APPLICATION NO:
F/2002/5921

LOCATION:
31 Hurst Road, Twyford Reading.

APPLICANT:
Mr/Mrs House C/O ARD

PROPOSAL:
Proposed single storey side/rear extension to dwelling.

EARLIEST DATE FOR DECISION: **24/03/2002**
28 day expiry 28/3/02
APPLICATION WILL HAVE EXPIRED ON:
12/04/2002

CASE OFFICER: **Francis Leo**

APPROVED

1038 00

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs House
C/O ARD
13 Circuit Lane
Reading
Berks
RG30 3HB

Application Number: F/2002/5921

Parish: **TWYFORD**

Location: **31, Hurst Road, Twyford, Reading.**

Proposal: **Proposed single storey side/rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

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

Informative
1. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
2. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Informative
3. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 15/04/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Mr Derrett

This fee is not required for this application as it was for a disabled person. Sorry for delay in returning cheque

31 Hurst Rd
Twyford – 2002/5921

Mrs C Hurst
Planning admin
4/5/02

WOKINGHAM DISTRICT COUNCIL
Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

With Compliments

Lloyds TSB

77-49-01

Market Place (774901) Branch
1-2 Market Place Reading Berkshire RG1 2EQ

Date 13/2/02

Pay WOKINGHAM DISTRICT COUNCIL

NINETY FIVE POUNDS

£95=00

A/C Payee

MR A R & MRS J A DERRETT

A R Derrett

communisis 9508 07/01

Lloyds TSB Bank plc
21 12 01 Cheque No.

Sort Code | Account No. | Trans. Code

Please do not write or mark below this line

⑈003493⑈ 77⑆4901⑆: 01763662⑈02

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5921

Applicant : Mr/Mrs House C/O ARD.

Location : 31, Hurst Road, Twyford, Reading.
Proposal : Proposed single storey side/rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 6/3/02

Date Registered : 15/02/2002

Earliest Date for Decision : 24/03/2002

Latest Consultation Date/Site Notice Expiry Date : 24/03/2002

This application will have expired on: 12/04/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Twyford Parish : no objection but would like a restriction on the extn becoming a fifth bedroom at a later date.

Planning Issues : I'd sell

LBE1, LBE2

WO83, UBE1

EN1

Application Number: F/2002/5921 **Officer : Francis Leo**
31 Hurst Road, Twyford, Reading

Appraisal :

Development
Proposed single storey side/rear extension to dwelling to be used as a spar pool. It measures 9.2m in depth x 3.2m at the widest part x 3.6m in height at the highest part of the ridge.

The site is a chalet type bungalow located in the identified settlement of Twyford within the Loddon Area Plan and Wokingham District Local Plan.

It must be noted that the applicant is a registered disabled (no WOK 3183) requiring hydrotherapy treatment, as such has a need for a portable spa pool. A letter from a specialists at The Loddon Vale Practice, Hurricane Way, Woodley, Reading RG5 4UX has been attached as part of this application confirming applicants need.

Impact upon neighbouring properties
The site is a chalet type bungalow located at the corner of Hurst Road and Paddock Heights. The site is elevated at the northern end and slopes down to Hurst Road. The nearest adjoining property to the south-east is no 2 Paddocks Heights some 26m away and to the north adjoining property no 1 Paddocks Heights is 17m away. The site has a large front and rear garden with a garage at the rear. The proposal being single storey it is felt there would be no adverse impact upon the neighbouring properties.

Impact upon the character of the area
The proposed development has been designed in the same style at the rest of the bungalow and is pleasing in appearance. It would have no adverse impact upon the character of the area.

Twyford Parish Council have no objections in principle but they would like a condition restricting the extension becoming a fifth bedroom at a later date.

Such a condition is considered unnecessary because the site has a large rear garden approximately 15m in width x 15m in depth enough to accommodate a fifth bedroom and to provide 4 car parking spaces 2 at the rear and 2 at the front.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/5921

Appraisal :

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

Application Number F/2002/5921
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
			(1) Conrad Moore ground water informative
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES: LBE1. LBE2			
~~SOUTH EAST AREA LOCAL PLAN POLICIES:~~			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3 WBE1			
~~GREEN BELT LOCAL PLAN POLICIES:~~			
BERKSHIRE STRUCTURE PLAN POLICIES: EN1.			
MINERALS LOCAL PLAN POLICIES:			

(2)

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B. T Gwatkin
(Development Control Manager)

Date: 15/4/02

RECORD OF SITE VISIT

SITE ADDRESS: 31 Hurst Road
Twyford Reading.

APPLICATION NUMBER: F/2002/5921

OFFICER: Francis Leo

DATE OF SITE VISIT: 6/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No (may not have received it)

2. DESCRIPTION OF SURROUNDINGS Chalet type bungalows long front gardens.

3. DESCRIPTION OF SITE/BUILDING Chalet type bungalow long front, side and rear garden, conservatory at rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES Paddock Road to rear, ~~XXX~~ Site slopes down.

5. SITE CONSTRAINTS

TREES 1 tree at end of garden next to garage

ACCESS/PARKING

LEVELS Slopes down to Hurst Parish

BOUNDARY TREATMENT South-east boundary 1.5m hedge facing paddock height 1.5m high timber fence at rear

OTHERS

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5921, Frances Lee
BUILDING CONTROL NUMBER	FH/2002/2837
~~APPLICANT~~/AGENT	AHD
ADDRESS OF SITE	31 Hurst Road TWYFORD
DESCRIPTION OF PROPOSED WORK	S/S side & rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Location	02/03/04
ELEVATIONS	02/03/03	02/03/03
FLOOR PLANS	02/03/01	02/03/01

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	18/4/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

FROM: Francis Leo

DATE: 28 February 2002

DELEGATED

TWYFORD PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	
DC	ENF
ASP	
CS	

07 MAR 2002

COPIES TO	ACK:
	FILE:

Application Number: F/2002/5921

Proposal: Proposed single storey side/rear extension to dwelling..

Site Address: 31, Hurst Road, Twyford, Reading.

Applicant: Mr/Mrs House C/O ARD.

Your observations are required in respect of this application **by 24/03/2002** .

No objection in principle, but the Council would like to see a restriction on the extension becoming a fifth bedroom at a later date.

SIGNED: _____ DATE: 5/3/02

Clerk To Twyford Parish/Town Council.

Received by Wokingham District Council

Application No: F/2002/5921

Proposal:
Proposed single storey side/rear extension to dwelling.

Location:
31, Hurst Road, Twyford, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5921 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/03/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

28 February 2002

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

Tel: 0118 974 6502

Date: **28 February 2002**

My ref: F/2002/5921

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

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

Dear Councillor

Application Number: F/2002/5921
31, Hurst Road, Twyford, Reading.
Proposed single storey side/rear extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5921**
31, Hurst Road, Twyford, Reading.
Proposed single storey side/rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____

Signed: _____ Date: _____
Councillor Tomlin

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

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

Tel: 0118 974 6502

Date: **28 February 2002**

My ref: F/2002/5921

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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
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Francis Leo

Development Control Officer

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31, Hurst Road, Twyford, Reading.
Proposed single storey side/rear extension to dwelling.

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

Signed: _____ Date: _____
Councillor C A Ferris

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

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

Tel: 0118 974 6502

Date: **28 February 2002**

My ref: F/2002/5921

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Conway
20 Arnside Close
Twyford
RG10 9BS

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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Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5921**
31, Hurst Road, Twyford, Reading.
Proposed single storey side/rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

Application Number : F/2002/5921	**Map No :** 33
Case Officer : FL	**Site Area :** 0.06
Valid Date : 15 FEB 2002	**Received Date: 15/02/2002**

Level : Delegated Application

Description : *Proposed single storey side/rear extension to dwelling.*

Location : 31, Hurst Road, Twyford, Reading.

Parish : TW **Ward : TWY** 28/2/02 TB.

Applicant : Mr/Mrs House C/O ARD.

Fee Required: £0 **Fee Received: ~~£0~~** 95-00

Additional: ..... **or Refund:** 95-00 for disabled person

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 28/2/02 B.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

(Note to Officer: Site is in a Groundwater Protection Zone: See guidance notes from Conrad Moore re planning informatives)

No pre-apps

NEIGHBOURS

S/N + see map

+ address within red line

15.FEB.2002* 5921

M A Beale, MB, BS, D Obst, RCOG.
Fenwick Wills, MB, BS, MRCGP, D Obst, RCOG.
C J Hughes, MB, BS, MRCS, LRCP, D Obst, RCOG.
C R S Tait, MB, BS, D Obst, RCOG, D Ch.
D M Weston, MB, BS, FRCS.
J C Lade, MB, B Ch, DA.
J M Miller, MRCP, MRCGP.
C V Byrne, MB, BS, DRCOG.
D J Clayton, MB, B Ch, D Obst, RCOG, MRCGP.

Administrator: Maj (Retd) W M John, MBIM, SRN, MAMS, MRSH.

Our Ref:

THE LODDON VALE PRACTICE,
HURRICANE WAY,
WOODLEY,
READING,
RG5 4UX

TELEPHONE: (0734) 691360

Branch Surgery: High Street, Sonning
Tel: (0734) 691932

4/7/00

Mrs P. Howes
28 St Patricks Ave
Chard.

This is to certify that the above suffers with psoriatic arthropathy and regular swimming has proven immensely beneficial to her joints. In my opinion provision of an indoor pool at her residence would enable consistent hydrotherapy to continue

[illegible] MRCGP

5921

15.FEB.2002* 5921

31 Hurst Road, Twyford, Reading, Berkshire. RG10 0AG

Telephone 0118-9341534

Dear Sirs,

Re. 31 Hurst Road, Twyford

I am registered disabled (No. WOK 3183) and for the past 13 years have had an indoor hydrotherapy pool which has kept me out of a wheelchair.

I am now in the process of moving to a smaller bungalow at the above address and in order to have a room in which to put a **portable spa** pool (as enclosed pictures) so that I may continue hydrotherapy, I need planning permission for the proposed extension.
I would be grateful if you will consider this application favourably

I enclose a letter from my doctor.

Yours faithfully,

P.Howes (Mrs)

Encl; Doctors letter
Spa Brochure

AMENDMENT

PLEASE NOTE THAT I AM **NOT** REQUESTING ANY FINANCIAL BENEFIT

Environmental Services

For office use only.
Application number: 15.FEB.2002* 5921

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS HOUSE
	Address and postcode	'CHIPSTEAD' LOWER WOKINGHAM ROAD FINCHAMPSTEAD WOKINGHAM RG40 3NG.
	Phone number	01189 3415 34
2	Agent's Name	ARD CHARTERED ARCHITECT
	Address and postcode	13 CIRCUIT LANE EMMBRIDGE RG30 3HB.
	Phone number	0118 9542601
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	31 HURST RD. TWYFORD READING RG10 0AA.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE & REAR EXTENSION.

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK & TILES TO MATCH.	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served
Mr. Morris	31 West Rd. Twyford	14.2.02

None of the land forms part of an agricultural holding.

Your signature: A Bennett.

on behalf of Owner

Date 14/2/02

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

ADDRESS 31 HURST ROAD PARISH TWYFORD

PLOT No. ORD. SHEET No. SU.7976 3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
59/54	COCKROSTERS DEV. CO.	O/APP. RES. DEV.	21.4.54	N/A RE
732/54	"	"	12.10.54	N/A C/A
271/56	LEIGHTON CONTRACTORS	LAYOUT	8.5.56	APP.
202/57	"	DETACHED BUNGALOW	9.4.57	APP. APP.
R/7/58	G. & M. CONSTRUCTION	GARAGE	22.2.58	APP. C/A
PD/629/70	MR. A. DARK	KITCHEN EXTENSION	31.12.70	APP. N/
BR 3653	MR. A. GIROIN	PORCH	24.10.75	APP. N/
30497			10.6.88	C/A
BRA 4896	MR. J. MORRIS	FLANK/FRONT EXT	25.4.88	APP
44687	"	CONSERVATORY	18.8.95	C/A
~~95/60776/X~~				
F/2002/5921	Mr. & Mrs. House	S/SE/S/R Ext.		

DATE OF COMPLETION

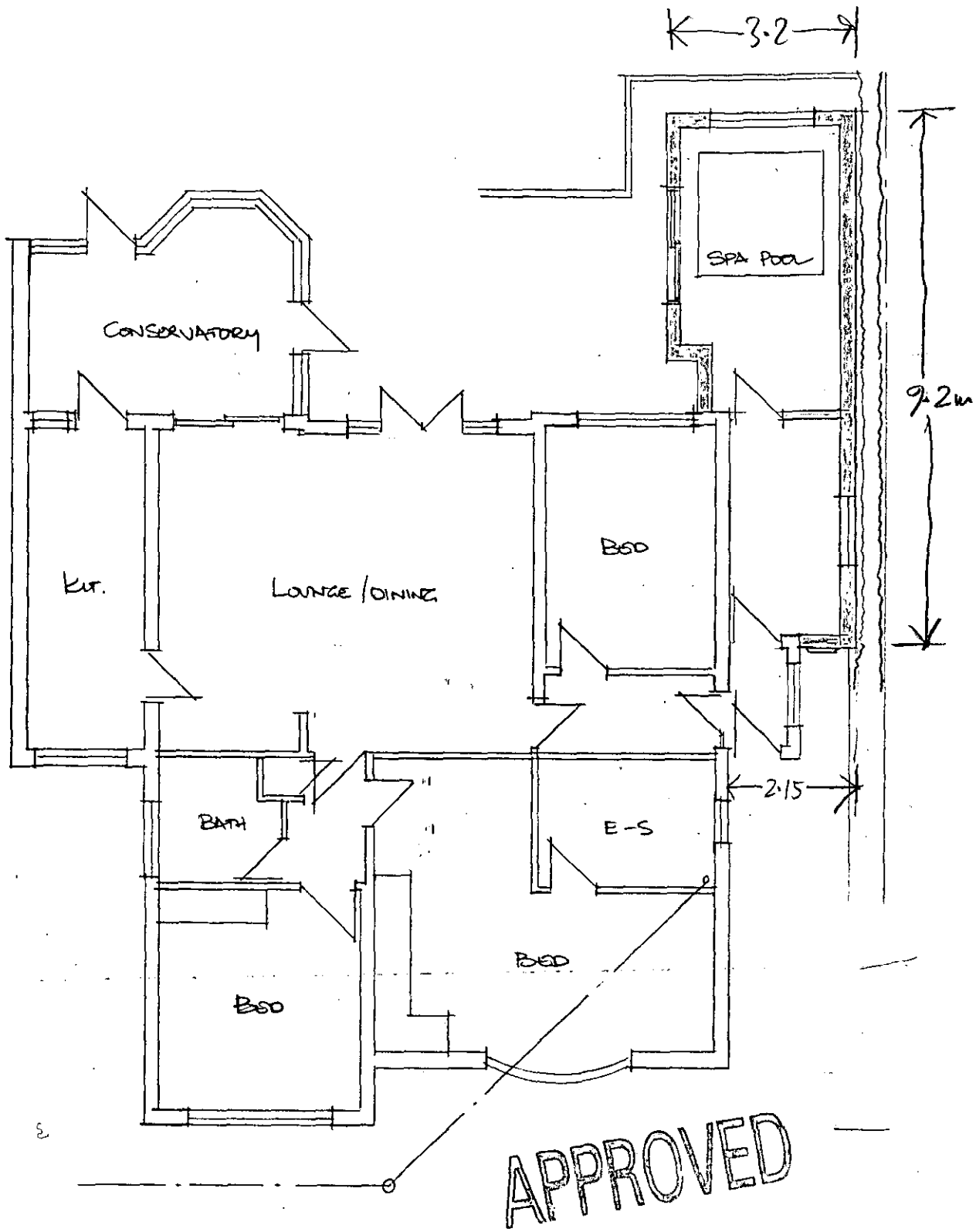
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

15.FEB.2002* 5921



31 HURST ROAD, TWYFORD

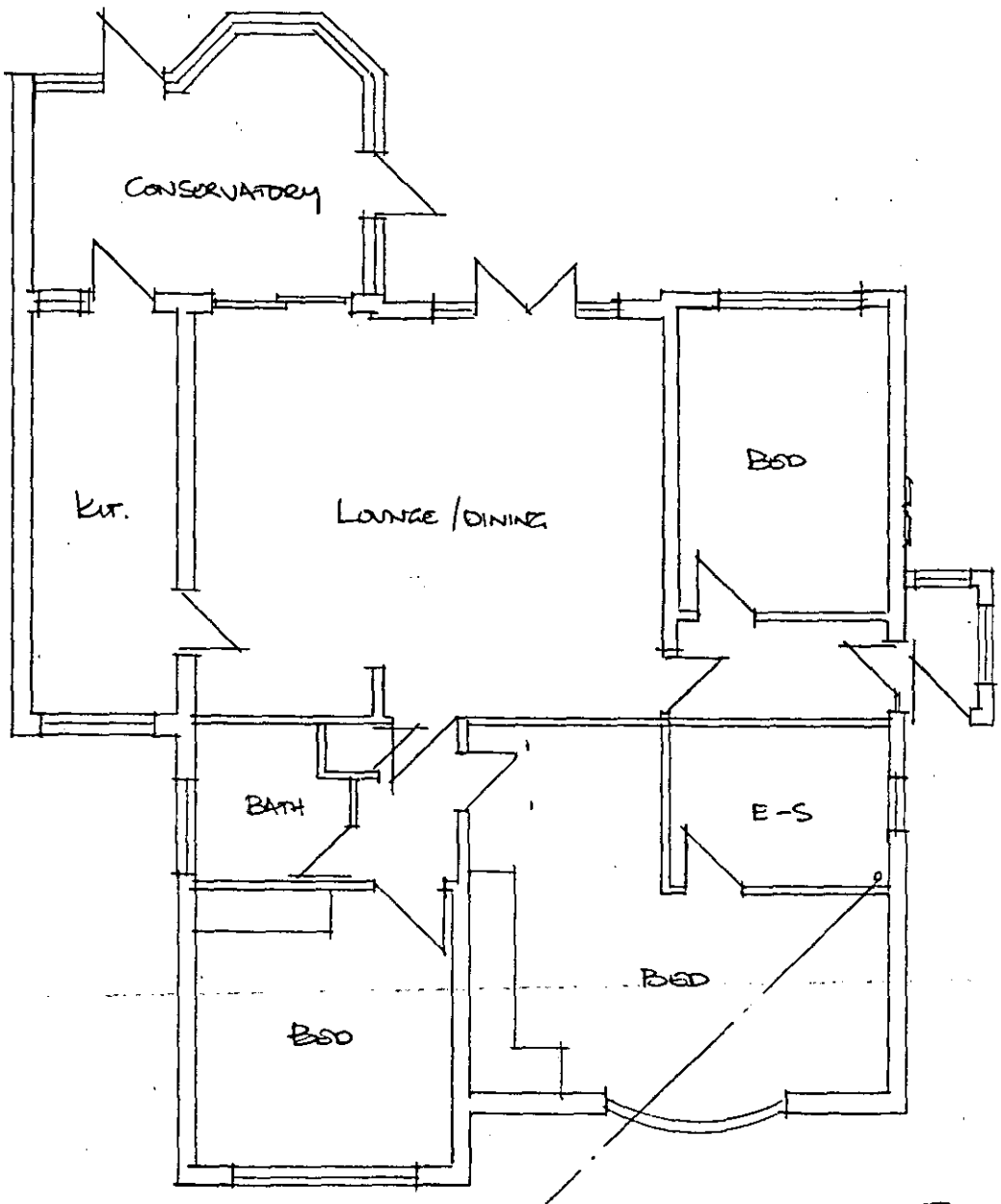
PLAN AS PROPOSED

1:100 SCALE

DWG. 02/03/01.

18/4/02

15.FEB.2002* 5921



APPROVED

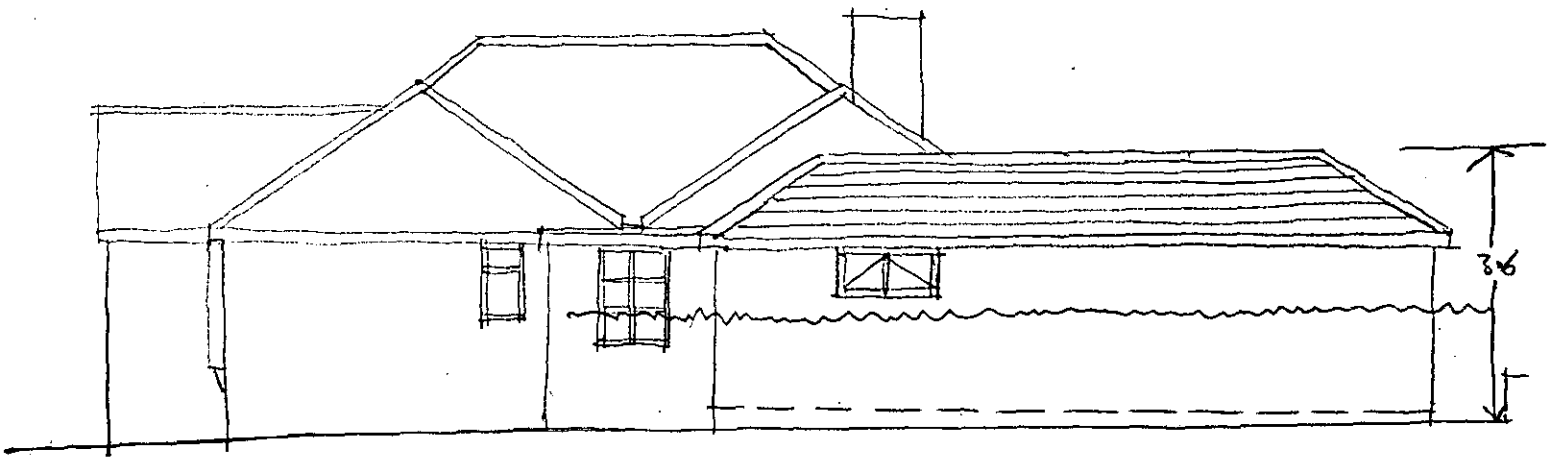
31 HURST ROAD, TWYFORD

PLAN AS EXISTING.

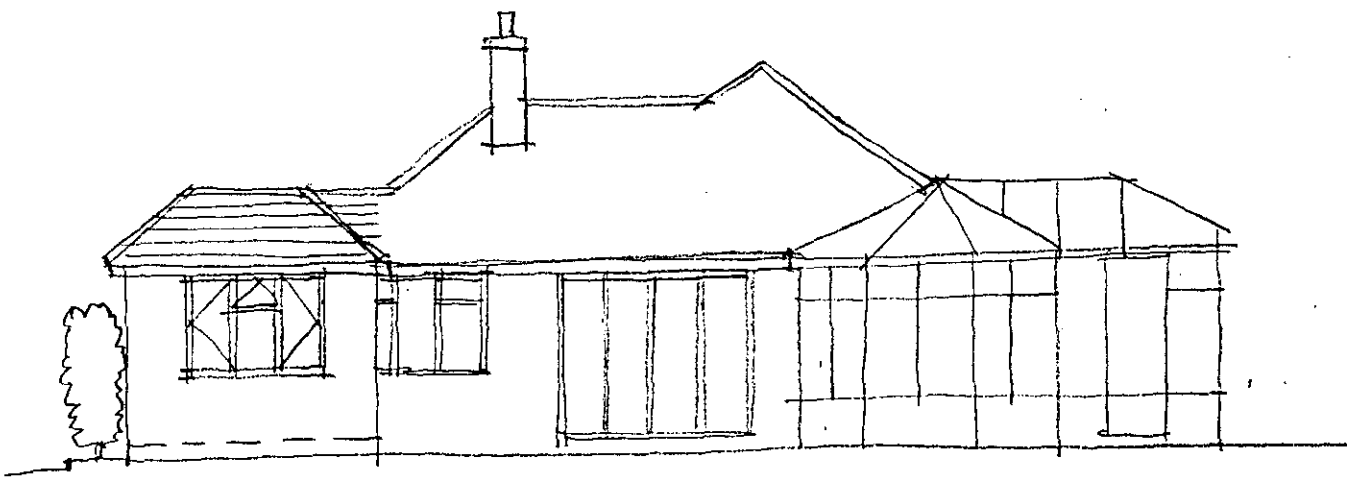
1:100 SCALE

DWG. 02/03/02

15.FEB.2002* 5921

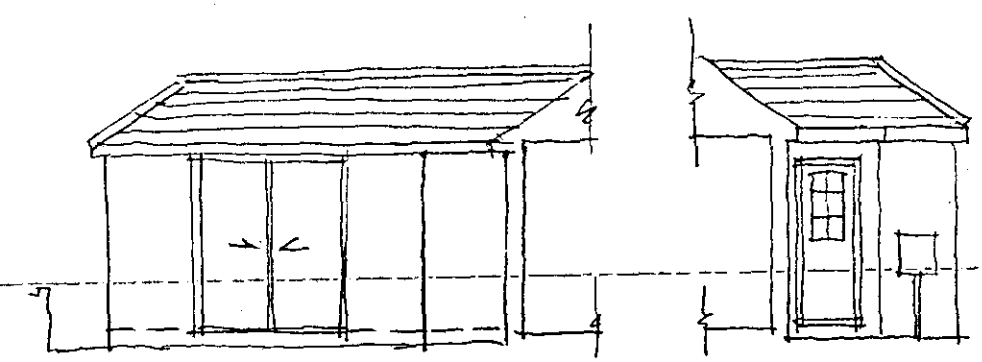


SOUTH ELEVATION



EAST ELEVATION

APPROVED



NORTH ELEVATION.

SOUTH.

31 HURST ROAD, TWYFORD

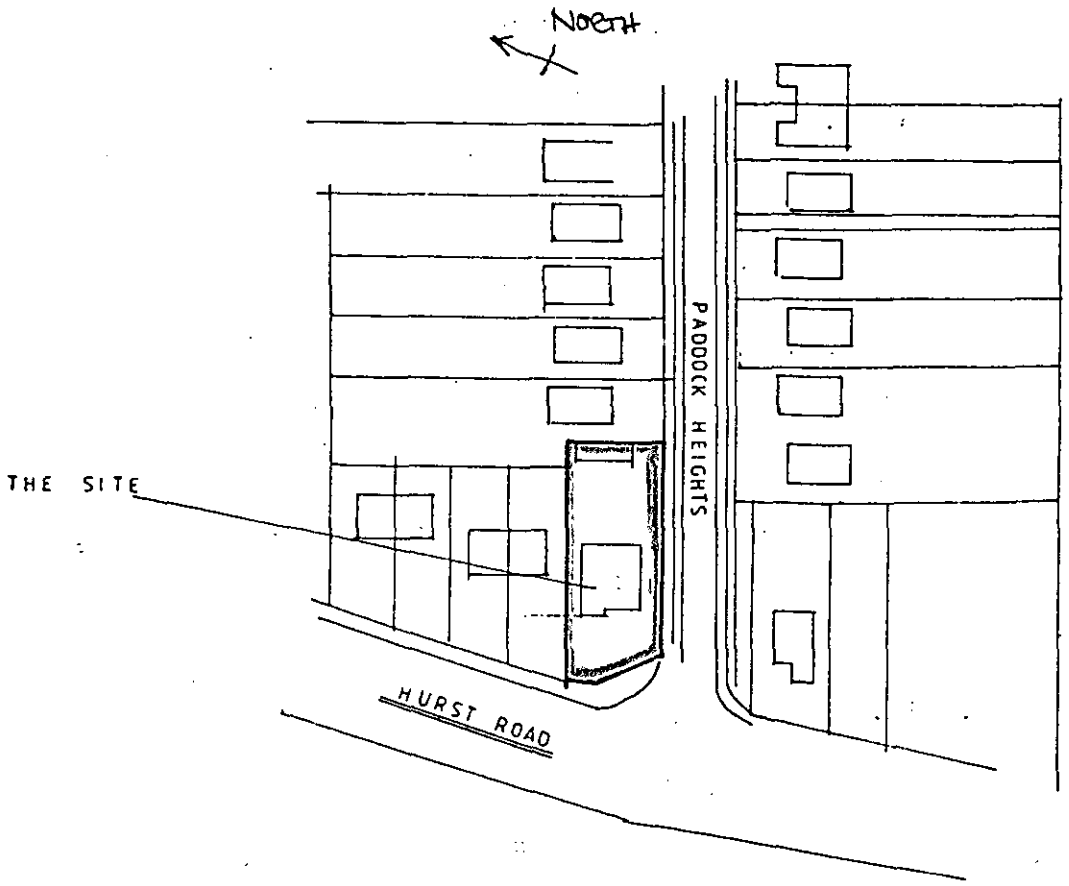
PROPOSED ELEVATIONS

1:100 SCALE

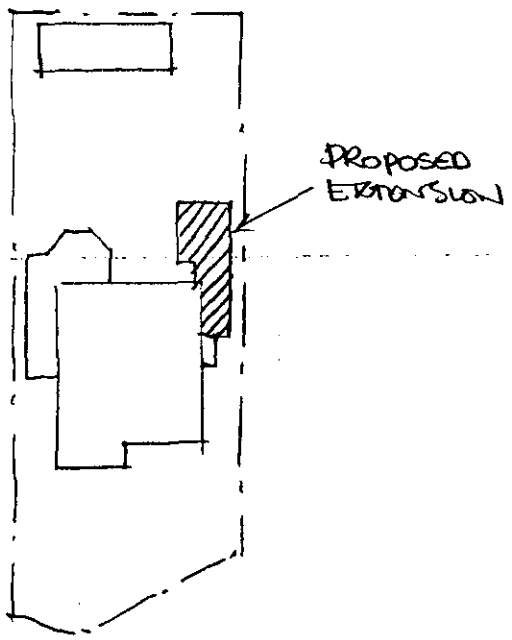
DWG. 02/03/03

cd 18/4/02

15.FEB.2002 5921



1:1250 LOCATION PLAN.



1:500 BLOCK PLAN

APPROVED

31 HURST ROAD, TWYFORD
LOCATION & BLOCK PLANS.

DWG. 02/03/04

8/4/02

Maximize the enjoyment o

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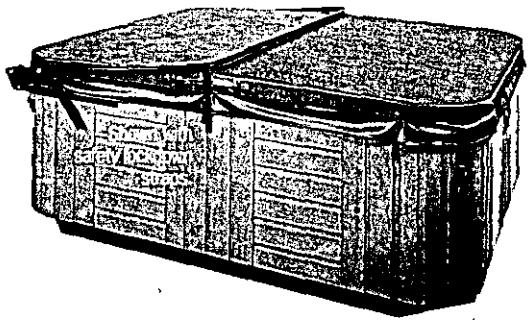
COVERMATE III



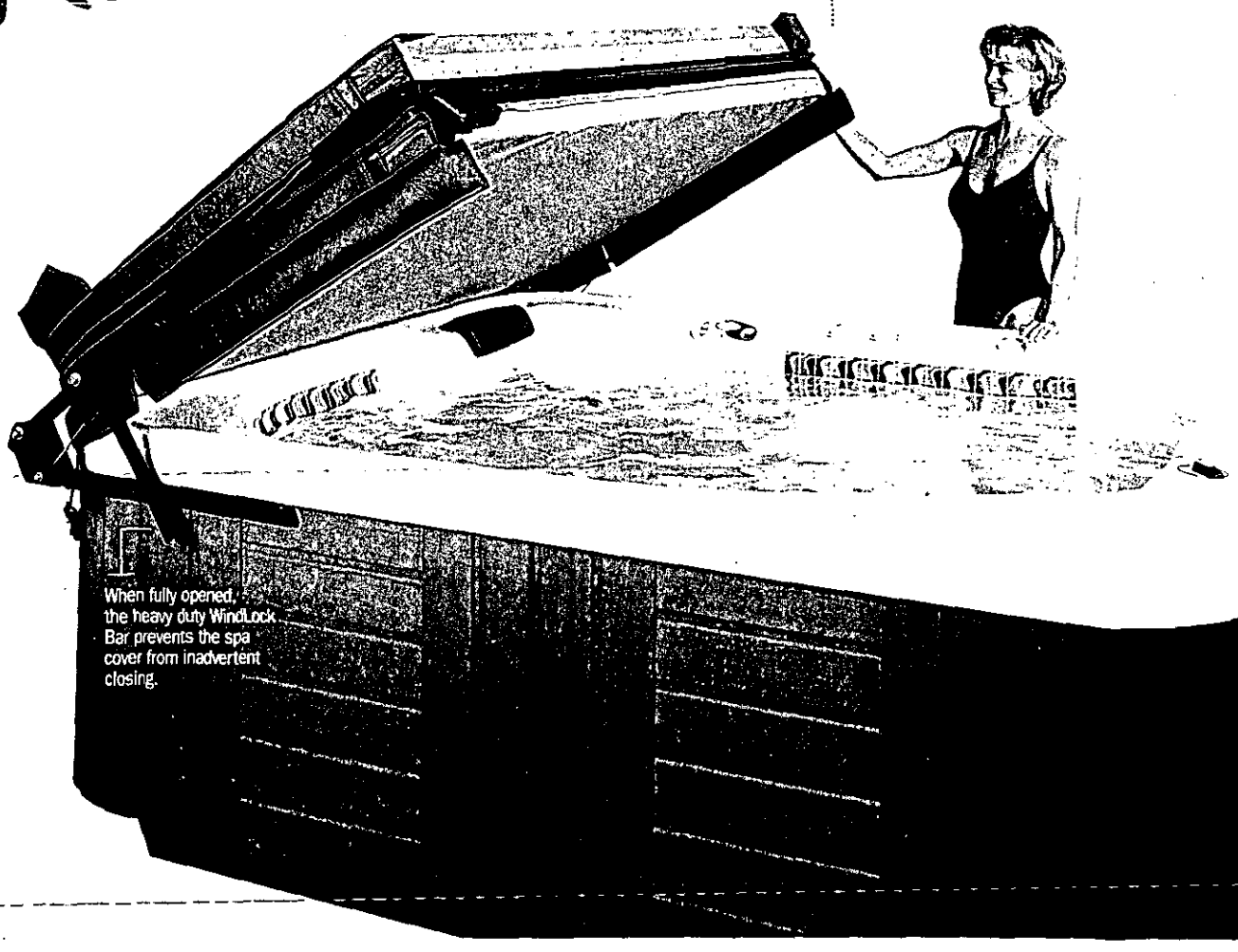


The perfect solution when clearance behind the spa is limited.

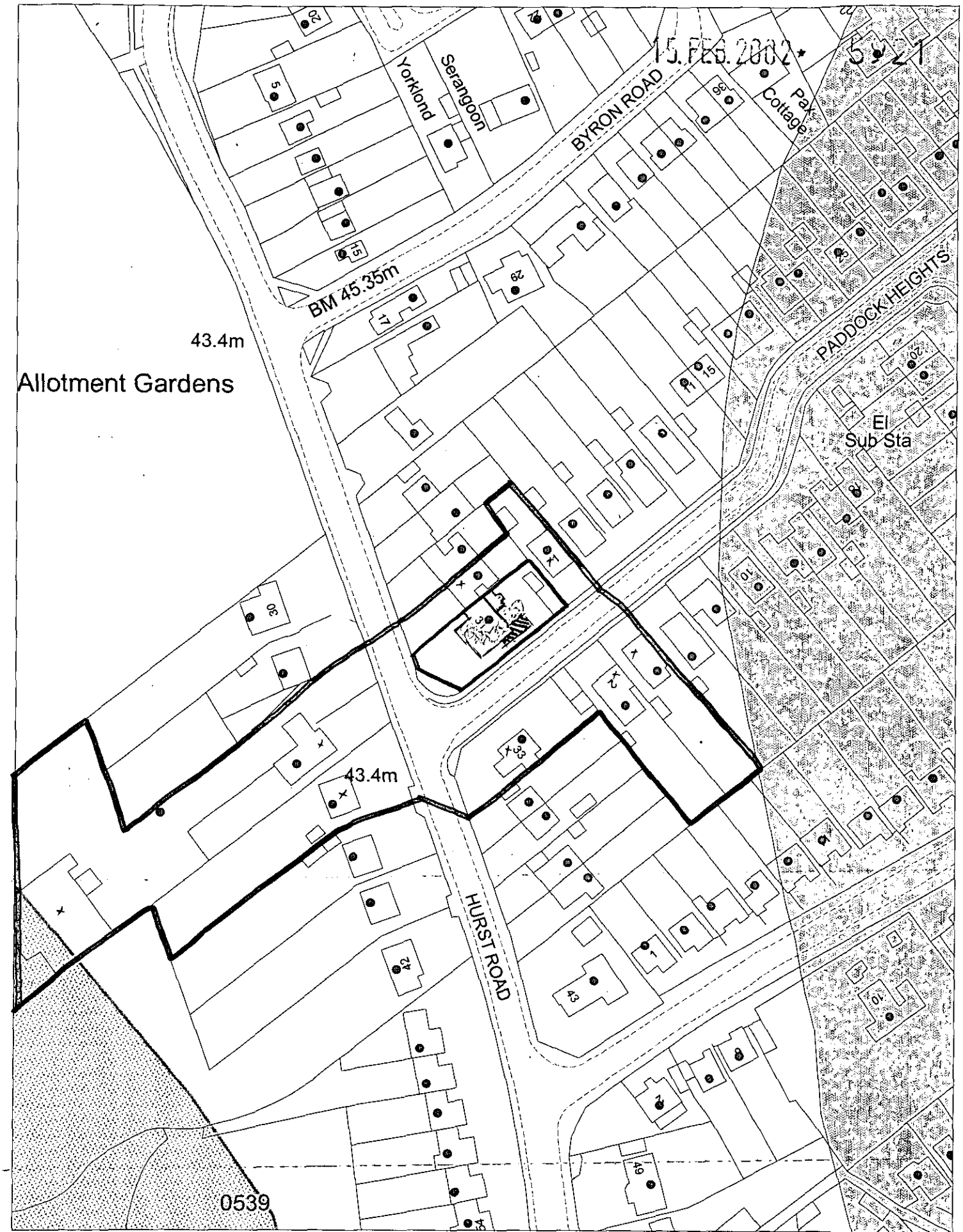
Durable Made of powder coated aluminum providing years of trouble-free performance.

Variable Mounting Able to be deck-mounted or directly mounted to the spa cabinet.

Space Efficient Ideal for spas housed in gazebos or when space behind the spa is limited—only requires 6 inches clearance.



When fully opened, the heavy duty WindLock Bar prevents the spa cover from inadvertent closing.



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Development Control Section, Environmental Services, Wokingham District Council.

20 February 2002

Scale: 1 : 1250

N W E S