APPLICATION NO:
F/2002/5811

LOCATION:
46 Opal Way, Wokingham.

APPLICANT:
C J Cornell

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

EARLIEST DATE FOR DECISION: **31/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
30/04/2002

CASE OFFICER: **Francis Leo**

23 APR APPROVED

931

DO

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

C J Cornell
46, Opal Way
Wokingham
Berkshire
RG41 3UL

Application Number: F/2002/5811

Parish: **WOKINGHAM**

Location: **46, Opal Way, Wokingham.**

Proposal: **Proposed erection of 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.

Anna Cronin
Head of Planning & Transportation
Date: 29/04/2002

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.

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5811

Applicant : C J Cornell .

Location : 46, Opal Way, , Wokingham.
Proposal : Proposed erection of single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		8/3/02

Date of Neighbour Notifications : .....

Date of Site Visit : 22/4/02

Date Registered : 05/03/2002

Earliest Date for Decision : 31/03/2002

Latest Consultation Date/Site Notice Expiry Date : 31/03/2002

This application will have expired on: 30/04/2002. 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 sett.

SBE1 SBE2

WOS3 WBE1

EN1.

Application Number: F/2002/5811 **Officer : Francis Leo**
46 Opal Way, Wokingham

Appraisal :

Development
Proposed erection of single storey rear extension to dwelling to form conservatory. It measures 5.1m in depth x 3.2m in width. The height is 3.5m at the highest part of the ridge.

The site is a semi-detached property located within the identified settlement of Wokingham.

Impact upon neighbouring properties
The conservatory would be located along the north western boundary between the existing single storey rear extension and the fence, but it would be set-in 100mm. The applicant intends to retain the existing 1.8m high timber fence. No 44 the adjoining property also has a similar conservatory set-in 600mm from the boundary. In view of the above it is felt there would be no adverse impact upon the neighbouring property.

Impact upon the character of the area
The proposal is at the rear sandwiched between the existing building and the fence and would not be visible from the front. It would have no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/5811

Appraisal :

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

Application Number F/2002/5811
Conditions/Reasons for Refusal

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

Informative for approvals

N16

~~LODDON AREA LOCAL PLAN POLICIES:~~

SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 SBE2

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3 WBE1

~~GREEN BELT LOCAL PLAN POLICIES:~~

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

~~MINERALS LOCAL PLAN POLICIES:~~

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 29.4.02.

RECORD OF SITE VISIT

SITE ADDRESS: 46 Opal Way
Wokingham.

APPLICATION NUMBER: F/2002/5811

OFFICER: Francis Leo

DATE OF SITE VISIT: 22/4/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

2 storey detached/semi-di dwellis in a close built estate; open plan garden garage to the side

3. DESCRIPTION OF SITE/BUILDING

2 storey semi-di, ~~double~~ garage to side
open plan. link bldg (single storey) bet garage and house.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 44 has a similar conservatory.
No effect

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

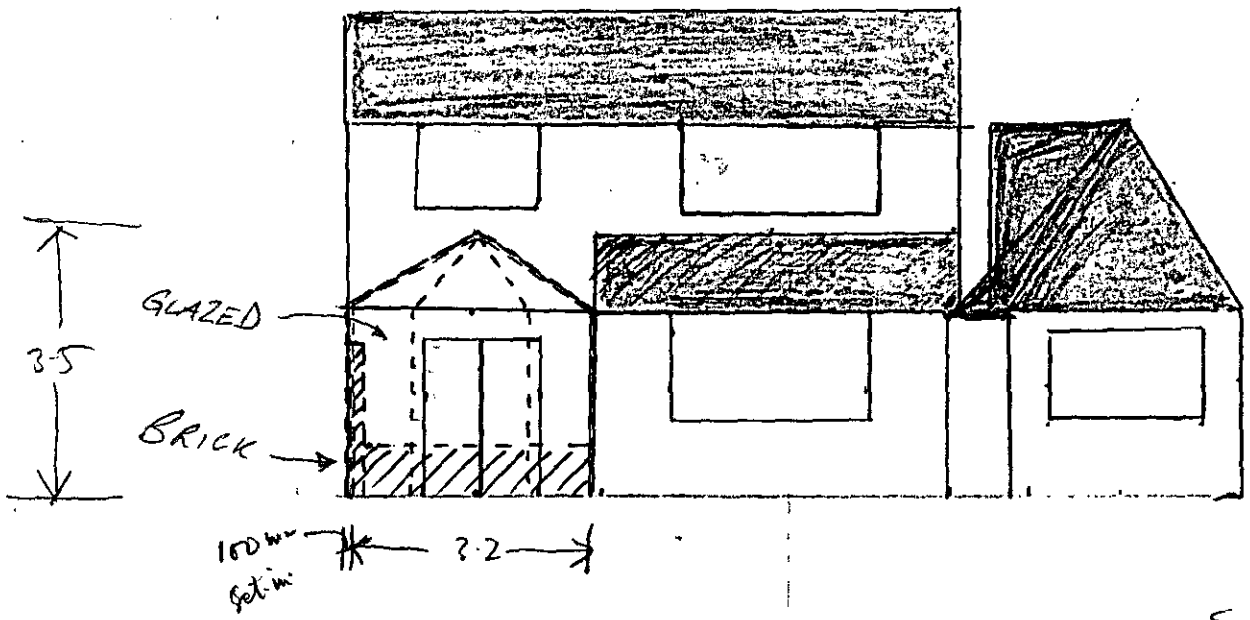
LEVELS - garden raised up 0.500mm

BOUNDARY TREATMENT 1.8m high timber fence all round.

OTHERS

No 44 Conservatory set in from ℄ of party wall by ≅ 600mm.

05.MAR2002* 5811



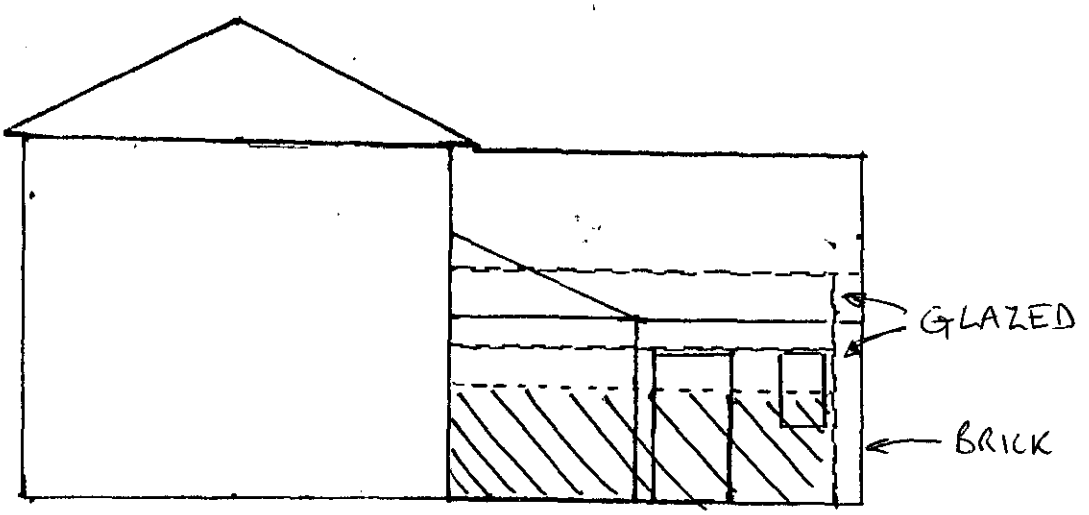
SCALE
1:100.

46 OPAL WAY
WOOSEHILL
WOKINGHAM
RG41 3UL

PROPOSED CONSERVATORY

REAR ELEVATION

04.02.02



SCALE

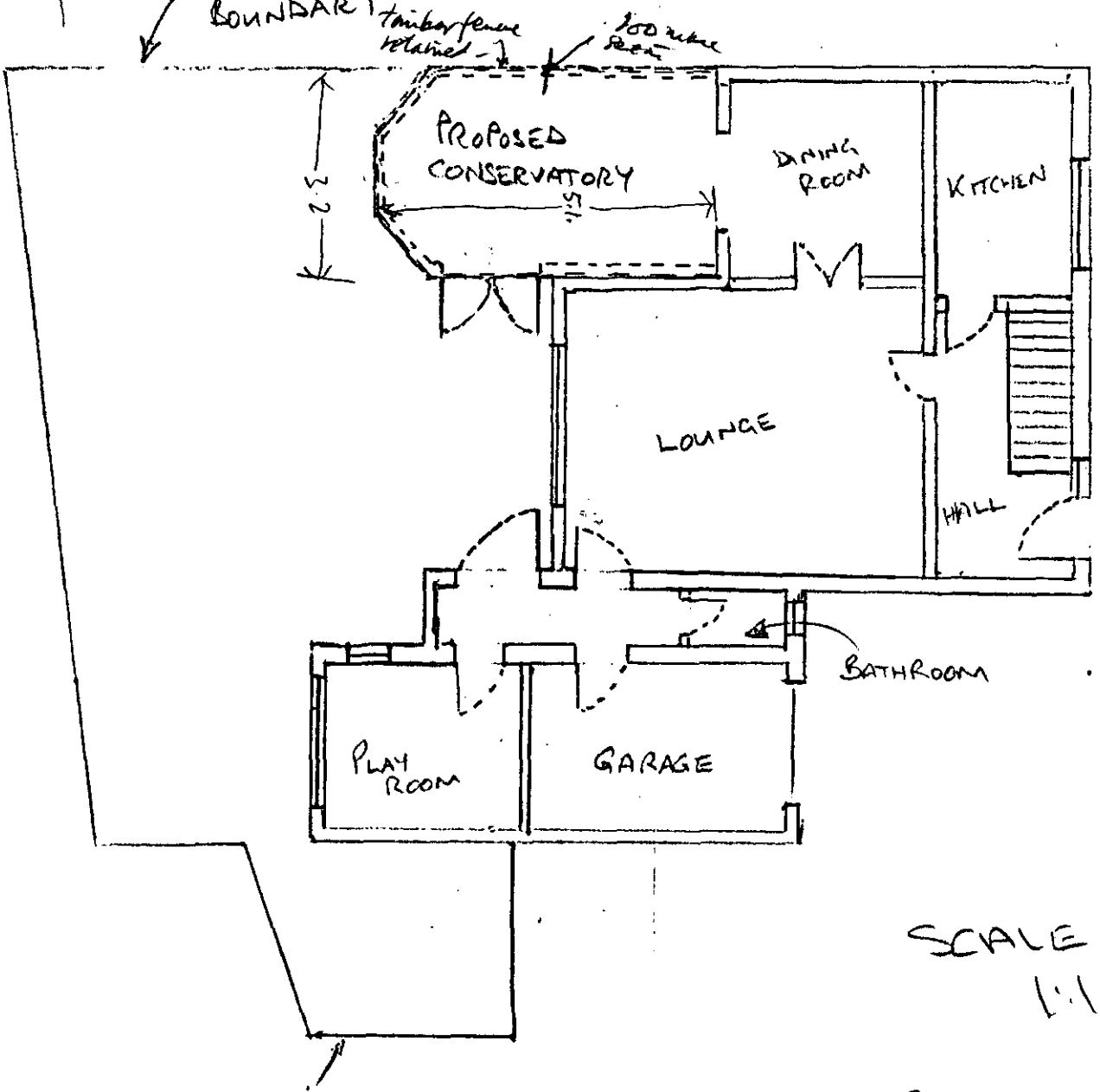
1:100

46 OPAL WAY
WOOSEHILL
WOKINGHAM
RG41 3UL

PROPOSED CONSERVATORY

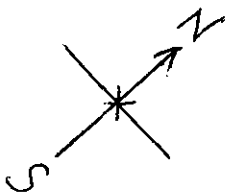
SIDE ELEVATION
(NORTH WEST)

04.02.02



SCALE
1:100.

GROUND FLOOR PLAN



46 OPAL WAY
WOOSEHILL
WOKINGHAM
RG41 3UL

PROPOSED CONSERVATORY
GROUND FLOOR PLAN

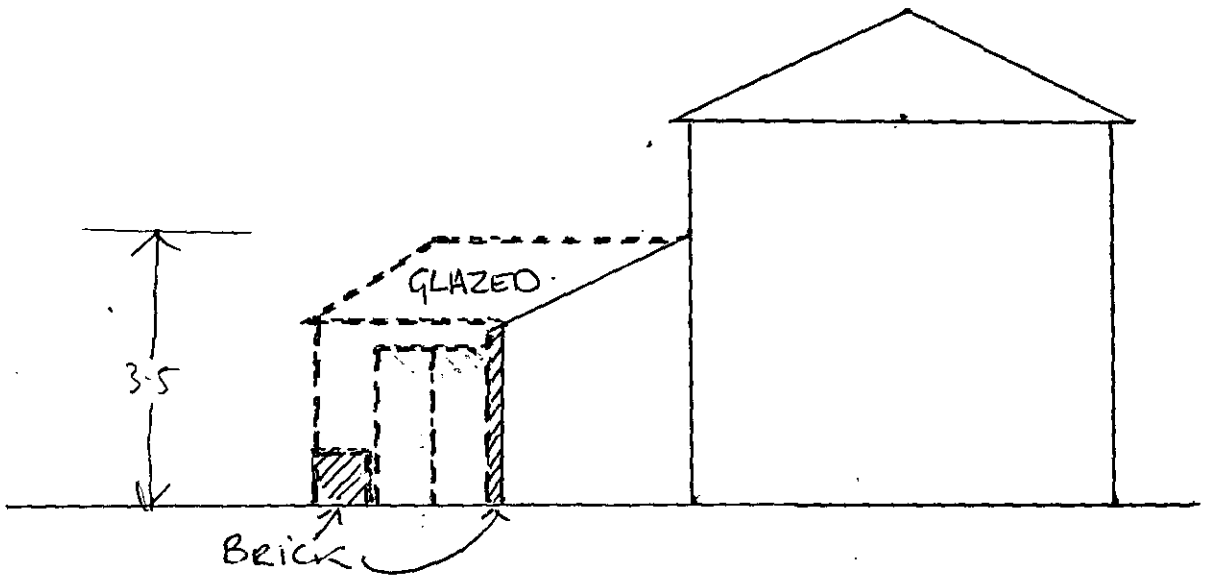
04.02.02

PROPOSED CONSERVATORY

SIDE ELEVATION
(SOUTH EAST)

46 OPAL WAY
WOOSEHILL
WOKINGHAM
RG41 3UL

SCALE
1:100



04.03.02

Application Number : F/2002/5811	**Map No :** ~~75A~~
Case Officer : FL	**Site Area :** 0·02
Valid Date : 05 MAR 2002	**Received Date: 05/02/2002**

Level : Delegated Application

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

Location : 46, Opal Way, , Wokingham.

Parish : WK **Ward : EVE** 8·3·02 73.

Applicant : C J Cornell .

Fee Required: £95 **Fee Received: £95** (1)

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	OTHER SIDE ELEVATION REQUIRED . MORE DETAIL ON FORM OF CONSERVATORY (LOCATION OF WINDOWS ETC.) REQUIRED .	12/2	✓ 2002
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	CHECK FOR ENCROACHMENT .	12/2	None
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 8.3.02 23'

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

NEIGHBOURS

S/N + See map

OTHERS

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
		34OPAL WAYWOKINGHAM	RG413UL
		36OPAL WAYWOKINGHAM	RG413UL
		38OPAL WAYWOKINGHAM	RG413UL
		40OPAL WAYWOKINGHAM	RG413UL
		42OPAL WAYWOKINGHAM	RG413UL
		44OPAL WAYWOKINGHAM	RG413UL
		46OPAL WAYWOKINGHAM	RG413UL
		48OPAL WAYWOKINGH	RG413UL
		50OPAL WAYWOKINGHAM	RG413UL
		52OPAL WAYWOKINGHAM	RG413UL

WOKINGHAM UNITARY
Aiming for Excellence

Neighbours Consulted F/2002/5811

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

Tel: 0118 974 6502

Date: 08 March 2002

My ref: F/2002/5811

WOKINGHAM UNITARY
Aiming for Excellence

Councillor 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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/5811
46, Opal Way, , Wokingham.
Proposed erection of 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/2002/5811**
46, Opal Way, , Wokingham.
Proposed erection of 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 Morgan

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

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

Tel: 0118 974 6502

Date: 08 March 2002

My ref: F/2002/5811

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/2002/5811
46, Opal Way, , Wokingham.
Proposed erection of 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/2002/5811**
46, Opal Way, , Wokingham.
Proposed erection of 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: 08 March 2002

My ref: F/2002/5811

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

Dear Councillor

Application Number: F/2002/5811
46, Opal Way, , Wokingham.
Proposed erection of 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/2002/5811**
46, Opal Way, , Wokingham.
Proposed erection of 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 King

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

Received by Wokingham District Council

Application No: F/2002/5811

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

Location:
46, Opal Way, , 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/2002/5811 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 31/03/2002. 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

08 March 2002

Environmental Services

For office use only.
Application number: 05 MAR 2002 5811

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	CHRISTOPHER JOHN CORNELL
	Address and postcode	46 OPAL WAY WOOSEHILL WOKINGHAM RG41 3UL
	Phone number	0118 978 1557
	Agent's Name	
	Address and postcode	N/A
	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.	46 OPAL WAY
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY CONSERVATORY TO REAR OF PROPERTY
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.	BRICK TO MATCH EXISTING AND WOODGRAIN UPVC
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	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.		
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 04.02.02

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

04 [illegible] 2002

46 Opal Way
Woosehill
WOKINGHAM
Berkshire
RG41 3UL

05.MAR2002* 5811

Attn: Carol Hurst
Senior Technical Officer
Development Control
Wokingham District Council
Environmental Services Department, Planning Services
PO Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

04 March 2002

Dear Madam,

Reference Number 2002/5811

In response to your letter dated 12 February I have re-submitted my application with six copies of the elevation showing the doors.

The plans have all been modified to show what parts are glazed or brick.

In answer to the final question in your letter I am able to confirm that there will be no encroachment whatsoever at the boundary (either foundations or overhang).

I trust the enclosed will now permit my application to proceed.

Yours faithfully

C.J. CORNELL

05.MAR2002* 5811

Tel. (0118) 974 6429 or 6433

Date: 12 February 2002

Your Ref:

My Ref: F/2002/5811

C J Cornell
46, Opal Way
Wokingham
Berkshire
RG413UL

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 Sir/Madam

Reference Number: 2002/5811

Site Address: 46, Opal Way, , Wokingham.

Proposal:* *Proposed erection of 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);

6 copies of the other side elevation of conservatory (with door).

More detail on drawing of extension. Is it glazed to floor or brick wall at base? Drawing needs to show this.

Is any encroachment intended at the boundary either with foundations or overhang? If so CertB of Section 66 applies.

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

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

ADDRESS 46 OPAL WAY PARISH WOKINGHAM

PLOT No. 58 AREA 8 - WOOSEHILL ORD. SHEET No. SU 7968 75

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
10047	WIMPEY	SEMI-DET. HOUSE & GARAGE	15.3.79	N/A CLA
BR13429	"	"	1.5.80	APP. N/A
13924	"	AMENDED LAYOUT	28.8.80	N/A CLA
BRA 7837	MR. C. CORNELL	S/ST. EXT.	19.9.89	APP
F/2002/5811	"	S/SHR - Conservatory		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

0[illegible]74

① MASTER CARD FOR

ADDRESS OPAL WAY PARISH WORLINGHAM

PLOT No. AREA 8 - WOODCHILL ORD. SHEET No. SU. 7968 75

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
*0/2/69	S. PHILLIPS	O/LINE RES. DEV.	5·6·69	N/A RA
0/41/69	CALGARY & EDMONTON	"	23.12.69	N/A RA
0/42/71	"	"		
*0/10/72	P.M. SMITH	"		
*0/77-9/72	FAIRVIEW ESTATES	"	2·1·73	N/A RA
*0/24/73	CONSORTIUM OF LANDOWNERS	"	28·2·74	N/A RA
01767	HAMPSHIRE & CITY ESTATES	MASTER PLAN	20·2·75	N/A
01680	"	MAIN ACCESS ROAD	23·1·75	N/A
02884	"	PEDESTRIAN UNDERPASS	7·5·75	N/A
03587	"	RES. DEV.	24·11·75	N/A RA
06033	"	ACCESS TO SINK ROAD	14·4·77	N/A RA

DATE OF COMPLETION

MINISTRY DECISION TPD 11/73 * APPEALS DISMISSED ' C/A BY D.O.E

SPECIAL ORDERS

DRAINAGE

091074

② MASTER CARD FOR

ADDRESS OPAL WAY PARISH WORLINGHAM

PLOT No. ORD. SHEET No. SU. 7968 75

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
CR 6939	HAMPSHIRE & CITY	LINK ROAD & SEWERS	22·8·77	RDP N/
08121	WIMPEY & CO.	358 HOUSES & GARAGES 8 & 12 (243 " ON 8)	11·8·78	N/A RA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

05 MAR 2002* 5811



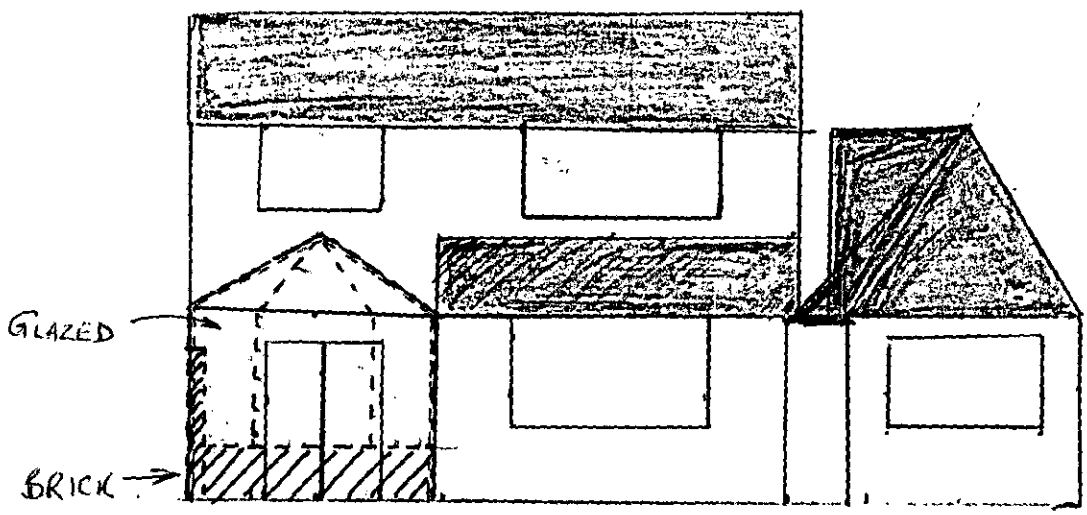
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

7 February 2002 Scale: 1 : 1250

N W E S

05.MAR2002* 5811



SCALE
1:100.

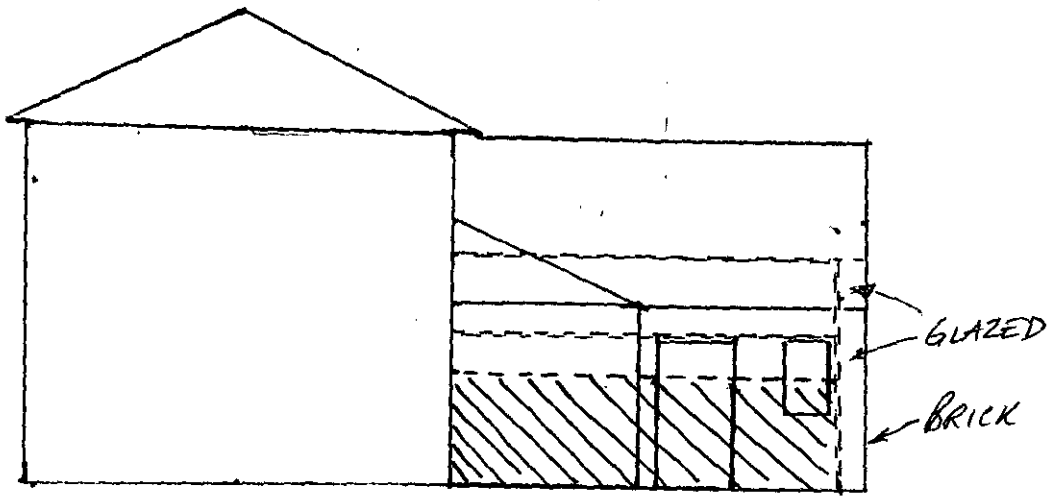
46 OPAL WAY
WOOSEHILL
WOKINGHAM
RG41 3UL

PROPOSED CONSERVATORY

REAR ELEVATION

APPROVED

04.02.02



SCALE

1:100

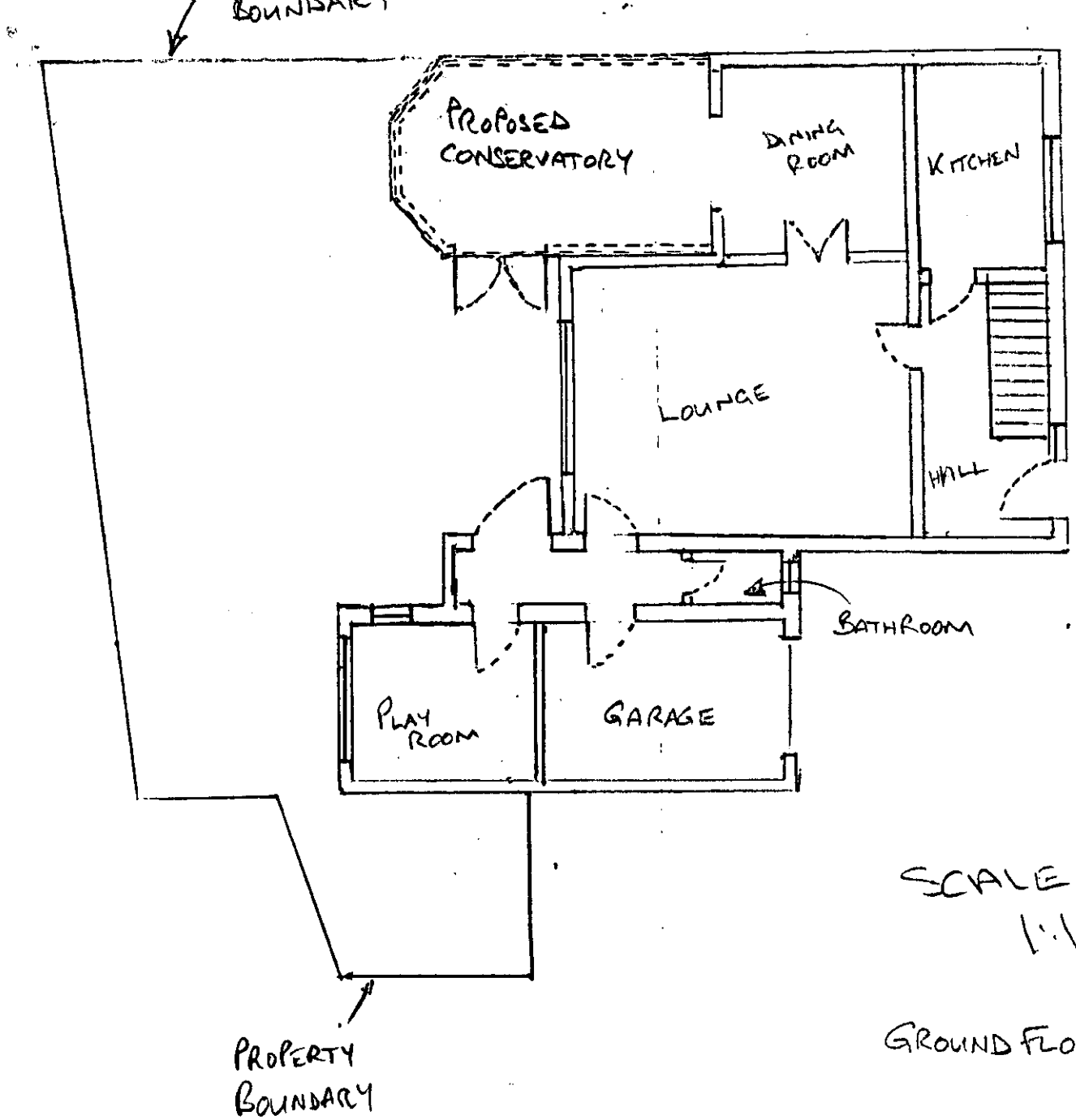
46 OPAL WAY
WOOSEHILL
WOKINGHAM
RG41 3UL

PROPOSED CONSERVATORY

APPROVED

SIDE ELEVATION
(NORTH WEST)

04.02.02



SCALE
1:100.

GROUND FLOOR PLAN

N
S

46 OPAL WAY
WOOSEHILL
WOKINGHAM
RG41 3UL

PROPOSED CONSERVATORY
GROUND FLOOR PLAN

APPROVED

04.02.02

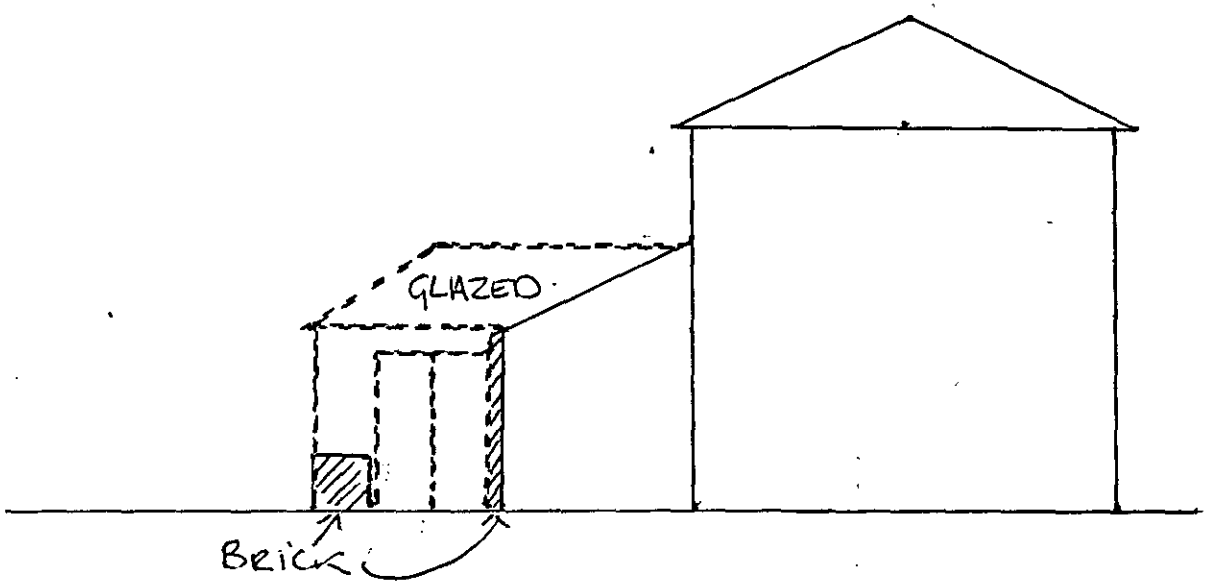
PROPOSED CONSERVATORY

SIDE ELEVATION

(SOUTH EAST)

46 OPAL WAY
WOOSEHILL
WOKINGHAM
RG41 3UL

SCALE
1:100



APPROVED

04.03.02