APPLICATION NO:
F/2001/5516

LOCATION:
109 Clifton Road, Wokingham.

APPLICANT:
Mrs Tuck C/O Peter Holmes

PROPOSAL:
Proposed first floor side extension to dwelling plus front porch extension.

EARLIEST DATE FOR DECISION: **10/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
06/02/2002 Listing expires 14/01/02

CASE OFFICER: **Phillip Taylor**

APPROVED

530

D.O.

RAILEX
Marbleboard

EASIFILE EP7

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Tuck
C/O Peter Holmes
24 Peel Close
Windsor
Berkshire
SL4 3NP

Application Number: F/2001/5516

Parish: **WOKINGHAM**

Location: **109, Clifton Road, Wokingham.**

Proposal: **Proposed first floor side extension to dwelling plus front porch extension.**

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

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

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

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. The driveway shall be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this.

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

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

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. In the interests of highway safety and convenience.

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

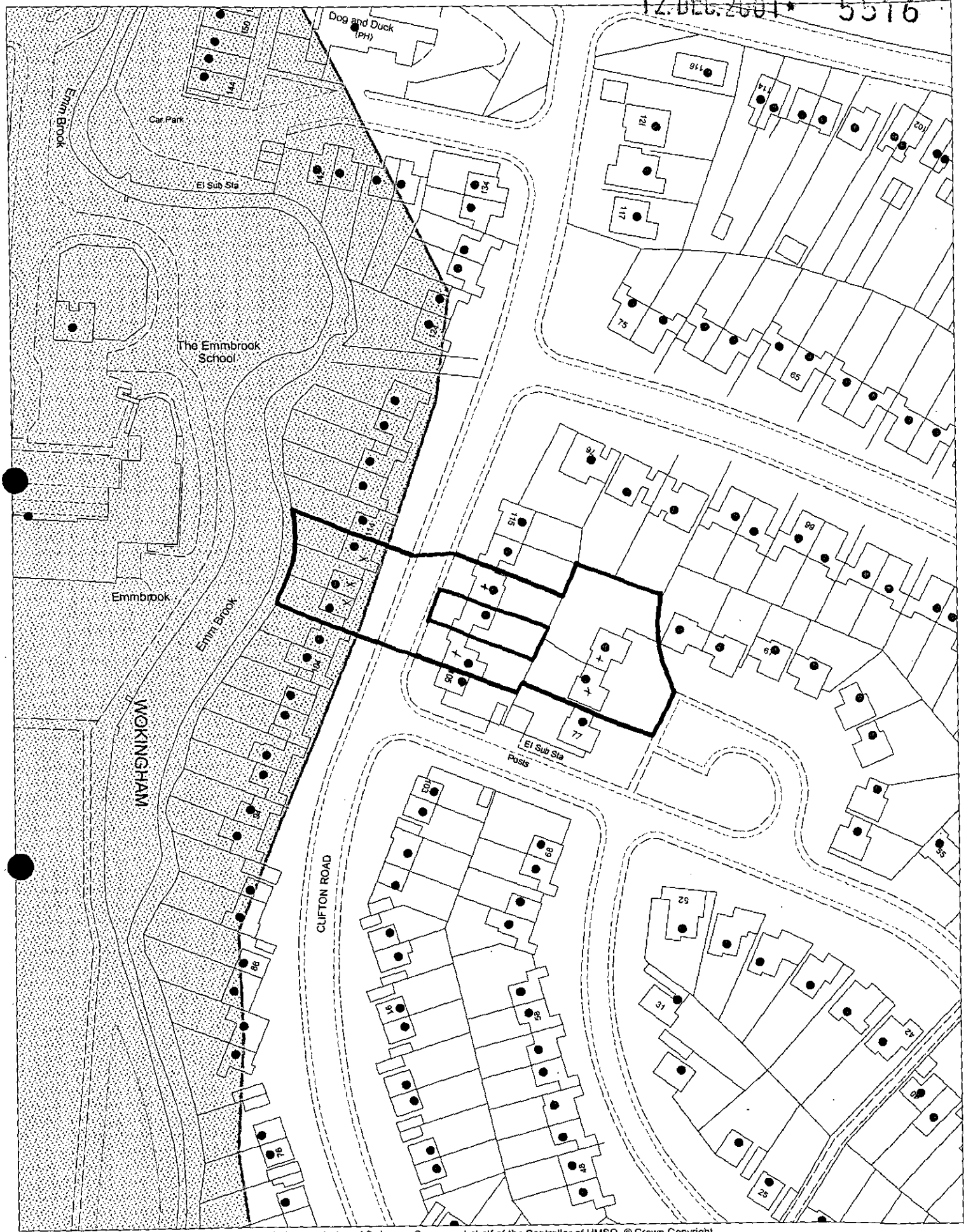
Berkshire Structure Plan Policies LD3 and EN1.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

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

Notice checked by: _____

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

12 DEC 2001 * 5516



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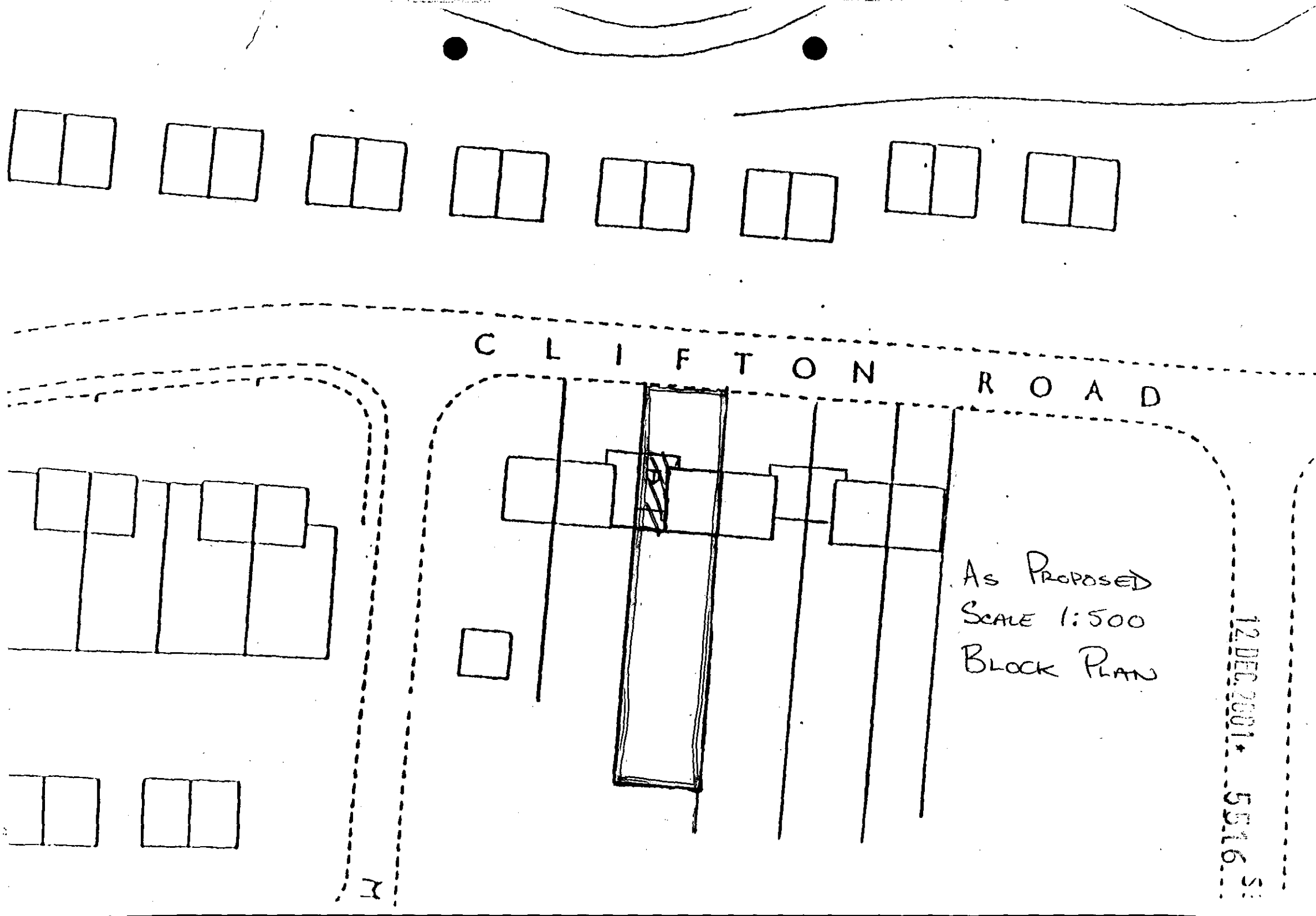
Development Control Section, Environmental Services, Wokingham District Council.
21 November 2001

Scale: 1 : 1250


CLIFTON ROAD
AS PROPOSED
SCALE 1:500
BLOCK PLAN
12 DEC 2001
55 16

Received by Wokingham District Council

Application No: F/2001/5516

Proposal:
Proposed first floor side extension to dwelling plus front porch extension.

Location:
109, Clifton Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5516 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/01/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

17 December 2001

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 17 December 2001

Application Number: F/2001/5516

Proposal: Proposed first floor side extension to dwelling plus front porch extension.

Parish: WOKINGHAM TOWN

Site Address:
109, Clifton Road, , Wokingham.

Applicant:
Mrs Tuck C/O Peter Holmes.

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).

1/ C049, R049.

2/ Driveway to be a minimum of 4.8 metres and the associated crossing extended to accommodate this. R: 1HS&C.

3/ C122, R122.
NO7.

Signed: _____ **Print name:** PC 19/12/01

Refused.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	5516 — Phillip Taylor
BUILDING CONTROL NUMBER	BN 2002/1271 Central
APPLICANT/AGENT	Peter Holmes.
ADDRESS OF SITE	109 Clifton Road WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	first floor side ext plus front porch

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	04	04
FLOOR PLANS	03	03

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	22/2/02	

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	

WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5516

Applicant : Mrs Tuck C/O Peter Holmes.

Location : 109, Clifton Road, , Wokingham.
Proposal : Proposed first floor side extension to dwelling plus front porch extension.

Site Notice Displayed ? :

YES	NO	DATE
	✓	18/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 12/12/2001

Earliest Date for Decision : 10/01/2002

Latest Consultation Date/Site Notice Expiry Date : 10/01/2002

This application will have expired on: 06/02/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways – Widened driveway to 4.8m + associated crossing widened.
– Gauge retained

Planning Issues :

Impact on Neighbours Property
Impact on Character of the area
Highways

Policy

SBE1, 2, ~~[illegible]~~
VUBE1, WOS3
LD3, ENI

Application Number: F/2001/ 5516 – 109 Clifton Road, Wokingham

Appraisal

The application property is a semi-detached house situated on the East side of Clifton Road within the identified settlement of Wokingham. The attached neighbour is No.111 and a linked attached (via garage) neighbour is 107.

The proposal is for a first floor side extension and porch extension. The area above the garage would be build over to create a bedroom with en-suite. The 'catslide' type roof with a gable end, would have a lower ridge and would come down to cover the new porch. A dormer window would be inserted into the front.

Impact on Neighbouring Properties

No. 107 has only a bathroom window on the side elevation at first floor level.* As there are no windows proposed on the side of the extension no overlooking can occur. The extension is set lower than the existing roof, minimising the overbearing impact on 107. Similarly no over-shadowing should occur.

The proposal does not project beyond the rear building line and would have no impact on 111.

* Whilst there would be some loss of light to this window it is not a habitable room and would not warrant refusal.

Impact on the character of the area

The extension is visible from the street but the design is tidy and cohesive. Although no other examples of such an extension exist on the similar neighbouring properties the proposal would not harm the character of the area.

Highways

Provided the garage is retained for parking and the driveway is widened to 4.8m with an associated extension to the crossing, highways have no objection to the proposal.

√ Approval

Application Number F/2001/5516
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5			Driveway to be widened to a minimum of
			4.8m and the associated crossing extended to
			accomodate this R: HS + C

Informative for approvals

N16	
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE1, 2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1, WOS3
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	LD3, EN1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 5.2.2002

RECORD OF SITE VISIT

SITE ADDRESS: 109 Clifton Road Wokingham. APPLICATION NUMBER: F/2001/5516	OFFICER: Phillip Taylor DATE OF SITE VISIT: 18/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Residential Semis mainly hung tiles + wood panels veg 70's

3. DESCRIPTION OF SITE/BUILDING Red hung tile - link attached to 107
White render, white UPVC - Brown tiles single gage
small F.garden - no boundary treatment in front

4. RELATIONSHIP TO ADJOINING PROPERTIES adjoins no 111

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Fine

piketed down set back no overbars shadows etc.



Building line remains.
Addition of a front dorser - no other examples but is [illegible]

✓A

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~19 NOV 2001~~ 12 DEC 2001	Map No. 68A Site 0.03
Officer: PT Application No. F/2001/5516	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING PLUS FRONT PORCH EXTENSION

Location: 109 CLIFTON ROAD

Parish: WOKINGHAM Ward: Emmbrook 17.12.01 B.

Applicant: MRS TUCK

Fee (1) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section 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	Not shown	26/11	✓ 12/12
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Other side elevation showing porch + dormer	26/11	✓ 12/12
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment?	26/11	NONE
9	Miscellaneous			see letter

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17.12.01

Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

Groundwater Protection Zone ✓ see guidance note from Conrad Moore for Planning Informatives
No pre-apps
.....

NEIGHBOURS:

S/N + see maps

12 DEC 2001 55516

With Compliments

HARLSON FANTASY
24 Peel Close, Windsor, Berkshire. SL4 3NP.
Tel / Fax : 01753 620951, Mobile : 07721 422554
E-Mail : pete@harlson-fantasy.freeserve.co.uk

F.A.O. Mrs C. Hurst,

Re: 109 Clifton Road, Wokingham.

Thank you for your letter concerning the above planning application.

I am pleased to enclose revised elevations showing the additional porch, plus an amended block plan as requested.

I also write to confirm that no encroachment will take place onto the neighbour who joins my clients property along the side of the existing garage.

Thank you

Regards,

Pete Holmes

Tel. 0118 9746429 (Direct Line)

Date 26/11/01

Your ref.

My ref.

Peter Holmes
24 Peel close
Windsor
Berks SL4 3NP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☐
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	~~No block plans submitted~~ - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated. actual position of dwelling/extension & adjoining properties must be shown on the block plan	☑
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

PTO

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

Is any encroachment on neighbours intended with overhang or foundations? If so full cert B X serve notice. If not please confirm.

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☐

12) The following elevational plans are required: ☑
6 copies of other side elevation showing porch & dormer.

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

109 CLIFTON ROAD Plot 49

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
0/16/58			Res Dev	10/7/58c			
8/4/63			Dwelling	19/12/63c			
	BRA 6089		FLOOR SLAB REPL. (MR+MRS LOWNDES)		4.1088-A		
99/68913/F			Miss M Chance S/SH/R Ext.	24.2.99	C/A		

1305A

Environmental Services

For office use only.
Application number:

Householder planning application form

12. DEC. 2001 * W5516

WOKINGHAM DISTRICT COUNCIL

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	MRS M. TUCK
	Address and postcode	109 CLIFTON ROAD, WOKINGHAM, BERKSHIRE.
	Phone number	01189 891363
2	Agent's Name	PETER HOLMES
	Address and postcode	24 PEEL CLOSE, WINDSOR, BERKSHIRE. SL4 3NP
	Phone number	01753 620951
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.	109 CLIFTON ROAD, WOKINGHAM, BERKSHIRE.
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR SIDE EXTENSION & NEW PORCH
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.	FACING BRICKS TO MATCH EXG. ROOF TILES TO MATCH EXG.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑	No ☐
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: P.W. Hollis

on behalf of MRS M. TUCK

Date 11-11-01

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

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

Tel: (0118) 974 6444

Date: **17 December 2001**

My ref: F/2001/5516

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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

Dear Councillor

Application Number: F/2001/5516
109, Clifton Road, , Wokingham.
Proposed first floor side extension to dwelling plus front porch extension.

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

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

If you have any questions please do not hesitate to contact **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5516**
109, Clifton Road, , Wokingham.
Proposed first floor side extension to dwelling plus front porch extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Malvern

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

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

Tel: (0118) 974 6444

Date: **17 December 2001**

My ref: F/2001/5516

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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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Development Control Officer

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

Signed: _____ Date: _____
Councillor Eke

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

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

Tel: (0118) 974 6444

Date: **17 December 2001**

My ref: F/2001/5516

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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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Phillip Taylor

Development Control Officer

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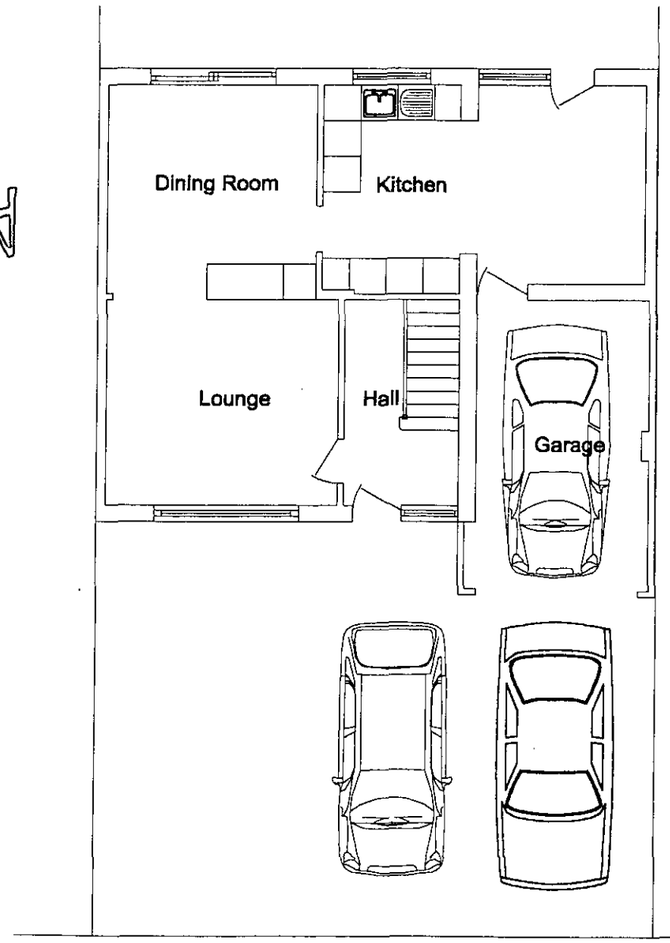
Case officer: **Phillip Taylor** Application Number: **F/2001/5516**
109, Clifton Road, , Wokingham.
Proposed first floor side extension to dwelling plus front porch extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

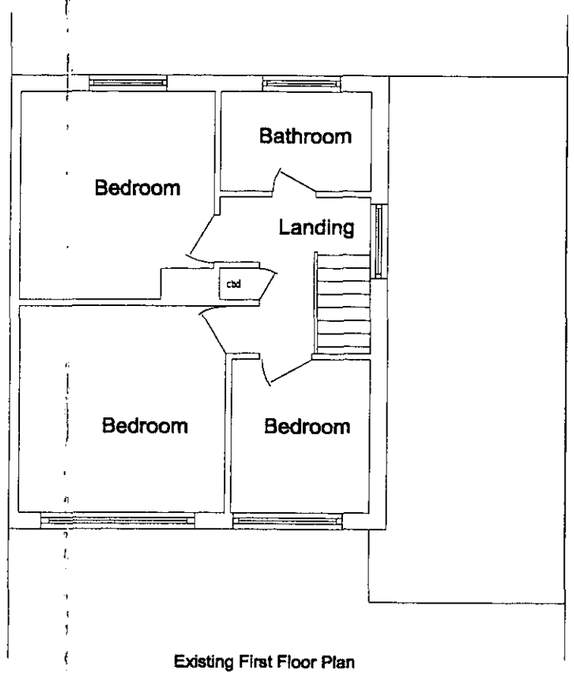
**********FILE COPY**********

12.DEC.2001* 5516

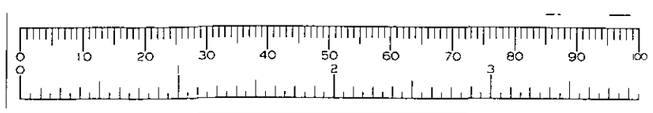
APPROVED



Existing Ground Floor Plan



Existing First Floor Plan



NOTES

REV	DESCRIPTION	DATE
–	–	–

Client:
Mr & Mrs Tuck

Project
109 Clifton Road
Wokingham
Berkshire.

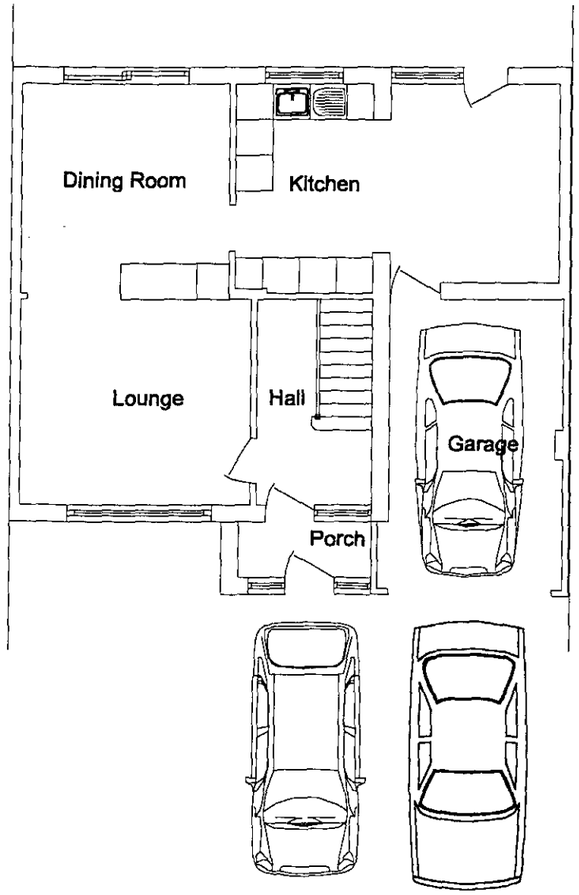
Drawing Title:
Existing Property Plan
—
—

Date: October 2001 | Drawn by: HF

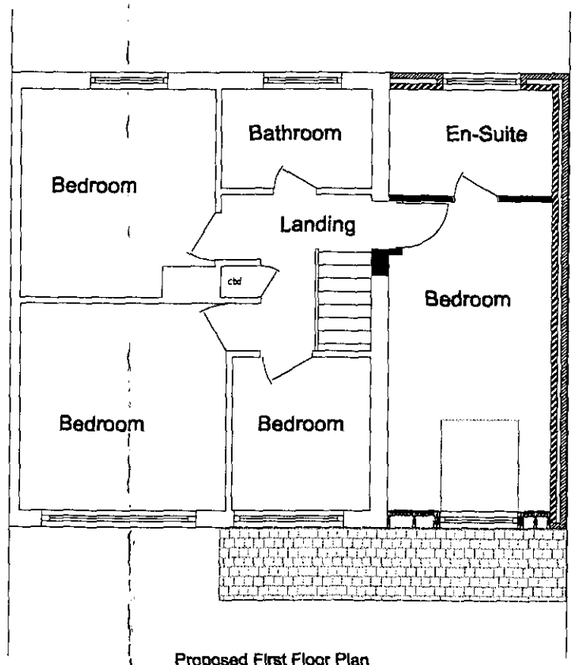
Scale: 1:100

Drg.No. 01 —

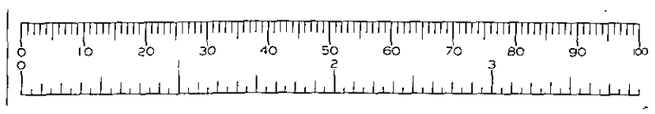
12.DEC.2001* 5516



Proposed Ground Floor Plan



Proposed First Floor Plan



APPROVED

NOTES

REV	DESCRIPTION	DATE
-	-	-

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-

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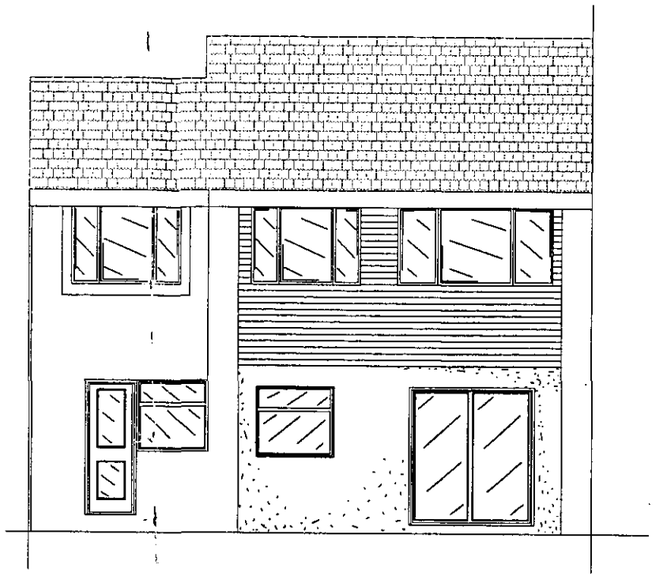
Drg.No. 03 -

21/2/02

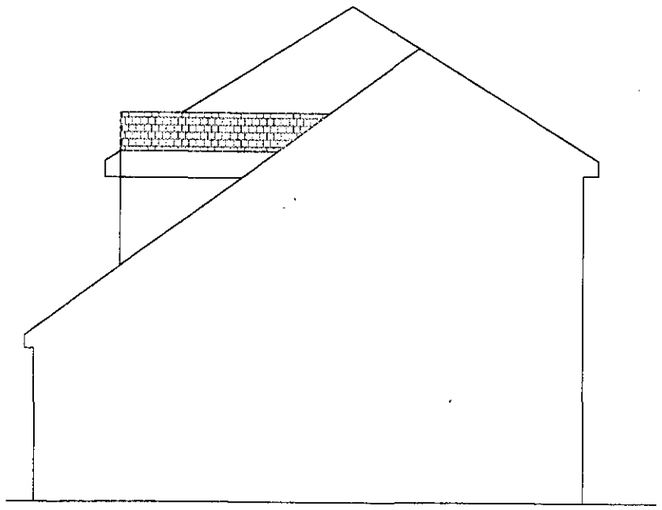
12.DEC.2001* 5516



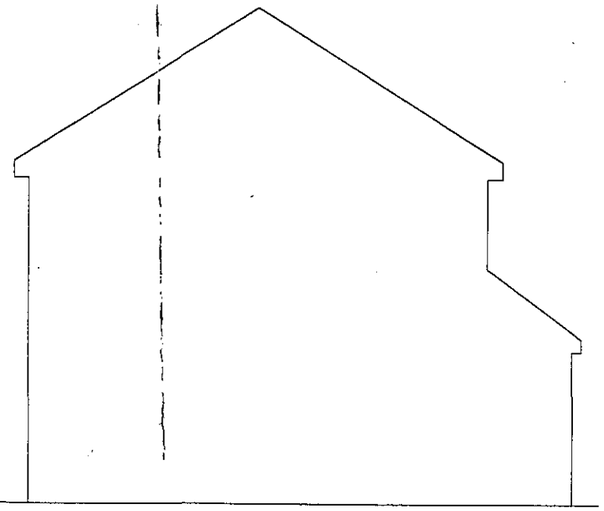
Front Elevation - Proposed



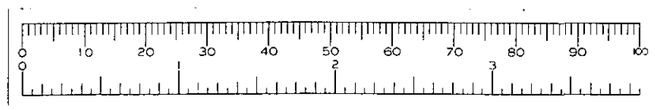
Rear Elevation - Proposed



Side Elevation - Proposed



Side Elevation - As Existing



APPROVED

NOTES

REV	DESCRIPTION	DATE
–	–	–

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Proposed Property Elevations
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–

Date: October 2001 | Drawn by: HF

Scale: 1:100

Drg.No. 04 –

22/2/02