SITE/BUILDING
Semi-detached house single storey with hipped roof. Garage down side of property.

4. RELATIONSHIP TO ADJOINING PROPERTIES
254 - has dormer roof ext to front & side which is out of character with house.
- has single storey rear extension more than 3.0m deep.

250 - is a 2 storey house no windows on side elevation wall.

n° 256 has 2 front dormer window extensions also like those proposed.

5. SITE CONSTRAINTS

TREES NA 13 tall conifers along boundary with 252 & 250, but they are set back from where rear ext is to go.

ACCESS/PARKING Front of site has room for 3 parks + long drive.

LEVELS level

BOUNDARY TREATMENT 2.0m high fence between 252 & 250
2.0m " " 252 & 254 + extension wall.

OTHERS

- Original houses in area have had lots of changes made to them.

Application Number: F/2001/5221

Appraisal:

The proposed development is a single storey rear extension to form a new kitchen, a hip-to-gable roof extension and two dormer windows on the front roof elevation. The house is semi-detached and located in an identified settlement. The other houses in the street are also mainly semi-detached and would have originally had hipped roofs. The majority of these semi-detached houses have had roof alterations, either by having a hip-to gable extension, or having dormers placed on the front/side/rear roof slopes.

The rear extension will be 3.5m wide and 3.4m in depth. It will run along the side boundary with the attached house and will have a flat roof of 2.6m in height.

The roof extension will incorporate a change from the existing hipped roof, to a gable-end roof. The two dormer windows on the front roof slope will be 2.3m in depth, 1.3m in height and will be 1.9 and 1.3m in width respectively.

1. Impact upon neighbouring properties

The proposed rear extension will mainly affect the attached house no.254. This house has a rear extension in place along the side boundary and it is also more than 3.0m in depth. The proposed rear extension will therefore have little effect on no.254 as a result.

The roof and dormer window extension will have limited affect on the surrounding properties. because the windows face to the front and the street. No over-looking should therefore occur and there will be no affect on privacy levels. The change in roof height will not affect the adjacent property no.250 in terms of daylight. This is because no.250 is two-storeyed and has no windows in the side flank wall elevation. It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from the roof alterations.

2. Impact upon the street scene

The rear extension will not be seen from the street and will therefore have no impact on it.

Normally the type of roof alterations proposed here would be out of character with the house and the attached house. However in this case, the neighbouring semi-detached houses have all had roof modifications undertaken in the past. This has essentially removed the existing character of the hipped roof semi-detached houses. No.252 is one of the only houses remaining in this area which has had no alterations to the roofline in the past.

The attached house no.254 has had large front and side dormer windows placed on the roof, which is very uncharacteristic of the house itself. For this reason the proposed hip-to gable extension and small dormer windows on the front roof slope of no.252, will look more in keeping with the house than the neighbours extensions. The front dormer windows are of a small size and are similar to those placed on the front roof slope of the house at no.256.

The proposed roof extensions are not in-keeping with the existing dwelling as such, however as the surrounding properties have all had roof modifications which are more uncharacteristic than that proposed, it is considered there would be no further adverse effects upon the character of the street scene. It is therefore regarded that the amenity of the area will not be harmed by the

proposals going ahead. It is considered that due to the surrounding roof extensions, this proposal does not warrant refusal.

3. Impact upon highway safety

The number of bedrooms is increasing from two to three, resulting in a need for two vehicle parking spaces to meet the standards. There is an existing single garage to the rear of the property as well as plenty of space on the driveway as well as in the front garden for parking spaces. The parking requirements are therefore considered to be met.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Mr D S Yates
5 Arthur Road
Wokingham
Berkshire
RG41 2SS

PLANNING SERVICES	50879
POL	TLS
DC HL	SEC
APP	
CS	
13 DEC 2001	
COPIES TO:	ACK:
	FILE:

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WJ

Our Ref. DSY002

11th December 2001

Dear Sirs

252 READING ROAD, WOKINGHAM, RG41 5AA
PLANNING APPLICATION REF F/2001/5221

Further to your request I have pleasure enclosing drawing No 2252 – 03 showing a block plan for the above property.

Should you require any further information please do not hesitate to contact me.

Yours faithfully

David S Yates

Received by Wokingham District Council

Application No: F/2001/5221

Proposal:
Proposed single storey rear extension to dwelling and loft conversion with front dormer extensions.

Location:
252, Reading Road, Winnersh, 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/2001/5221 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/12/2001. 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 Planning and Transportation

15 November 2001

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

Tel: (0118) 974 6442

Date: **15 November 2001**

My ref: F/2001/5221

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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/2001/5221
252, Reading Road, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling and loft conversion with front dormer extensions.

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5221**
252, Reading Road, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling and loft conversion with front dormer extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bray

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

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

Tel: (0118) 974 6442

Date: **15 November 2001**

My ref: F/2001/5221

CONFIDENTIAL

Councillor Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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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Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5221**
252, Reading Road, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling and loft conversion with front dormer extensions.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Turner

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

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

Tel: (0118) 974 6442

Date: **15 November 2001**

My ref: F/2001/5221

CONFIDENTIAL

Councillor Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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/2001/5221
252, Reading Road, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling and loft *conversion with front dormer extensions.*

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5221**
252, Reading Road, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling and loft conversion with front dormer extensions.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

FROM: Heidi Lynch

DATE: 15 November 2001

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

15 NOV 2001

Application Number: F/2001/5221

Proposal: Proposed single storey rear extension to dwelling and loft conversion with front dormer extensions..

Site Address: 252, Reading Road, Winnersh, Wokingham.

Applicant: D Yates C/O D Yates.

Your observations are required in respect of this application **by 09/12/2001** .

Whilst not objecting to this application, the Committee **COMMENTED** that:

1 Flat roofs are not be encourged.

PLANNING SERVICES	HPT
POL	TLS
CC	ENF
APF	
CS	
06 DEC 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 06.12.01

Clerk To Winnersh Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 15 November 2001

Application Number: F/2001/5221

Proposal: Proposed single storey rear extension to dwelling and loft conversion with front dormer extensions.

Parish: WINNERSH PARISH

Site Address:
252, Reading Road, Winnersh, Wokingham.

Applicant:
D Yates C/O D Yates.

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).

Signed: _____ **Print name:** AC 19/11/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

53/60

Start date: 05 NOV 2001	Map No. ..... Site .007.....
Officer: HL | Application No. F|2001|5221	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING AND LOFT CONVERSION WITH FRONT DORMER EXTENSIONS

Location: 252 READING ROAD

Parish: ~~WOKINGHAM~~ Winnersh **Ward:** Winnersh 15.11.01 B

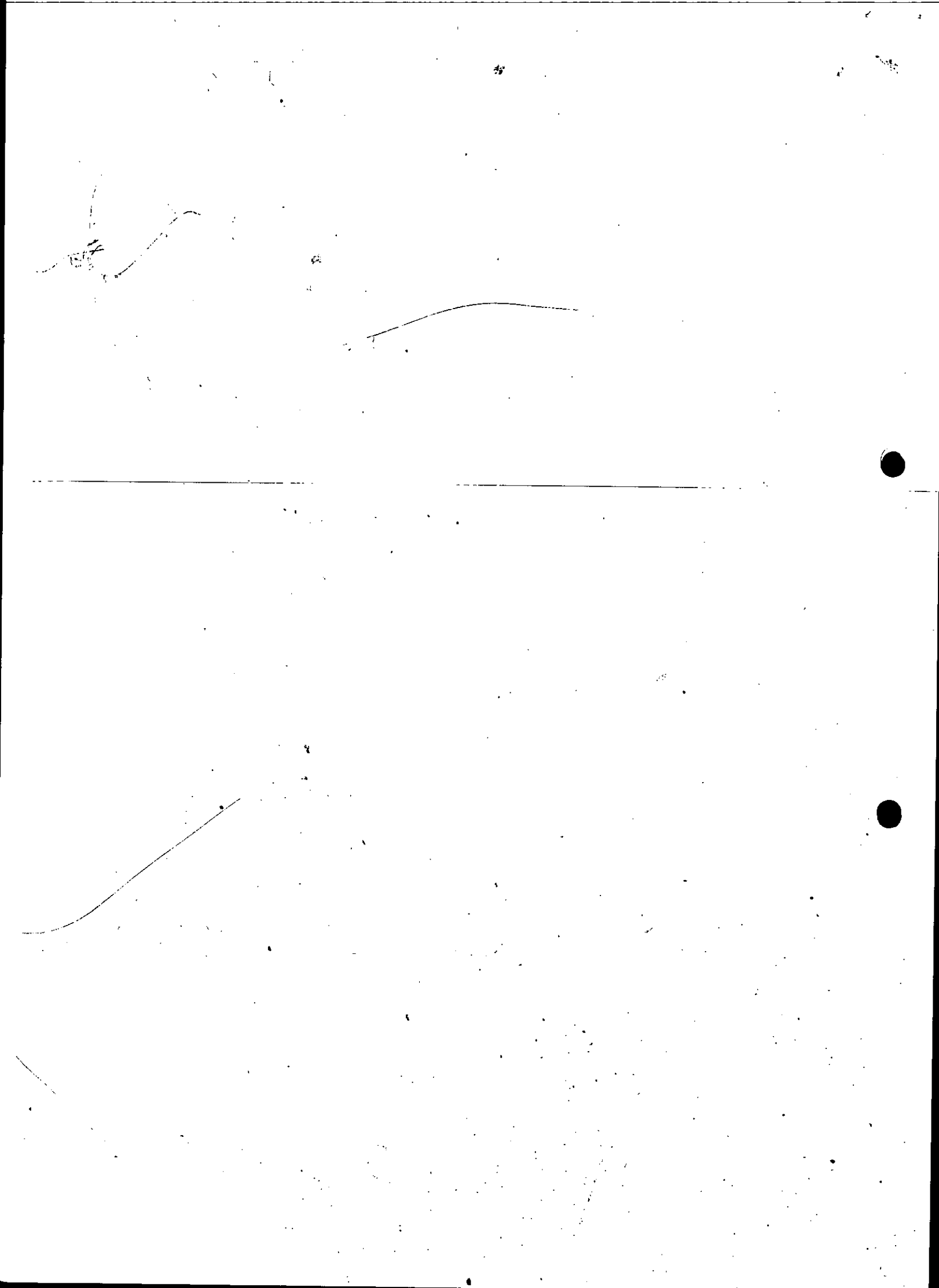
Applicant: D YATES

Fee (1) **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	Parking layout.		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
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 : 15.11.01 B 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 : .....

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:

S/N + see map.

Mr David Yates
5 Arthur Road
Wokingham
Berkshire
RG41 2SS

05.NOV.2001* 5221

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WH

31st October 2001

Dear Sirs,

252 READING ROAD, WOKINGHAM, RG41 5AA

Please find enclosed our householder planning application together with the following;

6 copies of drawing ref 2252 / 01 Existing and Proposed Floor Plans
6 copies of drawing ref 2252 / 02 Existing and Proposed Elevations
6 copies of 1 : 2500 Site Plan
6 copies of 1 : 500 Block Plan
Application fee of £95.00

Should you require any further information please do not hesitate to contact me.

Yours faithfully,

David S Yates

1933

ADDRESS 252 READING ROAD **PARISH** WINNERSH

PLOT No. Old Property **ORD.SHEET No.**

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning

MINISTRY DECISION:

SPECIAL ORDERS:

Environmental Services

For office use only.
Application number:
05.NOV.2001* 5221

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	D YATES 252 READING RD WOKINGHAM RG41 5AA 07990 562938
2	Agent's Name Address and postcode Phone number	D YATES 5 ARTHUR ROAD WOKINGHAM RG41 2SS 01189 629931
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.	252 READING ROAD, WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION AND LOFT CONVERSION
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.	RENDERED EXT WALLS AND ROOF TILES TO MATCH EXSTG
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: 3
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.

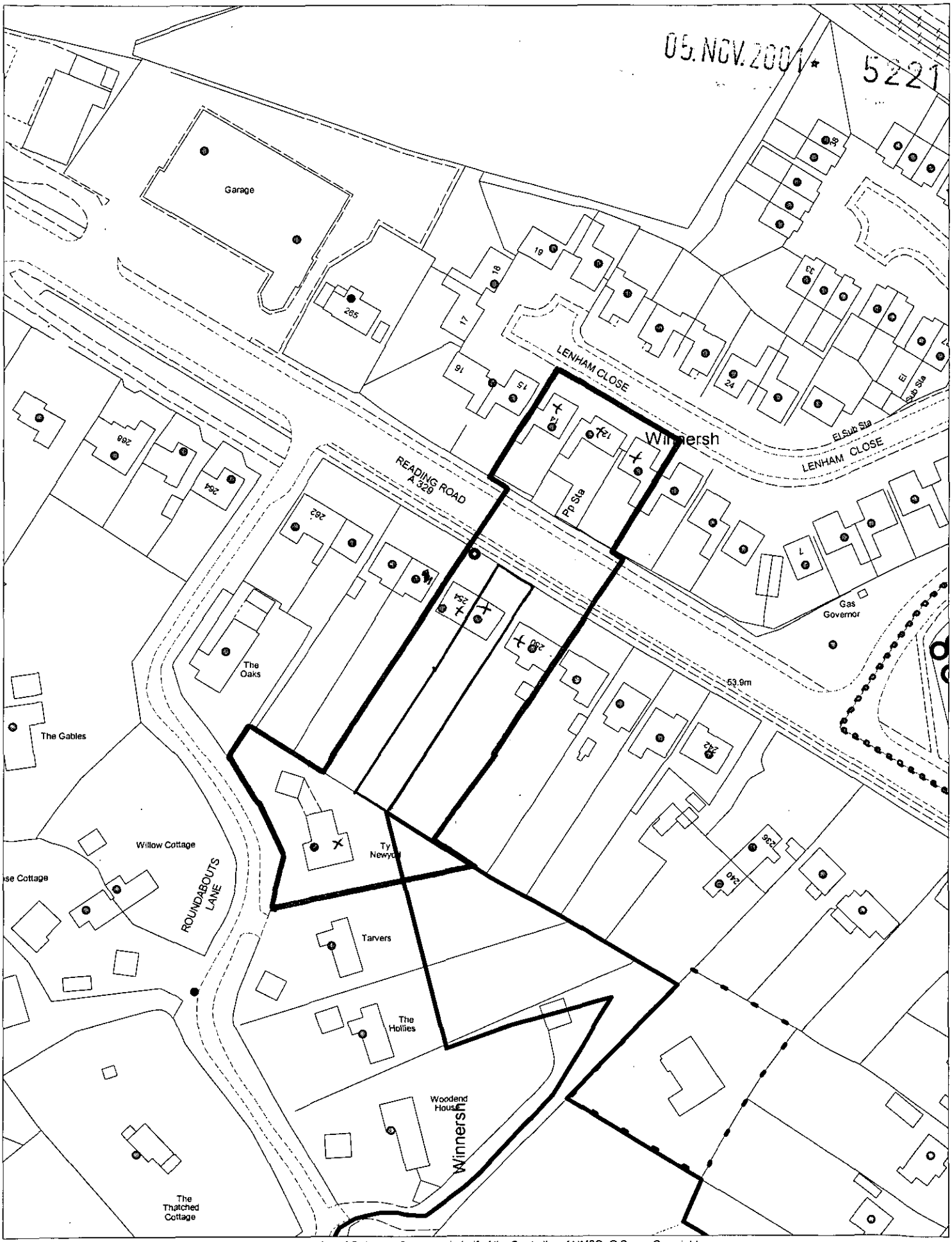
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of

Date 31-10-01

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



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Development Control Section, Environmental Services, Wokingham District Council.
13 November 2001

Scale: 1 : 1250

N
W E
S

05.NOV.2001 * 5221



Site Plan, Scale: 1 to 2500

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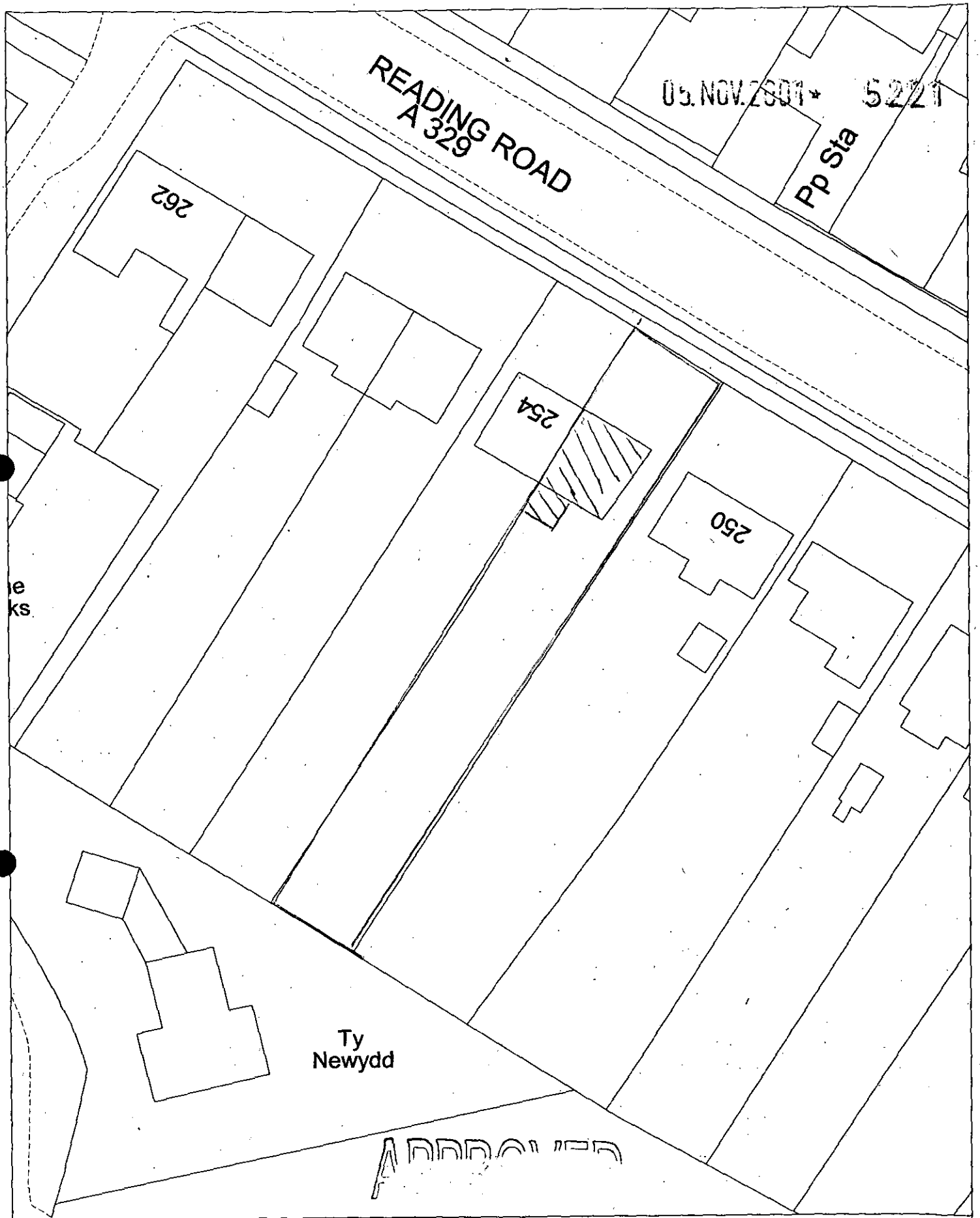
Date: 4 April 2001

N
W E
S



Site Plan, Scale: 1 to 500

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Date: 4 April 2001

N
W E
S

GARAGE

PLANNING SERVICES
APP
CS
13 DEC 2001
COMES TO:
ACK
FILE:

252 READING ROAD

APPROVED

Client;
Mr D S Yates

Contract;
Alterations to 252 Reading Road

Title;
Block plan

Dwg No; 2252 - 003

Scale; 1 : 100

Date; 9th December 2001

READING ROAD

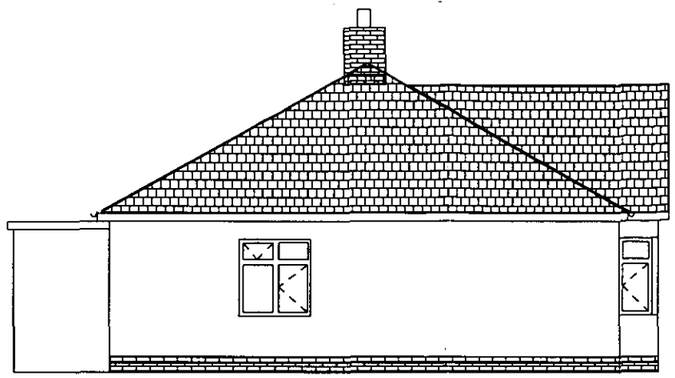
05.NOV.2001* 5221



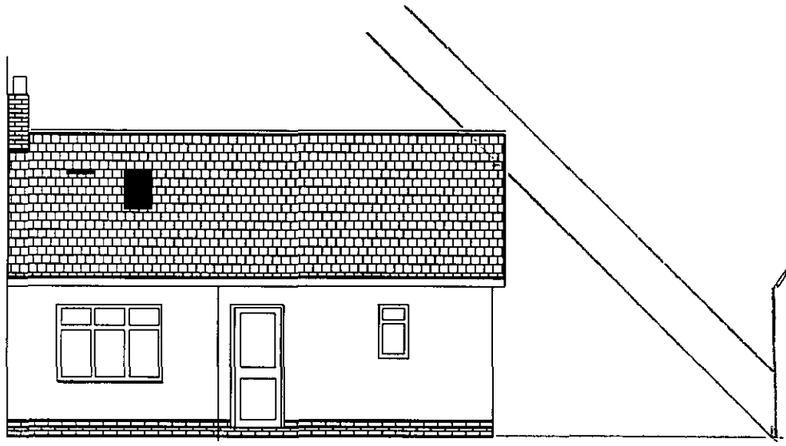
EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION



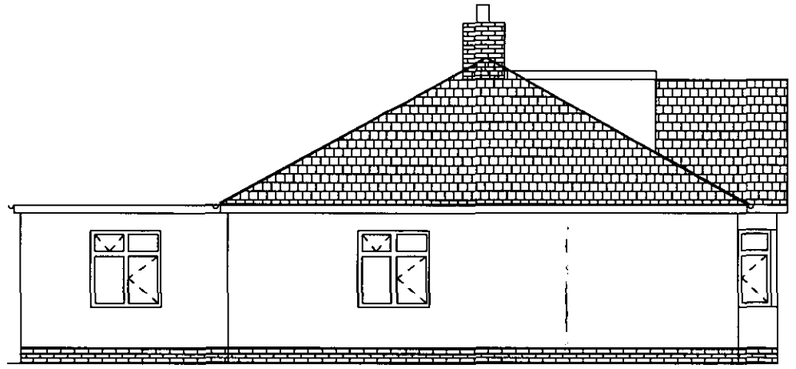
EXISTING SIDE ELEVATION



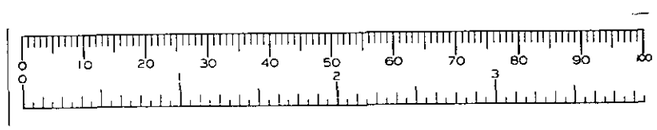
PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



CLIENT:	Mr D S Yates
DWG TITLE:	Existing and Proposed Elevations
DWG No:	2252 / 02
DATE:	October 2001
SCALE:	1 : 100

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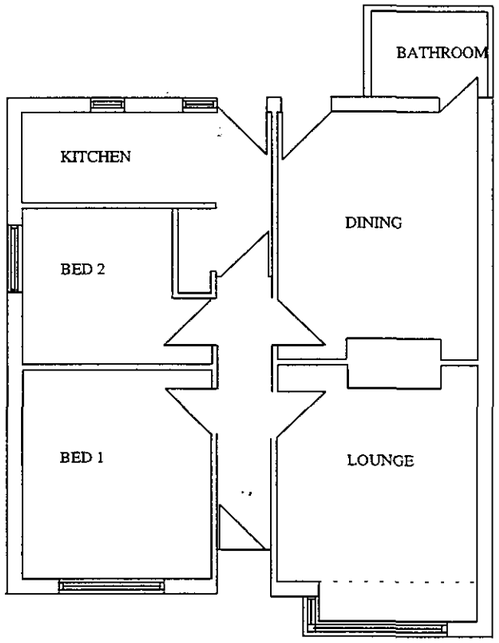
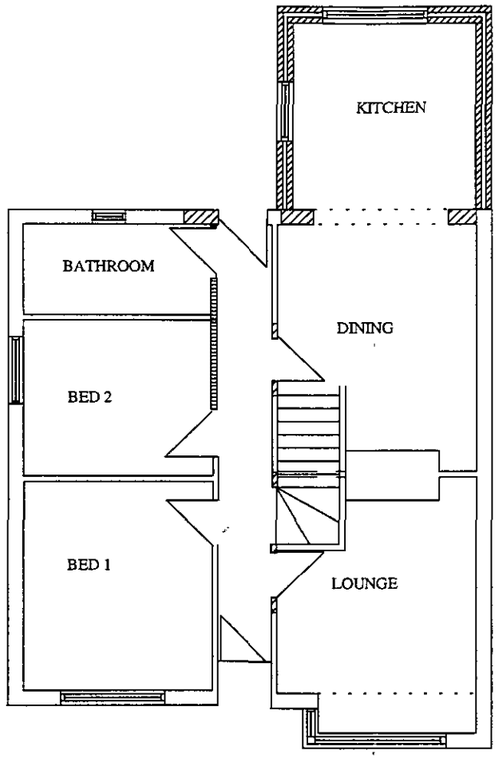
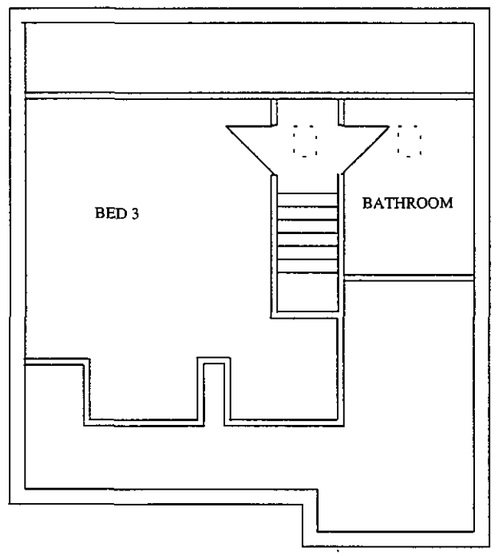


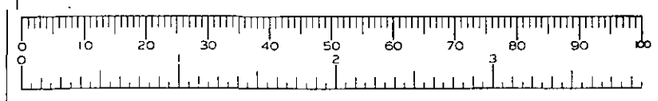
GROUND FLOOR PLAN EXISTING



GROUND FLOOR PLAN PROPOSED



FIRST FLOOR PLAN PROPOSED



CLIENT:	Mr D S Yates
DWG TITLE:	Existing and Proposed Floor Plans
DWG No:	2252 / 01
DATE:	October 2001
SCALE:	1 : 100

APPROVED