APPLICATION NO:
F/2001/5511

LOCATION:
22 Starmead Drive, Wokingham.

APPLICANT:
Mr/Mrs M Kirkland C/O Roger Pring

PROPOSAL:
Proposed two storey rear extension
dwelling.

Listing letter expires

EARLIEST DATE FOR DECISION: **11/01/20**

APPLICATION WILL HAVE EXPIRED
06/02/2002

CASE OFFICER: **Phillip Taylor**

5/2/4

625

D.O.

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Kirkland
C/O Roger Pring & Sons
278 Nine Mile Ride
Finchampstead
Wokingham
Berks
RG40 3NT

Application Number: F/2001/5511

Parish: **WOKINGHAM**

Location: **22, Starmead Drive, Wokingham.**

Proposal: **Proposed two storey rear extension to dwelling.**

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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

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

Berkshire Structure Plan Policy LD3.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 05/02/2002

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.

Received by Wokingham District Council

Application No: F/2001/5511

Proposal:
Proposed two storey rear extension to dwelling.

Location:
22, Starmead Drive, , 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

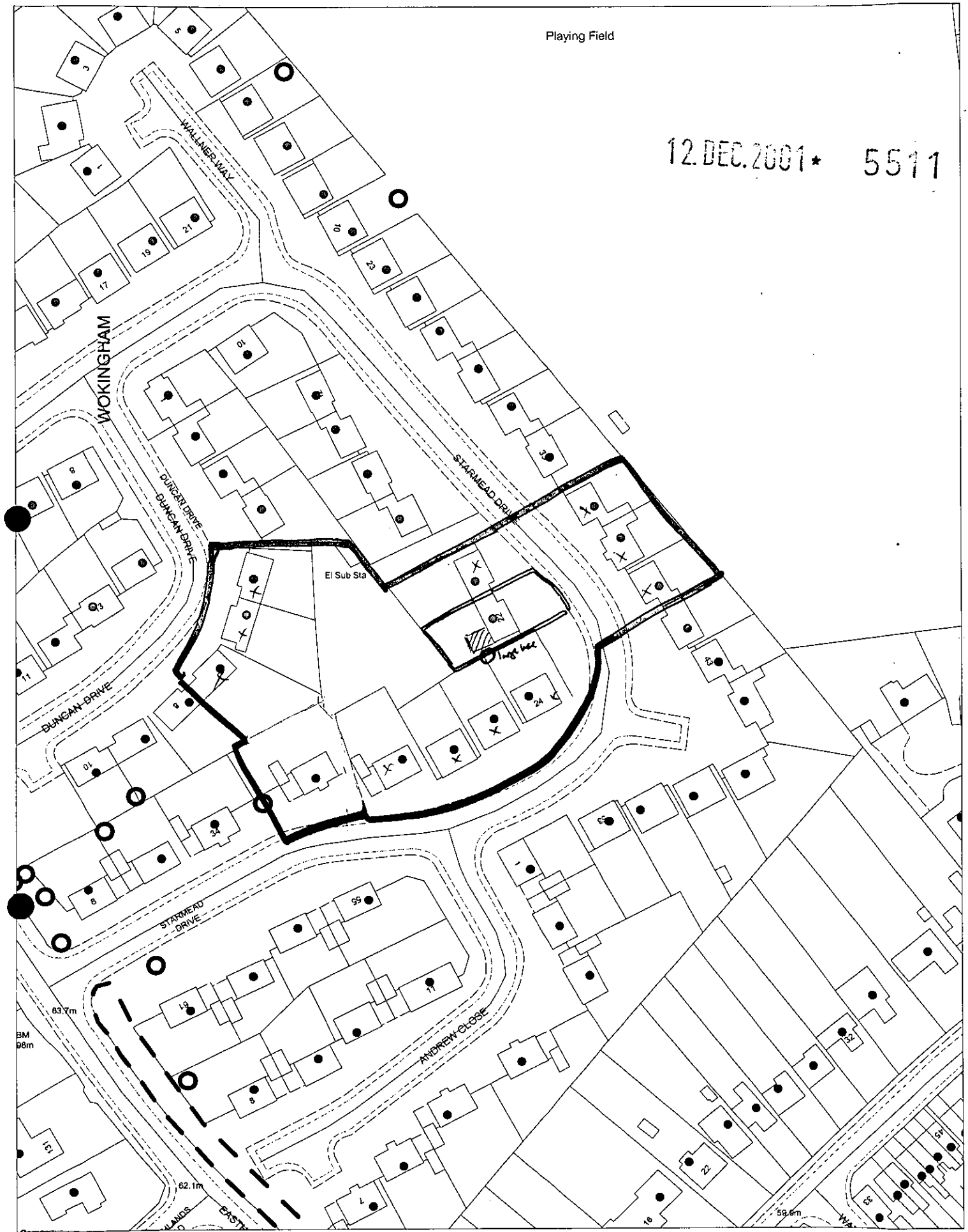
WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5511 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/01/2002. 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.

Head Planning and Transportation

18 December 2001



12.DEC.2001* 5511

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Development Control Section, Environmental Services, Wokingham District Council.
17 December 2001 Scale: 1 : 1250

N
W E
S

Enlisted

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5511 PT.
BUILDING CONTROL NUMBER.	AP 2002/2796
~~APPLICANT~~/AGENT	Roger Pring & Sons.
ADDRESS OF SITE	22 Starmead Drive WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	2 storey rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	01/381/01	01/381/01
ELEVATIONS	01/381/06	01/381/06.
FLOOR PLANS	01/381/05	01/381/05.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	25/4/02.	

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	

Applicationo	Name & Address
F/2001/5511	John G Gallagher Mrs E A Gallagher 28 Starmead Drive WOKINGHAM. RG40 2HX
Application Approved.	Letters sent 11.02.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5511

Applicant : Mr/Mrs M Kirkland C/O Roger Pring & Sons.

Location : 22, Starmead Drive, , Wokingham.
Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		18/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 12/12/2001

Earliest Date for Decision : 11/01/2002

Latest Consultation Date/Site Notice Expiry Date : 11/01/2002

This application will have expired on: 06/02/2002. 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 :

Application Number: F/2001/5511

Appraisal :

The application property is a large L-shaped detached house located within the identified settlement of Wokingham. Stanmead Drive has a mixture of house types, materials and colours. The dwelling lies on the West side of Stanmead Drive. The neighbouring properties, at No 20 to the North and 24 and 26 border the garden at the south. There have been no previous extensions.

The application proposes a two storey rear extension to provide a dining room and bedroom + ensuite. A The dimensions are 5m x 3.3m with a pitched roof and hip. Windows are proposed at the 1st floor to the rear only. A high level dining room windows is proposed in the side elevation, with patio doors on the other side.

Impact on Neighbours

The garden to No 22 is well screened with 1.7m and high (5m+) conifers making viewing of the properties 24 → 28 very difficult. similarly the proposal is unlikely to be viewed from the border ~~popular~~ properties. The proposal ~~broadly~~ meets the council daylight standards with respect to overshadowing no 20. No overlooking can occur because no 1st floor side windows are proposed.

The roof is hipped to the ~~side~~ front and considering the distance between No 20 and the properties No 24-28, the proposal cannot be considered overbearing.

Character of the area

Unseen from the front. 1st of its type in the close. No harm to streetscene or character of the area.

Highways

No extra bedrooms.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2001/5511
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	No windows to be inserted.
			1st floor side elevations of the extension

RECORD OF SITE VISIT

SITE ADDRESS: 22 Starmead Drive Wokingham. APPLICATION NUMBER: F/2001/5511	OFFICER: Phillip Taylor DATE OF SITE VISIT: 18/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Quiet residential loop. large detached houses medium density. mix of styles + materials + colours. plenty of large hedges trees + willow on No 20

3. DESCRIPTION OF SITE/BUILDING link detached pale brick white UPVC tiled drive single gage joins No 20 flat roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES links to No. 20 via gage.
No 24. – Well screened 1.7m fence. extensive hedge. trees across garden. no overlaps.

Can be viewed from 24 + 26

5. SITE CONSTRAINTS just past large conifer

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

F

Application Number : ~~NEW~~/2001/5511	Map No : 76
Case Officer : PT	Site Area : 0 04
Valid Date : 12-12-01.	Received Date: 12/12/2001

Level : Delegated Application

F Description : Proposed two storey rear extension to dwelling.

Location : 22, Starmead Drive, , Wokingham.

Parish : WK Ward : WES 18/12/01 -B.

Applicant : Mr/Mrs M Kirkland C/O Roger Pring & Sons.

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			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 18/12/01 -B.

Building Control

Heritage (Harold Sanders)

Landscape

Trees ✓

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

S/N + See map

OTHERS

No pre-apps

12.DEC.2001* 5511

ROGER PRING & SONS.

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290.

ARCHITECTURAL & SURVEYING CONSULTANTS

Planning Section,
Environmental Services department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR

My Ref. RP/381

11 December 2001

Dear Sirs,

Re; Application for planning consent for
proposed 2 storey rear extension at
22, Starmead Drive, Wokingham, Berkshire, RG40 2HX.

Enclosed herewith, are 6 copies of the Householder application form, duly completed and signed, together with 6 sets of drawings nos. 01/381/01 to 07 and my cheque, made payable to Wokingham District Council for the sum of £95.00p, in respect of the application fee.

If there are any issues you wish to discuss to ensure a favourable outcome for my clients please give me a call.

Yours faithfully,

R. Pring.

Copy to Mr. & Mrs. M. Kirkland.

REGISTERED NO. 2284491

ADDRESS 22 STARMEAD DRIVE PARISH WOK

PLOT No. 44 ORD. SHEET No. 76

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/49/64	Dolphin Dev	Res Dev	24/9/64	Ref
0/88/64	do	do	29/7/65	C/A
B/55/67	Crest Dev	Amend layout	28/12/67	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 12.DEC.2001* 5511

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	MR & MRS MIKE KIRKLAND 22 STARMEAD DRIVE WOKINGHAM BERKSHIRE RG40 2HX 0118 375 8418
2	Agent's Name Address and postcode Phone number	ROGER PRING & SONS 278, NINE MILE RIDE FINCHAMPSTEAD WOKINGHAM BERKSHIRE RG40 3NT 0118 973 3502
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.	22 STARMEAD DRIVE, WOKINGHAM, BERKSHIRE, RG40 2HX
4	Give brief details of the proposal for example, two storey side extension. About the application	2 STOREY REAR EXTENSION.
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.	BUFF BRICKS & DARK TILES TO MATCH EXISTING.
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: 4	Proposed: NIL
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 MR & MRS M. KIRKLAND

Date 11/12/01

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

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

23 JAN 2002

COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Phillip Taylor

Application Number: F/2001/5511

Proposal: Proposed two storey rear extension to dwelling

Site Address: 22 Starmead Drive, Wokingham

Applicant: Mr & Mrs M Kirkland C/O Roger Pring & Sons

Your observations are required in respect of this application **by 11/01/02**

At its meeting on 22 January 2002, the Planning & Transportation Committee resolved to make the following observation:

No objection

SIGNED: _____ **DATE:** 23/01/02

CLERK TO Wokingham Town Council

TO: **DEVELOPMENT CONTROL**
Philip Taylor

FROM: Environmental Design

DATE: 8 January 2002

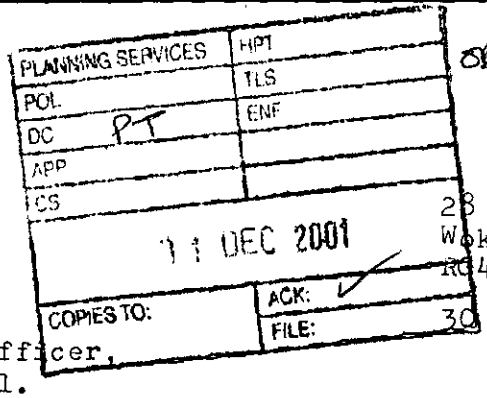
Location:	22 Starmead Drive, Wokingham
Proposal:	Proposed two storey rear extension to dwelling.
Application Number:	F/2001/5511

In response to your consultation dated 18 December 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposed extension. The conifer in the rear garden of no. 24 Starmead Drive is reasonably close to the boundary and may be affected by the proposals. However this should be minimal as the extension is 1.5m from the boundary allowing the retention of any roots or branches within the site where practical and still allowing approximately 2m between the tree and the boundary with no. 22.

Catherine Brimble

Catherine Brimble
Landscape Architect



OBS

28 Starmead Drive,
Wokingham, Berks
RG40 2HX

30 December 2001

The Development Control Officer,
Wokingham District Council.

Reference F/2001/5511.

Dear Sir,

My wife and I viewed the proposed plan for an extension to 22 Starmead Drive, at the Council offices on 27th December 2001. Mr Phillip Taylor was not available for explanation, being on leave till 3rd January 2002, but we understood the gist of the plans.

Our principal objection is to the height of the proposed extension. Single storey extension seems to be acceptable on the Starmead estate, but as far as we are aware no other two storey extension has been approved. We are confident that the District Council would not wish to set up a precedent which could lead to a floodgate of applications for large extensions to property leading to too much massing in what was built as an "open plan" American style estate 35 years ago.

The other objection is to the size and position of the extension, 4925 by 3370 mm is surely overdevelopment of a garden with the resultant loss of light and amenities to our property and those of our neighbours , especially 26 Starmead Drive.

We therefore wish to raise a strong objection to Proposal Number F/2001/5511.

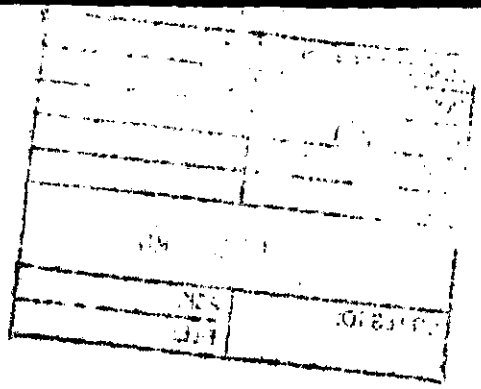
Yours faithfully,

J. G. Gallagher

John G. Gallagher

Mrs E.A.Gallagher

E. Ann Gallagher



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

Tel: (0118) 974 6444

Date: **18 December 2001**

My ref: F/2001/5511

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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/2001/5511
22, Starmead Drive, , Wokingham.
Proposed two storey rear extension to dwelling.

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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5511**
22, Starmead Drive, , Wokingham.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

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

Tel: (0118) 974 6444

Date: **18 December 2001**

My ref: F/2001/5511

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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

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Yours faithfully,

Phillip Taylor

Development Control Officer

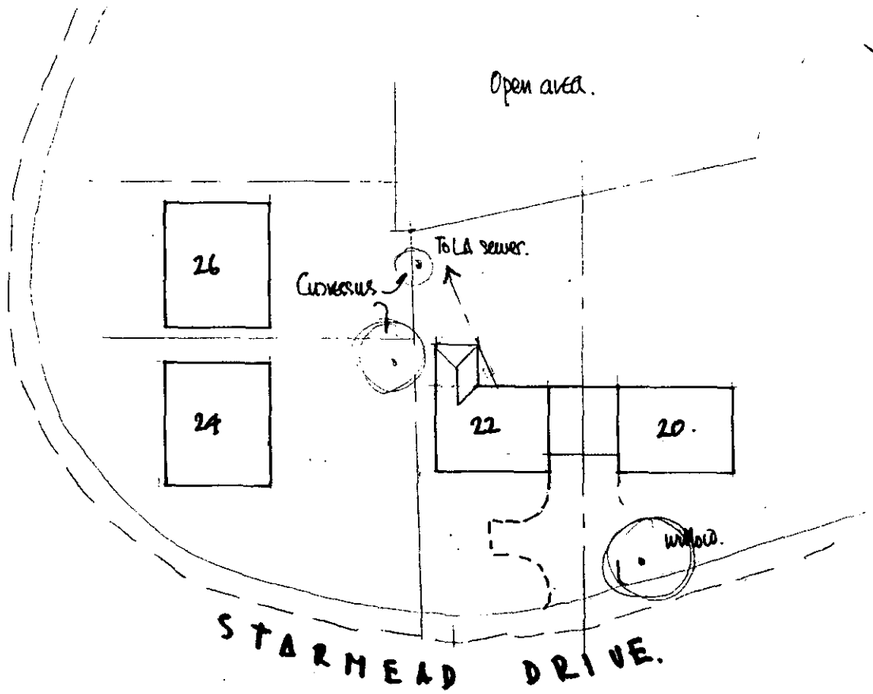
LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5511**
22, Starmead Drive, , Wokingham.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

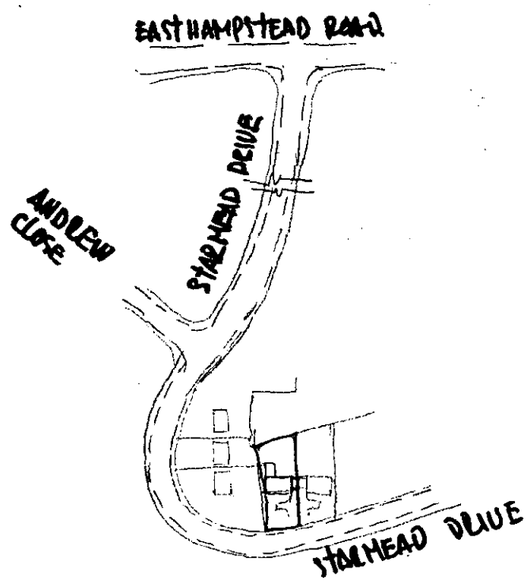
Signed: _____ Date: _____
Councillor Wyatt

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

12.DEC.2001★ 5511



BLOCK PLAN 1:500



LOCATION PLAN 1:2500

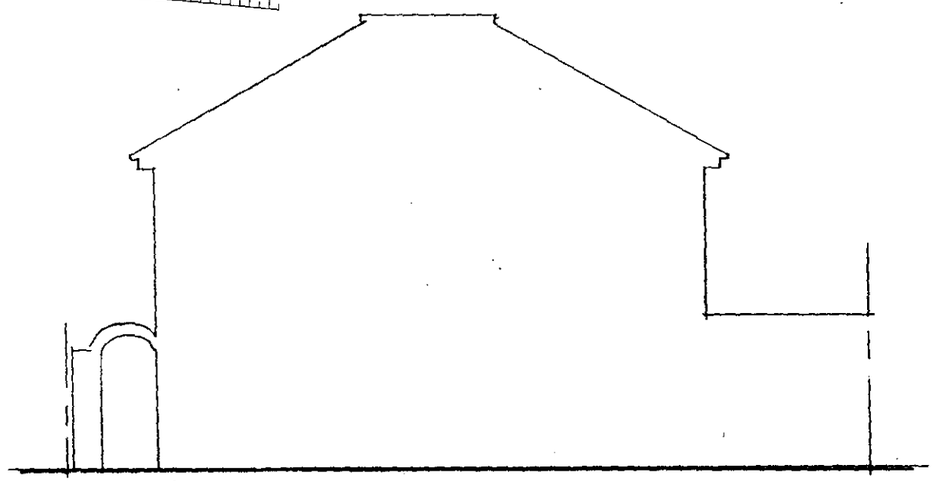
APPROVED

22. STARMEAD DRIVE, WOKINGHAM, BERKSHIRE, RG40 2LX

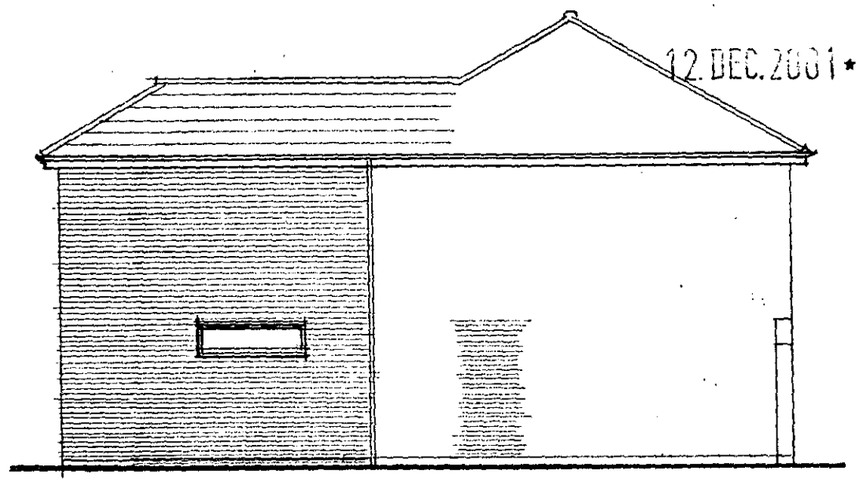
ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.
DRG. NO. 01/381/01 SCALE. As shown DATE 30/11/01
Revisions;

c0,14/02

12 DEC 2001 * 5511

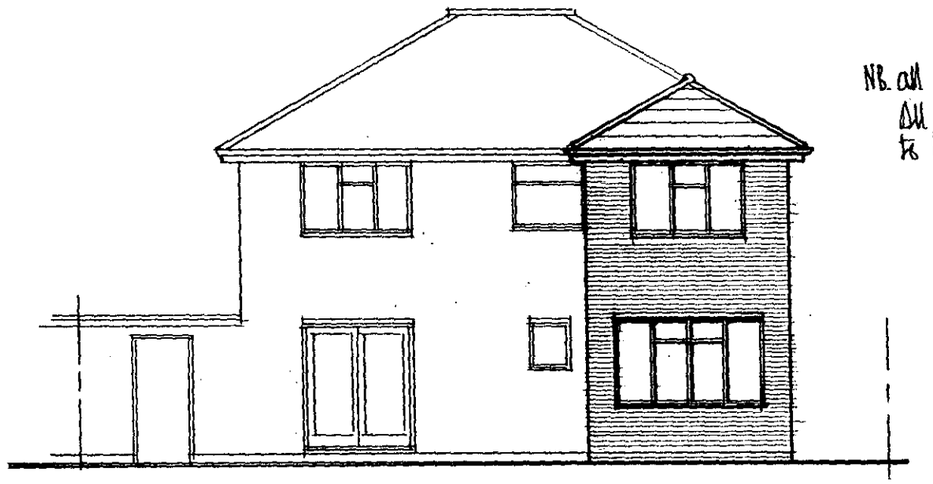


FRONT ELEVATION (UNCHANGED)



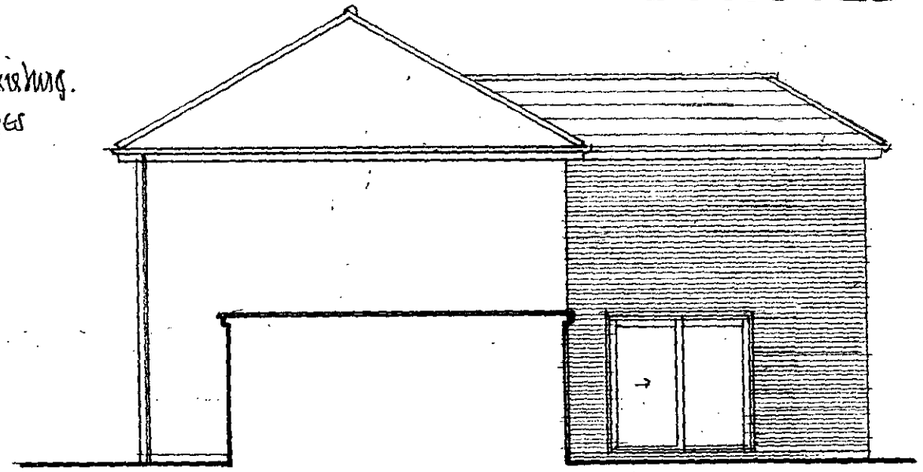
SIDE ELEVATION (1E)

APPROVED



REAR ELEVATION (1W)

NB all materials to match existing.
All guttering & down pipes to be replaced.



SIDE ELEVATION (NW)

ELEVATIONS : AS PROPOSED

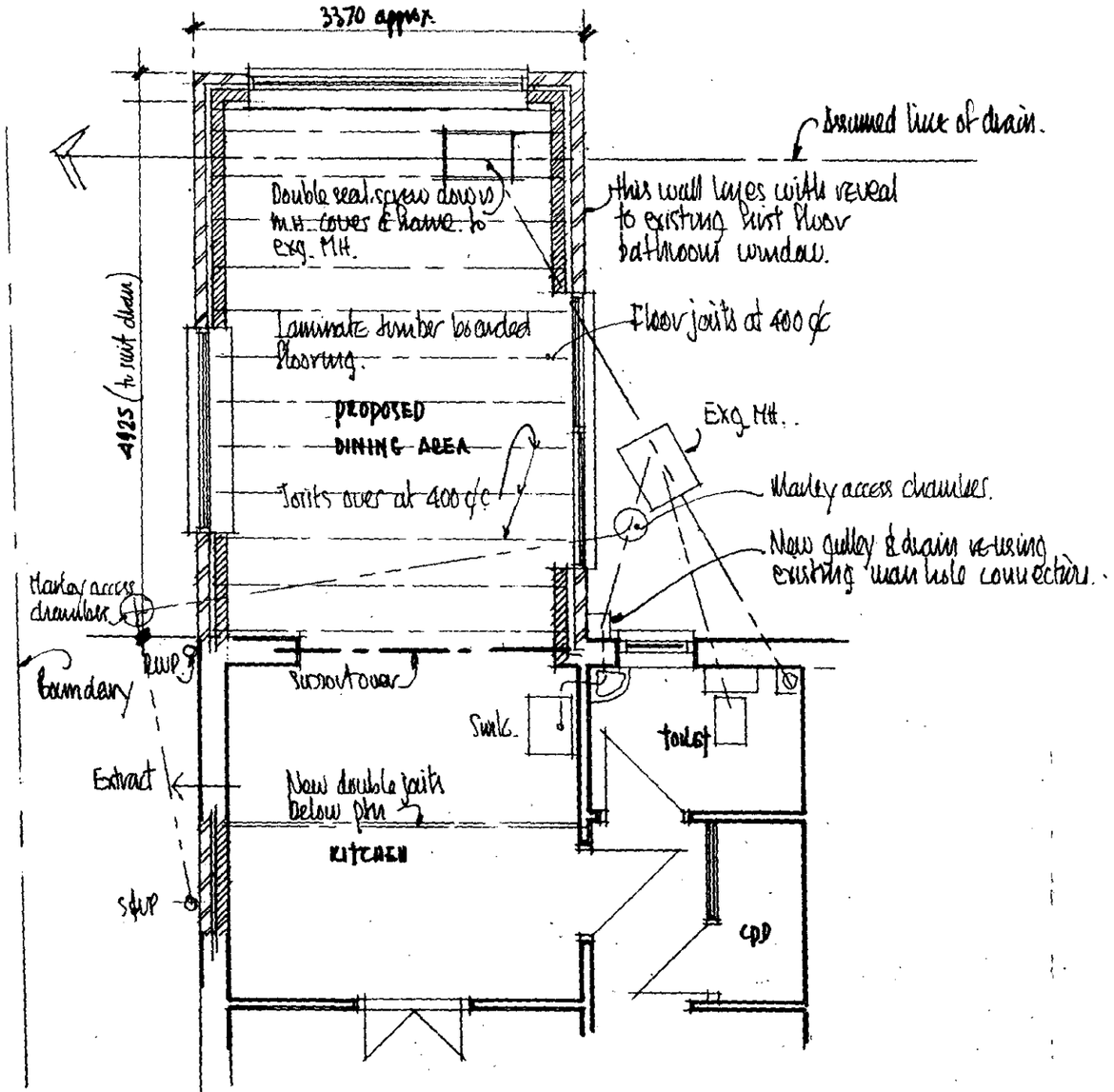
22, STARHEAD DRIVE, WOKINGHAM, BERKSHIRE, RG40 2UX

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.: 0118 973 3502. Facsimile no.: 0118 973 6290.

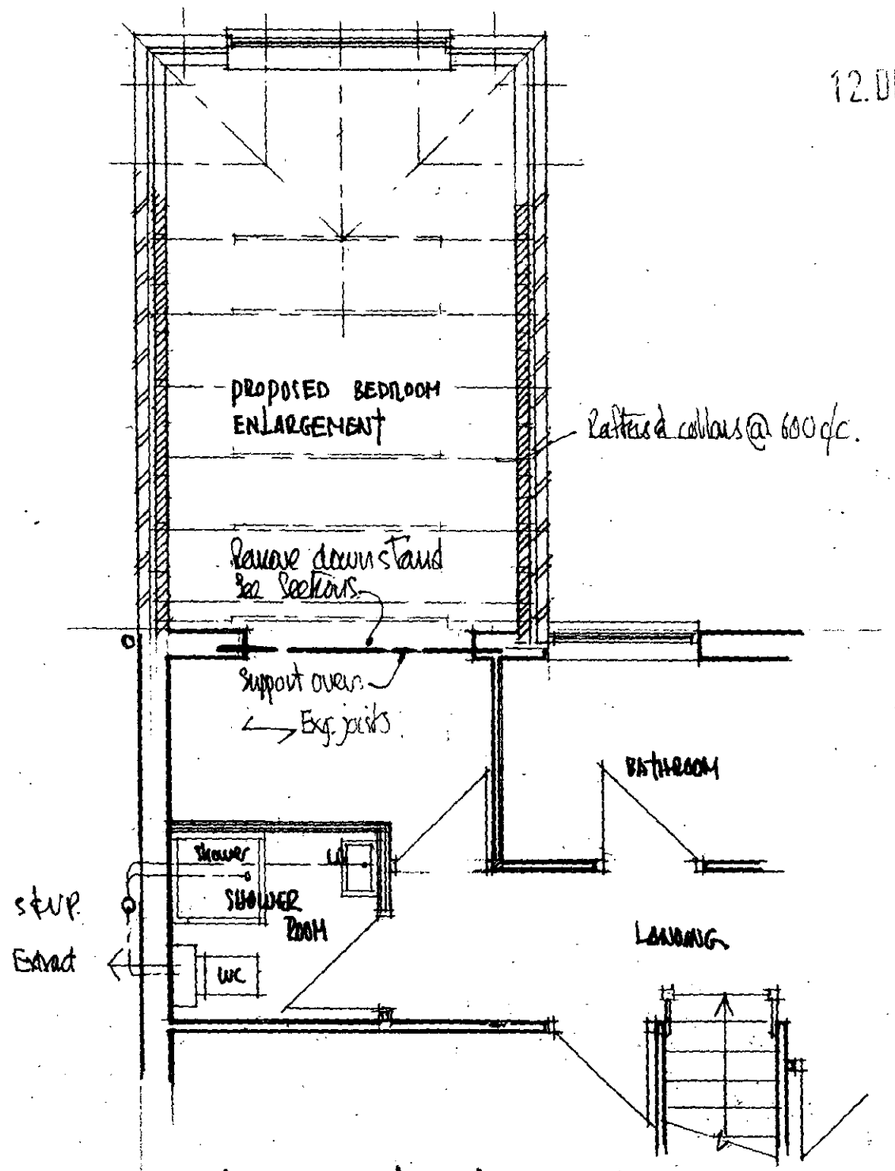
DRG. NO 01/381/06 SCALE. 1:100 . DATE 30/11/01
Revisions;.....

2/14/02

12.DEC.2001* 5511



PART GROUND FLOOR PLAN.
AS PROPOSED



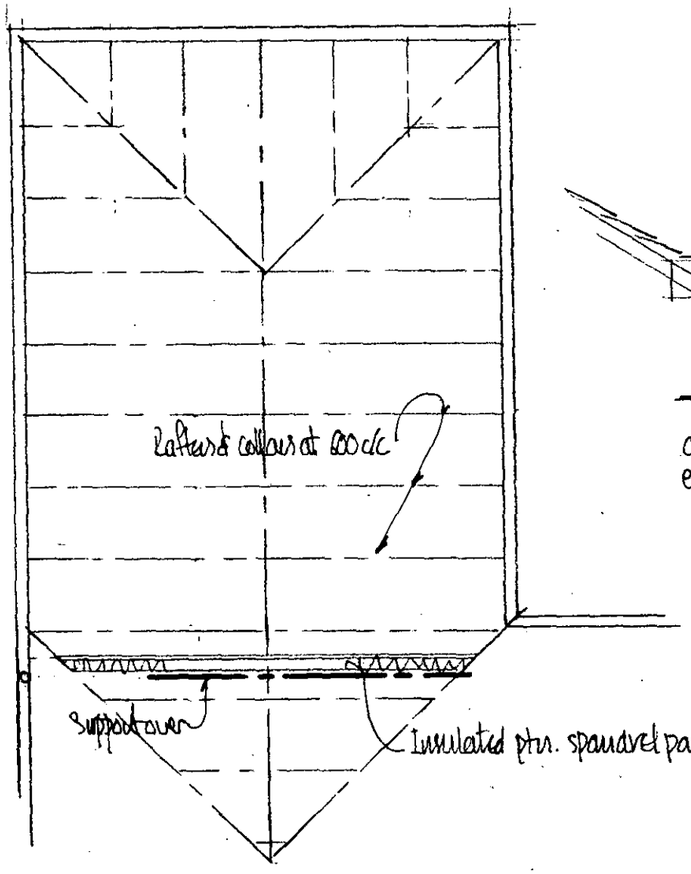
PART FIRST FLOOR PLAN
AS PROPOSED.

APPROVED

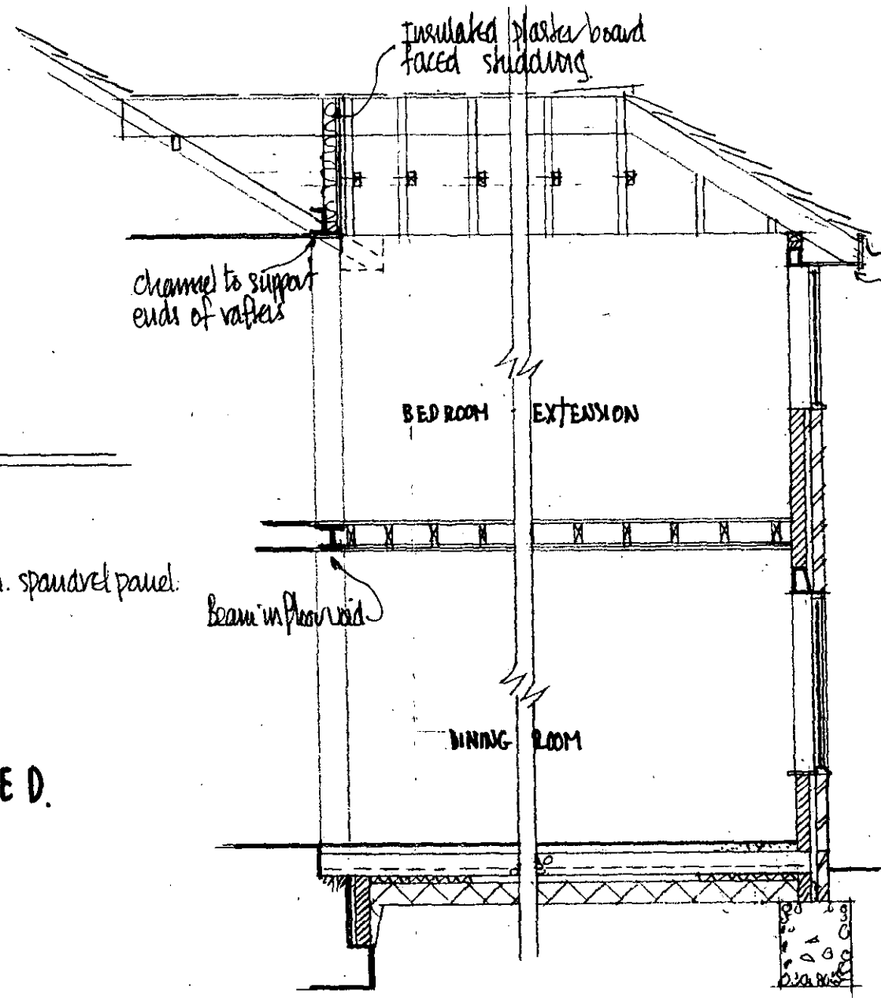
22, STARMEAD DRIVE, WOKINGHAM, BERKSHIRE, RG40 2HX

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.
DRG. NO. 01/381/05 SCALE. 1:50 . DATE 29/11/01.
Revisions;.....

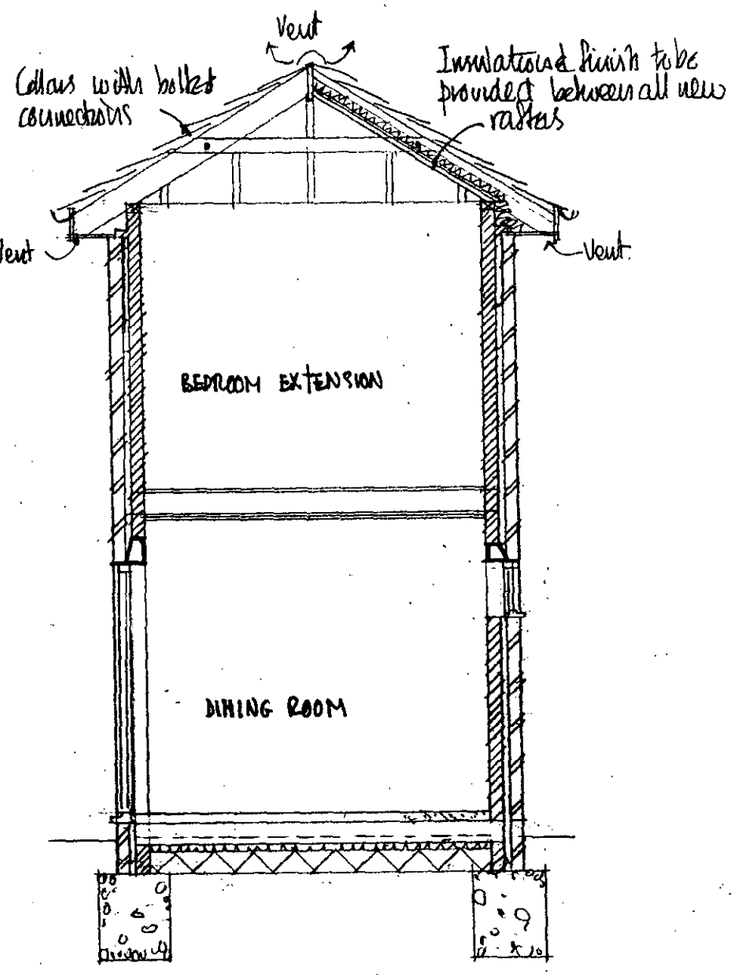
12.DEC.2001* 5511



ROOF PLAN : AS PROPOSED.



SECTION AA



SECTION BB.

APPROVED

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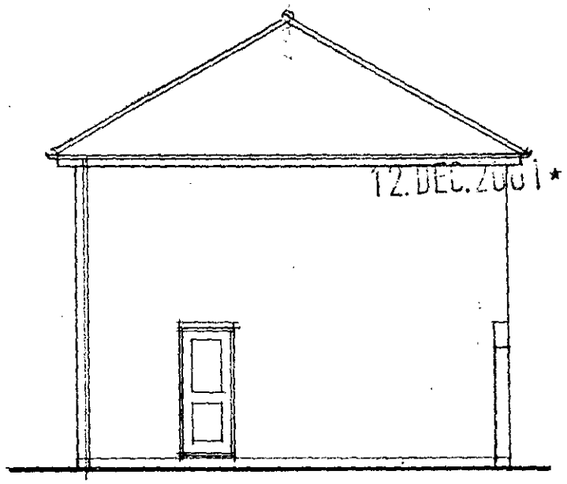
Revisions;

22, STARMEAD DRIVE, WOKINGHAM, BERKSHIRE, RG40 2HX.



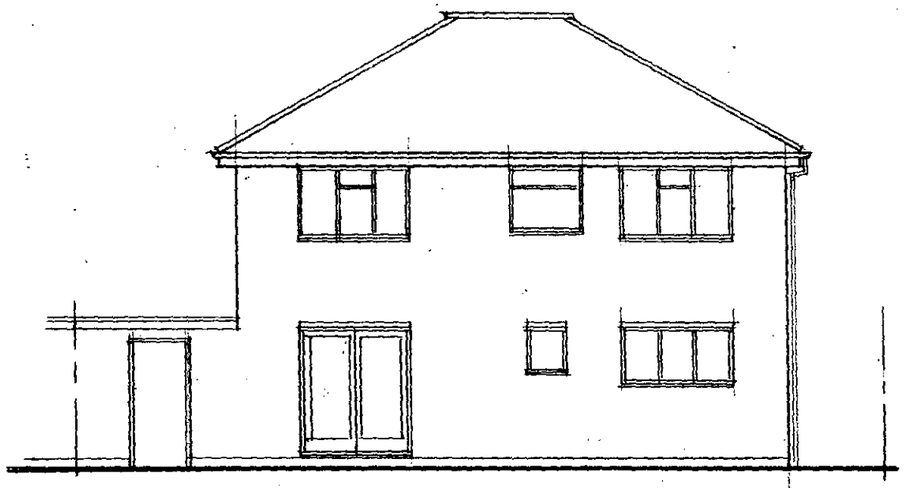


FRONT ELEVATION (NE)

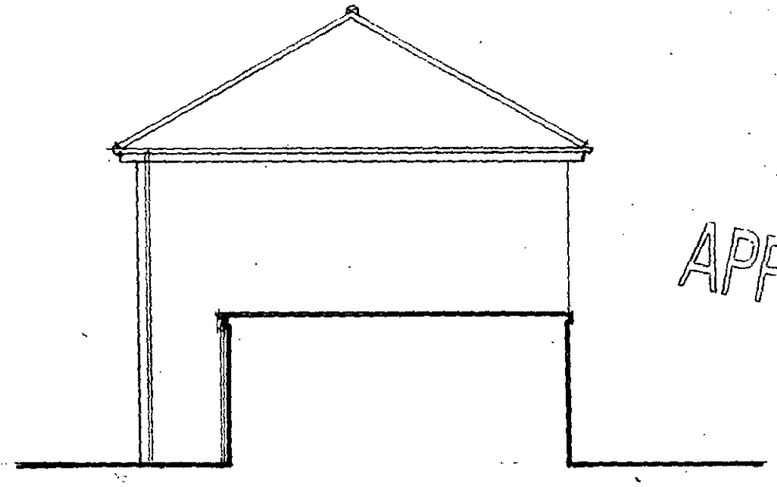


SIDE ELEVATION (SE)

12.DEC.2001* 5511



REAR ELEVATION (SW)



SIDE ELEVATION (NW)

APPROVED

ELEVATIONS : AS EXISTING

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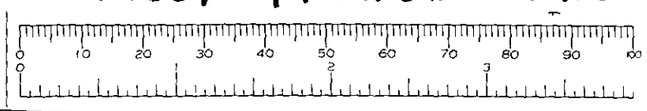
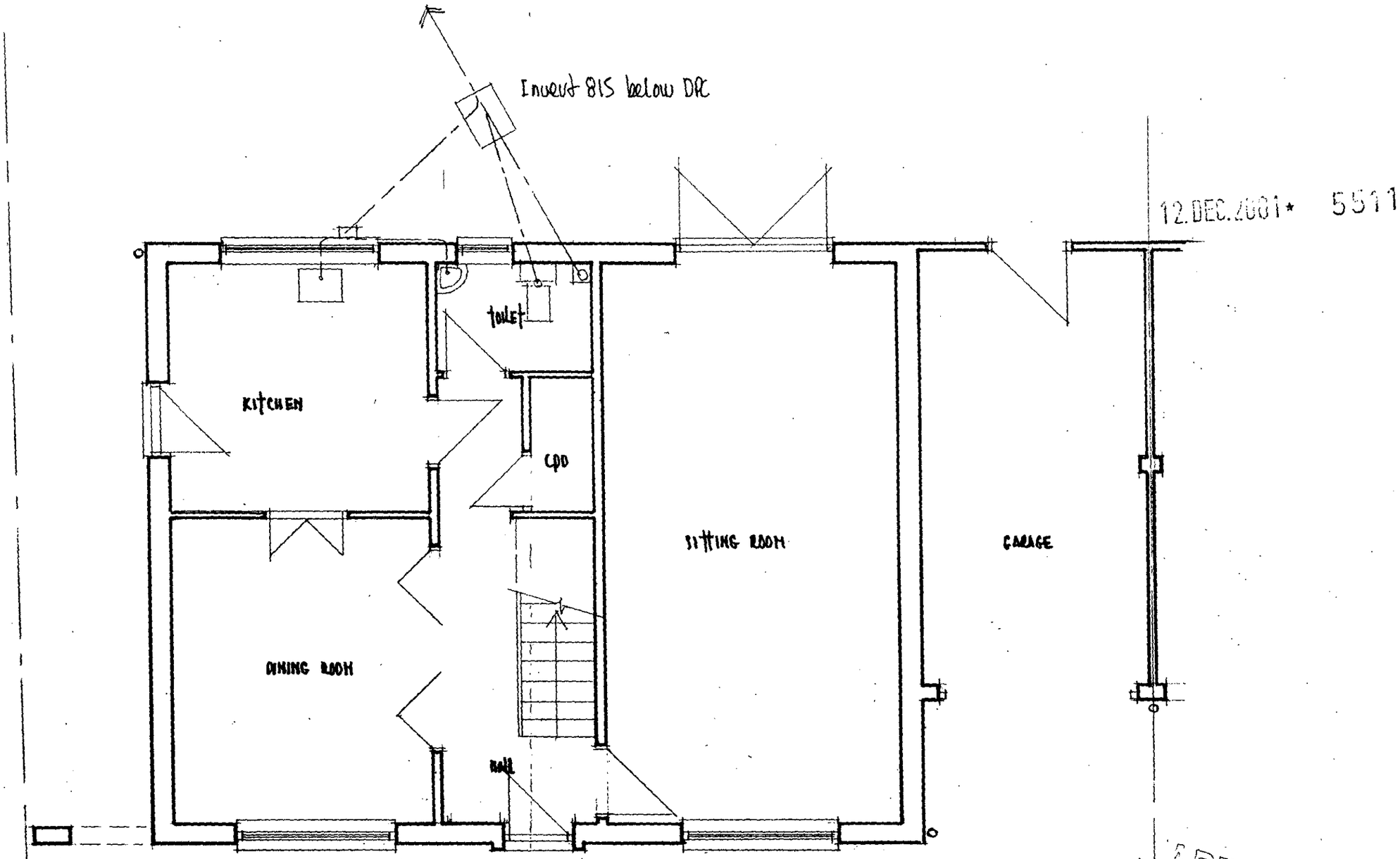
DRG. NO. 01/381/04 SCALE. 1:100 . DATE 29/11/01
Revisions;

22, STARMEAD DRIVE, WOKINGHAM, BERKSHIRE, RG40 2HX





12.DEC.2001* 5511

APPROVED

GROUND FLOOR PLAN : AS EXISTING

22, STARMEAD DRIVE, WOKINGHAM, BERKSHIRE, RG40 2HX

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
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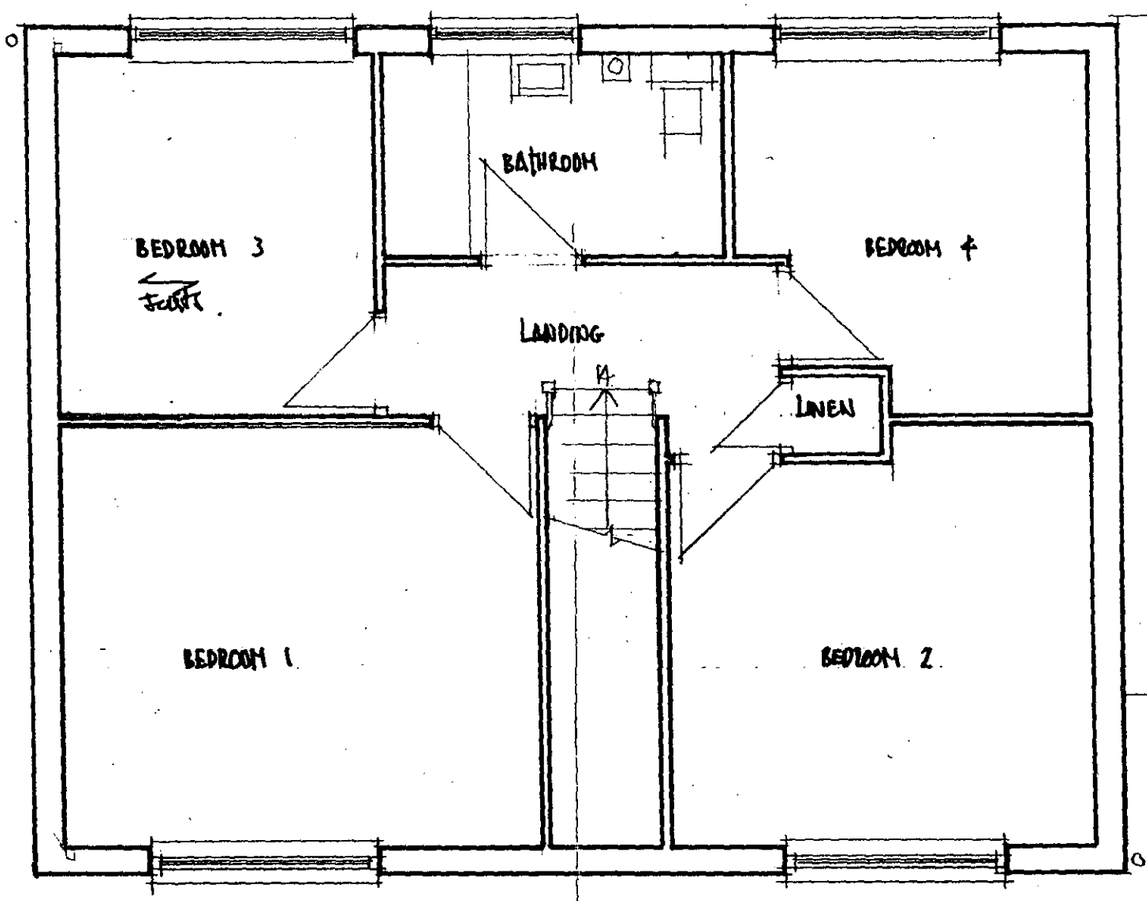
Revisions;

12.DEC.2001* 5511



APPROVED

FIRST FLOOR PLAN : AS EXISTING.

22, STARMEAD DRIVE, WOKINGHAM, BERKSHIRE, RG40 2UX

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
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DRG. NO. 01/381/03 SCALE. 1:50 . DATE 29/11/01

Revisions;