SYSTEMS LTD

APPLICATION NO:
F/2000/1766

LOCATION:
294 Hyde End Road, Spencers Wood Reading.

APPLICANT:
Mr Prince & Ms Clarke

PROPOSAL:
Proposed two storey rear extension to dwelling and loft conversion with dormer extensions

EARLIEST DATE FOR DECISION: **20/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
11/08/2000

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Prince & Ms Clarke
294, Hyde End Road
Spencers Wood
Reading
RG7 1DN

Application Number: F/2000/1766

Parish: **SHINFIELD**

Location: **294, Hyde End Road, Spencers Wood, Reading.**

Proposal: **Proposed two storey rear extension to dwelling and loft conversion with dormer extensions**

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 external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The first floor bathroom windows in the front (south) and side (east) elevations of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
4. 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 1st floor level in the side (east and west) elevation.

Condition
5. The area shown on the permitted drawings for vehicle parking and gargaing 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.

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. In the interests of the amenities of the occupants of this property and other properties nearby.

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

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

John Mitchell
Development Control Manager
Date: 28/07/2000

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 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 23 November, 2000
My ref. BC/DC/2000/1766
Your ref.

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

Mr S Prince
294 Hyde End Road
Spencers Wood
Reading
RG7 1DN

Dear Mr Prince

PLANNING PERMISSION 2000/1766
SITE: 294 HYDE END ROAD, SPENCERS WOOD, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1766 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

EMY CIRCUIT
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1766	EFC
BUILDING CONTROL NUMBER	FP 2000/1200	Alan
APPLICANT/~~AGENT~~	Mr S. Prince	
ADDRESS OF SITE	Sorrento 294 Hyde End Road SHINFIELD.	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext and b/f conversion with dormers.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	01A	01
ELEVATIONS	02A.	02
FLOOR PLANS	01A	01

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/7/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	25/10/00	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F/2000/1766
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	
03	SC20	SR24	first-floor bathroom windows in the front (South) and side (east) elevations
04	SC08	SR05	additional windows... at 1st floor-level in the side (east + west)
06	SC23	SR06	parking and garaging
IND4			

28/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 294 Hyde End Road
Spencers Wood Reading.

APPLICATION NUMBER: F/2000/1766

OFFICER: Emy Circuit

DATE OF SITE VISIT: 27 June 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? fence by drive

2. DESCRIPTION OF SURROUNDINGS

residential, 2-storey either side

3. DESCRIPTION OF SITE/BUILDING

bungalow

4. RELATIONSHIP TO ADJOINING PROPERTIES

See attached.

5. SITE CONSTRAINTS

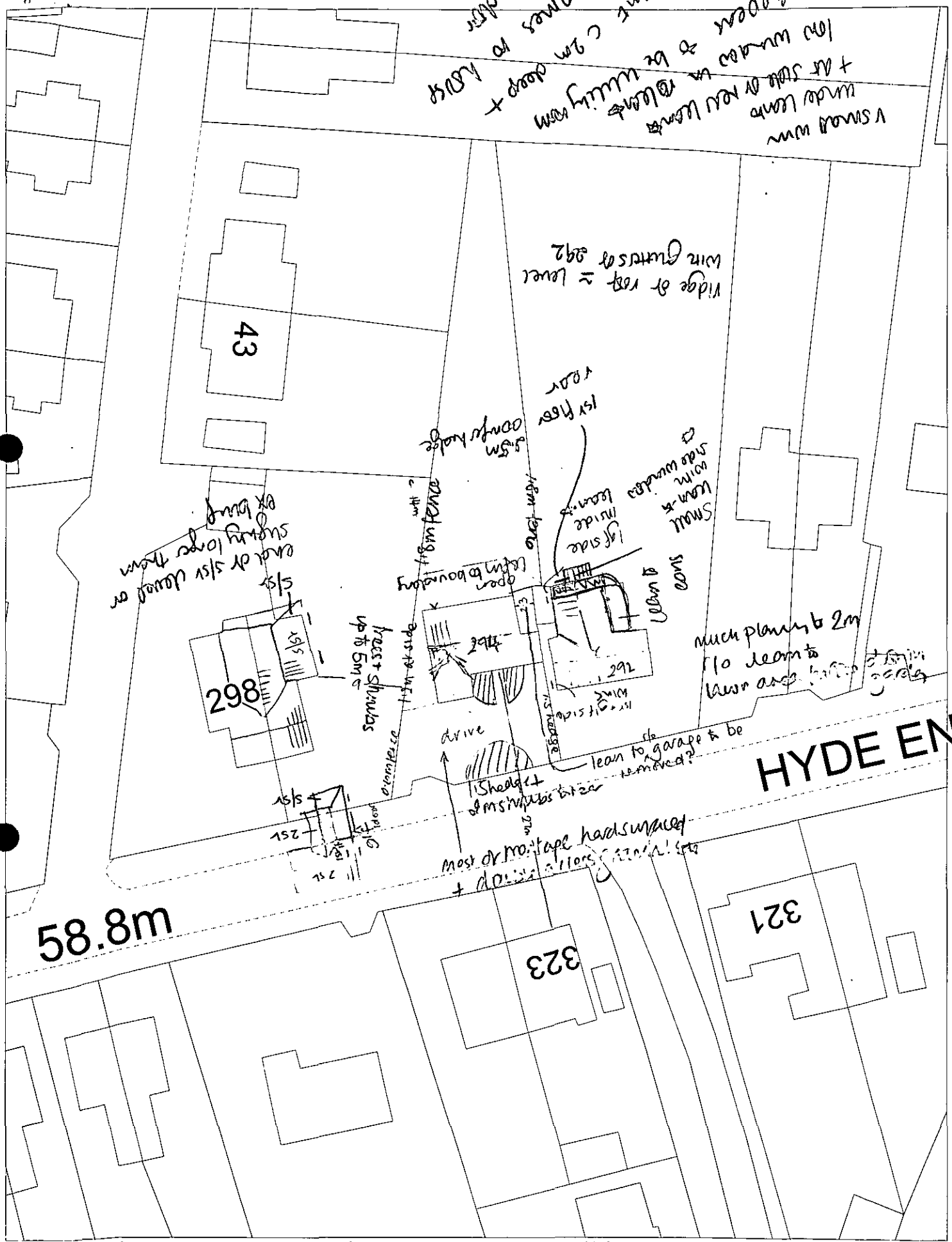
TREES

ACCESS/PARKING – most of frontage hard surfaced.

LEVELS level

BOUNDARY TREATMENT 1.8m fences to rear garden

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

27 June 2000

Scale: 1 : 500

N
W E
S

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1766

Applicant : Mr Prince & Ms Clarke .

Location : 294, Hyde End Road, Spencers Wood, Reading.
Proposal : Proposed two storey rear extension to dwelling and loft conversion with dormer extensions

Site Notice Displayed ? :	YES	NO	DATE
	✓		4 July 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 27 June 2000

Date Registered : 16/06/2000

Earliest Date for Decision : 20/07/2000

Latest Consultation Date/Site Notice Expiry Date : 20/07/2000

This application will have expired on: 11/08/2000. 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 :

Shinfield PC "no comment"

Highways SC23 (SR06) parking + garaging

Planning Issues :

Identified Settlement

Neighbours/streetscene - houses in the Square at side of garden in ASC

Application Number: F/2000/1766
294 Hyde End Road, Spencers Wood

Appraisal: The existing dwelling is a bungalow and the proposal is for a two-storey rear extension and loft conversion with two dormers in the front elevation.

The extension would be 4 metres deep and have a pitched roof with a half-hip at the rear. There would be no increase in the height of the existing roof, which has a 6 metre ridge, and the ridge of the extension would be the same height.

From the front of the property the only obvious change would be the insertion of two dormer windows, which would not be detrimental to the appearance of the property.

The extension would be to the west of Hyde End Road 292 - there would be about 4 metres between the flank walls of the extension and No 292 and about two metres from the extension to the boundary. This would be sufficient to prevent the extension being overbearing or unacceptable overshadowing or loss of light to the neighbouring property, particularly as there do not appear to be any main, ground-floor windows in the side of the property or rear of the lean-to. A new window would be inserted in the side wall at ground-floor level, to the rear of the garage, and a fist-floor side dormer window is also proposed. 1.8 metre fencing would prevent overlooking from the ground floor window, which would look onto the side of the neighbouring property, and the first-floor window would be to a bathroom window and should be obscure glazed. In addition, a porthole window in the side of the dining room is also proposed but this would be a small window, with views to the front and 7.5 metres from the boundary so overlooking from it is not a concern.

The extension would be at least 12 metres from the ground-floor side windows of 296 Hyde End Road, which is far enough to prevent it being overbearing or causing overshadowing. No first-floor side windows are proposed in this elevation.

Two-first-floor windows are proposed in the rear elevation - one in the rear gable and a velux window in the existing roof - these would not permit unacceptable overlooking of the rear garden of No 296 or the properties in the Square.

Recommendation: conditional approval

Received by Wokingham District Council

Application No: F/2000/1766

Proposal:
Proposed two storey rear extension to dwelling and loft conversion with dormer extensions

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

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/07/2000. 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

26 June 2000

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

Tel: (0118) 974 6479

Date: **26 June 2000**

My ref: F/2000/1766

CONFIDENTIAL

Councillor Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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

Dear Councillor

Application Number: F/2000/1766
294, Hyde End Road, Spencers Wood, Reading.
Proposed two storey rear extension to dwelling and loft conversion with dormer extensions

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 **Emy Circuit** on **(0118) 974 6479.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1766**
294, Hyde End Road, Spencers Wood, Reading.
Proposed two storey rear extension to dwelling and loft conversion with dormer extensions
I wish this application to be listed should the officers recommendation be for_____
*and my reason(s) are*_____
_____
_____

Signed: _____ Date: _____
Councillor Pollock

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

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

Tel: (0118) 974 6479

Date: **26 June 2000**

My ref: F/2000/1766

CONFIDENTIAL

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

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

Dear Councillor

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Proposed two storey rear extension to dwelling and loft conversion with dormer extensions

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1766**
294, Hyde End Road, Spencers Wood, Reading.
Proposed two storey rear extension to dwelling and loft conversion with dormer extensions
I wish this application to be listed should the officers recommendation be for_____
*and my reason(s) are*_____
_____
_____

Signed: _____ Date: _____
Councillor Patman

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

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

Tel: (0118) 974 6479

Date: **26 June 2000**

My ref: F/2000/1766

CONFIDENTIAL

Councillor Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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

Dear Councillor

Application Number: F/2000/1766
294, Hyde End Road, Spencers Wood, Reading.
Proposed two storey rear extension to dwelling and loft conversion with dormer extensions

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If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1766**
294, Hyde End Road, Spencers Wood, Reading.
Proposed two storey rear extension to dwelling and loft conversion with dormer extensions
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 6 JUN 2000	
Officer: EXC	Application No. F/2000/17666

Map No. 87 Site ...0:06.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ~~SINGLE~~ TWO STOREY REAR EXTENSION TO DWELLING AND LOFT CONVERSION WITH DORMER EXTENSIONS

Location: 294 HYDE END ROAD

Parish: SHINFIELD Ward: Shinfield 26.6.2000

Applicant: MR PRINCE & MS CLARKE

Fee Received 95-00 (1) 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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent :26:6:2020 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

* PRE-APP ATTACHED .....

.....

.....

NEIGHBOURS: S/N + 292, 296, 323, 325, 327 + 327A HYDE END RD. ✓

39, 41 + 43 The Square.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 26 June 2000

Application Number: F/2000/1766

Proposal: Proposed two storey rear extension to dwelling and loft conversion with dormer extensions

Parish: SHINFIELD PARISH

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

Applicant:
Mr Prince & Ms Clarke .

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).

SC:23 (INSERT: Parking & Turning)
SR:06

Signed: _____ **Print name:** Stephanie Knowles

10/07/00

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...

Environmental Services

For office use only.
Application number: 16.JUN.2000* 1766

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 Address and postcode Phone number	Mr. S. Prince & Ms J Clarke 294 HYDE END ROAD SPENCERS WOOD READING BERKS RG7 1DN
2	Agent's Name Address and postcode Phone number	N/A
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.	294 HYDE END ROAD SPENCERS WOOD READING BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION AND ROOF CONVERSION
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 RED BRICK TO MATCH EXTG BROWN PLAIN TILES TO MATCH EXTG
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

9	How many bedrooms does the property have?	Existing: 2	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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 22 May 2008

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

ADDRESS 294 HYDE END ROAD. PARISH SPENCERS WOOD.

SHINFIEL

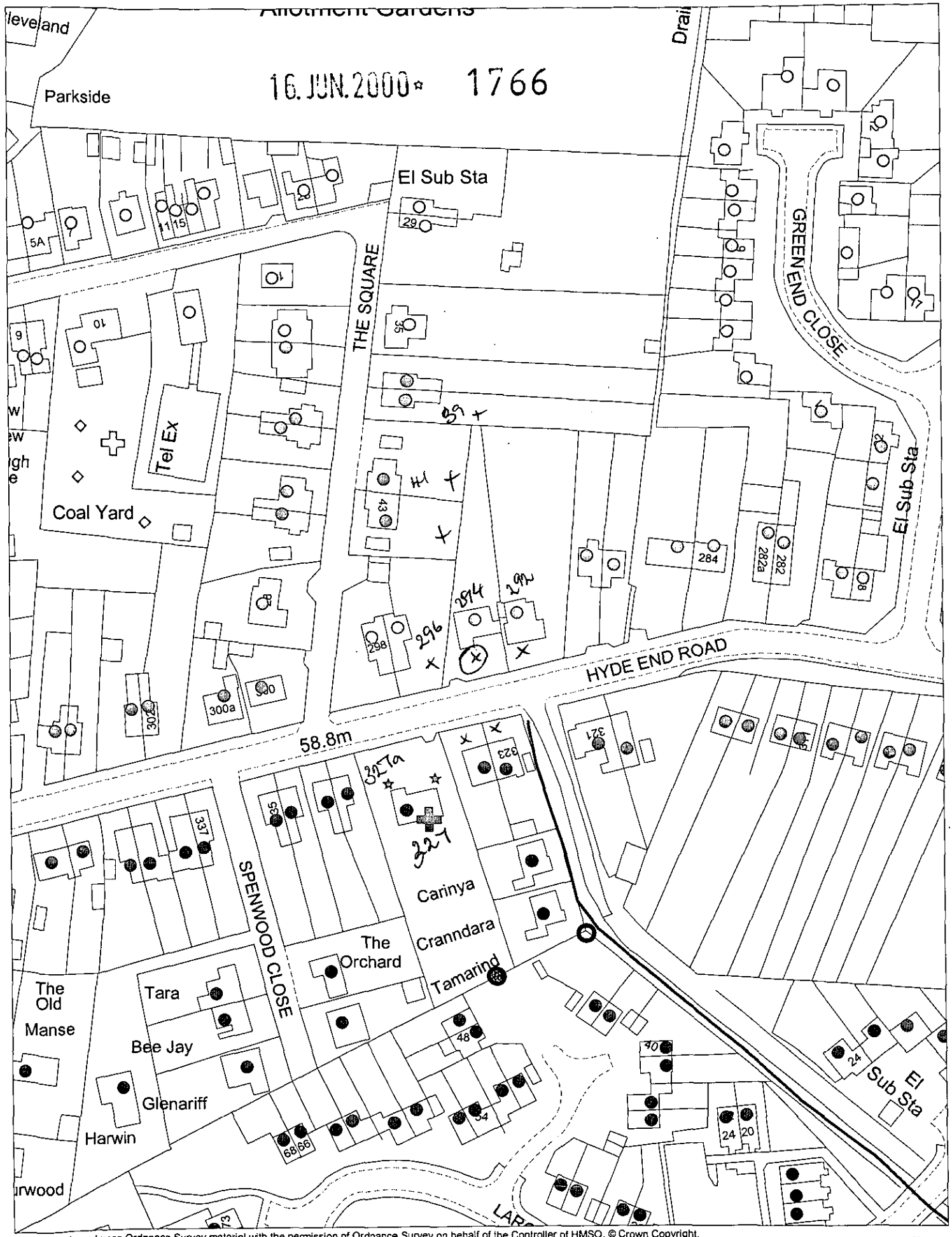
PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio

MINISTRY DECISION

SPECIAL ORDERS 16. JUN. 2000* 1766



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Development Control Section, Environmental Services, Wokingham District Council.

20 June 2000

Scale: 1 : 1250

H.M. LAND REGISTRY

TITLE NUMBER	
BK104786	

ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	BERKSHIRE		SU 7166	A

Scale: 1/1250 Enlarged from 1/2500

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SHINFIELD PARISH

Old Reference XLV 3 F



FILED PLAN H.M. LAND REGISTRY 9.71

16.JUN.2000 1766

This OFFICE COPY shows the state of the title plan on 14/08/1999 and is admissible in evidence to the same extent as the original. This office copy of the title plan may be subject to minor distortions in scale.
Issued on 17/08/1999 by the Gloucester District Land Registry.
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