APPLICATION NO:
O/2000/2716

LOCATION:
Land Rear Of 436 Reading Road, Winnersh Wokingham.

APPLICANT:
Mr M Harrison C/O BFM Architects

PROPOSAL:
Outline application for the proposed erection of two dwellings.

EARLIEST DATE FOR DECISION: **04/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
01/01/2001

CASE OFFICER: **Joss Miller**

WITHDRAWN

RAILEX
Marbleboard

EASIFILE EP7

THAMES VALLEY HOUSING

Thames Valley Housing
Association Ltd
Premier House
52 London Road
Twickenham TW1 3RP
Tel: 020 8607 0607
Fax: 020 8607 9923
e-mail: info@tvha.co.uk

Ms Joss Miller
Environmental Services Department
Planning Services
PO Box 157
Sute End
Wokingham
Berkshire RG40 1WR

20th April 2001

Dear Joss Miller

Re: Land at Rear of 436 Reading Road, Winnersh
Application D/2000/2716 Withdrawn

I refer to Mr Thorp's letter to Mr M. D. Harrison dated 25th January 2001 regarding the above (copy attached).

This Association is anticipating the imminent purchase of No. 436 Reading Road, Winnersh, but would wish access to the proposed development at the rear of the property to be off the Reading Road. I attach a preliminary sketch showing an access road which will be constructed on part of the side garden of No. 436 Reading Road and part on the existing alley way between Reading Road and the new Rainbow Park development. The right of way will be retained as a footpath.

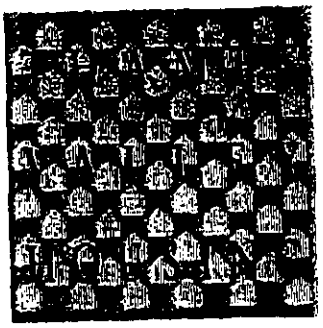
I understand that Mr Adam Coggins of your Highways Section has indicated to Mr Harrison that there would be no special highways considerations for our proposed scheme provided that the requisite visibility sight lines and radius's can be achieved, which we do not consider to be a problem in this case.

I am aware that the existing access way is somewhat troublesome to all connected with it, both physically and through stewardship. The immediate problem would be substantially reduced by the development we propose with access from Reading Road.

Cont.

0181 607 9923

Thames Valley Housing
Association Ltd
Premier House
52 London Road
Twickenham TW1 3RP
Tel: 020 8607 0607
Fax: 020 8607 9923
e-mail: info@tvha.co.uk



fax

To: Jose Miller

Organisation: Wokingham District Council

Phone No: 01189 746444

Fax No: 01189 746484

From: Derek Thurgood

Date: 20/4/01

Total No. of Pages (inc): 5

Re: Land rear of No 436 Reading Road, Winnersh.

☑ urgent ☐ for review ☐ please comment ☑ please reply ☐ action

---

Comments For your urgent consideration please.

Regards Derek

Document in Microsoft Internet Explorer

1913 /a

SCHEDULE 2

Articles 6, 7 and 9

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION
(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* 374 READING ROAD, WINNERSH

I give notice that *(b)* MADFORD DEVELOPMENTS LTD

is applying to the *(c)* WOKINGHAM DISTRICT COUNCIL Council

for planning permission to *(d)* CARRY OUT RETAIL AND RESIDENTIAL DEVELOPMENT

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* PO BOX 157, SHUTE END WOKINGHAM RG40 1WR

by *(f)* 14th MAY 2001

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

PLANNING SERVICES	HPT
POL	
DC JKM	ENF
APP	
CS	
23 APR 2001	
COPIES TO:	ACK:
	FILE

Signed [signature]

† On behalf of MADFORD DEVELOPMENTS LTD

Date 13th APRIL 2001.

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

Dixon Del Pozzo
architects planning and design consultants

12 Huntingdon Street, St Neots, Cambs., PE19 1BD Tel: 01480 475746 Fax: 01480 218928

Ms S Lyons
Estates Department
Wokingham District Council
PO BOX 157
Shute End
Wokingham
RG40 1WR

BY FAX AND BY POST

GDP SNB 3 MAD12/Dc

20 April 2001

374 Reading Road
Winnersh

Dear Ms Lyons

Further to our discussion during the course of this week please find enclose an Article 6 Notice in connection with our proposals for the above.

Yours sincerely

Giovanni Del Pozzo

Enc

Dixon Del Pozzo
architects planning and design consultants

12 Huntingdon Street, St Neots, Cambs., PE19 1BD Tel: 01480 475746 Fax: 01480 218928

Ms S Lyons
Estates Department
Wokingham District Council
PO BOX 157
Shute End
Wokingham
RG40 1WR

BY FAX AND BY POST

GDP SNB 3 MAD12/Dc

20 April 2001

374 Reading Road
Winnersh

Dear Ms Lyons

Further to our discussion during the course of this week please find enclose an Article 6 Notice in connection with our proposals for the above.

Yours sincerely

Giovanni Del Pozzo

Enc

Dixon Del Pozzo
architects planning and design consultants

12 Huntingdon Street, St Neots, Cambs., PE19 1BD Tel: 01480 475746 Fax: 01480 218928

FACSIMILE TRANSMISSION

TO: Sally Lyons

FROM: Cio DD Pozzo

CONTENTS: 374 Reading Road, Cannock

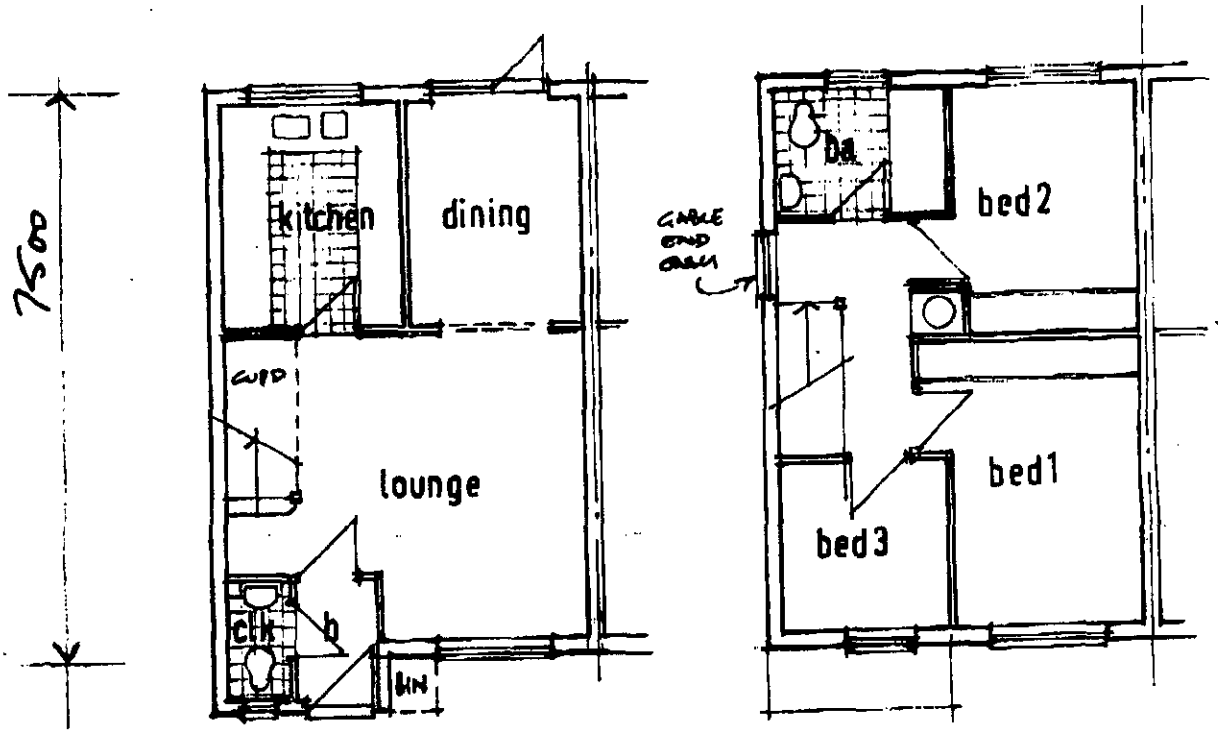
DATE: 20-4-01 **REF:** MAD12/DC

NO OF PAGES (Inclusive of this sheet): x3

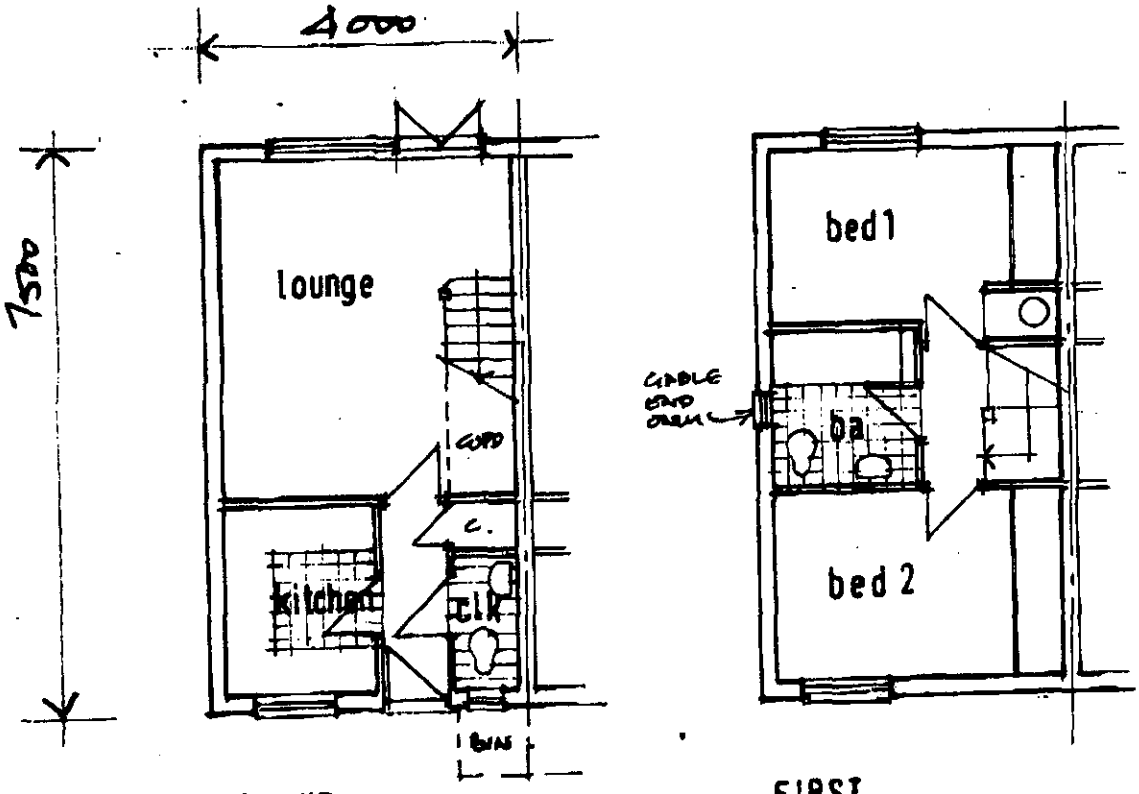
COPIES: ✓

MESSAGE:

BFM Architects BFM
22 Octavia, Roman Hill, Bracknell, Berks. RG12 7YZ Tel: 01344 422059 Fax: 01344 868120



GROUND FIRST



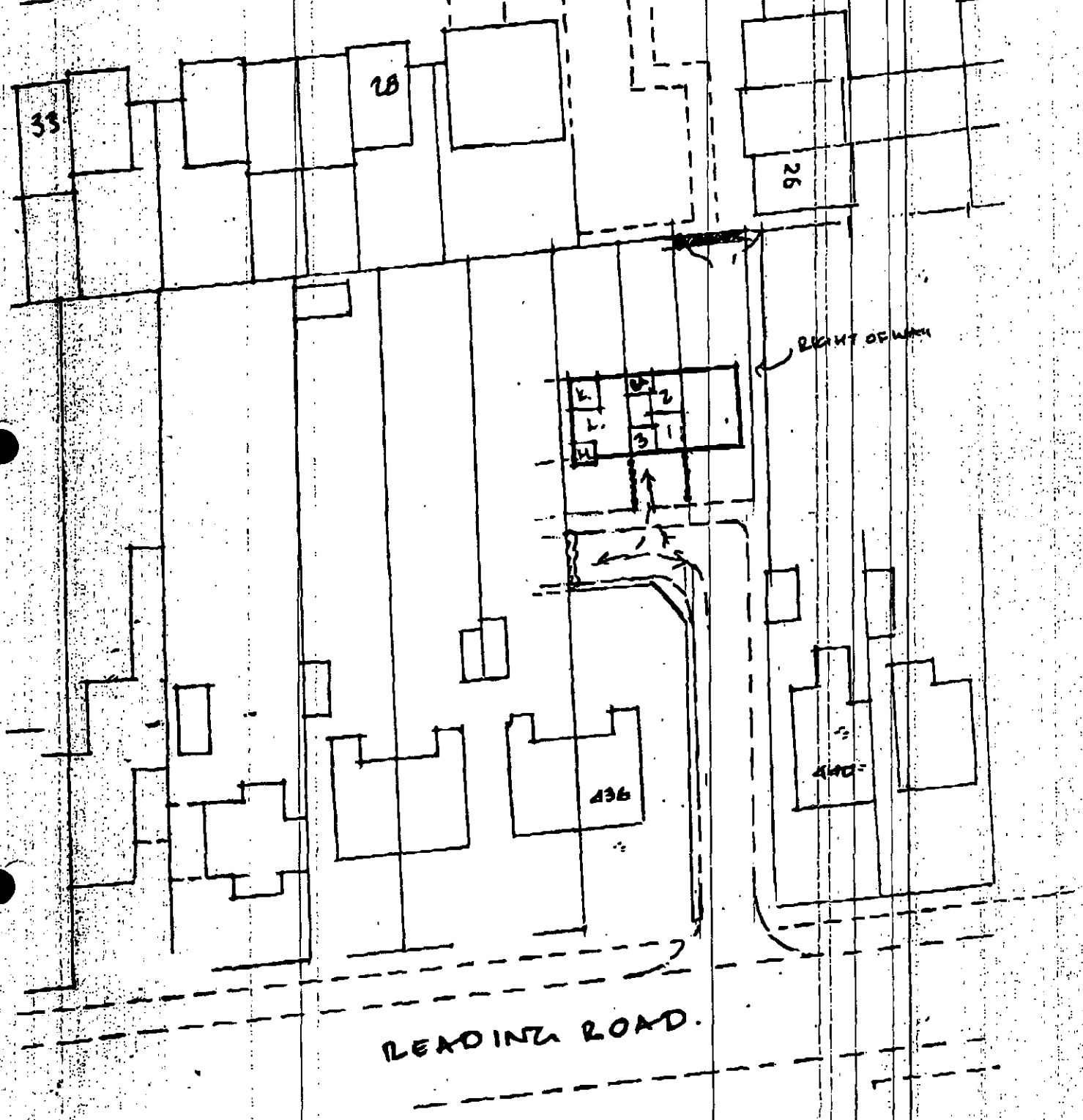
GROUND FIRST

1858/TVH/1
SCALE - 1:100

BFM Architects is the trading name of BFM Architects Ltd Registered Office: C/o. Stewart & Co, Knoll House, Knoll Road, Camberley, Surrey

0181 607 9923

BFM BFM
22 Octavia, Roman Hill, Bracknell. Berks. RG12 YYZ Tel: 01344 422059 Fax: 01344 868120



3 No 3 BED TERRACED.

5.0M x 7.5M = 75m² = 807.3 sq'.

SUBJECT TO SURVEY.

I should be most grateful for your written confirmation that a revised planning application as indicated on the attached preliminary plan would be recommended for approval. The intended use would be for a small shared ownership scheme. Experience from out recently completed scheme of 7 x 2 and 3 bed houses at Bearwood Path, Reading Road (developed by Westbury's) indicates a very strong demand for further shared ownership houses in the area.

I await your urgent response so that I may report to my Board Meeting on 3 May 2001.

Yours sincerely

Derek Thurgood

Derek Thurgood
Regional Development Manager

Cc: Councillor Mrs Liz Siggery
Mr M. Harrison, Harrison Associates
Mrs Sharon Graham, Community Services Dept, Wokingham District Council
Mr M. L. Thorp, Principal Development Control Officer, Wokingham District Council

Bynard 21.12.00.

Speyside House
18 Park Road
Bracknell
Berkshire
RG12 2LU

Harrison Associates

3810/

JM

19 December, 2000

Joss Miller
Planning Services
PO BOX 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Joss Miller

Application No: 0/2000/2716
Site Address: Land rear of 436, Reading Road, Winnersh, Wokingham.
Proposal: Outline application for the erection one pair of semis.

I have taken aboard issues raised on your site visit of Monday 18th December and can respond by way of the enclosed plan.
Although it is unlikely this particular scheme will ever go ahead for the reason I pointed out to you on your visit, it is important to me that we establish the principle of development. I have redrawn the plan to show how the site could accommodate the following points if you wished:

- Distance from the bungalow at No 27 - from the metre or less of building that **directly** face each other the distance has been increased to 21m. There is also the possible provision that the 1st floor 'closest' window (edged green on the plan) could later be stipulated to be an obscure bathroom window.
- Distance from rear of proposed dwelling to that of 436 Reading Road will now be 24m. - 26m.
- I have reversed the car parking spaces on site and with the new found depth it is possible to provide turning or extra parking if desired.
- I have plotted two mature fruit trees with a red circle and evergreen trees by crosses on the plan - vegetation which would be retained to ensure privacy for both parties.

This new plan is for your information purposes but if you wish to use this revision then I can supply you with six proper copies.

Yours sincerely

Michael Harrison

TEL: 01344 305705
FAX 01344 305 704

PROJECT MANAGEMENT SERVICES

Speyside House
18 Park Road
Bracknell
Berkshire
RG12 2LU

Harrison Associates

PLANNING SERVICES | RPT 37328
POL | TLS
DC JM | ENF
APP |
CS |
04 DEC 2000
COPIES TO: | ACK:
FILE:

2 December, 2000

Joss Miller
Planning Services
PO BOX 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Joss Miller

Application No: 0/2000/2716

Site Address: Land Rear of 436, Reading Road, Winnersh, Wokingham

Proposal: Outline application for the proposed erection of two dwellings.

Further to our telephone conversation of Friday 1st December, I write to confirm that I have requested that the present homeowner, Mr Ken Gilson, is available to show you around his splendid rear garden on Monday 4th December.
I am unfortunately away in Worcester that day so will be unable to do it myself, but I trust Mr Gilson will assist. If for some reason the visit is not made, please contact me again as I should be available to let you in any other day next week.

Mindful of our conversation on Friday I went over my application again as I had requested the architect to mirror neighbouring properties in rainbow Close - particularly numbers 24,25,26. Having found this has not been exactly done I have sent you slightly revised plans. The architect has told me that the application is only for access and sighting, nevertheless I would prefer a more accurate presentation at least to show that the possible size of units are in keeping with the Close.

As discussed I have also readjusted the section drawing to reflect a desire to leave the levels essentially as is.

Yours sincerely

M D Harrison

TEL: 01344 305705
FAX 01344 305 704

PROJECT MANAGEMENT SERVICES

Tel: (0118) 974 6463

Date:

My ref: O/2000/2716



CONFIDENTIAL

Councillor E 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: O/2000/2716
Land Rear Of 436, Reading Road, Winnersh, Wokingham.
Outline application for the proposed erection of two dwellings.

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 **Joss Miller** on **(0118) 974 6463**. 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 _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Joss Miller** Application Number: **O/2000/2716**
Land Rear Of 436, Reading Road, Winnersh, Wokingham.
Outline application for the proposed erection of two dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

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 6463

Date:

My ref: O/2000/2716

CONFIDENTIAL

Councillor R 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

Dear Councillor

Application Number: O/2000/2716
Land Rear Of 436, Reading Road, Winnersh, Wokingham.
Outline application for the proposed erection of two dwellings.

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This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **O/2000/2716**
Land Rear Of 436, Reading Road, Winnersh, Wokingham.
Outline application for the proposed erection of two dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____
_____

Signed: _____ Date: _____

Councillor R Turner

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 6463

Date:

My ref: O/2000/2716

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 Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

Dear Councillor

Application Number: O/2000/2716
Land Rear Of 436, Reading Road, Winnersh, Wokingham.
Outline application for the proposed erection of two dwellings.

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 **Joss Miller** on **(0118) 974 6463**. 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 _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Joss Miller** Application Number: **O/2000/2716**
Land Rear Of 436, Reading Road, Winnersh, Wokingham.
Outline application for the proposed erection of two dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Bray

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

WORK SHEET FOR : Joss Miller

Application Number : O/2000/2716

Applicant : Mr M Harrison C/O BFM Architects.

Location : Land Rear Of 436, Reading Road, Winnersh, Wokingham.

Proposal : Outline application for the proposed erection of two dwellings.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 06/11/2000

Earliest Date for Decision : 04/12/2000

Latest Consultation Date/Site Notice Expiry Date : 04/12/2000

This application will have expired on: 01/01/2001. 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 :

Planning Issues :

Application Number: O/2000/2716

Appraisal :

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

Application Number O/2000/2716
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECORD OF SITE VISIT

SITE ADDRESS: Land Rear Of 436 Reading Road Winnersh Wokingham.

APPLICATION NUMBER: O/2000/2716

OFFICER: Joss Miller

DATE OF SITE VISIT: 27/10/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on telegraph pole on front of 436 adj to p.f. & on fence on other end of pf.

2. DESCRIPTION OF SURROUNDINGS

Res area - ribbon/settlement

3. DESCRIPTION OF SITE/BUILDING

Approx 1m higher than road & p/f.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Det/ 438 Chalet bungalow - end of garden.
432-434 2½ houses.
2½ terraces to rear of site - small gardens
entrance to front
5 parking spaces at front

5. SITE CONSTRAINTS

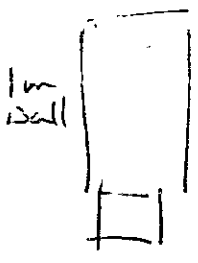
TREES ✓ willow & others to rear of site

ACCESS/PARKING

LEVELS See above.

BOUNDARY TREATMENT 1.8m brick wall to rear &

OTHERS 1.8m fence to side.
1m fence to other side



PLANNING SERVICES | HPT 37009
POL | TLS
ENF

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis Environmental Health

To: Joss Miller, Development Control

My Ref: jpe/436RR

Your Ref: O/2000/2716

Date: 22 November 2000

PROPOSAL: OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF TWO DWELLINGS

ADDRESS: LAND AT REAR OF 436 READING ROAD, WINNERSH

I have no environmental health objections to this proposal with the imposition of the following condition:-

1. Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

Speyside House
18 Park Road
Bracknell
Berkshire
RG12 2LU

Harrison Associates

PLANNING SERVICES	HPT
POL	TLS
DC JM	ENF 38404
APP	
CS	
08 JAN 2001	
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	FILE:

4 January, 2001

Joss Miller
Planning Services
PO BOX 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Joss Miller

Application No: 0/2000/2716
Site Address: Land rear of 436, Reading Road, Winnersh, Wokingham.
Proposal: Outline application for the erection one pair of semis.

I write to confirm my withdrawal of the above application.

Also, please find enclosed a plan for a possible revised application which essentially provides a minimum distance between dwellings of 22 metres and two on site car parking spaces for each of the three bedroom units.

Can you indicate that, with the knowledge gained from your research into the previous application, that such a revised application may be looked upon favourably - at least by the officers concerned.

It is doubtful that such a revised application will be made as it is more probable that another scenario utilising access by way of the passage way between Nos, 436 & 440 will be worked on. However I would appreciate an early indication to the above as it is important that I do establish the principle of development.

Thanks for your help

yours sincerely

M D Harrison

TEL: 01344 305705
FAX 01344 305 704

PROJ ECT MANAGEMENT SERVICES

Applicationo	Name & Address
O/2000/2716	S Wood Roy Wood Transits 429 Reading Road Winnersh RG11 5HU
O/2000/2716	Mr Walid & Mrs S Kairouz 432 Reading Road Winnersh RG41 5EP
O/2000/2716	D Edwards 434 Reading Road Winnersh RG41 5EP

App. withdrawn
Letter sent 16/01/01

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 10 November 2000

Application Number: O/2000/2716

Proposal: Outline application for the proposed erection of two dwellings.

Parish: WINNERSH PARISH

Site Address:
Land Rear Of 436, Reading Road, Winnersh, Wokingham.

Applicant:
Mr M Harrison C/O BFM Architects.

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).

The layout does not comply with the Local Planning Authority's standards in respect of vehicle parking and turning.

Signed: _____ **Print name:** Adam Coggins 4/12/00

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 0037	JKM
01 DEC 2000	
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	FILE:

30th November 2000

John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Mr and Mrs W Kairouz
432 Reading Road
Winnersh
Wokingham
Berkshire
RG41 5EP

Dear Mr Mitchell,

Application number 0/2000/2716

We have just been informed by our neighbour, that an application has been made to build two, three bed roomed houses in the rear garden of number 436 Reading Road. I would like to emphasise that this information has come to us today and via our neighbour! We have had absolutely no communication from either you or your office concerning this matter and I am sure that you have some obligation to notify the neighbouring properties.

We have also been told that a planning application has been put up, but as you may not know, this is situated outside the Chinese restaurant which is four properties away from 436. As well as it being in the wrong place it has also only been up for only one week, and according to our neighbour, any comments concerning the previously mentioned application, have to be put forward by tomorrow, 1st December. I believe that legally the application is supposed to be on public display for at least 3 weeks to give residents the opportunity to put forward any comments.

We definitely do not approve the application for the building of these houses the reasons being:

i) Our houses at present offer a great deal of privacy which neither we, nor the closely surrounding properties will retain if we are sharing our gardens with two new residences. We are lucky enough to have trees in our garden but these are all situated to the left of our property and we would be extremely overlooked by the proposed dwellings.

ii) The effect of the properties on our rear gardens would also be very damaging in the fact that they would be directly restricting the amount of daylight and causing a large amount of shade.

iii) Another great concern, particularly in the light of our recent weather, is the serious threat of flooding. The rear of our properties suffer badly in wet weather and we have frequently been waterlogged at the bottom half of our garden. Should houses be constructed this will only cause this situation to become more serious as the water from the area proposed to be built upon would drain into the gardens of 434, 432 and 430.

I should like to finish by saying, we had to wait for several years to get rid of a council monstrosity built behind our gardens and we are certainly not about to let another unsightly building blight our future.

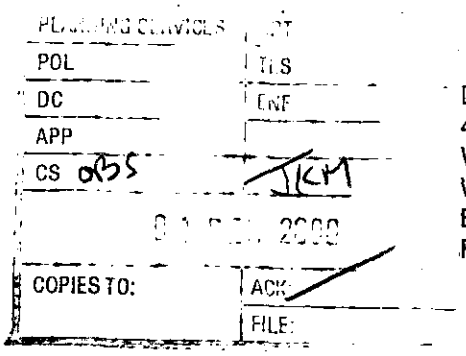
Yours sincerely

Sally Kairouz

Mr Walid and Mrs Sally Kairouz.

Recd PM 30.11.00

28 November 2000



John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Debbie Edwards
434 Reading Road
Winnersh
Wokingham
Berkshire
RG41 5EP

Dear Mr Mitchell

Re: Application number 0/2000/2716

Thank you for your correspondence of 10 November. I write with regard to the outline application detailed therein, proposing the erection of two dwellings at the rear of the plot of 436 Reading Road, Winnersh.

As the owner of the adjacent property at 434 Reading Road, I wish to bring to your attention my resolute objection to this application. The reasons for this objection are detailed below:

1. One of the major factors for purchasing 434 Reading Road in January 1999 was because of the secluded garden and the fact that it is not directly overlooked from the rear, by any properties. Having looked at the plans for the above proposal, the rear of the two dwellings would be facing towards the rear of my property. If this proposal were to be approved, and these dwellings erected, I will effectively lose all the privacy I currently have, not only in my garden but also in my house. As I mentioned above, 436 is adjacent to my house so these properties would have line-of-site view to every room at the rear of my property and my garden.

2. The construction of two-storey dwellings would severely restrict the light coming into my garden and property for most of the afternoon and evening, as my back garden is south facing. I know this to be true as one of the large trees situated in the alley next to 436 already throws some of my garden into shade during the afternoon and evening. To have two-storey properties built immediately next to my garden would obviously intensify this, effectively cutting off all light to my garden for most of the day. Also, the gardens of the properties along this point of Reading Road are significantly higher than the properties adjacent to the rear of our gardens, so any two-storey buildings would severely restrict light to the bungalow located on the estate, immediately backing onto my property.

3. The drainage towards the rear of both my property and 436 Reading Road is already an area for concern. Not only are the houses higher than the property to the rear of our gardens, but this section of Reading Road is also on a hill. This causes a lot of the excess water to sit in our gardens, and also run from our gardens, into the gardens and in the case of 436, into the car park, to the rear of our properties. Presently there is not sufficient drainage to cope with this excessive amount of water and I feel further development would worsen the situation and may cause my garden to flood.

4. The car park at the rear of 436, intended for use as access for the two properties, is not wide enough to accommodate any further right of way access without severely affecting the usage by current residents.

5. The notice of application informing local residents of the above application was not displayed until 24 November. My understanding was that this notice should been displayed 21 days preceding the 1 December, this being the closing date for any comments as per your letter. The failure to give proper notice to any other residents surely invalidates this current application.

I trust the points raised in this letter will be given proper and due consideration and await the outcome accordingly.

Yours sincerely

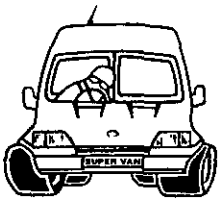
D Edwards

Debbie Edwards

Roy Wood Transits Ltd

429 READING ROAD, WINNERSH, BERKSHIRE, RG11 5HU.
Tel: 0118 978 5079 Fax: 0118 989 4506
www.roywoodtransits.co.uk





PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	JKM
22 NOV 2000	
COPIES TO:	ACK:
	FILE:

Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

20th November 2000

Your Re: Joss Miller 0/2000/2716

Dear Sir/Madam

Thankyou for notifying us with reference to the proposed outline planning consent for the erection of two dwellings to the rear of 436 Reading Road, Winnersh.

Please note we have no objections to the proposed development.

However I understand the council has the power to impose a "Section 108" as part of planning consent. Please investigate if this could be applied to the footpath adjacent to No 436 leading from the Reading Road to Rainbow Park.

My self and neighbours have been talking with the council for over a year to help improve the design of the Reading Road entrance to try and combat the anti social problems endured by all of us, due to poor lighting and a low wall creating an ideal seat for local youths to congregate. I understand the footpath is subject to a lease agreement between Sanctury Housing and yourselves, with your selves being liable for funding and that your engineers have approved design and costs but money is not available. This appears to be a perfect and logical answer to everybody's problem. Please give the above careful consideration and call me if I can be assistance.

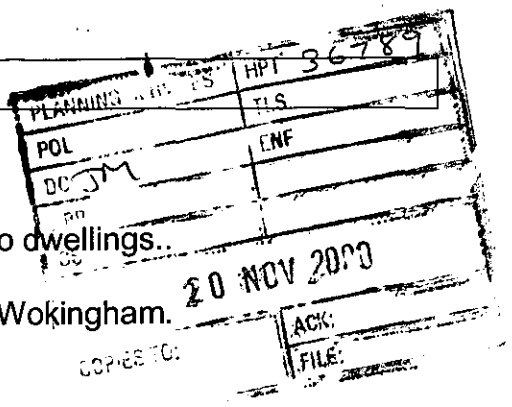
Yours sincerely

Steve Wood

FROM: Joss Miller

DATE: 10 November 2000

WINNERSH PARISH CONSULTATION SHEET



Application Number: O/2000/2716

Proposal: Outline application for the proposed erection of two dwellings..

Site Address: Land Rear Of 436, Reading Road, Winnersh, Wokingham.

Applicant: Mr M Harrison C/O BFM Architects.

Your observations are required in respect of this application **by 04/12/2000** .

DELEGATED

The Committee **OBJECTED** to this application on the following grounds:

1 It would be an infringement for residents of Reading Road
2 There would be extra traffic into Rainbow Park and hence the Winnersh Crossroads

SIGNED: _____ DATE: 16/11/00

Clerk To Winnersh Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Joss Miller

FROM: Environmental Design

DATE: 15 November 2000

Location:	Land rear of 436 Reading Road, Winnersh, Wokingham
Proposal:	Outline application for the proposed erection of two dwellings
Application Number:	O/2000/2716

In response to your consultation dated 10 November 2000 for the above application, the landscape comments are as follows:

The site access is restricted by parking spaces in front of properties 24 – 26 Rainbow Park and by the rear garden of number 27, therefore parking on site at the front of each proposed property will be very tight with no turning area.

The willow is shown to be retained on the plan however, in reality the proposed reduction in ground levels and construction of driveway at the front of the properties will have a detrimental impact on the tree as many of its roots will probably be severed by these works. The willow is not a highly significant tree as it has been cut back in the past, but it is a feature locally within the cul-de-sac and therefore it should be retained if at all possible. There are also two trees outside the site alongside the footpath which again will probably be affected by the reduction in ground level on the site. The applicant will need to submit further details of how the reduction in ground level relates to the north-western and south-eastern boundaries of the site.

In general I have no objection to development within the site, however I consider the scope for two properties to be very limited due to the size and constraints of the site.

Catherine Brimble

Catherine Brimble
Landscape Architect

1789/a

SECTION 66 CERTIFICATE

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.

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.

OR

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.

06.NOV.2000*

21/10

+ See Note (a) to Certificate A

Owner's(a) name	Address at which notice was served	Date on which notice was served
KIGHSON	43b READING ROAD. WINNERSH. WOKINGHAM	23/10/2000

OR

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

(b) Insert description of steps taken.

- 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) .....

.....

(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).

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

on (d) .....

1789/b

CERTIFICATE D

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 . . . . . .

On behalf of . . M. HARRISON . . . . . .

Date . . 22/10/2000 . . . . . .

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

1789/a

SECTION 66 CERTIFICATE

06.NOV.2000* 2716

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
WOKINGHAM DISTRICT COUNCIL	SHUTE END WOKINGHAM.	7 | 10 | 00
SANCTUARY HOUSING.	45 CHURCH ROAD BRIGHTON BN3 2BE.	7 | 10 | 00.

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

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.

- 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) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

OR

(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).

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 . [signature] . . . . . .

On behalf of . . M. HARRISON . . . . . .

Date . . 7 . . 10 . 00 . . . . . .

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

Received by Wokingham District Council

Application No: O/2000/2716

Proposal:
Outline application for the proposed erection of two dwellings.

Location:
Land Rear Of 436, 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. 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/12/2000. 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

10 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~[illegible]~~ Valid 06 NOV	Map No. 59.. Site ..0003....
Officer: JM | Application No. O/2000/2716	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(O) OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF ~~ONE~~ TWO DWELLINGS

Location: R/O 436 READING ROAD

Parish: WINNERSH Ward: WINNERSH

10.11.00

Applicant: Mr M Hamson

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section (6) 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	incorrect - two additional notices are to be served.	✓6/11	6/11
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 : 10.11.00 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 (BABTIE) .....
- 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:

2 x S/N - Reading Road & Rainbow Park ✓

+ 434, 436, 440, 427a, 431 Reading Road

Winnersh Post office, 427 Reading Rd

Roywood Transits, 429 Reading Rd

24, 25, 26, 27 Rainbow Park ✓

1769A

PLANNING APPLICATION PART I

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 01734 778763.

WOKINGHAM DISTRICT COUNCIL

For office use only
Application No.

1. 06.NOV.2000* 2716	YOUR NAME ADDRESS POST CODE	M. HARRISON C/O BFM ARCHITECTS. Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME ADDRESS POST CODE	BFM ARCHITECTS 22 OCTAVIA ROMAN HILL BRACKNELL RG12 7YZ Tel. No. 01344422059.
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	436 READING ROAD WINNERSH WOKINGHAM.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	± 308 m²
5. Give brief details of the proposal.	ABOUT THE APPLICATION	OUTLINE APPLICATION PAIR SEMI. DETACHED HOUSE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PROSPECTIVE PURCHASER.
7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.	PLANS/DRAWINGS	1:1250. 1:~~2500~~ Location Plan ☐ 1:100 Floor Plan ☐ 1:500 Block Plan ☑ Other ☐ 1:100 Elevations ☐
8. Does the application involve any of the following Please tick relevant boxes. If you tick OTHER, please explain on this form.	CHANGE OF USE ☐ CONSTRUCTION OF NEW BUILDING ☑ OTHER	ALTERATION or EXTENSION ☐ DEMOLITION ☐

9. What type of Planning application are you applying for?

RESERVED MATTERS	☐	Go to Question 10.
OUTLINE PERMISSION	☑	State relevant outline permission No. Go to Question 10.
FULL PERMISSION	☐	Go to Question 11.
TEMPORARY PERMISSION	☐	State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION	☐	State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS	☐	State relevant application No. Details of conditions to be relaxed. Go to Question 11.

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

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

GARDEN

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

TO BE AGREED.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

YES / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3 (6 TOTAL)	2
	4	
	5 or more	
	TOTAL	2
Nos. of residential units lost through demolition or conversion		NIL
	NET CHANGE	2

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

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 (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 190-00.
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF M. HARRISON DATE 23102000

Before submitting this application check that you have answered all the relevant questions 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.

E

ADDRESS 436 READING ROAD PARISH WINNERSH

PLOT No. C/a Property ORD. SHEET No. SU. 59 7770

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1569/73	Mr. R. Wood 95	Extn. of kitchen etc.	25.10.73	— Refused

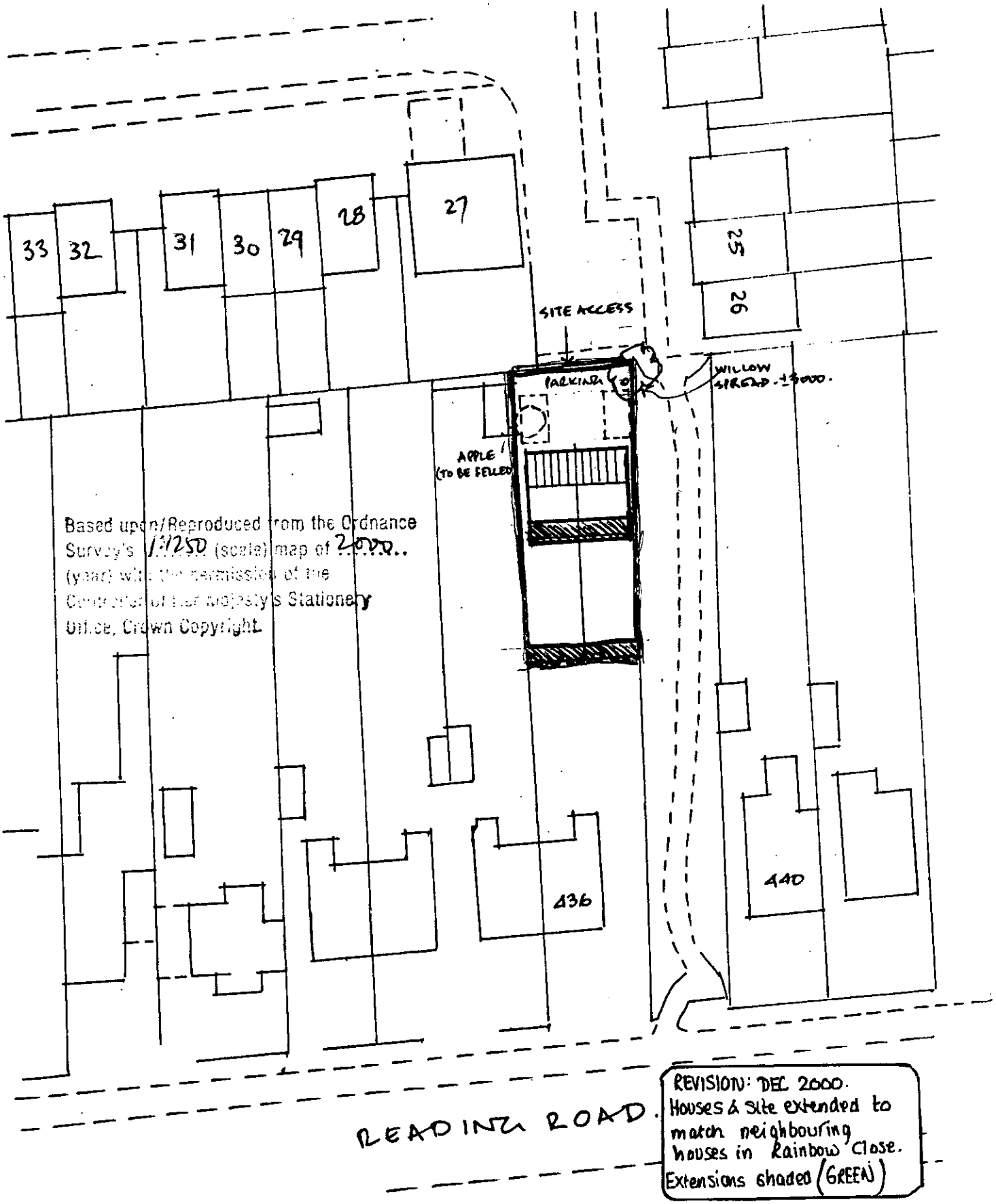
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

BFM Architects BFM
22 Octavia, Roman Hill, Bracknell, Berks. RG12 7YZ Tel: 01344 422059 Fax: 01344 868120



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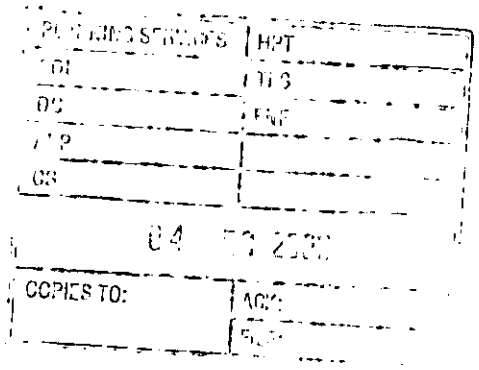
REVISION: DEC 2000.
Houses & site extended to match neighbouring houses in Rainbow Close.
Extensions shaded (GREEN)

PROPOSED RESIDENTIAL DEVELOPMENT.

1858/RD/1A

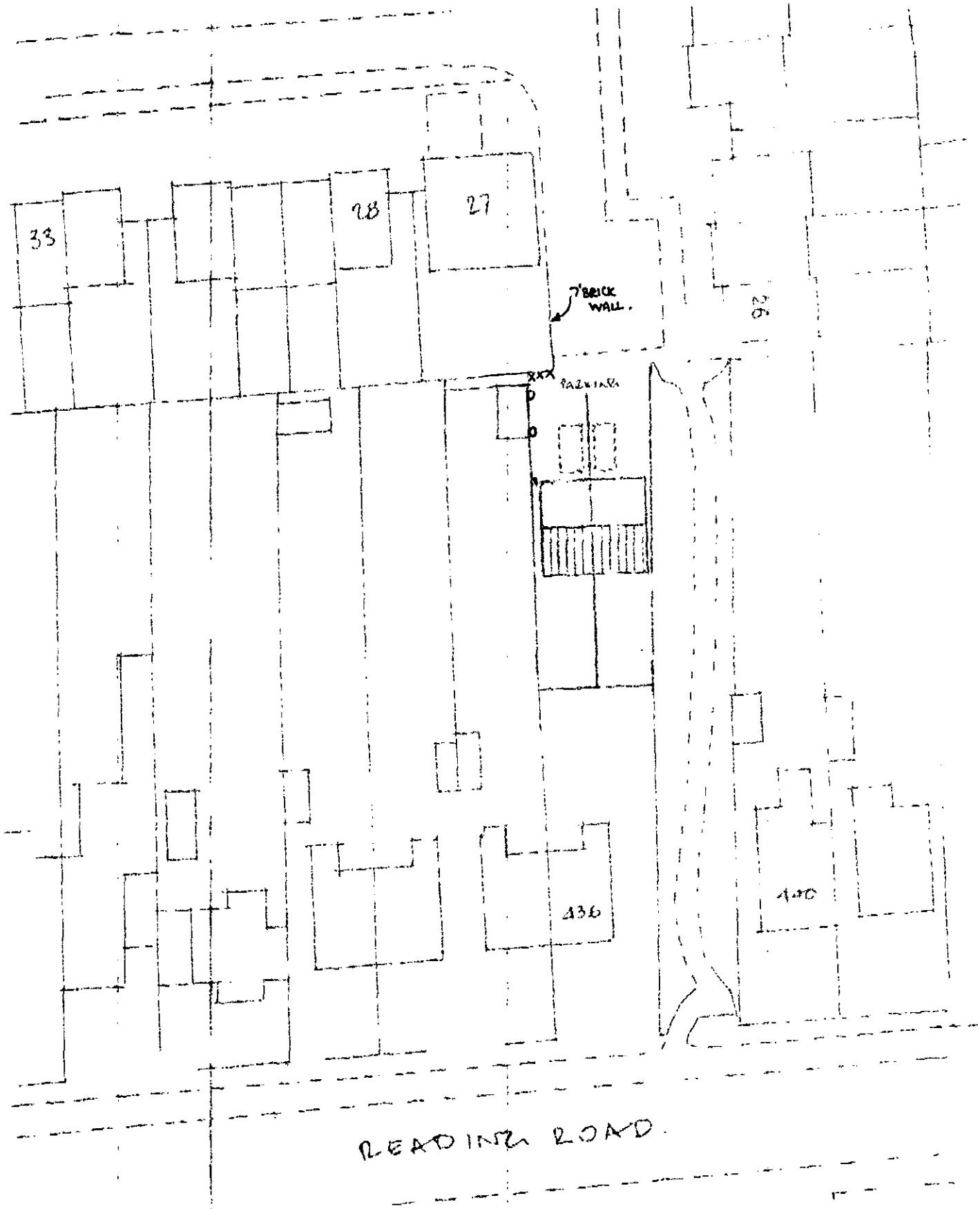
SCALE - 1:500
DATE - SEPT. 2000

BFM Architects is the trading name of BFM Architects Ltd Registered Office: C/o Stewart & Co, Knoll House, Knoll Road, Camberley, Surrey GU15 3SY Registered No. [illegible] England


HPT
COPIES TO:

BFM Architects BFM

22 Octavia, Roman Hill, Bracknell, Berks. RG12 7YZ Tel: 01344 422059 Fax: 01344 868120

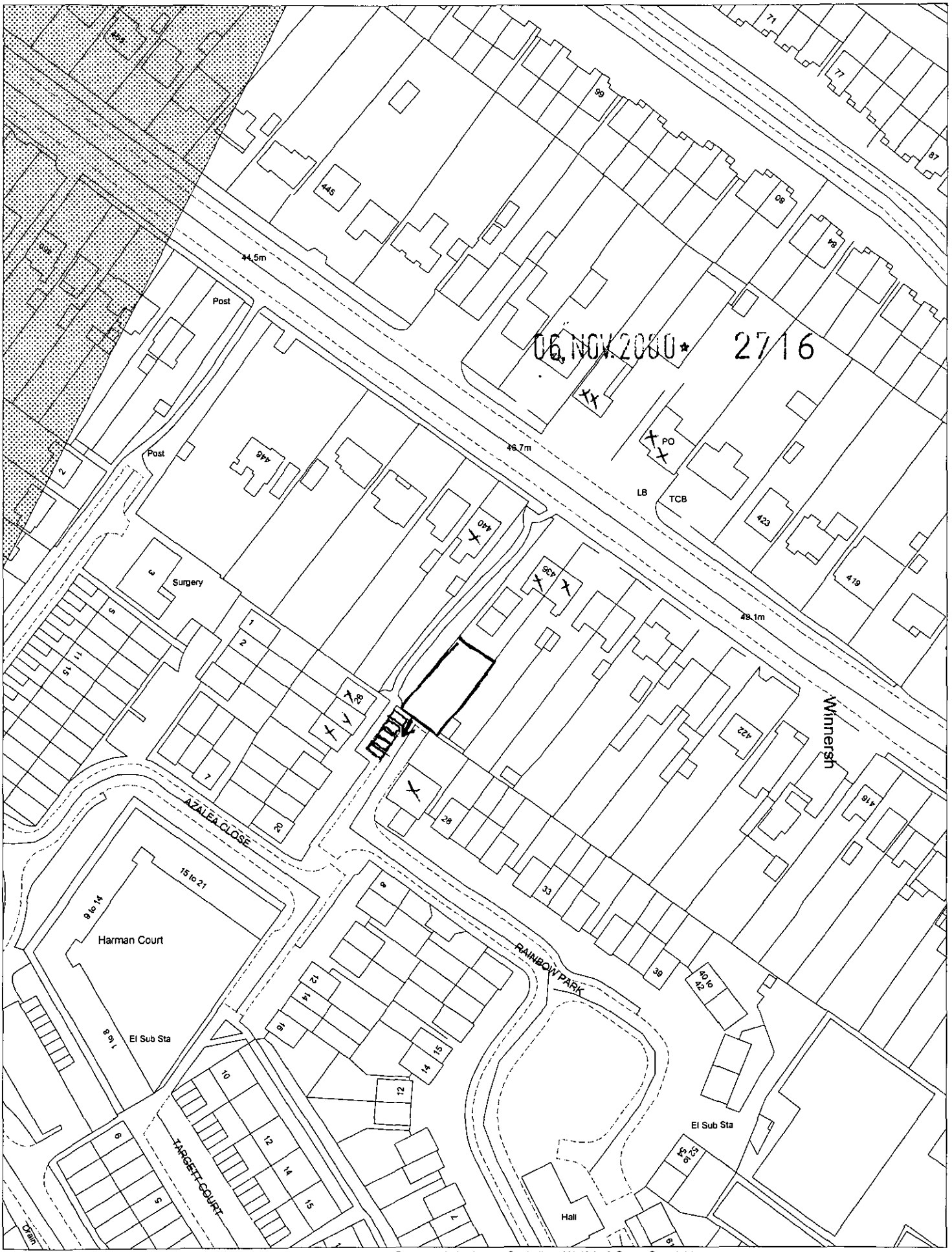


PROPOSED RESIDENTIAL DEVELOPMENT.

1858/RD/1

SCALE - 1:500
DATE - SEPT. 2000

D



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Development Control Section, Environmental Services, Wokingham District Council.

3 November 2000

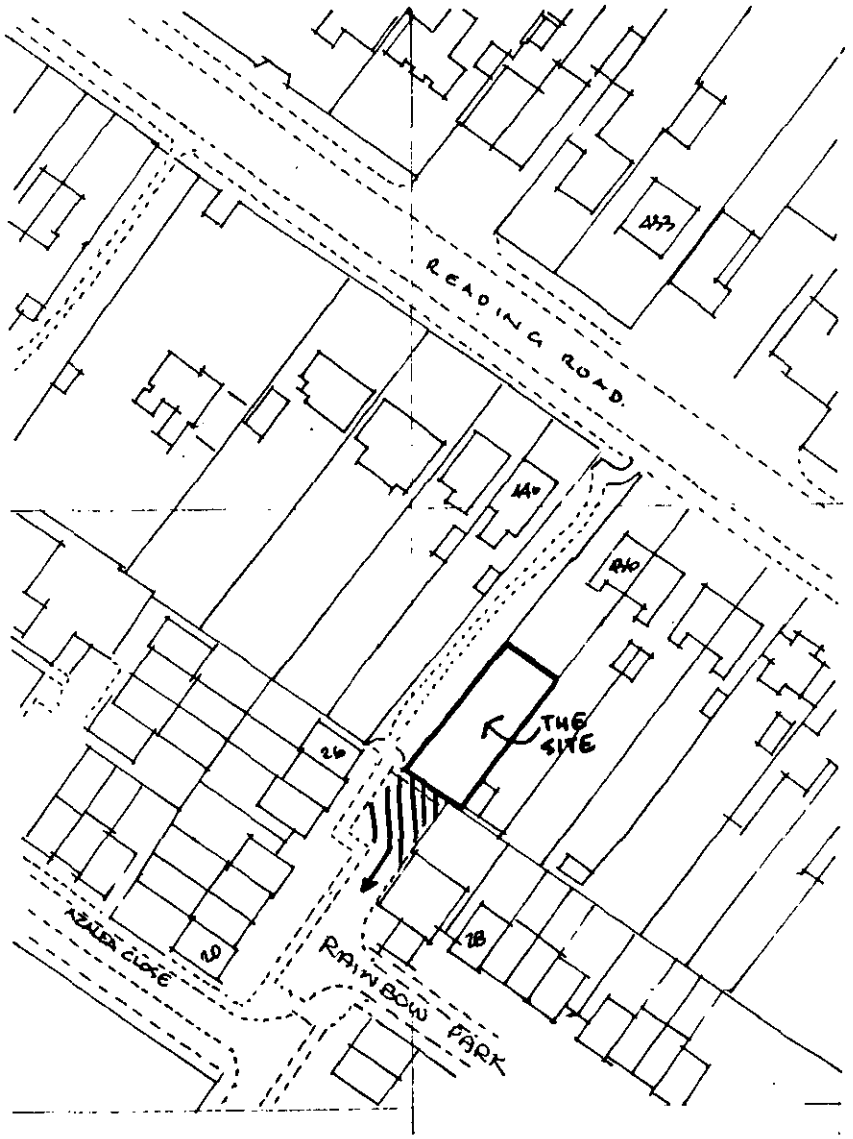
Scale: 1 : 1250

N
W E
S

BFM Architects BFM

22 Octavia, Roman Hill, Bracknell, Berks. RG12 7YZ Tel: 01344 422059 Fax: 01344 868120

06.NOV.2000* 2716



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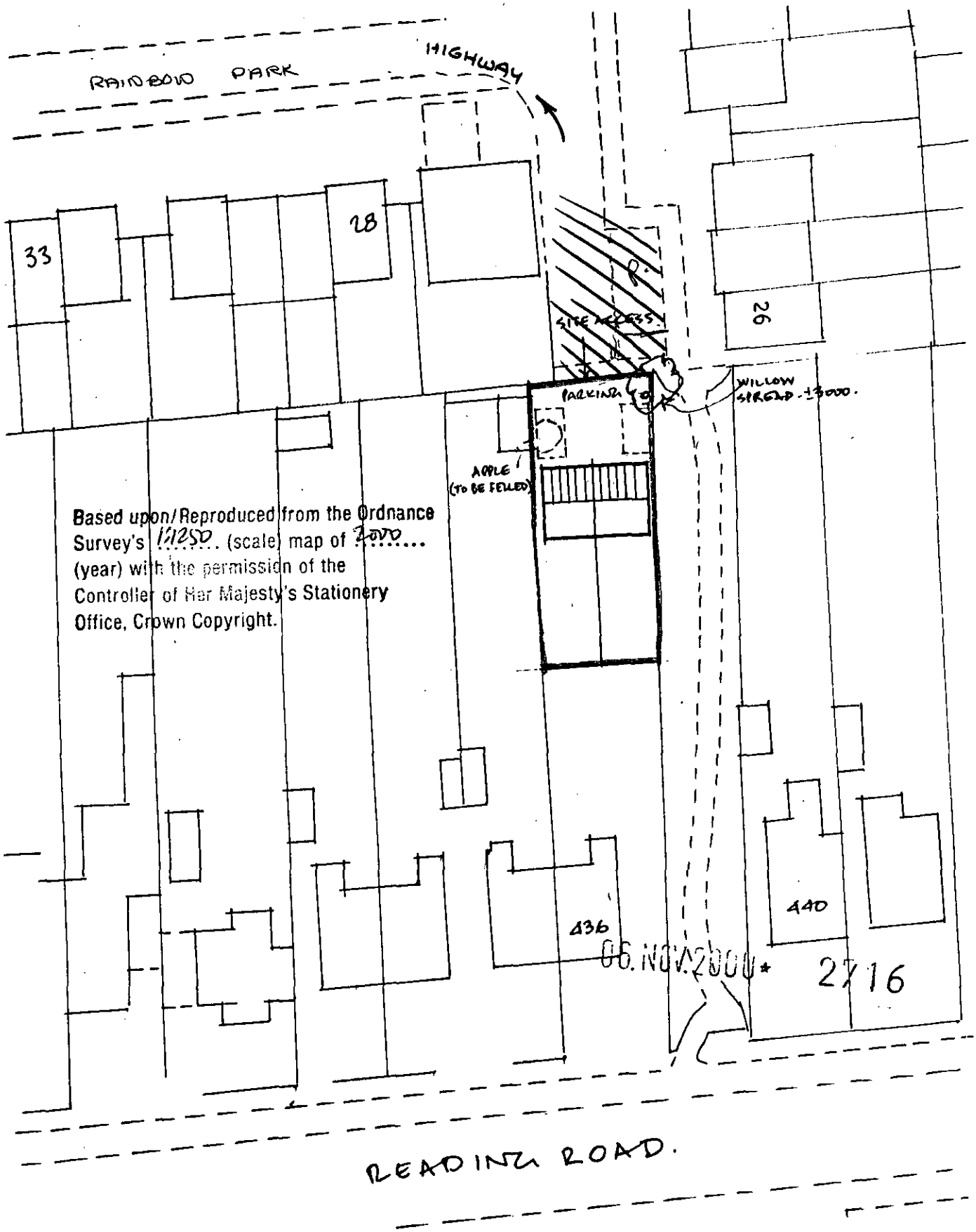
1858/LP/1
SCALE - 1:1250
DATE - OCTOBER 2000

BFM Architects BFM

22 Octavia, Roman Hill, Bracknell, Berks. RG12 7YZ Tel: 01344 422059 Fax: 01344 868120



PROPOSED RESIDENTIAL DEVELOPMENT.

1858/RD/1

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SCALE - 1:500
DATE - SEPT. 2000

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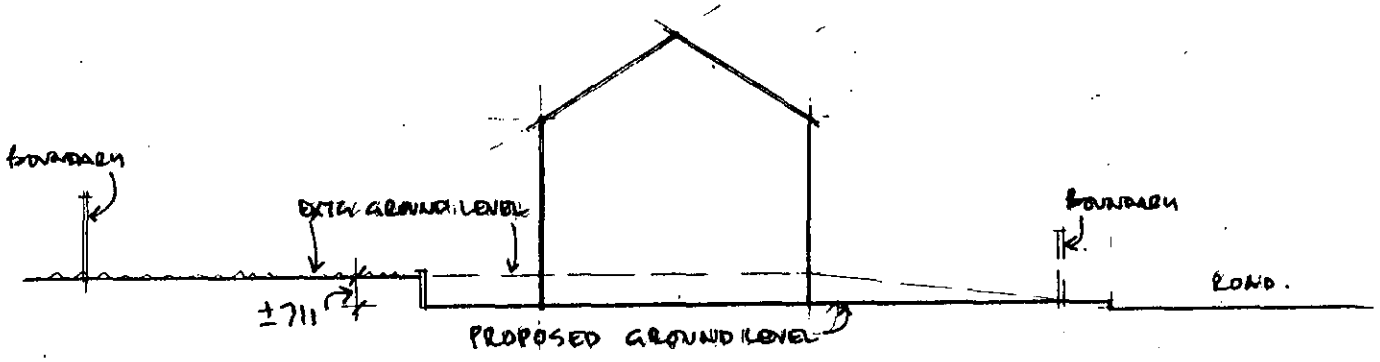
22 Octavia, Roman Hill, Bracknell, Berks. RG12 7YZ Tel: 01344 422059 Fax: 01344 868120

06.NOV.2000* 2716



1858/RD/2
SCALE - 1:200.
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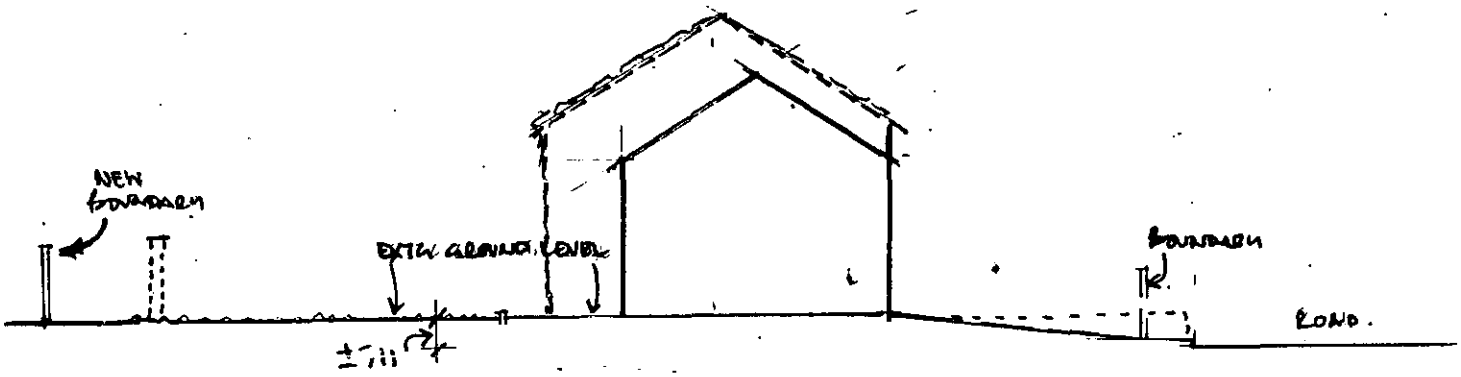
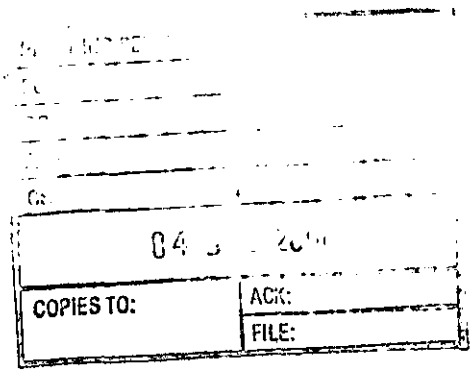


REVISION : DEC 1st. 2000.

GROUND LEVEL LEFT UNALTERED JUST WITH TAPER AWAY TO ROAD LEVEL OVER THE LENGTH OF DRIVEWAY..

RED DOTTED OUTLINE SHOWS NEW OUTLINE SO THAT HOUSES MATCH EXISTING NEIGHBOURS (No's 25 & 26)

1858/RD/2A
SCALE - 1:200.
DATE - OCT. 2000.
REV DATE DEC. 2000.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