SYSTEMS LTD

APPLICATION NO:
F/2000/1290

LOCATION:
Land Adjoining 23 Hyde End Lane, Ryeish Green Reading.

APPLICANT:
Worthy Builders C/O The ELY Planning Consultancy

PROPOSAL:
Proposed erection of one detached dwelling

EARLIEST DATE FOR DECISION: **02/06/2000**

APPLICATION EXPIRY DATE: **12/06/2000**

CASE OFFICER: **Angela Odell**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Worthy Builders
C/O The ELY Planning Consultancy
17a Southfields Road
EASTBOURNE
East Sussex
BN21 1BU

Application Number: F/2000/1290

Parish: **SHINFIELD**

Location: **Land Adjoining 23 Hyde End Lane, Ryeish Green, Reading**

Proposal: **Proposed erection of one detached 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. 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. 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 Monday to Fridays and 7.00 am to 1.30 pm Saturdays and no construction work shall take place on Sundays or Bank Holidays.

Condition
4. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels by more than 300 mm.

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the side elevations of the dwelling.

Condition
6. This permission relates to the application as amended by and shall be carried out in accordance with revised plan No. 59/2/B submitted to the Local Planning Authority on 28th June 2000 showing proposed dwelling sited further back and shared driveway.

Condition
7. The area shown on the permitted drawings for vehicle parking, garaging and turning 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 house shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

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

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

Reason
6. For the avoidance of doubt.

Reason
7. In the interests of highway safety.

Reason
8. In the interests of highway safety.

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.

John Mitchell

John Mitchell
Development Control Manager
Date: 26/07/2000

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.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 5 June, 2001
My ref. AO/F/2000/1290

Phoenix Ashe Ltd
Three Ways
Silchester Road
Pamber Heath
Basingstoke
RG26 3TD

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 Cotton

PLANNING APPLICATION F/2000/1290
PROPOSED ERECTION OF ONE DWELLING ON LAND ADJOINING 23 HYDE END LANE, HYEISH GREEN, SHINFIELD

Thank you for your letter of 24 May. I confirm the proposed materials Warner terracotta bricks and Marley natural red roof tiles are acceptable for construction of the above development under condition 2 of the above consent.

Yours sincerely

MRS A ODELL
Senior Planner

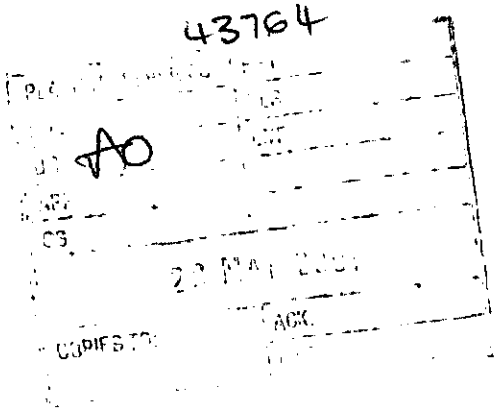
Phoenix Ashe Ltd.

Developers

Three Ways • Silchester Road • Pamber Heath • Basingstoke • RG26 3TD

Tel: 0118 9700296

Mobile: 0777 5708596



24 May, 2001
Wokingham District Council
P.O. Box 155
Shute End
Wokingham
Berks
RG401WW

For the attention of Angela Odell

Dear Madam

23a Hyde End Lane, Ryiesh Green

Further to your visit to site today we confirm that we shall be using Warner terracotta bricks and Marley natural red roof tiles for the above property. Thank you for your assistance in this matter.

Yours faithfully,

R A Cotten

Phoenix Ashe Ltd.

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1290	AO
BUILDING CONTROL NUMBER	FP2001/1538	Alan
~~APPLICANT~~/AGENT	Arthur J. Hedges	
ADDRESS OF SITE	Land adj 23 Hyde End Lane Ryeish Green SHINFIELD	
DESCRIPTION OF PROPOSED WORK	one detached dwelling.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	P682/2	59/2/B
ELEVATIONS	P682/1	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/7/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - rear window changed to patio doors	
DATE	15/2/01	

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	

Application Number F/2000/1290
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SRC2	
2	SC52	SR12	
3	SC17	SR05	
4	SC18	SR05	
5	SC08	SR05	☒ side elevations of the dwelling
6	SR06	SR04	☒ permission ☒ plan No. 59/2/B ☒ 28.6.00 ☒ proposed dwelling sited further back and shared driveway.
7	SC23	SR13	☒ parking, garage + turning.
8	SC28	SR13	☒ house
			☒
	IN08.		

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjoining 23 Hyde End Lane Ryeish Green Reading.

APPLICATION NUMBER: F/2000/1290

OFFICER: Angela Odell

DATE OF SITE VISIT: 18.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 18.5.00

2. DESCRIPTION OF SURROUNDINGS Ribbon devt. of houses on this side of Ryeish Green. Comprehensive devt. opposite.

3. DESCRIPTION OF SITE/BUILDING Existing semi-detached older house with wide side garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES see attached.

5. SITE CONSTRAINTS

TREES 1 in front RHS corner.

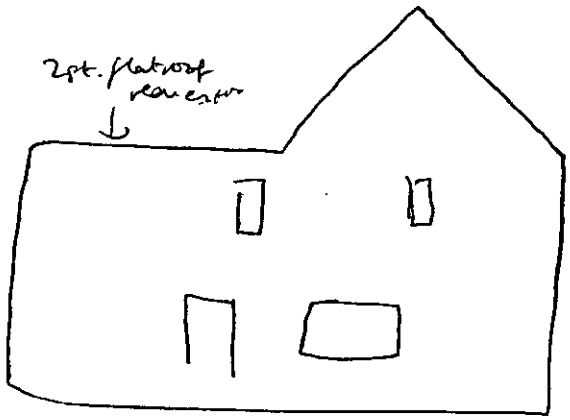
ACCESS/PARKING from road at RHS - gate, but overgrown.

LEVELS Flat.

BOUNDARY TREATMENT

OTHERS

Side of No. 25.



~~September 75~~

Semi – detached house – boarded up

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1290

Applicant : Worthy Builders C/O The ELY Planning Consultancy.

Location : Land Adjoining 23, Hyde End Lane, Ryeish Green, Reading.

Proposal : Proposed erection of one detached dwelling

Site Notice Displayed ? :	YES	NO	DATE
	✓		18.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : 18.5.00

Date Registered : 17/04/2000

Earliest Date for Decision : 02/06/2000

Latest Consultation Date/Site Notice Expiry Date : 02/06/2000

Application Expiry Date: 12/06/2000

Consultation Responses : P.C. No Comments

Planning Issues :

Application Number: F/2000/1290

Appraisal :

History. Prev refusal + dismissed appeal for 2 storey side extension to form 6 flats altogether.
Inspector considered that the extension in terms of ~~appearance~~ filling the gap would not be harmful to the effect on the gap between settlements. But considered new car parking proposed would detract from char. + app. of area + also would cause unacceptable disturbance to neighbours. Also upheld HW objection re: access

Current proposal : For single detached house with integral garage.

1/ Effect on char. + app. of area. Consider, bearing in mind inspectors comments this proposal is acceptable under WDLP (DD) Policy WCC1 (h) as it is sensitive infilling by one dwelling in a small gap in otherwise built up frontage + also under gap policies. Will be set back a front to provide adequate turning + consider effect of this in streetscene acceptable.

2/ Effect on neighbours. Main neighbour affected is No. 25. This has a flat roofed 2 storey side/rear extension with windows on g.r. floor in 'middle' room of original + side kitchen/breakfast. Revised plan shows that, due to its set back location, the main part of the proposed dwelling will not possibly obscure view from middle room window, and which is the only window to this room, therefore consider effect on neighbour acceptable. (N.B: block plan is not up to date for No. 25) At rear will still be OK re: daylighting.

3/ HWs : Rev plan acceptable.

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

Applicationo	Name & Address
F/2000/1290	Mr & Mrs White 25 Ryeish Green Reading RG7 1ET

App approved,
Letter sent 01/08/00

Date: 06 July 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1290

Location: Land Adjoining 23, Hyde End Lane, Ryeish Green, Reading.

Proposal: Proposed erection of one detached dwelling

Applicant: Worthy Builders C/O The ELY Planning Consultancy.

Case Officer: Angela Odell

The new plans show the following: Shared driveway on site layout plan. Drawing no 59/2/B.

Comments are required by 17/07/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) / F/2000/1298 (Ludhouse) Date Rec. 28.6.00

Location: Land adjoining 23 Hyde End Lane, Ryeish Green

Parish Shinfield

Applicant: Worthy Builders

Description of attached plans showing shared driveway on site layout plan

Drawing No's: 59/2/B.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways) (just copy site layout part of plan.)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 21 & 25 Hyde End Lane.

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y/ N (Delete as required)

Redate Application Y/ N From _____

New Site Notice Y/ N

New Description _____

CASE OFFICER AD.

Consultations Sent by Admin. on 07.07.PS

Yellow - Part One Copy
Green - Officer's Copy

THE ELY

PLANNING & ARCHITECTURAL
CONSULTANCY
Town Planning, Development & Architectural Consultants

COPY

27th June 2000

REVISED PLAN

Ms Linell
WSP Civils Ltd
Intec 4
Wade Road
Basingstoke
HANTS
RG24 8NE

PLANNING
POL
DC
APP
CS
3115
COPIES TO:
ACK:
FILE:

1290

Dear Ms Linell,

Current planning application no: F/2000/1290
Proposed erection of one detached dwelling at land adjoining 23 Hyde End Lane, Ryeish Green, Reading.

Further to our recent telephone conversation regarding the above current planning application, please find enclosed a copy of drawing no: 59/2/B. This illustrates the provision of a shared driveway to the front of both the existing and the proposed dwellings at 23 Hyde End Lane, Ryeish Green.

I trust that the shared driveway illustrated on the enclosed drawing satisfies your requirements, but if you should have any further queries, then please do not hesitate to contact me.

Yours sincerely,

Sally Walker

Sally Walker B A Hons. M.R.T.P.I.
cc. Worthy Builders
cc. Angela Odell, Wokingham District Council

Enc.

17A Southfields Road, Eastbourne, East Sussex BN21 1BU
Tel / Fax: 01323 439904
also at 29 Denmark Road, Reading, Berkshire RG1 5PA
Tel / Fax: 0118 958 9511 Mobile: 0498 904540 E-mail: theely@anmt5.force9.co.uk
Principal: Sally Walker B.A. Hons., M.R.T.P.I

(22)

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 09 May 2000

Application Number: F/2000/1290

Proposal: Proposed erection of one detached dwelling

Parish: SHINFIELD PARISH

Site Address:
Land Adjoining 23, Hyde End Lane, Ryeish Green, Reading.

Applicant:
Worthy Builders C/O The ELY Planning Consultancy.

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).

I have now received further information from the applicant (which I attach).

SC23 [parking, turning and garaging] (SR13)

SC28 [house] (SR13)

IN 08

Signed: A. Linnell **Print name:** A. LINNELL

THE ELY

PLANNING & ARCHITECTURAL
CONSULTANCY
Town Planning, Development & Architectural Consultants

6th July 2000

WSP TRANSPORTATION
DATE RECEIVED
10 JUL 2000
ACTION
FILE REF.
ACTION
COPY

Ms Linell
WSP Civils Ltd
Intec 4
Wade Road
Basingstoke
HANTS
RG24 8NE

Dear Ms Linell,

Current planning application no: F/2000/1290
Proposed erection on one detached dwelling at land adjoining 23 Hyde End Lane, Ryeish Green, Shinfield, Reading.

Further to our recent telephone conversation regarding the above current planning application, please find enclosed a 1:200 enlargement of the site plan in respect of the above. Onto this plan has been marked the following:-

- A slightly re-positioned access to allow room for parking space B to serve the existing dwelling, 23 Hyde End Lane.

- Parking space A is to the front of the proposed integral single garage of the new dwelling dwelling.

- The accessing traffic has been drawn using a diagram from DB 32 and demonstrated how vehicles could enter and leave the site in forward gear by turning within the site.

- The area in front of the dotted line, (ie. nearest to the road) would need to be shared by both the existing and the proposed dwelling.

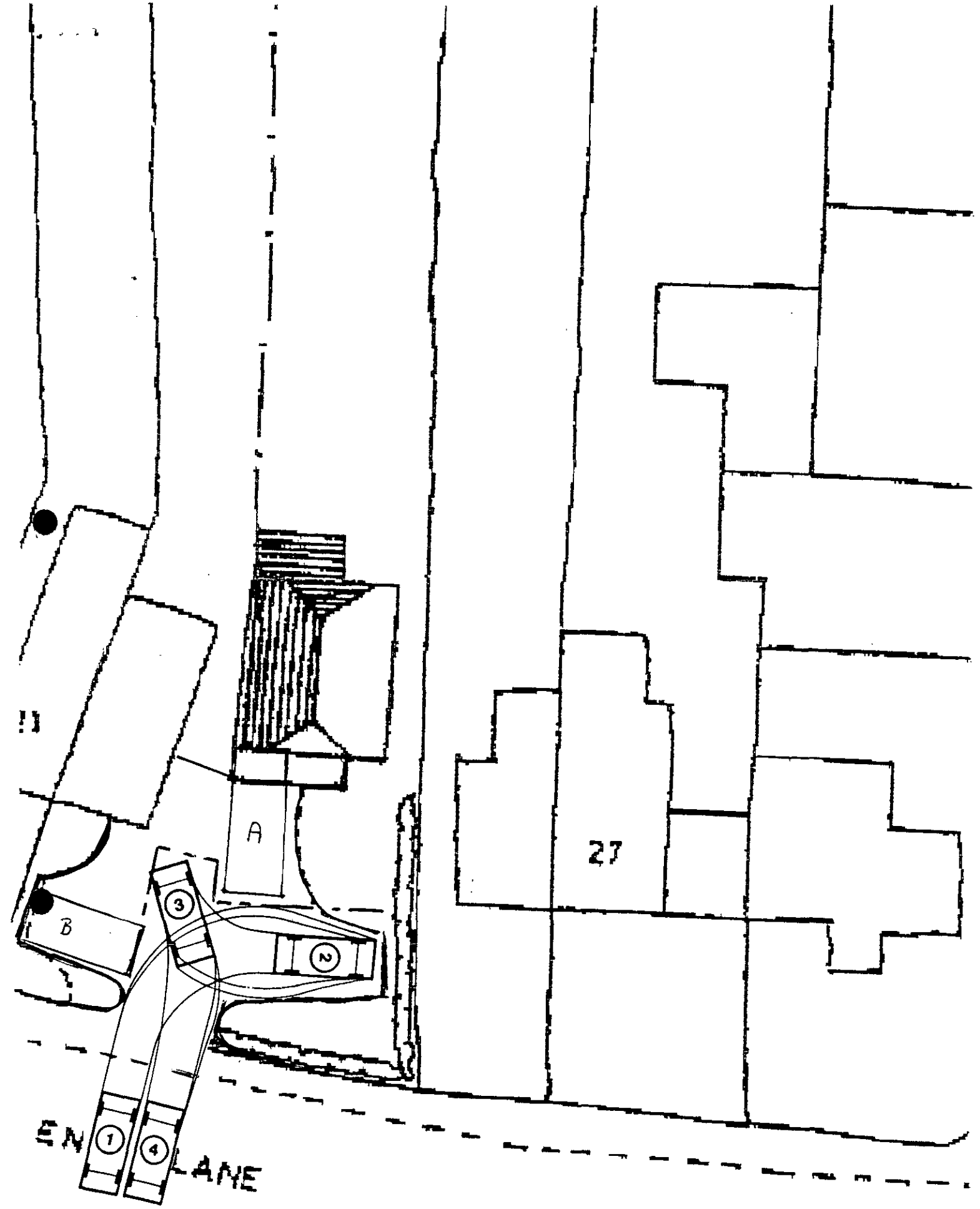
I trust that the above and the contents of the enclosed plan satisfies your requirements.

Yours sincerely,

Sally Walker

Sally Walker B A Hons M.R.T.P.I.
cc. Worthy Builders
Enc.

17A Southfields Road, Eastbourne, East Sussex BN21 1BU
Tel / Fax: 01323 439904
also at 29 Denmark Road, Reading, Berkshire RG1 5PA
Tel / Fax: 0118 958 9511 Mobile: 0498 904540 E-mail: theely@anmt5.force9.co.uk
Principal: Sally Walker B.A. Hons., M.R.T.P.I


A
B
27
1
2
3
4
LANE

Date: 11 July 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1290

Location: Land Adjoining 23, Hyde End Lane, Ryeish Green, Reading.

Proposal: Proposed erection of one detached dwelling

Applicant: Worthy Builders C/O The ELY Planning Consultancy.

Case Officer: Angela Odell

The new plans show the following: Details of parking and turning layout.

For information only.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) / F/2000/1290 (Ludhouse) Date Rec. 7.7.00

Location: 23 Hyde End Lane, Ryeish Green

Parish Shinfield

Applicant: Warbby Builders

Description of attached plans Details of parking and turning layout

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

for info. only

OTHERS:

Drawing No's

1. NK (Landscape & Trees)
2. NK (Env. Design)
3. XA (Highways) ✓
4. NF (Building Control)
5. BC/DC Liaison

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER AV.

Consultations Sent by Admin. on 11.07.PS.

Yellow - Part One Copy
Green - Officer's Copy

31519

AMO

THE ELY

PLANNING & ARCHITECTURAL
CONSULTANCY
Town Planning, Development & Architectural Consultants

FILE:

6th July 2000

Mrs Angela O'Dell
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

ADDITIONAL PLAN

1290 1

Dear Angela,

Current planning application no: F/2000/1290
Proposed erection of one detached dwelling at land adjoining 23 Hyde End Lane, Ryeish Green, Shinfield, Reading.

Please find enclosed a copy of a letter and plan which I have today sent directly to Alison Linell, (the Council's appointed highway consultant in respect of the above current planning application). The contents of the letter and plan are I trust self explanatory and have been produced in response to a further request from Ms Linell.

I understand however, that Ms Linell is currently on sick leave. I would therefore be grateful if you would ensure that the enclosed letter and plan are given to Ms Linell's replacement should her period of absence be extended.

I trust that once the highway aspects of the proposed development have been agreed that you will be in a position to proceed to the determination of this planning application.

Should you have any queries arising from the contents of this letter or its enclosures, please do not hesitate to contact me.

Yours sincerely

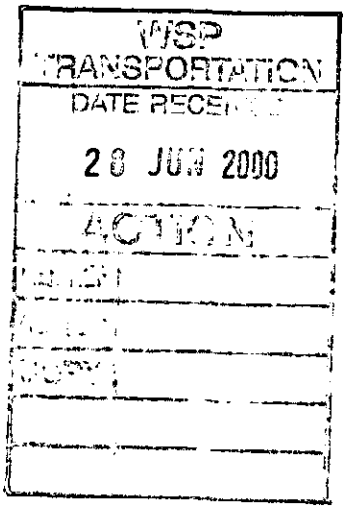
Sally Walker

Sally Walker B A Hons M.R.T.P.I.
cc. Worthy Builders

17A Southfields Road, Eastbourne, East Sussex BN21 1BU
Tel / Fax: 01323 439904
also at 29 Denmark Road, Reading, Berkshire RG1 5PA
Tel / Fax: 0118 958 9511 Mobile: 0498 904540 E-mail: theely@anmt5.force9.co.uk
Principal: Sally Walker B.A. Hons., M.R.T.P.I

THE ELY

PLANNING & ARCHITECTURAL
CONSULTANCY
Town Planning, Development & Architectural Consultants



27th June 2000

Ms Linell
WSP Civils Ltd
Intec 4
Wade Road
Basingstoke
HANTS
RG24 8NE

Dear Ms Linell,

Current planning application no: F/2000/1290
Proposed erection of one detached dwelling at land adjoining 23 Hyde End Lane, Ryeish Green, Reading.

Further to our recent telephone conversation regarding the above current planning application, please find enclosed a copy of drawing no: 59/2/B. This illustrates the provision of a shared driveway to the front of both the existing and the proposed dwellings at 23 Hyde End Lane, Ryeish Green.

I trust that the shared driveway illustrated on the enclosed drawing satisfies your requirements, but if you should have any further queries, then please do not hesitate to contact me.

Yours sincerely,

Sally Walker

Sally Walker B A Hons. M.R.T.P.I.
cc. Worthy Builders
cc. Angela Odell, Wokingham District Council

Enc.

17A Southfields Road, Eastbourne, East Sussex BN21 1BU
Tel / Fax: 01323 439904
also at 29 Denmark Road, Reading, Berkshire RG1 5PA
Tel / Fax: 0118 958 9511 Mobile: 0498 904540 E-mail: theely@anmt5.force9.co.uk
Principal: Sally Walker B.A. Hons., M.R.T.P.I

Date: 20 June 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1290

Location: Land Adjoining 23, Hyde End Lane, Ryeish Green, Reading.

Proposal: Proposed erection of one detached dwelling

Applicant: Worthy Builders C/O The ELY Planning Consultancy.

Case Officer: Angela Odell

The new plans show the following: Proposed dwelling sited 1m further back. Drawing no 59/2/A.

Comments are required by 30/06/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) / F/2000/1290 (Ludhouse) Date Rec. 14.6.00

Location: Land adjoining 23 Hyde End Lane, Rycroft Green

Parish Shinfield.

Applicant: Warthy Builders.

Description of attached plans Shanty proposed dwelling sited 1m. further back.

Drawing No's: 59/2/A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☑
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 25 Hyde End Lane.

Date for Responses 14 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER AD.

Consultations Sent by Admin. on 20.06.PS

Yellow - Part One Copy
Green - Officer's Copy

THE ELY

PLANNING & ARCHITECTURAL
CONSULTANCY
Town Planning, Development & Architectural Consultants

1290

13th June 2000

REVISED PLAN

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

PLANNING SERVICES RECEIVED
POL
DC 150
APP
CS
COPIES TO:
ACK: 30575
FILE:

Dear Mrs Odell,

Current planning application no: F/2000/1290
Proposed erection of one detached dwelling at land adjoining 23 Hyde End Lane, Ryeish Green, Reading.

Please find enclosed four copies of drawing no: 59/2/A in respect of the above current planning application. This drawing illustrates on the site plan, the amendment to the proposed development that we agreed during a recent telephone conversation. Specifically the amendment comprises the re-siting of the proposed dwelling 1 metre further back within the site, away from the highway.

I trust that this amendment as illustrated, will overcome the potential conflict with the ground floor window on the side elevation of no. 25 Hyde End Lane and that following a 10 day consultation period planning permission will be granted.

Yours sincerely,

Sally Walker

Sally Walker B A Hons M.R.T.P.I.
cc. Worthy Builders

Enc.

17A Southfields Road, Eastbourne, East Sussex BN21 1BU
Tel / Fax: 01323 439904
also at 29 Denmark Road, Reading, Berkshire RG1 5PA
Tel / Fax: 0118 958 9511 Mobile: 0498 904540 E-mail: theely@anmt5.force9.co.uk
Principal: Sally Walker B.A. Hons., M.R.T.P.I

(22)

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 09 May 2000

Application Number: F/2000/1290

Proposal: Proposed erection of one detached dwelling

Parish: SHINFIELD PARISH

Site Address:
Land Adjoining 23, Hyde End Lane, Ryeish Green, Reading.

Applicant:
Worthy Builders C/O The ELY Planning Consultancy.

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).

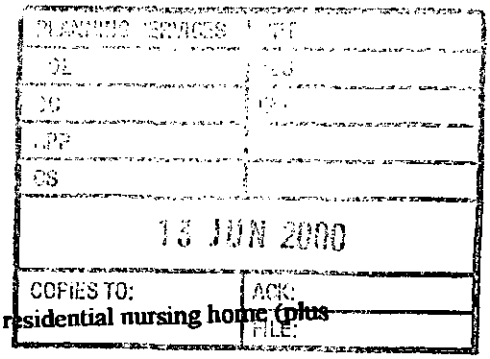
Comment.

Insufficient detail of the proposed access has been given for the application to be fully assessed. Additional information has been requested from the applicant.

Signed: A. Linnell **Print name:** A. LINNELL

F/2000/1510
Location: 5 Milsom Close, Shinfield
Proposal: Proposed loft conversion with front and rear dormer extensions to create 2 bedrooms
Case Officer: Emy Circuit
Observations No comment

F/2000/1040
Location: 359 Whitley Wood Lane, Reading
Proposal: Proposed two storey rear extension to dwelling to form granny annexe
Case Officer: Emy Circuit
Observaitons: No comment



F/2000/1335
Location: 43, The Square, Spencers Wood, Reading
Proposal: Proposed two storey side/rear extension to dwelling
Case Officer: Emy Circuit
Observations No comment

F/2000/1401
Location: 1 Longmore Road, Reading
Proposal: Proposed change of use from C3 residential use to C2 residential nursing home (plus provision of ramps – Retrospective)
Case Officer: Elaine Connor
Observations: No comment

TL/2000/1353
Location: Pulleyn Transport LTD, Church Lane, Three Mile Cross
Proposal: Proposed erection of replacement antenna on existing mast and replacement of equipment cabin
Case Officer: Simon Lewis
Observations: Whilst not objecting we would like it to be painted or otherwise disguised to be less intrusive in this open countryside location.

F/2000/0588
Location: 1 Salmon Road, Shinfield
The new plans show: Correct position of the north east corner boundary and re-positioning of the relocated fence.
Case Officer: Emy Circuit
Observations: No comment

F/2000/1290
Location: Land adjoining 23, Hyde End Lane, Ryeish Green
Proposal: Proposed erection of one detached dwelling
Case Officer: Mrs A Odell
Observations: No comment

99/70362/F
Location: Green Park Reading Business Park, Basingstoke Road.
Proposal: Proposed erection of warehouse club including tyre installation and sales with associated access parking and landscaping
Case Officer: Simon Lewis
Observations: No comment

F/2000/0948
Location: Land rear of 72-90 Plots 71-75 Grazeley Road, three Mile Cross
The new plans show: Re-surveyed layout
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0658
Location: 90 and land rear of 88 Grazeley road, three Mile Cross
The new plans show: revised layout plan showing house on plot 3.
Case officer: Mrs A Odell
Observations: No comment

Continued...

TO: DEVELOPMENT CONTROL
Angela Odell

FROM: Environmental Design

DATE: 22nd May 2000

Location: land adjoining 23 Hyde End Lane, Ryeish Green, Shinfield.

Proposal: Proposed erection of one detached dwelling.

Application Number: F/2000/1290

In response to your consultation dated 9th May 2000 for the above application, the landscape comment is as follows:

The proposal is acceptable. The infil site development would not affect the landscape of the area.

Patricia Green.

Patricia Green
Landscape Consultant

Received by Wokingham District Council

Application No: F/2000/1290

Proposal:
Proposed erection of one detached dwelling

Location:
Land Adjoining 23, Hyde End Lane, Ryeish Green, 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). 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/06/2000. 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

09 May 2000

Recd 9-05 AM 2-6-00

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	AMO
02 JUN 2000	
COPIES TO:	ACK: 1/6/00
	FILE:

Your ref: F/2000/1290

25, Ryeish Green,
Reading,
Berks,
RG7 1ET.

Dear Sir or Madam.

We are writing in respect to the proposed plans to erect a detached house at 23, Ryeish Green, Spencers Wood.

We object to the proposals on the following grounds:

1. The proposed house would be very near to our property. One of the reasons why we bought our property rather than others in the road was because of the distance between us and the property at number 23.
2. If the proposed plan is approved we will look out onto a brick wall instead of onto a green area of trees, shrubs and grass.
3. Our main kitchen window faces the side of number 23 which means that much of the light to this room will be excluded so that for much of the time we would have to use artificial lighting rather than natural light.
4. The rear of the proposed house will overlook our back garden which will impinge on our privacy.
5. Having sought advice from a local estate agent we are led to believe that the erection of a house so near to ours could make our property less salable should we decide to move in the future.

Yours faithfully

Pauline and Tony White.

P. White.

0118 988 5315

F/2000/1720
Location: 9 Hyde End Road, Spencers Wood, Shinfield
Proposal; Proposed two storey rear extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/1758
Location: Ryeish Green Comprehensive School, Spencers Wood
Proposal: Proposed single storey extension to school
Case officer: Emy Circuit
Observations: No comment

F/2000/1745
Location: 26 Larchside Close, Spencers Wood
Proposal: Proposed single storey side extension to dwelling and demolition of existing garage (Amendment to F/2000/1170)
Case Officer: Elaine Connor
Observations: No comment

F/2000/1766
Location; 294 Hyde End Road, Spencers Wood
Proposal: Proposed two storey rear extension to dwelling and loft conversion with dormer extensions.
Case Officer: Emy Circuit.
Observations: No comment

F/2000/1081
Location: Cutbush, Cutbush Lane, Shinfield
The new plans show: Relocation of first floor dividing wall and sub division of garden
Case Officer: Emy Circuit
Observations: No comment

F/2000/1290
Location: Land adjoining 23 Hyde End Lane, Ryeish Green
Proposal: Proposed erection of one detached dwelling
Case Officer: Mrs A Odell

TL/2000/1660
Location: Land opposite junction of Whitley Wood Lane/Shinfield Road
Proposal: Proposed erection of 12 metre high monopole with tri-sector antenna
Case officer: Emy Circuit
Observations: No comment

F/2000/0479
Location: 36 Hollow Lane, Shinfield
Proposal; proposed single storey rear extension to dwelling
Case Officer; Emy Circuit
Observations: No comment

0/2000/1440
Location: Land opposite junction of Clares Green Road/Basingstoke Road, Spencers Wood
Proposal: Outline application for the proposed erection of 80 dwellings
Case Officer; Simon Lewis
Observations: We object on the basis that it is outside the settlement boundary, designated Green Gap and totally inappropriate in the countryside.

It also has an important amenity value as ancient parkland, therefore defining the landscape background to this community.

Continued...

AO

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/1290 relates.

Address of site 23 Hyde End Lane,

Ryeish Green, Reading.

Signed Andrew P. Commisham

Date 17/5/00

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 17 APR 2000	Map No. ..... Site ...08...
Officer: AO | Application No. F/2000/1290	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

28/29.

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED ERECTION OF ONE DETACHED DWELLING

Location: LAND ADJOINING 23 HYDE END LANE

Parish: SHINFIELD Ward: Shinfield 9.5.2000.

Applicant: WORTHY BUILDERS

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

Enforcement Section (16) 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	Who owns site 9B?		
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 : 9.5.2000 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: .....
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: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
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 England	: .....

OTHERS: (Rural Area)

.....

.....

..... No pre-apps on file .....

NEIGHBOURS:

..... SN+ 3, 15, 17, 19, 21, 25 Ryeish Green (or Hyde End Lane)

..... Mays Farm, Ryeish Green

..... School House, Hyde End Lane ✓

.....

.....

.....

.....

.....

.....

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
17 APR 2000* 1290

1.	APPLICANT'S NAME	WORTHY BUILDERS
	ADDRESS	C/O AGENT
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE ELY PLANNING CONSULTANCY
	ADDRESS	17A SOUTHFIELDS ROAD, EASTBOURNE, EAST SUSSEX
	POST CODE	BN21 1BU PHONE 01323 439904
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	LAND WITHIN THE CURTILAGE OF 23 HYDE END LANE, RYEISH GREEN.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF A DETACHED DWELLING
5. Give the area in hectares or part of a hectare	AREA OF SITE	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☐

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

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
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? YES/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? YES/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.

TILE ROOF
BRICK ELEVATION

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.

1.8 M HIGH LARCH LAP FENCE TO REAR
HEDGING TO FRONT

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

AS EXISTING

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

GROUND FLOOR ONLY,

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	1	5	/	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/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? YES/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.

£190.00

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 S.A. Walker ON BEHALF OF WORTHY BUILDERS DATE 13.04.00

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".

1789/a

SECTION 66 CERTIFICATE

Application No.

17.APR.2000* 1290

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 S. A. Walker

On behalf of WORTHY BUILDERS

Date 13.04.00

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

17. APR. 2000* 1290

THE ELY

PLANNING & ARCHITECTURAL
CONSULTANCY
Town Planning, Development & Architectural Consultants

13th April 2000

Mrs Angela O'Dell
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Angela,

Proposed erection of a detached dwelling at 23 Hyde End Lane, Ryeish Green, Shinfield, Berkshire.

Please find enclosed a full planning application in respect of the above proposed development. The planning application comprises the completed planning application form, Section 66 Certificate and drawing no: 59/2 which illustrates the block plan, floor plans and elevations of the proposed development, together with a location plan. A cheque for the sum of £190.00 is enclosed, which represents payment of the appropriate planning application fee.

You will see that the siting of the proposed dwelling has been amended from that shown on the drawing sent to you with a covering letter dated 24th March 2000. This amendment has incorporated the conclusion of our pre-planning application discussion which took place during our meeting held on 29th March 2000. In particular the dwelling has been sited further back into the site away from the highway so as to provide an on-site turning facility and in addition to avoid obstructing the windows on the side elevation of 25 Hyde End Lane.

I trust that this proposed development will receive your positive recommendation and I will telephone you in due course to ascertain your views upon it and the progress of the consideration of this planning application. In the meantime I look forward to receiving confirmation of the registration of this application.

If you or your colleagues have any queries arising from the contents of the application, then please do not hesitate to contact me.

17A Southfields Road, Eastbourne, East Sussex BN21 1BU
Tel / Fax: 01323 439904
also at 29 Denmark Road, Reading, Berkshire RG1 5PA
Tel / Fax: 0118 958 9511 Mobile: 0498 904540 E-mail: theely@anmt5.force9.co.uk
Principal: Sally Walker B.A. Hons., M.R.T.P.I

Yours sincerely,

Sally Walker B A Hons M.R.T.P.I.
cc. Worthy Builders

Enc.

~~[illegible]~~ 23 RYEISH GREEN

ADDRESS

PARISH SHINFIELD

PLOT No.

ORD. SHEET No.

BUILDER

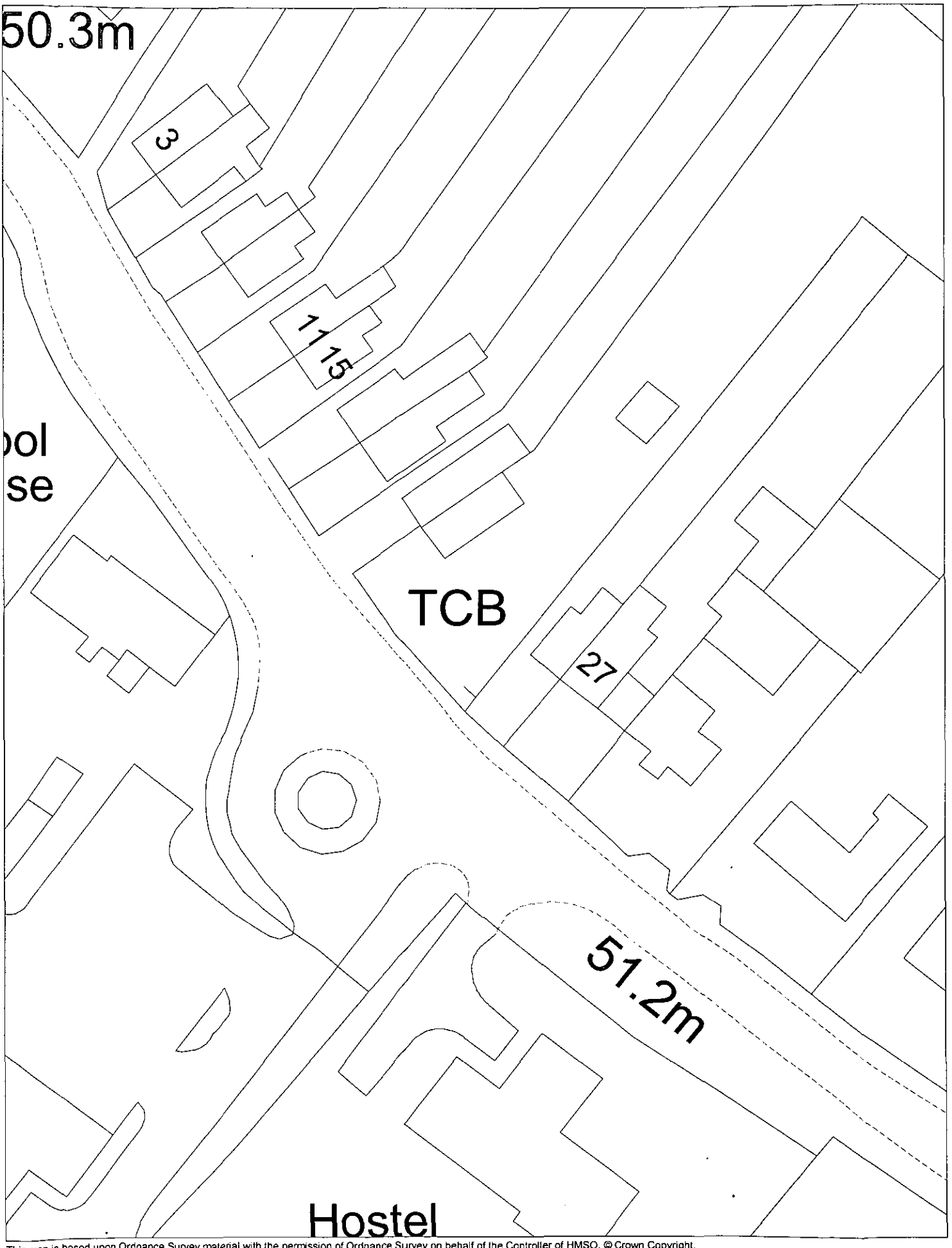
Plan No.	Applicant	Description of Development	Date of Decision	Decision
552/71	Mr W-L Adam	Outline for one house	5-8-71	N/A Refuse
95/72	"	Det Hse	17-2-72	APP Refuse
1186/72	"	outline one house on land adj. 23	3-8-72	— Refuse
PD/170/73	"	Extensions	22.3.73	APP PD
99/69580/F	Northy Builders	conv to 2 flats & 2/st side extn → 4 flats.	17/6/99	REF

DATE OF COMPLETION

MINISTRY DECISION 69580 - APPEAL DISMISSED - 22/12/99

SPECIAL ORDERS

DRAINAGE



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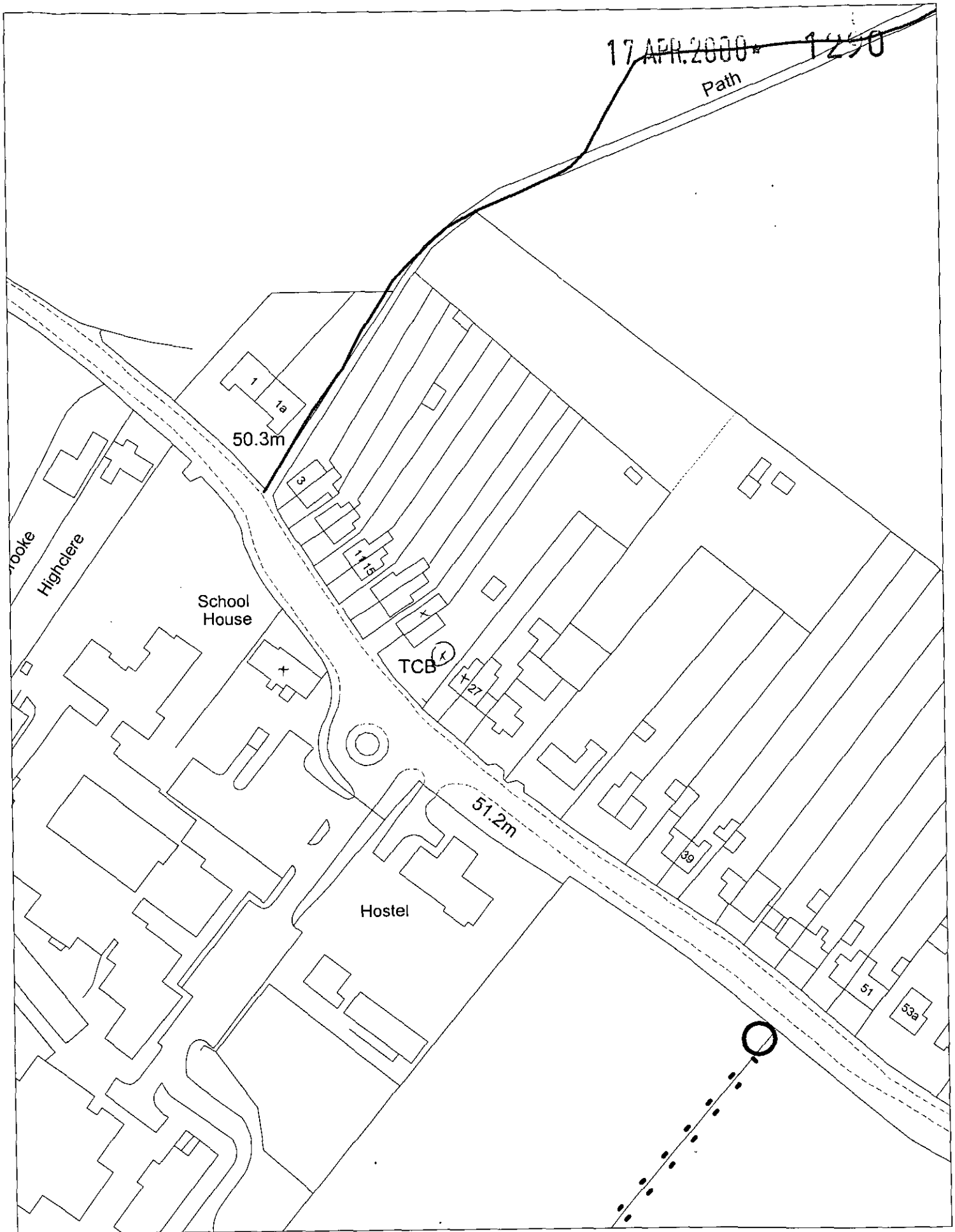
Development Control Section, Environmental Services, Wokingham District Council.

6 June 2000

Scale: 1 : 500

N
W E
S



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Development Control Section, Environmental Services, Wokingham District Council.
2 May 2000

Scale: 1 : 1250

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W E
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