X SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/0438

LOCATION:
279 Hyde End Road, Spencers Wood Reading.

APPLICANT:
Mr P.J Beales C/O Andesign

PROPOSAL:
Proposed erection of dwelling and double garage (amendment to approval 98/66987/F).

EARLIEST DATE FOR DECISION: **26/02/2000**

APPLICATION EXPIRY DATE: **20/03/2000**

CASE OFFICER: **Angela Odell**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P J Beales
C/O Andesign
9 Perkins Way
WOKINGHAM
Berkshire
RG41 2TN

Application Number: F/2000/0438

Parish: **SHINFIELD**

Location: **279 Hyde End Road, Spencers Wood, Reading**

Proposal: **Proposed erection of dwelling and double garage (amendment to approval 98/66987/F)**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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) no additional windows or similar openings shall be constructed in the first floor or above south or east side elevations of the dwelling or north or east side elevations of the garage.

Condition
4. Construction work of any sort shall only take place within the area covered by the application between the hours of 7.00 am and 7.00 pm Mondays to Fridays and 7.00 am to 1.30 pm Saturdays and no construction work shall take place on Sundays and Bank Holidays.

Condition
5. Provision shall be made for services including cable TV pre-ducting to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

Condition
6. The bathroom windows in the rear elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
7. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
8. The access drive shall be hard surfaced with tarmac or other hard bound material for a minimum distance of 5 metres behind the highway boundary.

Condition
9. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. In the interests of residential amenity.

Reason
5. In the interests of visual amenity.

Reason
6. To safeguard the amenities of neighbouring residents and the locality.

Reason
7. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
8. To avoid spillage of loose material onto the highway in the interests of highway safety.

Reason
9. To prevent pollution of groundwater.

Informative
1. The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
2. The applicant is advised that permission will be required from the Council's Property Department for access across the verge.

Head of Planning and Transportation
Date: 14 March 2000

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.

Application Number F/2000/0438
Conditions/Reasons for Refusal

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

02
Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

03
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no additional windows or similar openings shall be constructed in the first floor or above south or east side elevations of the dwelling or north side elevation of the garage.

04
Construction work of any sort shall only take place within the area covered by the application between the hours of 7.00am & 7.00pm Mondays to Fridays and 7.00am to 1.30pm Saturdays and no construction work shall take place on Sundays and Bank Holidays.

05
Provision shall be made for services including cable TV pre-ducting to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

06
The bathroom windows in the rear elevation of the proposed development shall not at any time be glazed other than with obscure glass.

07
The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

08
The access drive shall be hard surfaced with tarmac or other hard bound material for a minimum distance of 5 metres behind the highway boundary.

09
No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

REASON(S) :

01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

02
To ensure a satisfactory external appearance.

03
To safeguard the amenities of neighbouring residents and the locality.

04
In the interests of residential amenity.

05
In the interests of visual amenity.

06
To safeguard the amenities of neighbouring residents and the locality.

07
Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

PTO

08
To avoid spillage of loose material onto the highway in the interests of highway safety.
09
To prevent pollution of groundwater.

01
Informatives

02
The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.
03
The applicant is advised that permission will be required from the Council's Property Department for access across the verge.

RECORD OF SITE VISIT

SITE ADDRESS: 279 Hyde End Road
Spencers Wood Reading.

APPLICATION NUMBER: F/2000/0438

OFFICER: Angela Odell

DATE OF SITE VISIT: 11.2.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 11.2.00

2. DESCRIPTION OF SURROUNDINGS Variety of house types in established residential area.

3. DESCRIPTION OF SITE/BUILDING Fenced off rear garden of No. 279

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 279 is bungalow. No. 1 is 2 storey semi-detached House with blank flank side. Montgomery

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS Level.

BOUNDARY TREATMENT 1.8 m fence to No. 279 & 1 Montgomery

OTHERS 3m. high conifer hedge on rear (east) boundary & 1.8m. high wall/fence to road.

WORK SHEET FOR : Angela Odell

Application Number : F/2000/0438

Applicant : Mr P.J Beales C/O Andesign.

Location : 279 , Hyde End Road, Spencers Wood, Reading.
Proposal : Proposed erection of dwelling and double garage (amendment to approval 98/66987/F).

Site Notice Displayed ? :	YES	NO	DATE
	✓		11. 2. 00

Date of Neighbour Notifications : .....

Date of Site Visit : 11. 2. 00

Date Registered : 24/01/2000

Earliest Date for Decision : 26/02/2000

Latest Consultation Date/Site Notice Expiry Date : 26/02/2000

Application Expiry Date: 20/03/2000

Consultation Responses : Property Services: No objection

EA: Rec. condition.

Letter from 277 HERd: request no windows at rear of garage.

P.C. - No comment

Planning Issues :

Application Number: F/2000/0438

Appraisal :

Plnng p.p. No. 98/66987 for chalet bungalow with link attached double garage. Current proposal is for chalet bungalow the same, but double garage separated and sited further back - allows more room for parking & manoeuvring.

Consider effect on street scene a minor improvement.

Consider effect on 279 a minor improvement as offset. Will have more noticeable from 277 HER, but set diagonally over rear approx 26 m away at nearest point.

∴ consider effect of changes acceptable.

(condition covers no windows in relevant elevations of garage as requested)

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

Head of Planning and Transportation

LISTING FORM

Case officer: Angela Odell Application Number: F/2000/0438

279 , Hyde End Road, Spencers Wood, Reading.

Proposed erection of dwelling and double garage (amendment to approval 98/66987/F).

Transfer: Yes ☐ No ☑

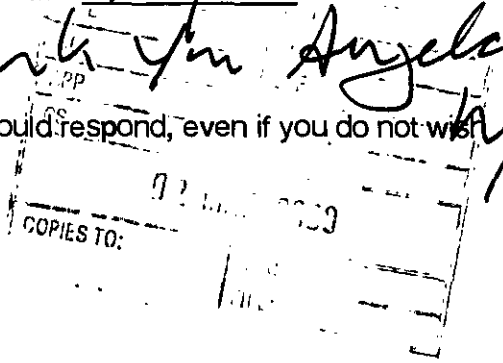
Reason for Transfer:

Signed: _____ Date: 1 March 2000

Councillor M Bryant

Thanks Jim Angela.

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 6445

Date: 29.2.00

My ref: F/2000/0438

CONFIDENTIAL

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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/2000/0438
279 , Hyde End Road, Spencers Wood, Reading.
Proposed erection of dwelling and double garage (amendment to approval 98/66987/F).

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 Angela Odell on (0118) 974 6445. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 10.3.00.

Yours faithfully

Chris Wood
Head of ~~Planning~~ and Transportation

LISTING FORM
Case officer: Angela Odell Application Number: F/2000/0438
279 , Hyde End Road, Spencers Wood, Reading.
Proposed erection of dwelling and double garage (amendment to approval 98/66987/F).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor B Patman

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 6445

Date: 29.2.00

My ref: F/2000/0438

CONFIDENTIAL

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Application Number: F/2000/0438
279 , Hyde End Road, Spencers Wood, Reading.
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Yours faithfully

Chris Wood
Head of Planning and Transportation

LISTING FORM
Case officer: Angela Odell Application Number: F/2000/0438
279 , Hyde End Road, Spencers Wood, Reading.
Proposed erection of dwelling and double garage (amendment to approval 98/66987/F).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Pollock

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 6445

Date: 29. 2. 00

My ref: F/2000/0438

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2000/0438
279 , Hyde End Road, Spencers Wood, Reading.
Proposed erection of dwelling and double garage (amendment to approval 98/66987/F).

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This form must be received no later than 10. 3. 00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: Angela Odell Application Number: F/2000/0438
279 , Hyde End Road, Spencers Wood, Reading.
Proposed erection of dwelling and double garage (amendment to approval 98/66987/F).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Bryant

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

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 02 February 2000

Application Number: F/2000/0438

Proposal: Proposed erection of dwelling and double garage (amendment to approval 98/66987/F)..

Site Address:
279 , Hyde End Road, Spencers Wood, Reading.

Applicant:
Mr P.J Beales C/O Andesign.

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).

SC23 - Parking - insert "Parking + Garaging"

SR06

The access drive shall be surfaced with a bound material for 5m (minimum) from the highway boundary.

Reason To avoid the spillage of loose material onto the highway and in the interest of highway safety.

INFORMATIVE

INO8

9.2.00

Signed: _____ **Print name:** _____

F/2000/0293
Location: 359 Whitley Wood Lane, Reading
Proposal: Proposed single storey and first floor extensions to dwelling to form granny annexe.
Case Officer: Emy Circuit
Observations: No comment

F/2000/0286
Location: 1 Jubilee Cottages, Mereoak Lane, Grazeley
Proposal: Proposed two storey side extension to dwelling.
Case Officer: Miss E Connor
Observations: No comment

F/1999/0252
Location: Land at Basingstoke Road
Proposal: Proposed erection of six dwellings and 2 garages
Case Officer: Mrs A Odell
Observations: The site is on the Old Basingstoke Road, Three Mile Cross.

We express concern that the development is outside the designated village envelope and encroaching on the green gap of Three Mile Cross and Reading.

From local knowledge we are aware that the site is subject to frequent flooding and have concern that any remedial measures may have a detrimental implication on the surrounding properties.

F/2000/0345
Location: 15 Salmon Close, Spencers Wood
Proposal: Proposed two storey side extension to dwelling
Case Officer: Natalie Brown
Observations: No comment

F/2000/0371
Location: 16 Hartley Court Road, Three Mile Cross
Proposal: Proposed erection of detached garage
Case Officer: Miss E Connor
Observations: No comment

F/2000/0392
Location: Plots 1 & 2 221 Hyde End Road, Spencers Wood
Proposal: Proposed erection of two dwellings (amendment to approval 97/66910/F)
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0365
Location: 7 Grovelands Road, Spencers Wood
Proposal: Proposed two storey extension to dwelling. Loft conversion and new front porch.
Case Officer: Emy Circuit
Observations: No comment

F/1999/0238
Location: Roman Road Service Station, Basingstoke Road, Three Mile Cross
Proposal: Proposed installation of a LPG Compound
Case Officer: Emy Circuit
Observations: We express concern with regard to the location of the LPG Compound which will coincide with the Car Wash area as included on the redevelopment plans recently granted on appeal.

F/2000/0435
Location: 3 Great Lea. Three Mile Cross,
Proposal: Proposed single storey rear extension to dwelling (retrospective)
Case Officer: Emy Circuit
Observations: No comment

Continued...

21st February 2000

Your Ref: Angela Odell/F/2000/0438

277 Hyde End Road,
Spencers Wood,
Reading.
RG7 1BB.

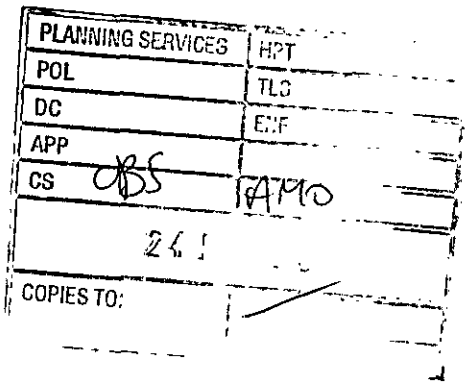
Wokingham District Council..
(Planning & Transportation

Dear Sir/Madam,

Ref. the above application, we feel that the garage is proposed to be moved back towards our fence, that it should not have any windows overlooking our side (at the rear of the garage) as this would be a further intrusion on our privacy.

Yours faithfully.

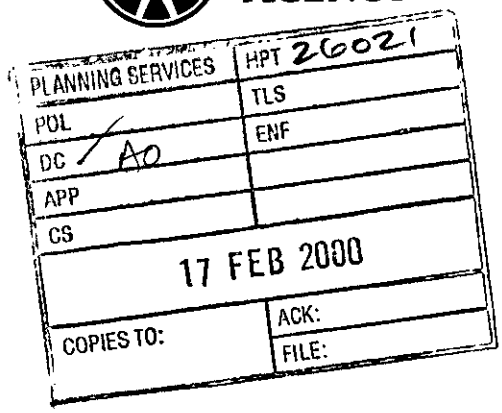
C. A. Cawdrey.



Our ref: SP\2000\001283\001
Your ref: F/2000/0438

Date: 14th February 2000

ENVIRONMENT AGENCY



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

For Attention of: Angela Odell

Dear Madam

DWELLING & DOUBLE GARAGE - AMENDMENT TO APPROVAL
279 HYDE END RD, SPENCERS WOOD, READING

Thank you for your letter dated 2 February 2000 which was received on 4 February 2000. You are asked to quote the following reference in any correspondence: SU76NW/7/7. The Environment Agency has the following comments:

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

PLANNING CONDITIONS

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

REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. Contact Andrea Szabados on 01276 454373 for further details.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

ADVICE TO APPLICANT

GROUNDWATER PROTECTION : CONTACT ANDREA SZABADOS ON 01276 454373

Surface water from hard surfaced area should be passed through a suitable type of oil/ grit separator, the design of which shall be to the satisfaction of the Environment Agency. Clean roof water should not pass through the oil separator. Where soakaways are used it should preferably not discharge to soakaways used to drain road and vehicle parking areas.

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

The developer should consult the Environment Agency on general measures for the avoidance of pollution.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the applicant/agent. If you have any further queries please do not hesitate to contact Andy Nixey on 01276 454341, quoting the reference cited at the beginning of this letter.

Yours faithfully

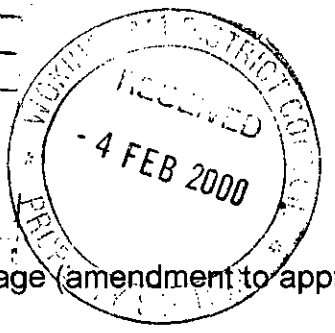
Andy Nixey
Planning Liaison Officer

cc. Andesign, 9 Perkins Way, Wokingham, Berks

~~To:~~
Property

TO ~~**From:**~~ Angela Odell

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
10 FEB 2000	
	ACK:



Date: 02 February 2000

Application Number: F/2000/0438

Proposal: Proposed erection of dwelling and double garage (amendment to approval 98/66987/F)..

Site Address:
279 , Hyde End Road, Spencers Wood, Reading.

Applicant:
Mr P.J Beales C/O Andesign.

Your observations are required in respect of this application within **7 days** of the above date.

THIS SECTION HAS NO OBJECTIONS TO THE PROPOSED AMENDMENT.

S. Hayes.
PROPERTY MANAGEMENT OFFICER.

8/2/00

Received by Wokingham District Council

Application No: F/2000/0438

Proposal:
Proposed erection of dwelling and double garage (amendment to approval 98/66987/F).

Location:
279 , Hyde End Road, Spencers Wood, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY **(9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)**

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/02/2000. 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

1792

90

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/04438 relates.

Address of site REAR OF 279, HYDE END ROAD

SPENCERS WOOD, READING

Signed _____

Date 9 - 2 - 2000

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 24 JAN 2000	
Officer: AO	Application No. F/2000/0438

Map No. ..... Site ...05
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☐ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED ERECTION OF DWELLING AND DOUBLE GARAGE (AMENDMENT TO APPROVAL 98/66987/F)

Location: R/O 279 HYDE END ROAD

Parish: SHINFIELD Ward: Shinfield ✓ 2/2/00

Applicant: MR P BEALES

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

Enforcement Section (11) 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			
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 : 2/2/00 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control ...	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
(Property)	(NG:) ✓ 2/2/00
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
(Highways)	(XA:) ✓ 2/2/00

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
(Environment Agency) (as for previous app)	(BP:) ✓ 2/2/00
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport Engiand	: .....

OTHERS:

.....

.....

..... NO Pre-apps .....

NEIGHBOURS:

..... 275, 277, 279 Hyde End Road ✓ .....

..... 1 Montgomery Drive ✓ 2/2/00 .....

..... 1 & 2 Magill Close ✓ .....

1933

ADDRESS 279 HYDE END ROAD PARISH SHINFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
858/53		BUNGALOW		APP C
43619		BUNGALOW TO MAISE/S/ST. EXT	5.1.95	C
FP94/3089	MR. P. BEALES	CONV / EXTENSION	7.11.94	APP
44024	"	2/ST. EXTENSION	10.3.95	C
~~95/60113/F~~	"			
FP95/3294	"	2/ST. EXTENSION	8.2.95	APP
44677	"	S/ST. EXT / GARAGE / UTILITY	17.8.95	C
~~95/60766/F~~				
FP95/3718	"	S/ST. EXT. GARAGE / UTILITY	27.6.95	APP
96/63456/F	" R/O	DETACHED BUNGALOW	22.5.96	C
98/66987/F	" "	Erect Det. Dwell. + Dble Garage	11.3.98	C
FP99/9033	"	"	3.8.99	APP

MINISTRY DECISION

SPECIAL ORDERS

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

Mrs A. O'Dell
Planning Officer
Wokingham Disitrict Council
Shute End
Wokingham
BErks RG40 1WR

ref:3057

24.JAN.2000* 0438

21st January 2000

Dear Mrs O'Dell,

re:**Land at rear of 279 Hyde End Road, Spencers Wood**

You will be aware from recent conversations with my Client Mr P.J. Beales that work has now commenced on the construction of the Chalet at the above site in accordance with the Planning Consent granted on 11th March 1998. You will also be aware that my client is anxious to improve the parking situation on the site and has therefore proposed separating the garage from the proposed dwelling and pushing it further back onto the site. I understand in principle you see no objection to this approach, and I am therefore enclosing a new Planning application for a variation to the original consent to allow this modification to proceed. Whilst work will continue on the main chalet which remains unchanged no work will take place in connection with the garage or the utility room until such times as you have an opportunity to consider the Planning application. I can also confirm that revised plans have been made available to the Building Inspector,Mr Clouston.

Yours faithfully,

A. Hester

1789/a

SECTION 66 CERTIFICATE

Application No.

24. JAN. 2000*

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

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 . . (ANDESIGN) . . . . . .

On behalf of . . . . P. J. BEALES . . . . . .

Date . . . . 21/1/2000 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

24.JAN.2000* 0438

1.	APPLICANT'S NAME	P.J. BEALES
	ADDRESS	2 PADDOCK CORNER, BASINGSTOKE Road, Reading, Berks
	POST CODE	RG7 1PR PHONE
	AGENT'S NAME	ANDESIGN
2. If the applicant has an agent, all correspondence will be sent to the agent	ADDRESS	9 PERKINS WAY WOKINGHAM, BERKS
	POST CODE	RG41 2TN PHONE 9784165
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	REAR OF 279 HYDE END ROAD, SPENCERS WOOD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		REVISED PLANS - DETACHED CHALET AND DOUBLE GARAGE
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	owner
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	AH/H/248A

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	[ ]		REDEVELOPMENT	[ ]
ERECTION OF NEW BUILDING	[X]		ALTERATION or EXTENSION	[ ]

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

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

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

		SITING	[ ]
EXTERNAL APPEARANCE	[ ]	DESIGN	[ ]
MEANS OF ACCESS	[ ]	LANDSCAPING	[ ]

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

RESIDENTIAL

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

AS APPROVED SAMPLES

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

EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO XXX

If no, please give details

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

AS APPROVED

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

N/A

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

£190

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

SIGNED (ANDESIGN) ON BEHALF OF P.J. BEALES DATE 21.1.2000

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

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 27 June, 2000
My ref. AO/F/2000/0438

Mr C A Carwana
277/279 Hyde End Road
Spencers Wood
READING
RG7 1DB

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Carwana

PLANNING APPLICATION F/2000/0438
PROPOSED ERECTION OF DWELLING AND DOUBLE GARAGE (AMENDMENT TO APPROVAL 98/66987/F) AT 279 HYDE END ROAD, SPENCERS WOOD, SHINFIELD

Thank you for your letter of 12 June. I have written to the agent dealing with the above development and advised him that alterations proposing a window in the first floor rear elevation of the garage is not acceptable as a minor amendment and that a new planning application will be required, and that meanwhile no further work should be undertaken that is not in accordance with the approved plans. I have now been advised that the window in the first floor rear elevation of the garage is to be removed and bricked up.

I trust this is satisfactory, but meanwhile if you wish to discuss the mater further please contact either Phil Wratten (enforcement officer) on 0118 974 6452 or me.

Yours sincerely

AO

MRS A ODELL
Senior Planner

cc: Phil. Wratten, Enforcement Officer

D.R. & P.J. Walker

21st March 2000

Mrs. Angela Odell
Planning Services
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

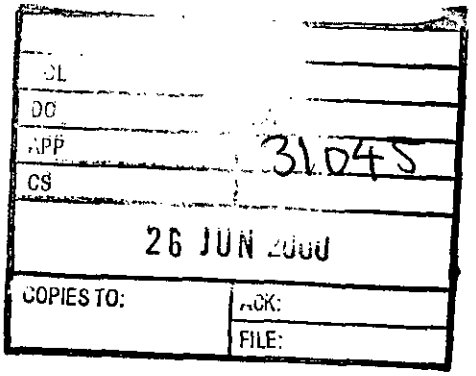
Dear Mrs. Odell,

Planning Application F/2000/0483

We return your letter of 19th June relating to the above. It is incorrectly addressed, it should be sent to Mr. Carwana at 277/279 Hyde End Road.

Yours sincerely,

D.R. & P.J.Walker



227 Hyde End Road Spencers Wood READING Berkshire RG7 1BU
Telephone: 0118 988 2378 Facsimile: 0118 988 2378

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 19 June, 2000
My ref. AO/F/2000/0438

Mr C A Carwana
227 Hyde End Road
Spencers Wood
READING
RG7 1DB

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Carwana

PLANNING APPLICATION F/2000/0438
PROPOSED ERECTION OF DWELLING AND DOUBLE GARAGE (AMENDMENT TO APPROVAL 98/66987/F) AT 279 HYDE END ROAD, SPENCERS WOOD, SHINFIELD

Thank you for your letter of 12 June. I have written to the agent dealing with the above development and advised him that alterations proposing windows in the garage are not acceptable as minor amendments and that a new planning application will be required, and that meanwhile no further work should be undertaken that is not in accordance with the approved plans. You will be notified of this application if and when it is received.

I trust this is clear, but meanwhile if you wish to discuss the mater further please contact either Phil Wratten (enforcement officer) on 0118 974 6452 or me.

Yours sincerely

Angela Odell.

MRS A ODELL
Senior Planner

cc: Phil. Wratten, Enforcement Officer

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 19 June, 2000
My ref. AO/F/2000/0438
Your ref. 3057

Andesign
9 Perkins way
Wokingham
RG41 2TN

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Hester

PLANNING APPLICATION F/2000/0438
PROPOSED ERECTION OF DWELLING AND DOUBLE GARAGE (AMENDMENT TO APPROVAL 98/66987/F) AT 279 HYDE END ROAD, SPENCERS WOOD, SHINFIELD

Thank you for your letter of 14 June. I advise you that the proposed alterations are not acceptable as minor amendments and a new planning application will be required. I enclose the required forms.

Meanwhile, I advise you not to undertake any further work that is not in accordance with the approved plans. If you wish to discuss the matter further please contact me.

Yours sincerely

MRS A ODELL
Senior Planner

c.c. Phil Wratten, Enforcement Officer

By Hand 14/06/2000 3.45pm

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

PLANNING SERVICES	HPT
POL	TLS
DC Ao	ENF ref:3057
APP	
CS	30591
15 JUN 2000	
COPIES TO:	ACK:
	FILE:

Mrs A. O'Dell
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

14th June 2000

DEar Mrs O'Dell.

re: **Application No.F/2000/0438 - 279 Hyde End Road,Spencers Wood**

You will be aware that construction on the above dwelling and double garage are now well advanced and it has been drawn to my Clients attention that the configuration of doors and windows on the double garage and the utility room as constructed on site are different than that on the approved drawings. I am enclosing4 copies of a sketch which illustrates the approved layout on the top line and the actual installed layout on the bottom line. Whilst clearly me Client should not have made such amendments without reference to yourself, I do not think the actual amendments made would be considered to be controversial and I trust you will be able to confirm in writing that you are prepared to accept these amendments under the terms of the consent already granted. Your early attention would be greatly appreciated.

Yours faithfully,

A. Hester

Applicationo	Name & Address
F/2000/0438	CA Carvance 277 Hyde End Road Spencers Wood Reading RG7 1DB
App approved, letter sent 21/03/00	

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 27 June, 2000
My ref. AO/F/2000/0438
Your ref. 3057

Andesign
9 Perkins way
Wokingham
RG41 2TN

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Hester

PLANNING APPLICATION F/2000/0438
PROPOSED ERECTION OF DWELLING AND DOUBLE GARAGE (AMENDMENT TO APPROVAL 98/66987/F) AT 279 HYDE END ROAD, SPENCERS WOOD, SHINFIELD

Thank you for your letter of 23 June and enclosed plans. I advise you that the proposed alterations (alteration to door position and additional window in the south elevation of the garage and window instead of door in the north elevation of the utility room) are acceptable as minor amendments.

Yours sincerely

John Mitchell
Development Control Manager

c.c. Phil Wratten,
c.c. Christine Dodsworth

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

Mrs A.O'Dell
Planning Officer
Wokingham District Council
P.O. Box 157
Shute end
Wokingham
Berks RG40 1WR

ref:3057

PLANNING SERVICES	HPT
POL	TLS
DC	CNF
APP	
CS	31048
26 JUN 2000	
COPIES TO:	ACK:
	FILE:

Reply rqd

23rd June 2000

Dear Mrs O'Dell,

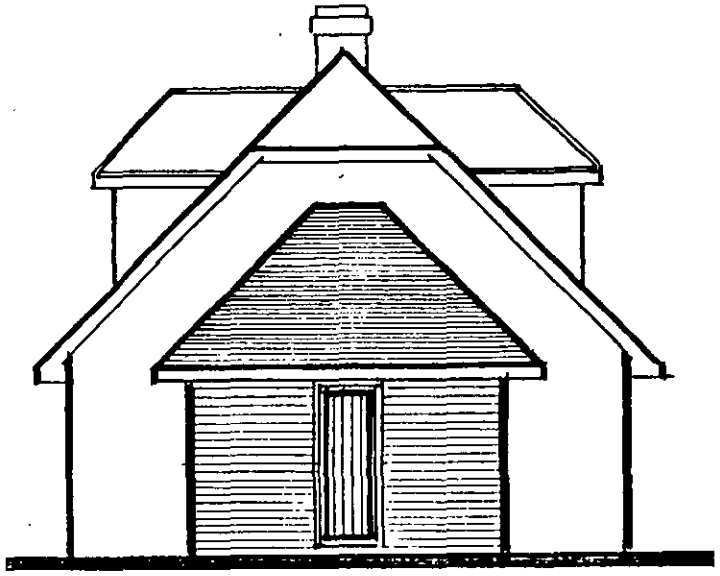
re: **Application No F/2000438 - 279 Hyde End Road,Spencers Wood**

Further to our discussion on 22nd June 2000, I am enclosing a further 4 copies of the sketch illustrating the approved and as constructed situation on the above site. You will see as requested we have completely eliminated the proposed window in the east elevation, but I would be obliged if you could confirm your agreement to the window and door arrangements in the north and south elevations. I thank you for your co-operation in this matter which is much appreciated.

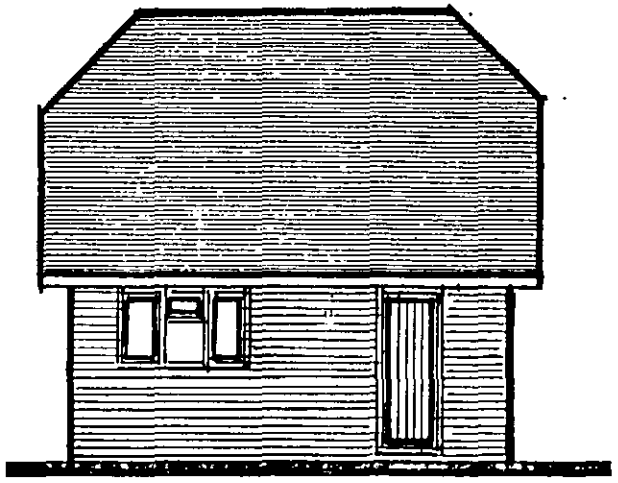
Yours faithfully,

A. Hester

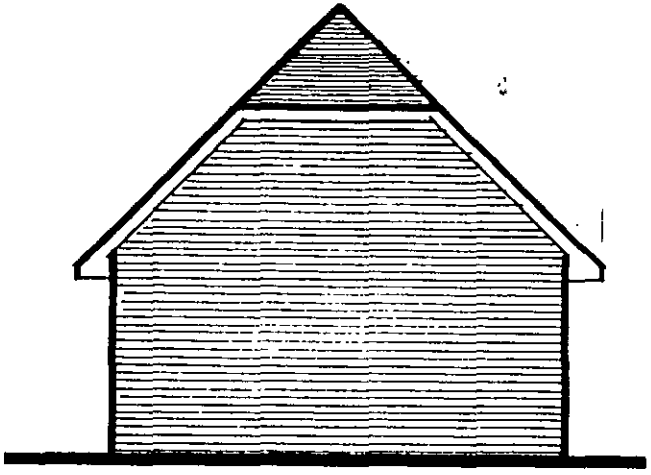
as approved



north elevation

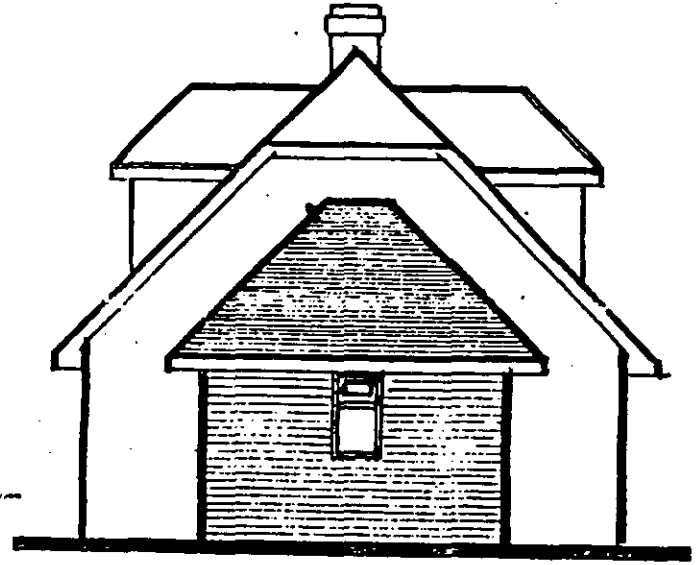


south elevation

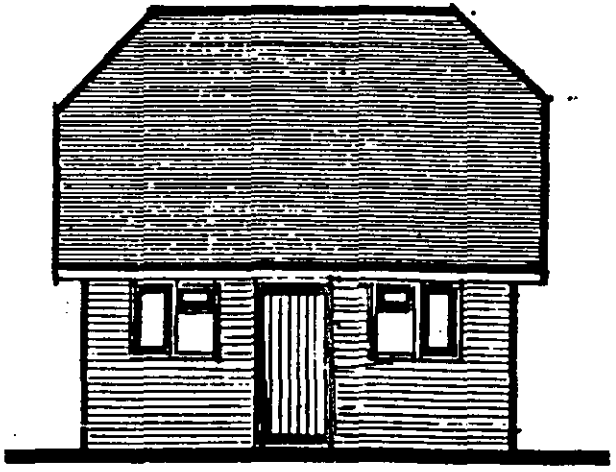


east elevation

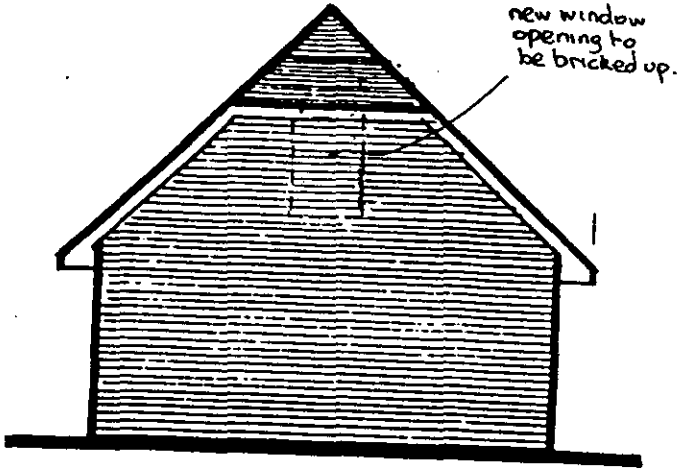
as constructed



north elevation

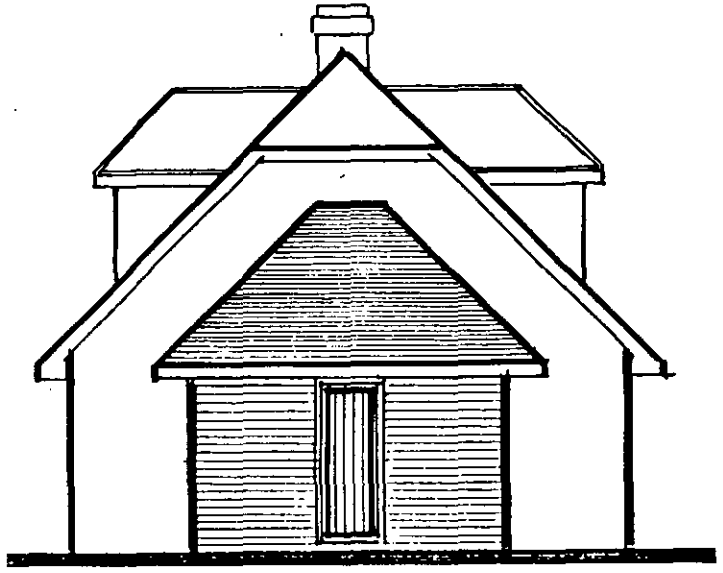


south elevation

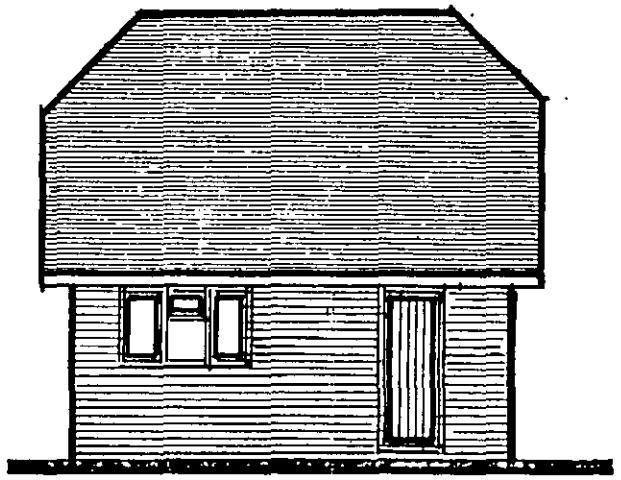


east elevation

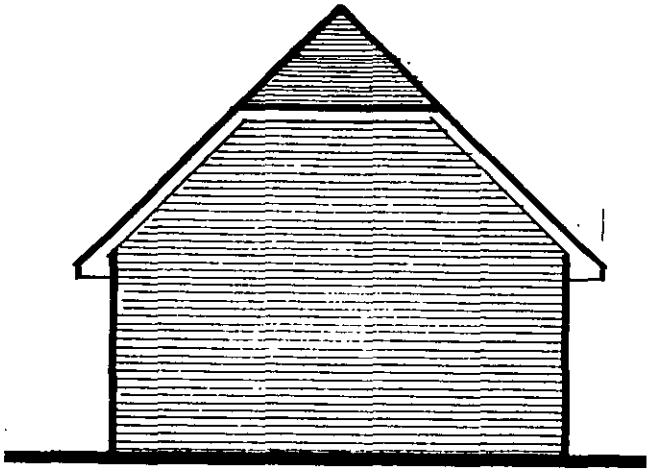
as approved



north elevation

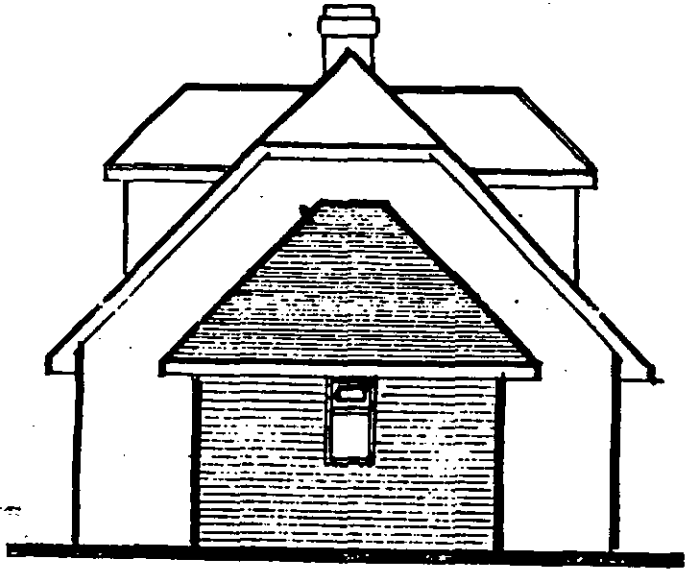


south elevation

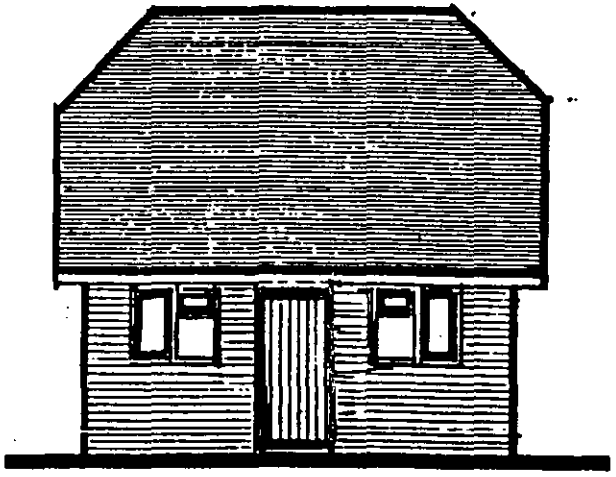


east elevation

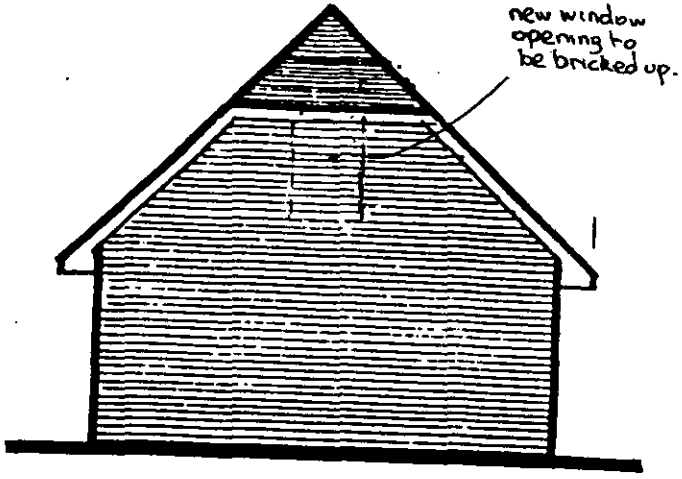
as constructed



north elevation

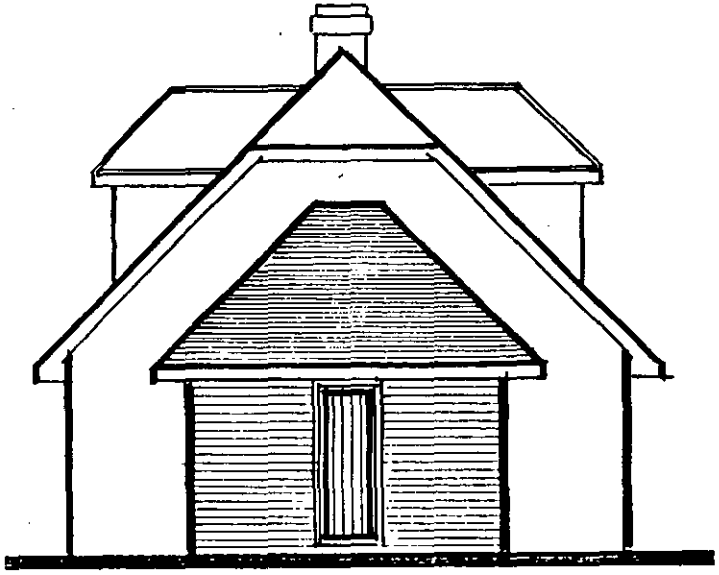


south elevation

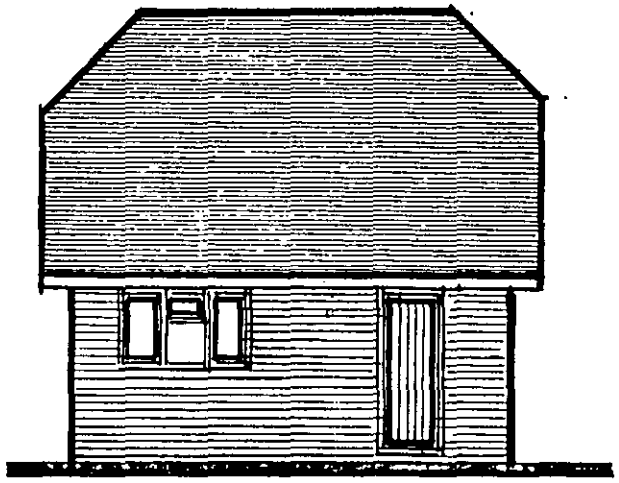


east elevation

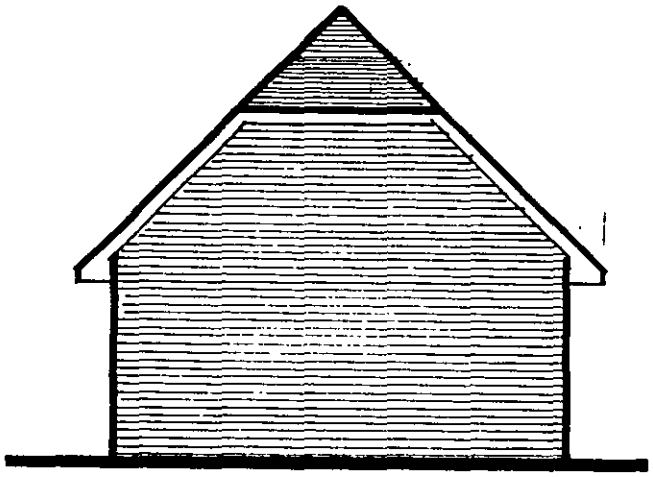
as approved



north elevation

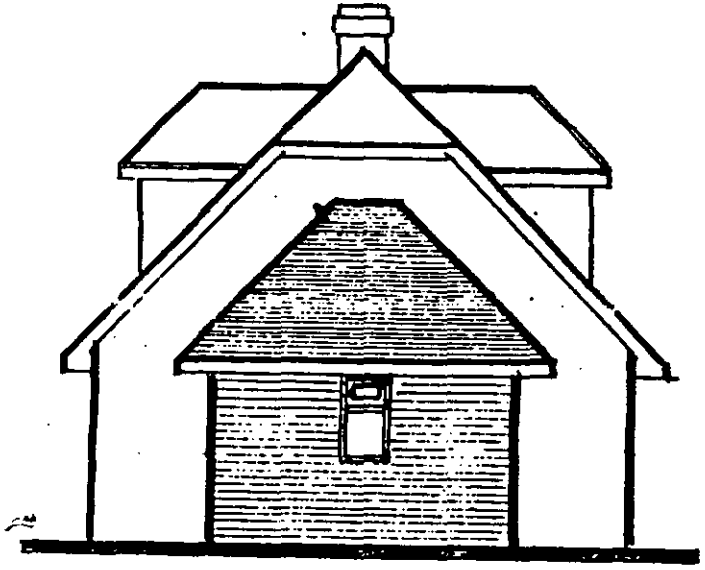


south elevation

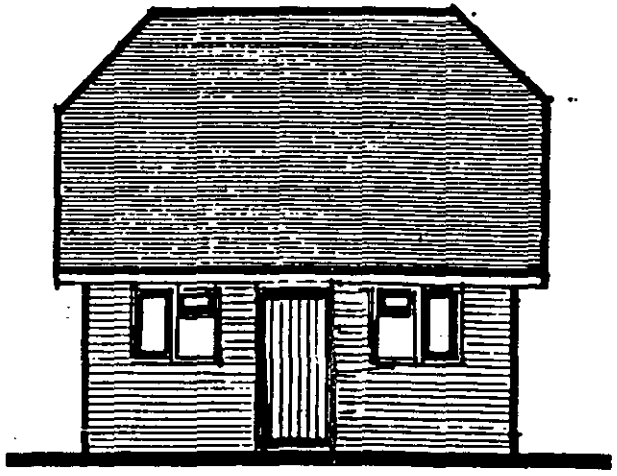


east elevation

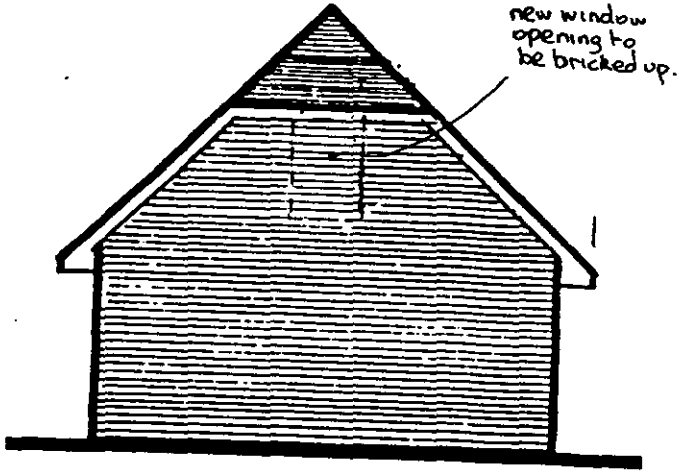
as constructed



north elevation

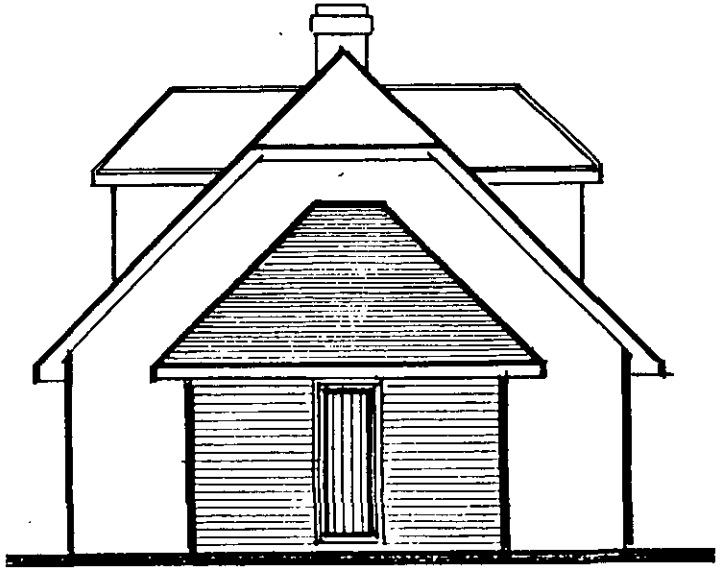


south elevation

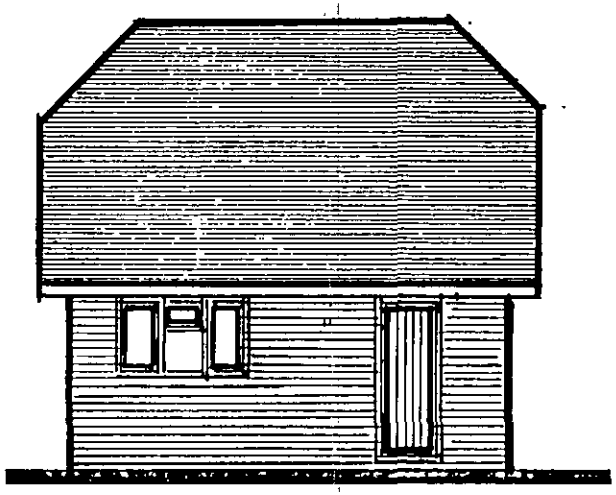


east elevation

as approved



north elevation



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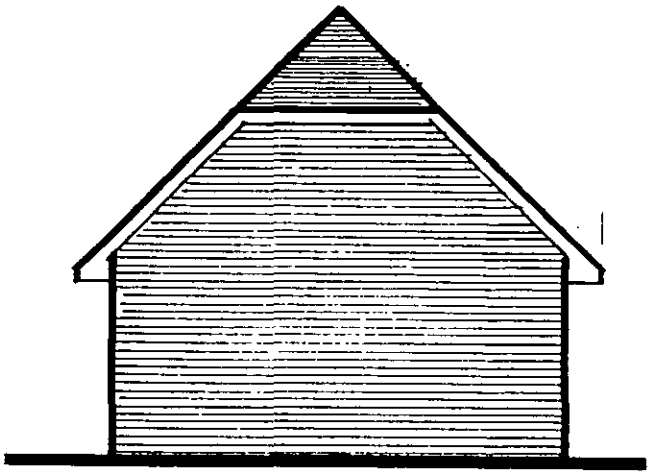
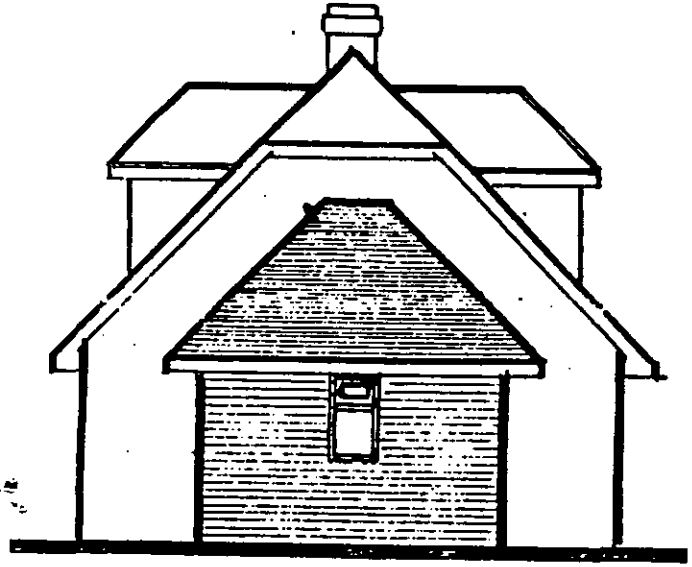
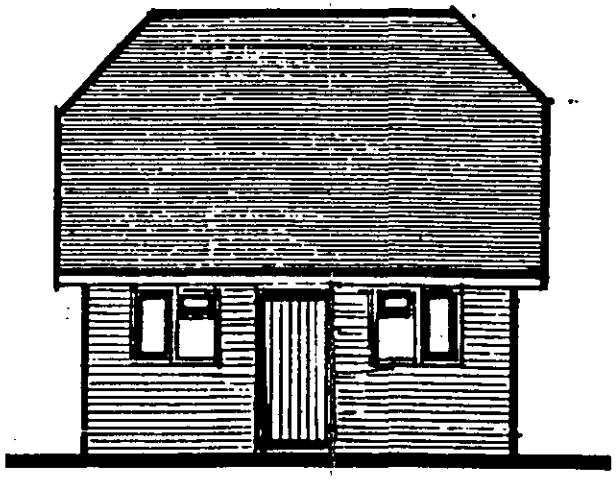


east elevation

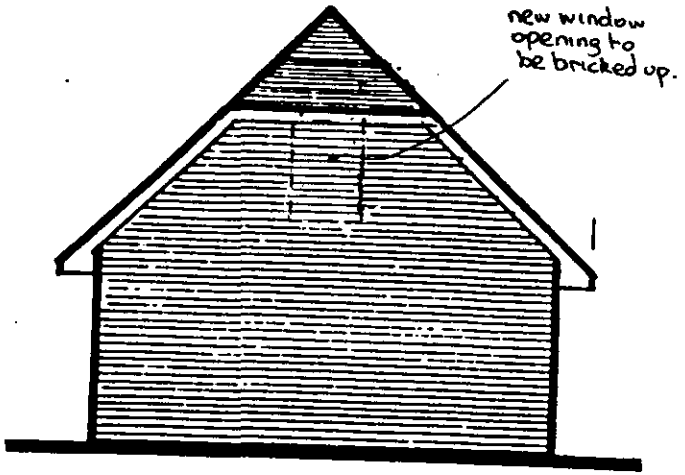
as constructed



north elevation



south elevation



east elevation

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

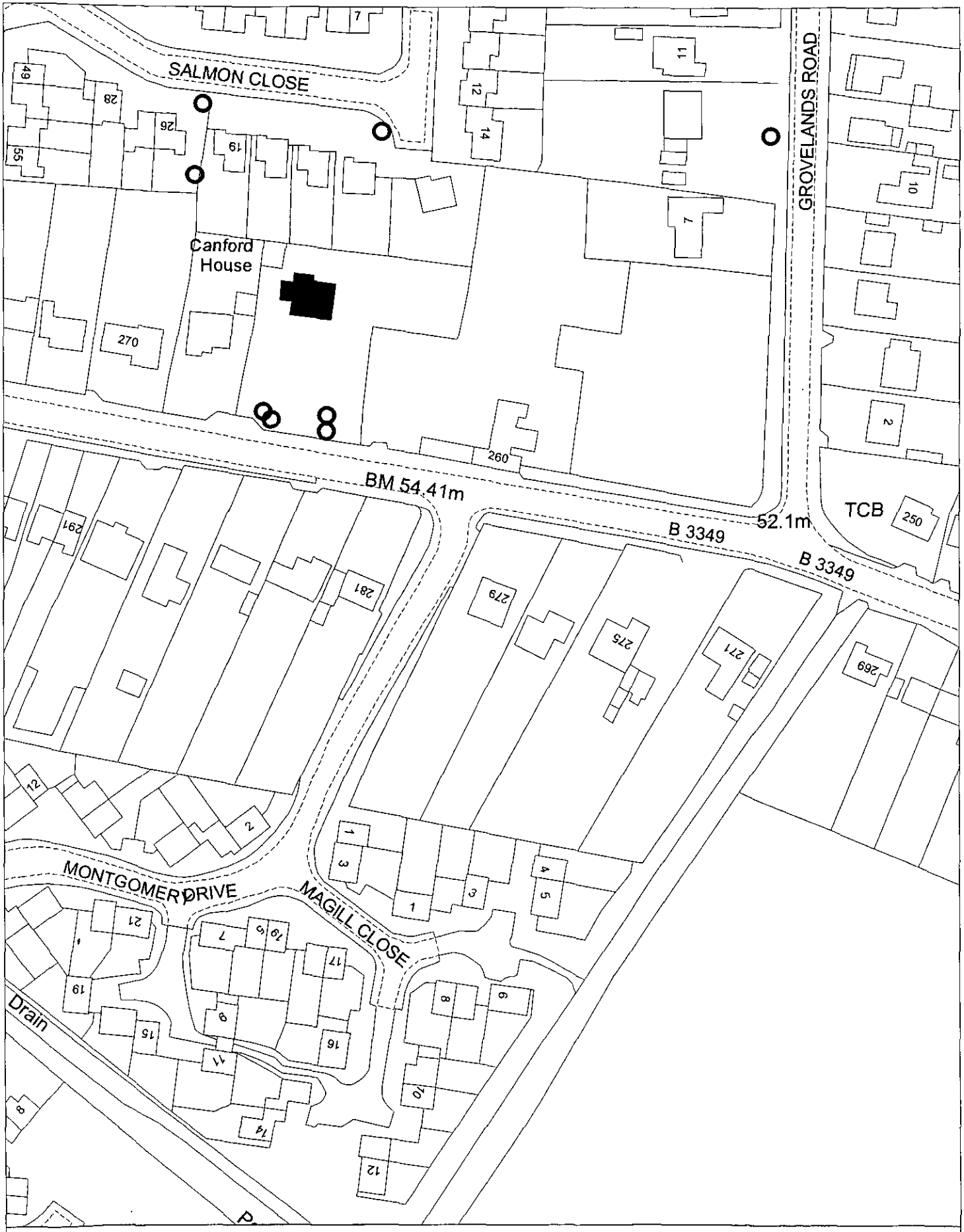
SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0438 AG
BUILDING CONTROL NUMBER	FP 2000/0250 Alan
~~APPLICANT~~/AGENT	Andesign
ADDRESS OF SITE	rear of 279 Hyde End Road SHINFIELD
DESCRIPTION OF PROPOSED WORK	detached double garage

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/H/248A	AH/H/248A
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/3/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	22/3/00	

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	



Site Plan, Scale: 1 to 1250

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Date: 27 January 2000

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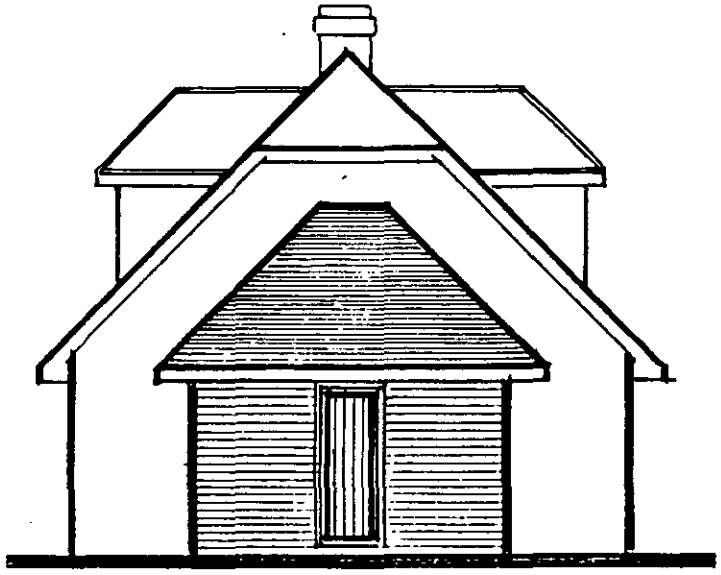
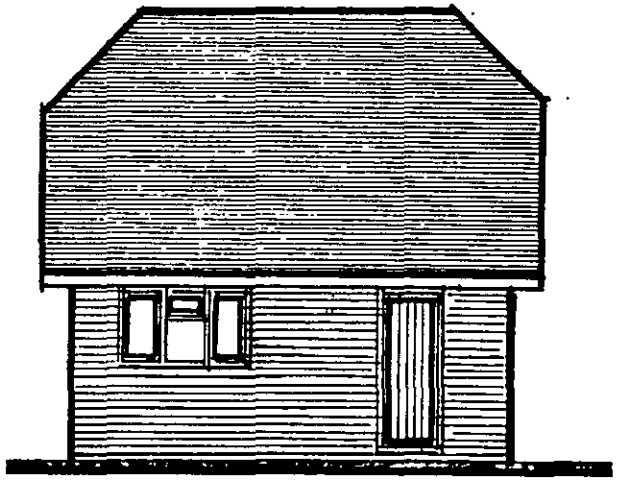
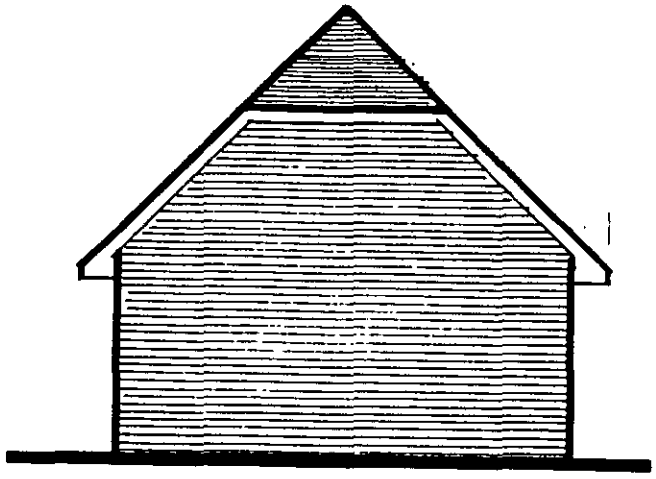


north elevation



south elevation



east elevation

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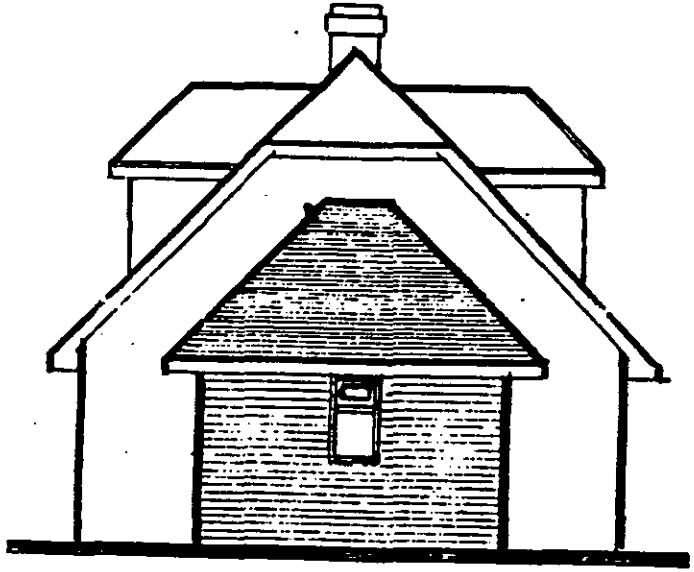

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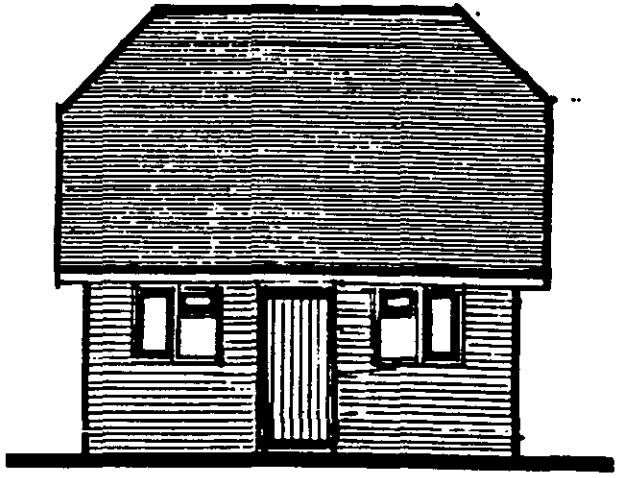

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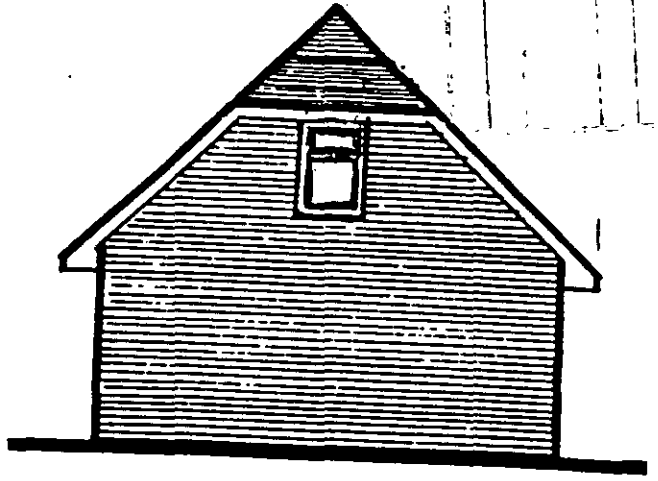
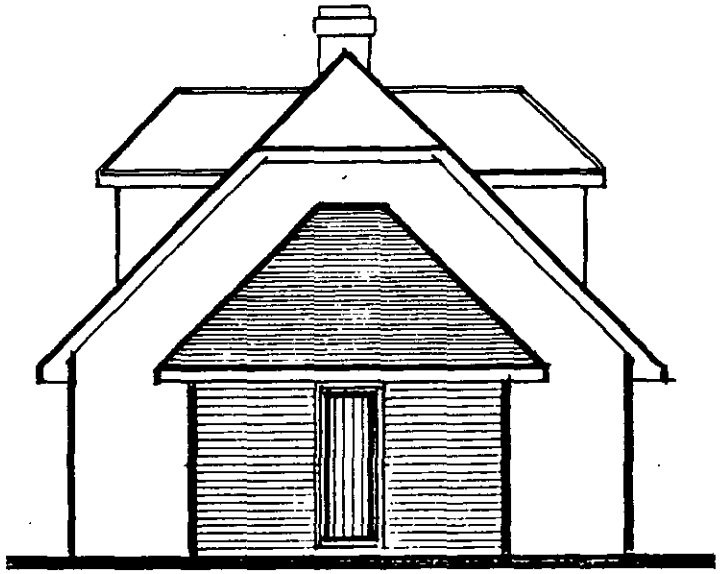
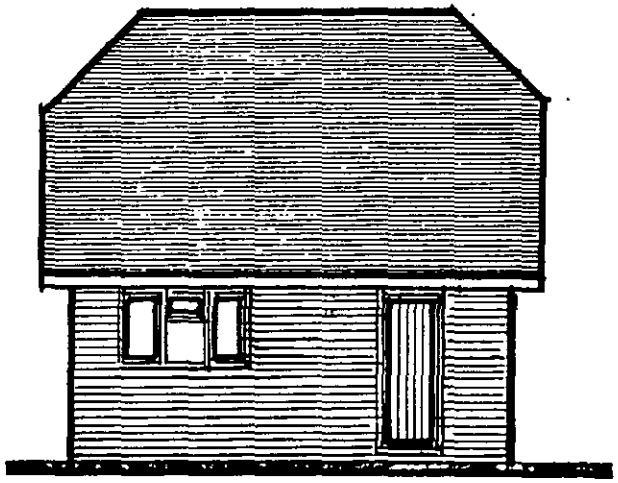


east elevation



north elevation



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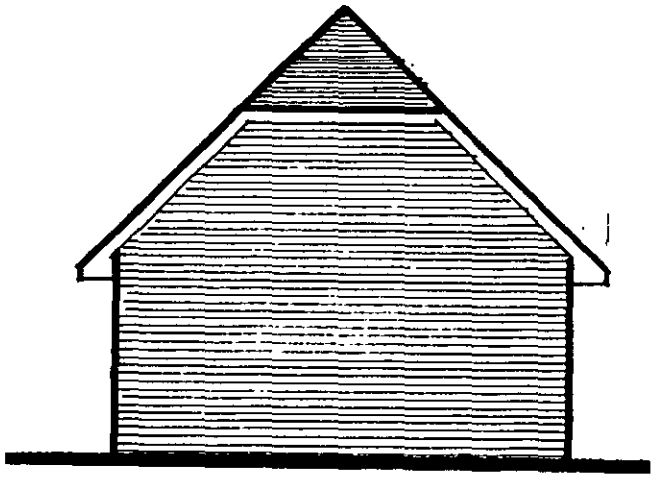
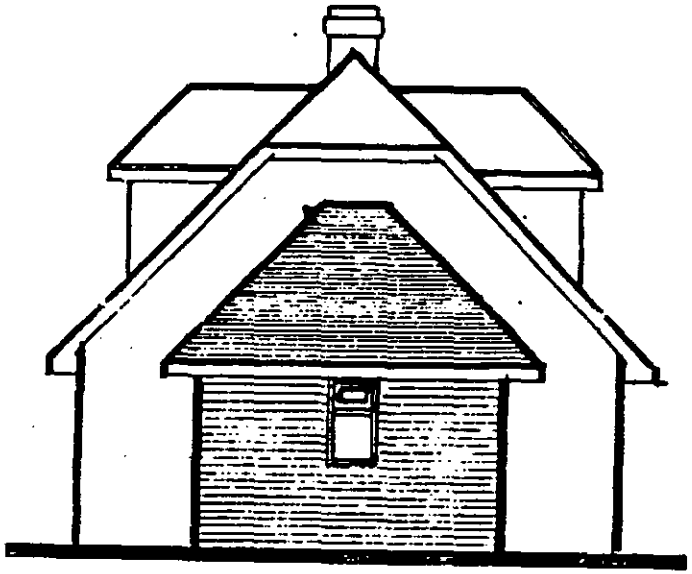


east elevation



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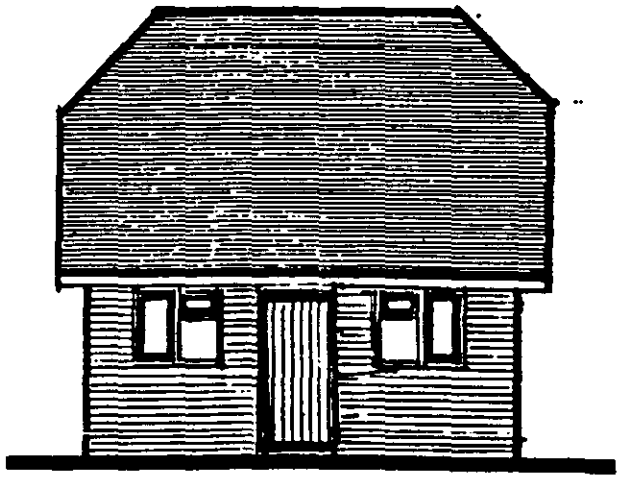

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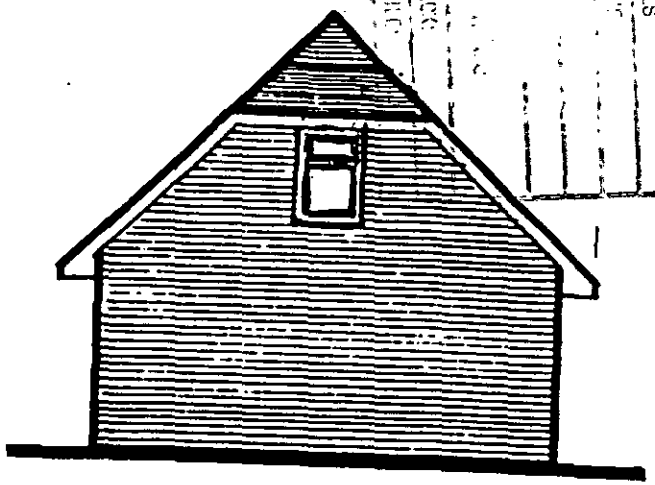

east elevation

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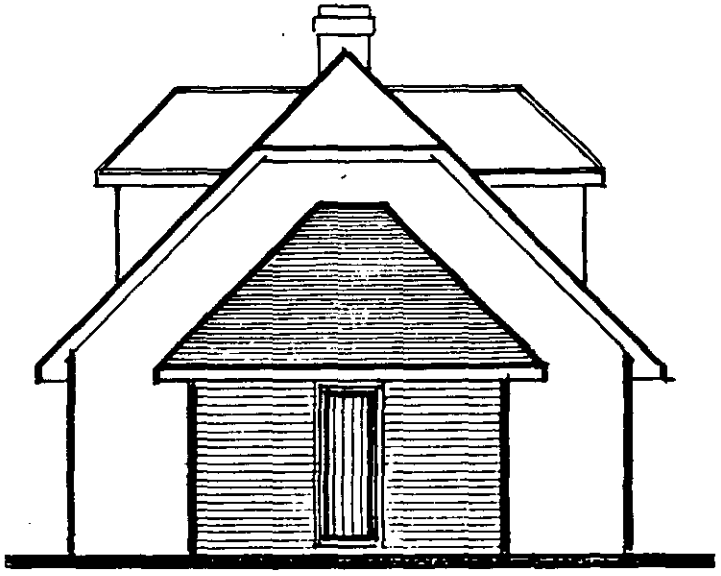

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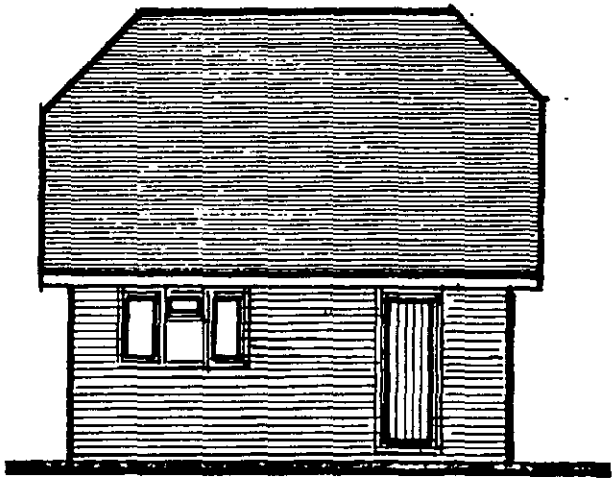

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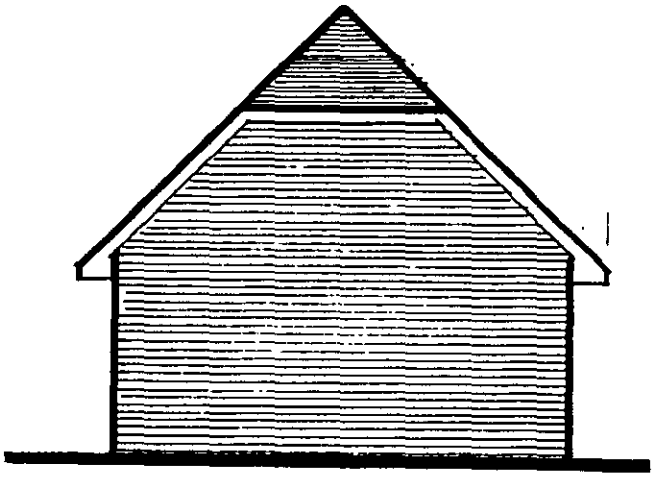

east elevation

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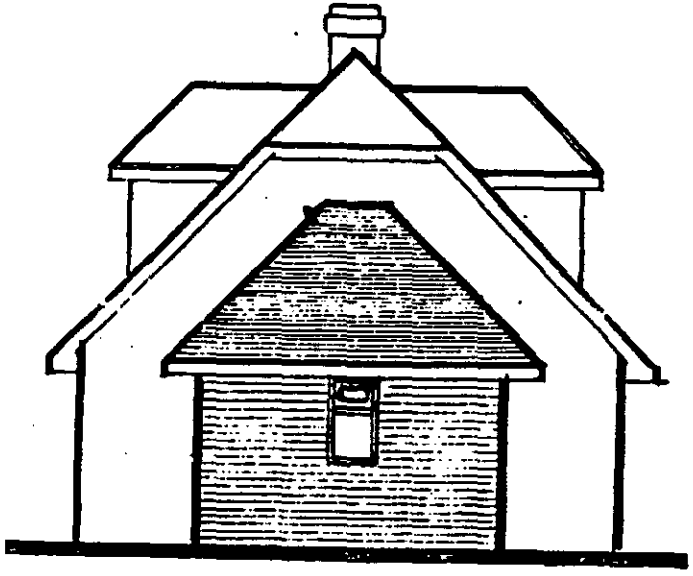

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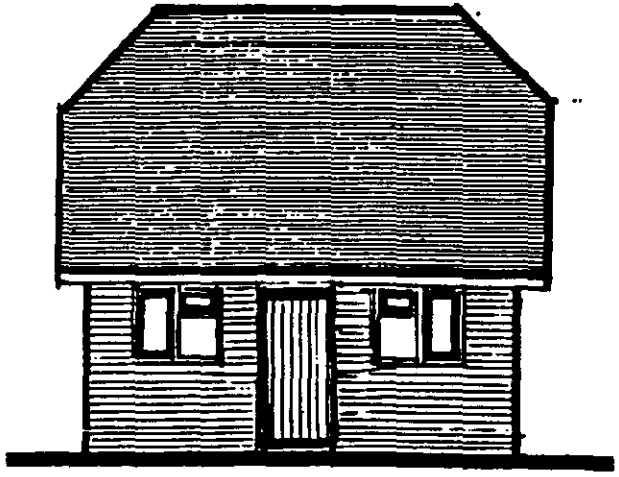

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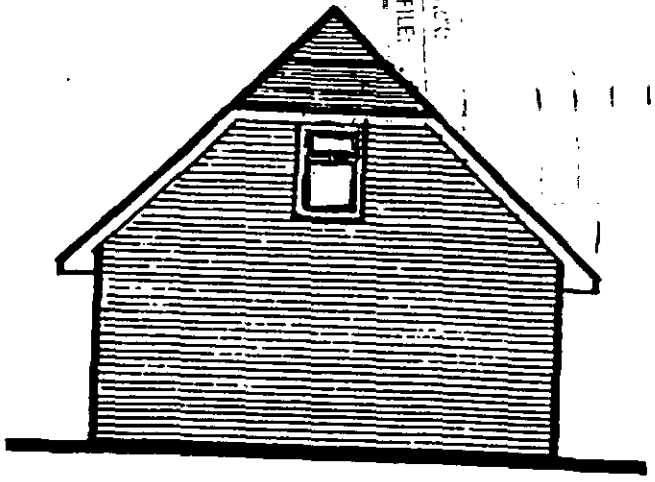

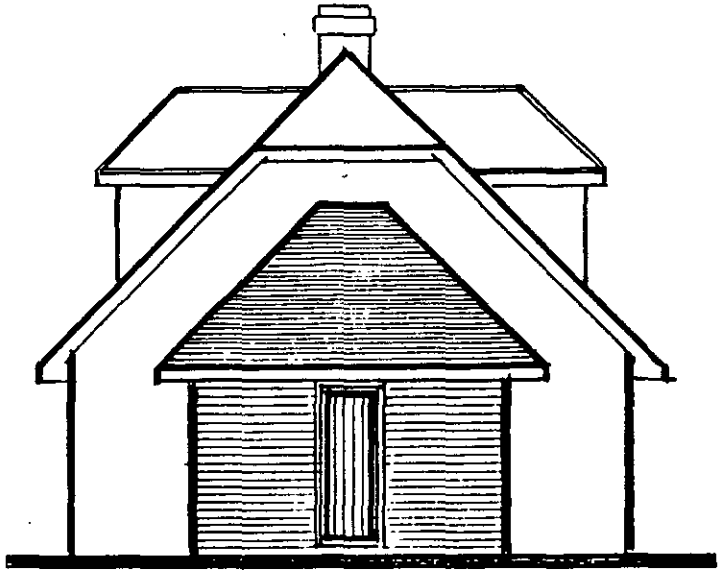

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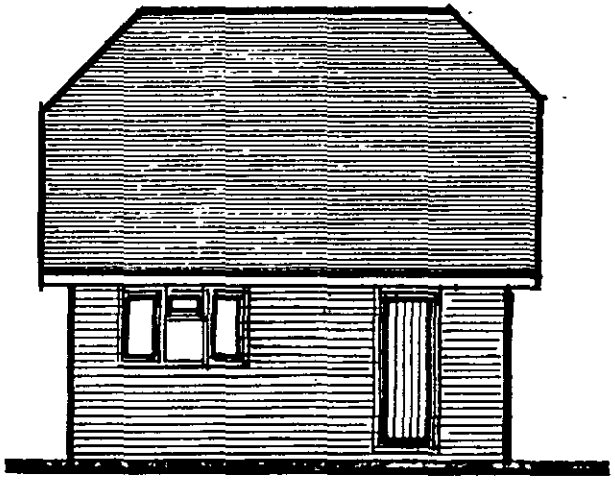

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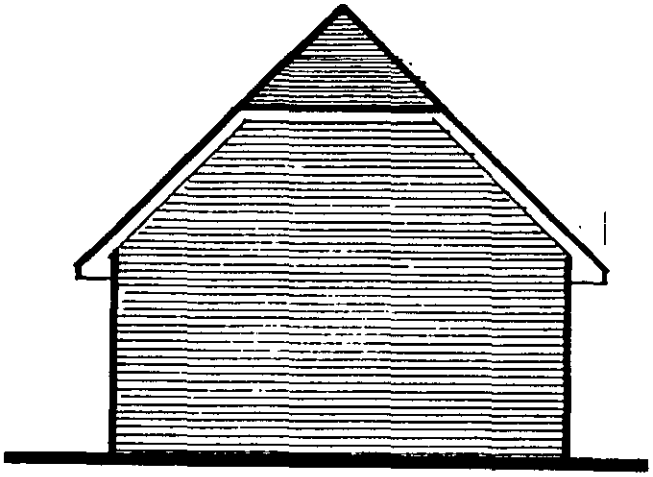

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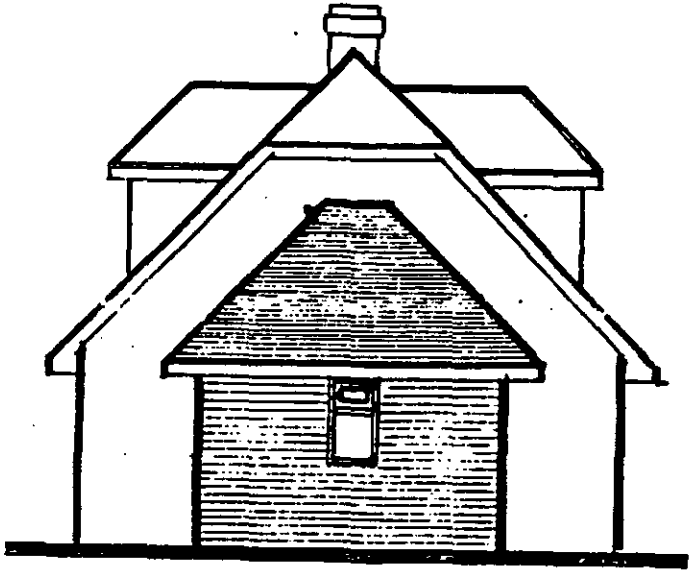

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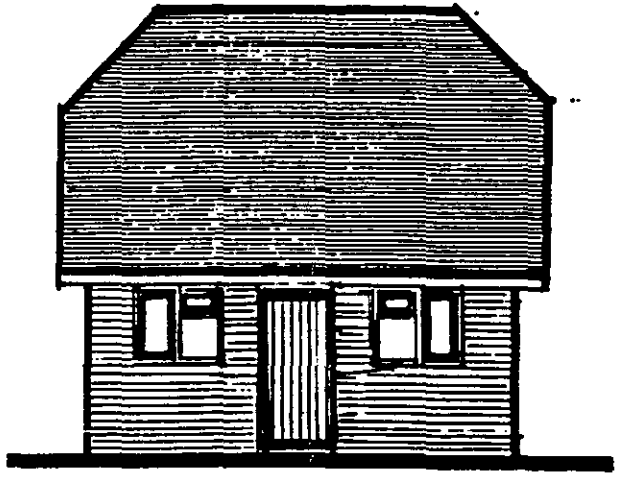

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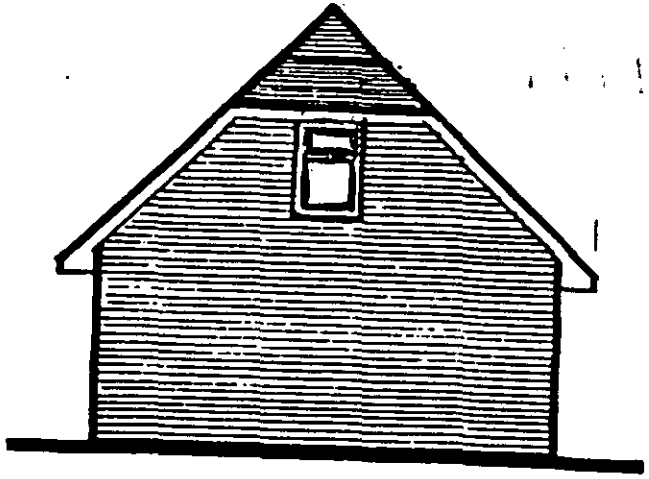

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