RETURN TO JULIE WILLIAMS

PLANNING AND TRANSPORT

Memo

READING BOROUGH COUNCIL
- 3 DEC 2001 DATE
ENVIRONMENTAL SERVICES

READING BOROUGH COUNCIL
07 DEC 01
ENVIRONMENTAL SERVICES

To: Building Control Section

From: Julie Williams , 939 0435

Date: 30th November 2001

Re: Consultation on Planning Application

Application Number: 01/01458/FUL/JW

Address: 74 Woodcote Way Caversham Reading RG4 7HL

For: Demolish unuseable garage and exterior or single storey side extension and rear conservatory.

Please may I have your comments in relation to any Building Control issues in relation to the above development by 21st December 2001

I have consulted you because the development involves:

- ☐ Loft Conversion
- ☐ Conversion to residential unit(s)
- ☐ Change of use
- ☐ Alterations to a building open to the public
- ☐ Other

Comments made will be taken into consideration before any decision is made.

If you are not able to meet the 21st December 2001 deadline please contact me to explain the delay and to agree an extension of the consultation period. Please return all plans.

Julie Williams

You may find the following useful for your response:

- ☐ No objections
- ☑ No objections subject to conditions attached
- ☐ Clarification required – see attached
- ☐ Object – see attached

Require Building Regulation approval for the side extension Layout ok The Conservatory will be exempt Building Regulations if safety glass and does not effect boiler flue

TO SAVE PAPER PLEASE USE THIS MEMO FOR REPLY

[redacted]

Reading
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE ORDER 1995)

APPLICATION FOR FULL PLANNING PERMISSION

To: G M Stevens
28 Aspen Grange
Weston Rhyn
Shropshire
SY10 7TS

Application No: 01/01458/FUL

Applicant: Mr Lattanzio

READING BOROUGH COUNCIL as local planning authority GRANT FULL planning permission for the following development.

Proposal: Single storey side extension and rear conservatory.

At: 74 Woodcote Way Caversham Reading

Subject to such conditions and for such reasons as may be attached

OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 18th January 2002

David Gworthy

Head of Planning and Transport

NOTES

APPEALS

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

(a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

BERKSHIRE ACT 1986 - Section 32

(1) Except as provided in subsection (a) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show -

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section, may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

76—(1) This section applies when planning permission is granted for any development which will result in the provision—

(a) of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);

(b) of any of the following (being in each case, premises in which persons are employed to work)—
  (i) office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;
  (ii) premises which are deemed to be such premises for the purposes of that Act; or
  (iii) factories as defined by section 175 of the Factories Act 1961;

(c) of a building intended for the purposes of a university, university college or college, or of a school or hall of a university;

(d) of a building intended for the purposes of an institution within the PCFC funding sector; or

(e) of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.

(2) The local planning authority granting the planning permission shall draw the attention of the person to whom the permission is granted—

(a) in the case of such a building or premises as are mentioned in subsection (1)(a)—
  (i) to sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and
  (ii) to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 5810: 1979) or any prescribed document replacing that code;

(b) in the case of such premises as are mentioned in subsection (1)(b), to sections 7 and 8A of that Act and to that code or any such prescribed document replacing it;

(c) in the case of such a building as is mentioned in subsection (1)(c), (d) or (e), to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State, or any prescribed document replacing that note.

(3) Expressions used in subsection (1)(d) and (e) and in the Education Act 1944 have the same meanings as in that Act.

HAZARDOUS WASTE AND MATERIALS

Your attention is drawn to the possibility that development of land or redevelopment of properties will give rise to hazardous material probably in the form of contaminated soil or building construction waste (e.g. asbestos lagging around pipework) needing disposal.

Under the requirements of the Control of Pollution Act 1974 and regulations made thereunder it is an offence if such material is not deposited in appropriate sites licenced by the County Council acting in their capacity as Waste Disposal Authorities and additional procedures may have to be followed.

Details of the sites in Berkshire and advice on suitability of wastes involved and procedures necessary can be obtained from:

Waste Management Branch, County Surveyor's Department,
Berkshire County Council, Shire Hall, Shinfield Park, Reading RG2 9XG Tel: Reading 875444

There may also be occasions when hazardous substances such as gas from former landfill sites could be a problem. The County Surveyor's Waste Management Group have agreed to list and map all such sites and copies will be available from the above address.

BUILDING REGULATIONS

This planning permission does not give approval under the Building Regulations. Before any works are commenced you should check with the Building Control Section of the Planning Department whether any approval is required under the Building Regulations.

Reading BOROUGH COUNCIL

Application At: 74 Woodcote Way Caversham Reading

Application No: 01/01458/FUL

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91(1) of the Town & Country Planning Act 1990.

Date: 18th January 2002

David Gworthy

Head of Planning and Transport

NOTES

APPEALS

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

(a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

BERKSHIRE ACT 1986 - Section 32

(1) Except as provided in subsection (a) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show -

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section, may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

76—(1) This section applies when planning permission is granted for any development which will result in the provision—

(a) of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);

(b) of any of the following (being in each case, premises in which persons are employed to work)—

(i) office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;

(ii) premises which are deemed to be such premises for the purposes of that Act; or

(iii) factories as defined by section 175 of the Factories Act 1961;

(c) of a building intended for the purposes of a university, university college or college, or of a school or hall of a university;

(d) of a building intended for the purposes of an institution within the PCFC funding sector; or

(e) of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.

(2) The local planning authority granting the planning permission shall draw the attention of the person to whom the permission is granted—

(a) in the case of such a building or premises as are mentioned in subsection (1)(a)—

(i) to sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and

(ii) to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 5810: 1979) or any prescribed document replacing that code;

(b) in the case of such premises as are mentioned in subsection (1)(b), to sections 7 and 8A of that Act and to that code or any such prescribed document replacing it;

(c) in the case of such a building as is mentioned in subsection (1)(c), (d) or (e), to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State, or any prescribed document replacing that note.

(3) Expressions used in subsection (1)(d) and (e) and in the Education Act 1944 have the same meanings as in that Act.

HAZARDOUS WASTE AND MATERIALS

Your attention is drawn to the possibility that development of land or redevelopment of properties will give rise to hazardous material probably in the form of contaminated soil or building construction waste (e.g. asbestos lagging around pipework) needing disposal.

Under the requirements of the Control of Pollution Act 1974 and regulations made thereunder it is an offence if such material is not deposited in appropriate sites licenced by the County Council acting in their capacity as Waste Disposal Authorities and additional procedures may have to be followed.

Details of the sites in Berkshire and advice on suitability of wastes involved and procedures necessary can be obtained from:

Waste Management Branch, County Surveyor's Department,
Berkshire County Council, Shire Hall, Shinfield Park, Reading RG2 9XG Tel: Reading 875444

There may also be occasions when hazardous substances such as gas from former landfill sites could be a problem. The County Surveyor's Waste Management Group have agreed to list and map all such sites and copies will be available from the above address.

BUILDING REGULATIONS

This planning permission does not give approval under the Building Regulations. Before any works are commenced you should check with the Building Control Section of the Planning Department whether any approval is required under the Building Regulations.

CASE OFFICER RECOMMENDATION

Agent: G M Stevens
28 Aspen Grange
Weston Rhyn
Shropshire
SY10 7TS

Application No: 01/01458/FUL

Recommendation: Application Permitted

Applicant: Mr Lattanzio

Proposal: Single storey side extension and rear conservatory.

At: 74 Woodcote Way Caversham Reading

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91(1) of the Town & Country Planning Act 1990.

Approved by Planning Manager/Team Leader : YES / ~~NO~~

Signed : [redacted]

Date : 22/1/2002

Standard Paragraph for Code U02952
Filename [d:\uniform2000\home\stdpara\dc_rpt\u02952.ufm]
Copy From [ ] (Press <DETAIL> to copy text onto this paragraph)

01701458/FUL 74 Woodcote Way - single storey rear extension & conservatory.

SITE
Semi detached house in mid 1950.s estate. Garages between it and 72 Woodcote Way. Site level. 72 has rear extension.

PROPOSAL
To demolish narrow garage to rebuild as family room witth utility room to rear. Rear conservatory across back mostly 2.4 metres deep with bay area extending to 4.2 metres deep. Height to eaves 2.2 metres, 2.5 to ridge. Pitched roof over family room going to flat roof over utility room. Parking spaces for two cars shown on frontage - two cars were easily parked here when I visited.

CONSULTATIONS
No objections received.

APPRAISAL
Although the conservatory comes marginally over our 4 metre guideline the scale of the structure is such as to warrant refusing on this unreasonable. The side extension will not impact on 72 due to disctance and structures on their site in between. The character of the existing house is not affected nor the street scene. I have some misgivings with the door shown but is claimed to be needed so that he can walk with muddy boots into this area rather than into main house. As we would not be able to influence the insertion of a door in the future seems a bit harsh to make an issue of it now.

I therefore consider tha the application complies with HSG 8 (house extensions) criteria and guidance on house extensions.

RECOMMENDATION

GRANT

DC Screens Menu | Word Processor | Load File | DC_MENU
Main Menu | DC_PRINT

App No. 01/01458/FUL Status PCO U.P.R.N. 11380/00747/0/000
Address 74 Woodcote Way Caversham Reading RG4 7HL

Proposal Demolish unuseable garage and exterior or single storey side extension and rear conservatory.

Letter for selected Neighbours NEICON
Batch Print of letter done (Y/N) Y

Neighbour Standard Consultation
Date of Last Batch Print 30.11.2001

Street Number 11380
Name Woodcote Way
District
Town Reading
Locality
County
Postcode RG4 7HE
Caversham

House Numbers From	To	Odd/Even (O/E)	House Name	Flat Numbers From	To	Postcode	Printed
72							30.11.2001
76							30.11.2001
89	91						30.11.2001

DC Screens Menu Considerations Print Neighbours DC_MENU
Main Menu DC_BATPRNT

011458

ROAD Woodcote Way

HOUSE NO. OR NAME 74

CARD NO

REGISTER NO.	PLAN NO.	DEVELOPMENT	DECISION	DATE
H3/48		34 Houses	Rejection	
H24/54		12 Semis	C	29.3.54

P.T.O.

READING BOROUGH COUNCIL

26/11/01 Date Counterfoil No. B 43642

M E C W Cattanach

the sum of Ninety Five Pounds

— Pence for Account No. 74 Woodcot Way

for Chief Financial Officer By Cash/P.O./Cheque

Signed [redacted] Planning Department

THIS IS NOT A RECEIPT

011458

95 —

95 —

Reading BOROUGH COUNCIL

Office use
Date rec'd .....
Application No. 011458

PLANNING APPLICATION FORM FOR ALTERATIONS AND EXTENSIONS TO HOUSES

PLEASE ANSWER ALL 10 QUESTIONS

NOTES TO HELP YOU COMPLETE THE FORM

Q.1 Applicant's name:

MR LATTAN210

Address:

74 WOODCOT WAY
CAVERSHAM READING

Postcode RG4 7HL ☎ .....

Q.1 Complete as fully as possible

Q.2 Site address:

74 WOODCOT WAY

Q.2 Complete only if different from above.

Q.3 Agent's name:

G. M. STEVENS

Address:

28 ASPEN GRANGE
WESTON RHYN SHROPSHIRE

Postcode SY10 7TS ☎ [redacted]

Q.3 If you appoint an agent, all correspondence and enquiries should be dealt with by them.

Q.4 Briefly, what do you want to do?

DEMOLISH UNUSEABLE GARAGE AND ERECTION OF SINGLE STOREY SIDE EXTENSION + REAR CONSERVATORY

Q.4 For example: single storey rear extension, new garage, loft conversion etc.

Q.5 How will this affect access to roads:

(a) There will not be a new access to a public road and no change to an existing access to a public road (a) ☑

(b) There will be a new or altered access to a public road (b) ☐

Q.5 Tick in box (a) if no changes to public roads will result from your proposal; or tick box (b) if changes will be required.

Road affected .....

State which road will be affected.

Q.6 Drainage:

(a) How will storm/surface water be disposed of? STORM WAY

(b) How will foul sewerage be disposed of? MAIN DRAINS

Q.6 All new buildings should be capable of disposing of rain water to storm water sewers.

New bathrooms and kitchens should have separate connections to foul water sewers.

Q.7 Trees:

(a) Are there any trees on site? Yes ☐ No ☑

(b) Are any trees affected by your proposed works? Yes ☐ No ☑

Q.7 Show the position and spread of existing trees and indicate those to be affected by development. If you think the site is in a conservation area or the trees protected by a tree preservation order, you must contact this office before doing any works to the trees.

Q.8 Water:

Is a water supply needed? Yes ☐ No ☑

If yes, where will it come from? .....

Q.8 We need this information to allow Thames Water to assess the effect of the development on the local water supply.

Q.9 Materials:

Specify what building materials will be used to complete the development.

.....TO MATCH EXISTING.....

.....

.....

(Please continue on an extra sheet of paper if necessary)

Q.9 Please give the type, colour, make and name of all materials to be used externally, including roofing and the surfacing for car parking areas etc. It is not acceptable simply to state "to match existing". If you do not know what materials will be used at this stage say so. It can be a condition of granting consent, that we approve the materials chosen before development starts.

Q.10 Have you provided 5 copies of the following plans?

- **LOCATION PLAN – showing where your site is. A 1:1250 Ordnance Survey plan is preferred.**
- **BLOCK PLAN – showing a closer view of your house and boundary as seen from above (eg 1:500).**
- **ELEVATIONS – showing all sides of the proposal as seen from outside (eg 1:50 or 1:100).**
- **Floor plans or layout plans – showing the detail of what is being proposed (eg 1:50 or 1:100).**
- **Any other plans that will help to explain your proposal.**

Q.10 For a small charge we can supply 1:1250 Ordnance Survey based location plans, on which you outline your site in red and any adjoining land you own in blue. The block plan and elevations must be drawn accurately to a clearly stated metric scale or mark the dimensions on the plan. This is important as once approved your proposal must be built exactly as shown on these plans. It also helps if the new proposal can be clearly distinguished from the original house. NOTE that we do not accept plans that are marked 'do not scale' or similar.

Article 7 of the Town and Country Planning (General Development Procedure Order) 1995 requires that you must send, with your planning application, a Certificate either indicating that you own the application site (Certificate A) or that you have served a copy of Notice 1 on the owners (Certificate B). (Notice 1 should be used if your proposed development will encroach on the neighbouring property, such as a roof or gutter overhang or foundations.)

DECLARATION

I/We enclose:

- 5 copies of this application form ☑
- 5 copies of all plans ☑
- A completed Article 7 certificate ☑
- The current fee of £95 ☑

Tick all boxes

Signed [redacted] Date: 17-11-01

Reading BOROUGH COUNCIL

011458

PLANNING AND ENVIRONMENTAL HEALTH DIVISION
TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

CERTIFICATE UNDER ARTICLE 7

CERTIFICATE A

I certify that :

1. On the day 21 days before the date of the accompanying application, nobody except the applicant was the owner of any part of the land to which the application relates.

2. None of the land to which the application relates is, or is part of, an agricultural holding.

Signed [redacted]

Dated 17-11-01

On behalf of M~ CATTANEO

CERTIFICATE B

I certify that:

1. I have/The applicant has given the requisite Notice to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

Owner's name .....

Address at which Notice was served .....

.....

..... Postcode .....

Date of service of Notice .....

2. None of the land to which the application relates is, or is part of, agricultural holding.

Signed .....

On behalf of .....

Date .....

NOTICE

UNDER ARTICLE 6 OF THE TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Proposed development at .....

.....

.....

Name of applicant .....

Signed .....

On behalf of .....

Date .....

Description of proposed developmen. .....

.....

.....

.....

.....

.....

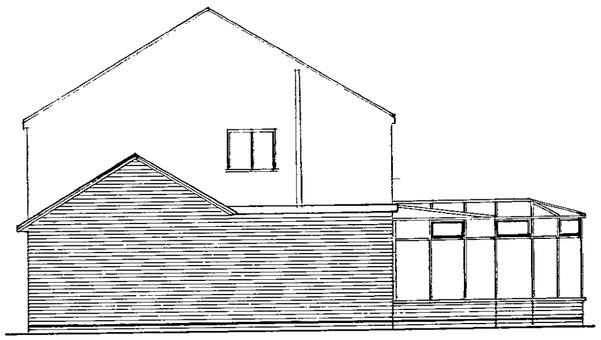
.....

An application for planning permission is being made to Reading Borough Council and you are owner/part owner of the property, the subject of the application, or are the holder of a lease with an unexpired term of at least seven years.

If you wish to make representations on this proposal, please do so within three weeks of receiving this notice to: The Head of Planning, Reading Borough Council, P.O. Box 17, Civic Centre, Reading RG1 7TD.



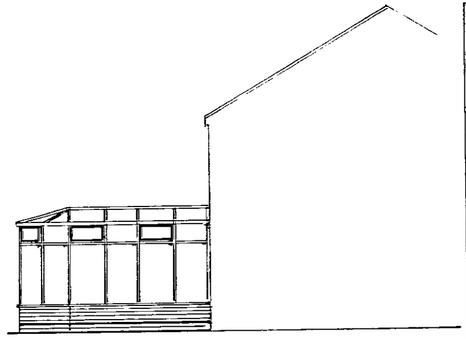
FRONT ELEVATION



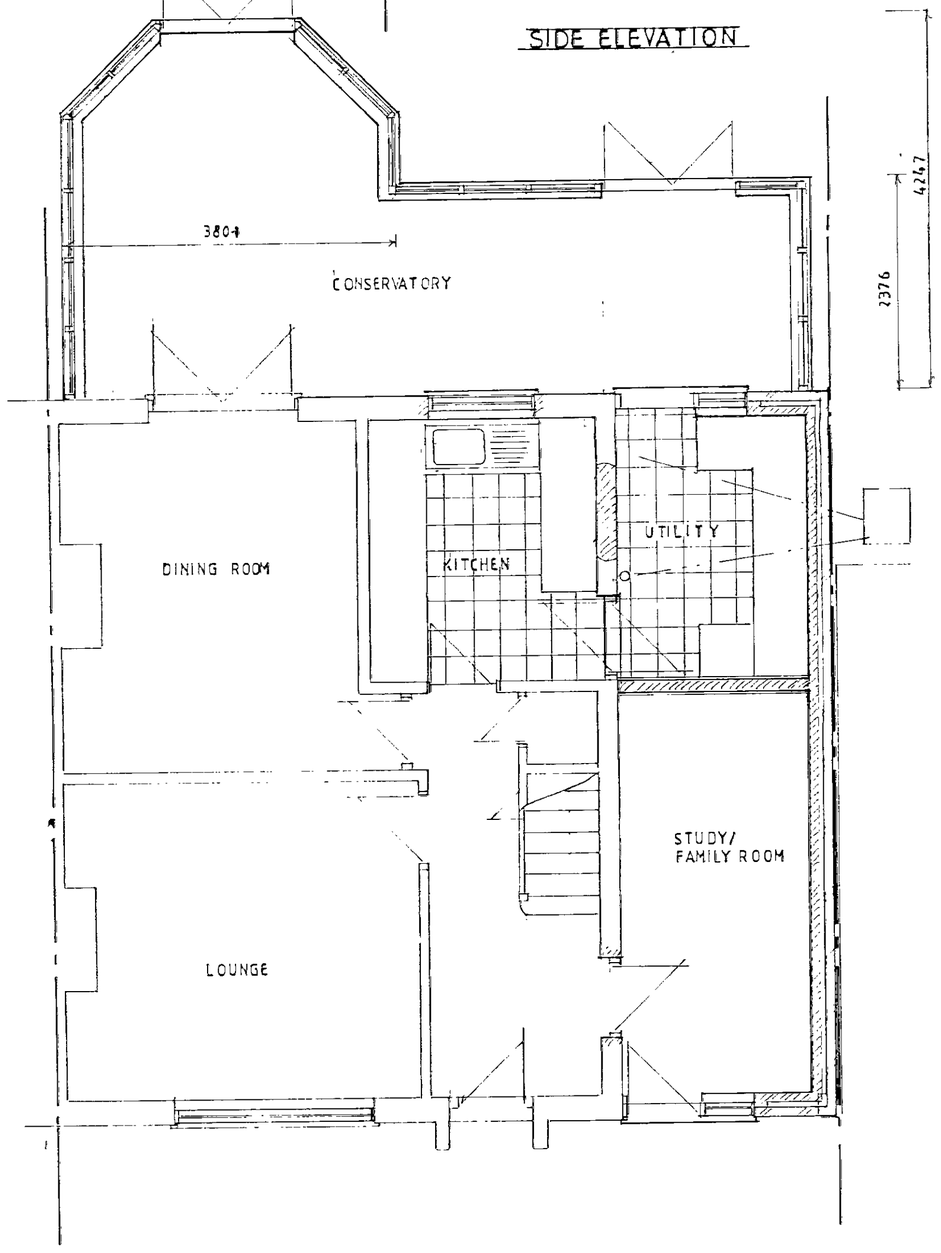
SIDE ELEVATION



REAR ELEVATION

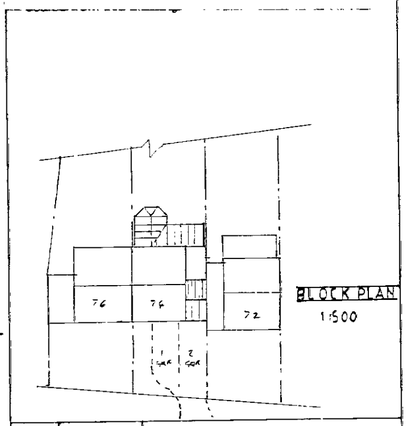


SIDE ELEVATION



GROUND FLOOR PLAN

Notes



A		
	Date	Revisions

© copyright

011453

GEOFFREY STEVENS
28 ASPEN GRANGE
WESTON RHYN
SHROPSHIRE
SY10 7TS

Tel. 01691 774664
Mob 07979 341882

Client

MR LATTANZIO

Job Title

PROPOSED SINGLE STOREY SIDE EXTENSION AND REAR CONSERVATORY AT 74 WOODCOT WAY CAVERSHAM READING RG4 7HL

Drawing Title

PROPOSED FLOOR PLAN ELEVATIONS BLOCK PLAN

Scale 1:50 1:100 1:500

Date OCT 01 | Drawn by G.M.S.

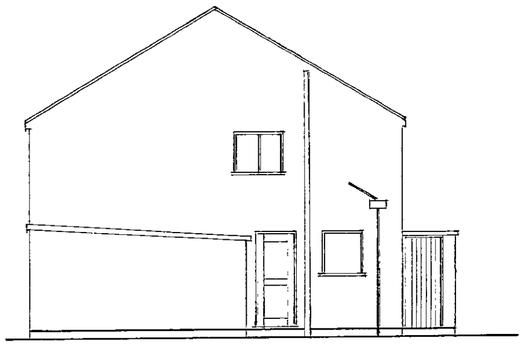
Drg No | Rev.

420 x 594mm A2

[ARCH.]



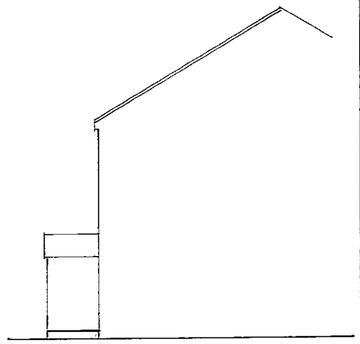
FRONT ELEVATION



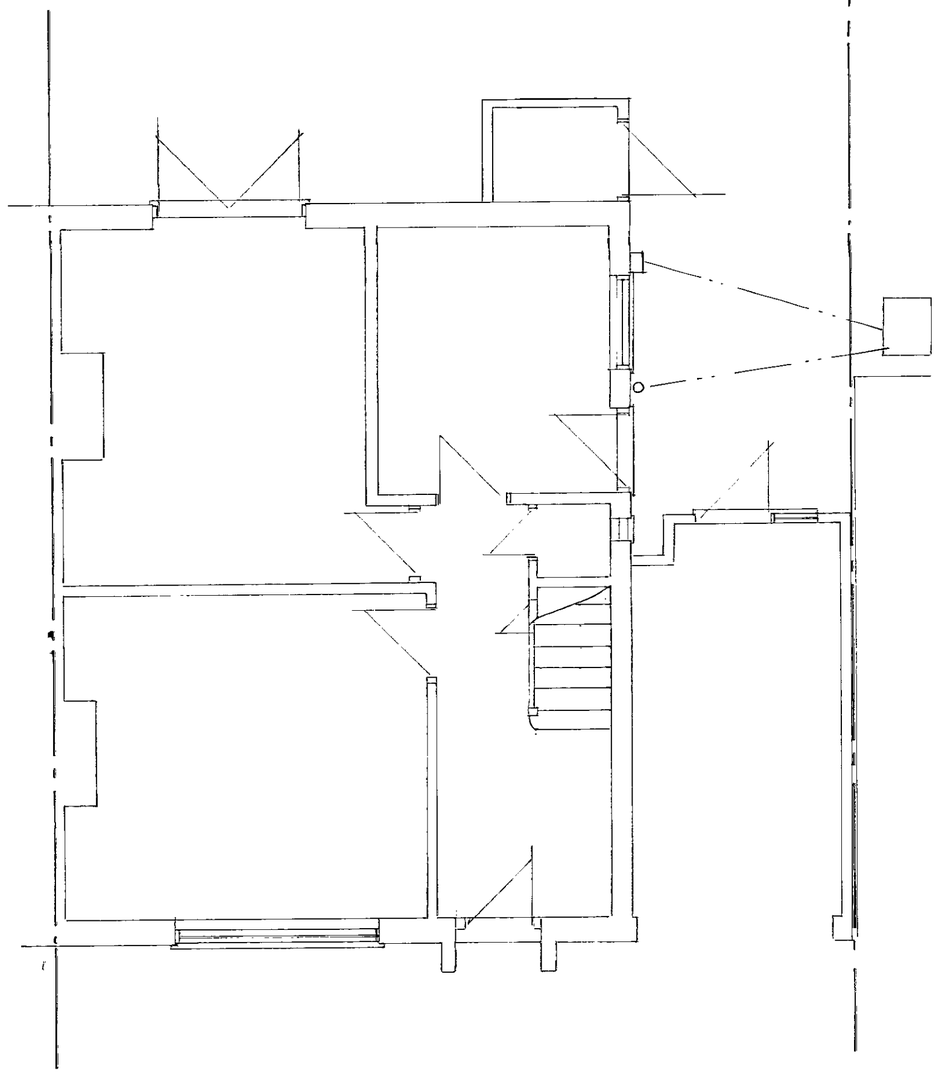
SIDE ELEVATION



REAR ELEVATION



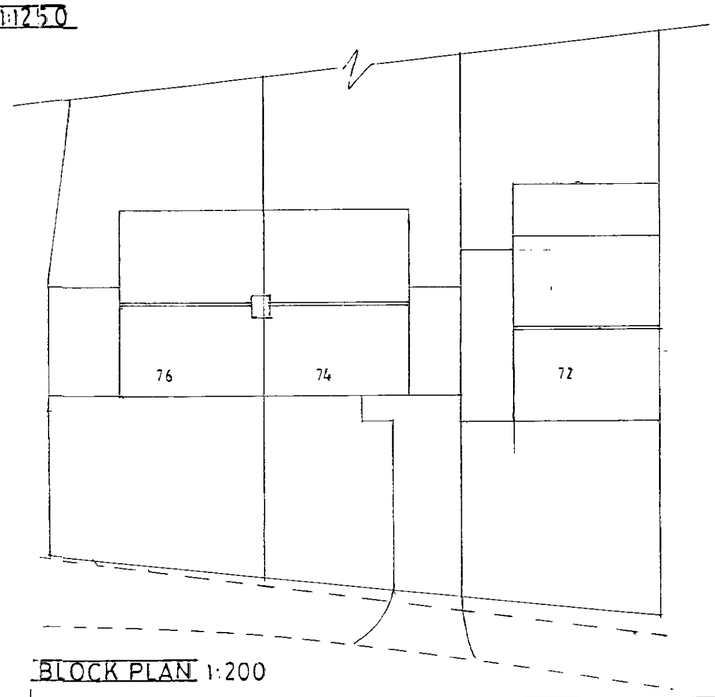
SIDE ELEVATION



GROUND FLOOR PLAN



SITE PLAN 1:1250



BLOCK PLAN 1:200

Notes

A		
	Date	Revisions

© copyright

GEOFFREY STEVENS
28 ASPEN GRANGE
WESTON RHYN
SHROPSHIRE
SY10 7TS

Tel. 01691 774664
Mob 07979 341882

Client
MR LATTANZIO

Job Title
PROPOSED SINGLE STOREY SIDE EXTENSION AND REAR CONSERVATORY AT 74 WOODCOT WAY CAVERSHAM READING RG4 7HL

Drawing Title
EXISTING FLOOR PLAN ELEVATIONS BLOCK AND SITE PLANS

Scale 1:50 1:100 1:200 1:1250

Date OCT 01 | Drawn by SMS.

Drg No | Rev

420 x 594mm A2