SOUTHPORT U.K.
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2000/0554

LOCATION:
12 Dene Close, Earley Reading.

APPLICANT:
Mr J Clements

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

EARLIEST DATE FOR DECISION: **12/03/2000**

APPLICATION EXPIRY DATE: **04/04/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Clements
12, Dene Close
Earley
Reading
RG6 5QB

Application Number: F/2000/0554

Parish: **EARLEY**

Location: **12, Dene Close, Earley, Reading.**

Proposal: **Proposed two storey side and rear extension to dwelling and single storey rear extension to form conservatory.**

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. The area shown on the permitted drawings for vehicle parking 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
3. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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 first floor level or above in the north and south elevations.

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

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

Reason
3. To ensure a satisfactory external appearance.

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

CH

Head of Planning and Transportation
Date: 17 April 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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0554.	JM
BUILDING CONTROL NUMBER.	BN 2001/1079	Alan
APPLICANT/~~AGENT~~	Mr J. Clements	
ADDRESS OF SITE	12 Dene Close HARLOW	
DESCRIPTION OF PROPOSED WORK	2 Storey side & rear exts (S/S rear ext to form conservatory) -DC only	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	recd 22/2/01	recd. 8/2/00
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	17/4/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	1/3/01	

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	

Tel. 0118 974 6463 (Direct Line)

Date. 21 March, 2001

My ref. JM/JM/F/2000/0554

Your ref.

Mr J Clements
12 Dene Close
Earley
Reading
Berkshire
RG6 5QB

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
E-mail:

Dear Mr Clements,

RE: PROPOSED MINOR AMENDMENTS TO 12 DENE CLOSE, EARLEY. (F/2000/0554)

Thankyou for your letter which was received on 9 March 2001.

I can inform you that the proposed amendments including the addition of two doors on the north elevation would be considered minor amendments and, therefore, a further application would not be required.

I hope this information is of use to you. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL
Development Control Manager

40928

12 Dene Close
Maiden Erlegh
Reading
RG6 5QB

8.03-01.

Your ref: Joss Miller
F/2000/0554

Tel. 01189 314090.

Dear Sir/Madam,

Please see enclosed plans for proposed change.

As on the drawing 1A and 2A, is it feasible to put the door openings in the new position.

Thank you for your consideration on this matter.

Yours faithfully.

J Clements

MR. J. CLEMENTS.

DS	
DC JM	
APP	
CS	
09 MAR 2001	
COPIES TO:	ACK:
	FILE:

Application Number F/2000/0554
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	Parking
3	SC58	SR12	Works
4	SC08	SR05	first floor level or above: North and south elevations

RECORD OF SITE VISIT

SITE ADDRESS: 12 Dene Close Earley Reading.

APPLICATION NUMBER: F/2000/0554

OFFICER: Joss Miller

DATE OF SITE VISIT: 21/2/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front boundary

2. DESCRIPTION OF SURROUNDINGS
Semi-detached houses in a cul-de-sac

3. DESCRIPTION OF SITE/BUILDING
Semi-detached house of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
13. 1·8m fence and shrubbery.
11. 1·6m fence. No side windows.
Rear window approx 500mm from side of house and serves bedroom.
Shed on boundary.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING 3 proposed spaces

LEVELS —

BOUNDARY TREATMENT See above.

OTHERS —

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0554

Applicant : Mr J Clements .

Location : 12, Dene Close, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		24/2

Date of Neighbour Notifications : 13/3

Date of Site Visit : 21/2/00

Date Registered : 08/02/2000

Earliest Date for Decision : 12/03/2000

Latest Consultation Date/Site Notice Expiry Date : 12/03/2000

Application Expiry Date: 04/04/2000

Consultation Responses :
Earley TC - Concerns re terracing effect.

Planning Issues :
Effect on street scene & neighbouring properties WBC.
Identified settlement.

Application Number: F/2000/0554

Appraisal :

This application is for a 2 storey side & rear extension and a single storey rear extn.

Neighbours.

No 11 has no side windows and is situated at an angle to the applicant so the proposal is unlikely to affect them in terms of overlooking and overshadowing. The extension is set back from the road, set down from the ridge height and stepped in from the boundary. The single storey rear extension will be largely obscured by a 1.6m fence so any ~~overbearing~~ impact will be minimised. No. 13 has a 1.8m fence on the boundary which will partially obscure the extension. It will also be partially obscured by the main bulk of the applicant's house. All other neighbours are at sufficient distance from the proposal for any impact to be minimised.

Street scene.

The proposal is stepped in from the boundary and the ridge height is set down by 600mm from the main roof. ~~It~~ it is also set back from the front footprint of the house by 1m. for these reasons ~~the proposal~~ any impact on the street scene will be minimised.

The parking is satisfactory with regard to ~~Borough~~ Council policies.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Tel: (0118) 974 6463

Date: 30.03.00

My ref: F/2000/0554

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

CONFIDENTIAL

ING SERVICES	PT
POL	
DC	
APP	
CS	
04 APR 2000	
COPIES TO:	ACK:
	FILE:

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

Dear Councillor

Application Number: F/2000/0554
12 , Dene Close, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 10.04.00

Yours faithfully

Chris Ludlow
Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0554**
12 , Dene Close, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: F Rolls Date: 31/3/00

Councillor F Rolls

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6463

Date: 30-03-00

My ref: F/2000/0554

WOKINGHAM DISTRICT COUNCIL
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

CONFIDENTIAL

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2000/0554
12, Dene Close, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Tel: (0118) 974 6463

Date: 30.03.00

My ref: F/2000/0554

WOKINGHAM DISTRICT COUNCIL

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

CONFIDENTIAL

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

Dear Councillor

Application Number: F/2000/0554
12 , Dene Close, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 10.04.00

Yours faithfully

Chris Wood

Head of Planning and Transportation

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2000/0554**
12 , Dene Close, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor F Rolls

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6463

Date: 30.03.00

My ref: F/2000/0554

WOKINGHAM DISTRICT COUNCIL
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

CONFIDENTIAL

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2000/0554
12, Dene Close, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

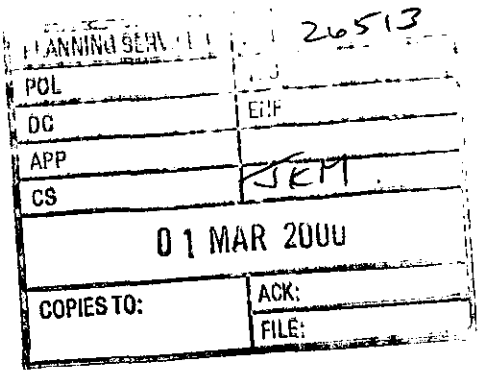
If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Ward

Head of Planning and Transportation

12 Dene Close,
Earley,
Reading,
Berks.
RG6 5QB.



28 February, 2000

MR Chris Wood.
Head of Planning & Transportation,
Environmental Services Department
Planning Services
P.O Box 157
Shute End,
Wokingham Berks. Rg40 1WR.

Dear Mr Wood,

Ref: Application Number :F/2000/0554.. I would like to confirm as requested that the proposed development does not encroach onto, over or under the neighbouring property.

Yours sincerely,

Jeremy Clements.

FROM: Joss Miller

DATE: 17 February 2000

DELEGATED

Consultation Sheet

Earley

PLANNING SERVICES	HPT 27651
POL	TLS
DC	ENF
APP	
CS	
27 MAR 2000	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/0554

Proposal: Proposed two storey side extension to dwelling and single-storey rear extension to form conservatory..

Site Address: 12 , Dene Close, Earley, Reading.

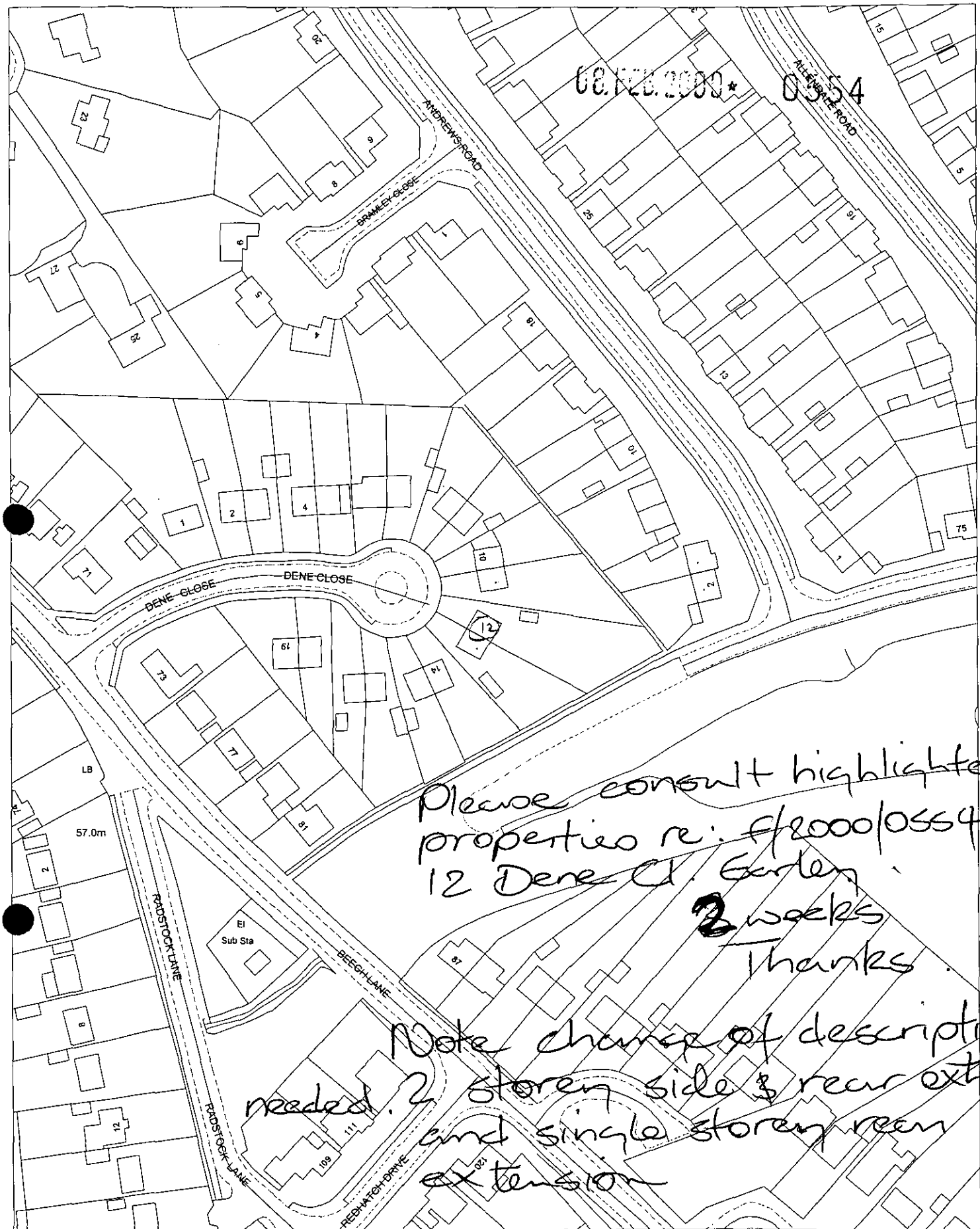
Applicant: Mr J Clements .

Your observations are required in respect of this application **by 12/03/2000** .

Whilst Councillors had no objection to the proposal to construct a rear conservatory, there was concern that the two storey side extension would create a terracing effect.

SIGNED: _____ DATE: 23 MAR 2000

CLERK TO



08.02.2000 0554

Please consult highlighted properties re: F/2000/0554
12 Dene Cl. Earley
2 weeks
Thanks.

Note change of description needed. 2 storey side & rear ext and single storey rear extension

Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 11 February 2000

N W E S

✓ CH

13/3

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 17 February 2000

Application Number: F/2000/0554

Proposal: Proposed two storey side extension to dwelling and single storey rear extension to form conservatory..

Site Address:
12 , Dene Close, Earley, Reading.

Applicant:
Mr J Clements .

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 - Parking (SR06)

Signed: N.S. Trotter **Print name:** N TROTTER

24-02-00

Received by Wokingham District Council

Application No: F/2000/0554

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

LOCATION:
12 , Dene Close, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY *between* 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday)
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/03/2000. 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 of Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	08 FEB 2000
Officer: JM	Application No. F/2000/0554

Map No. 52 **Site** 0.07

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

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

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

Description:
(F) PROPOSED 2 STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY

Location: 12 DENE CLOSE

Parish: EARLEY Ward: Red Hatch.
17.2.2000

Applicant: MR J CLEMENTS

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	Encroachment at boundary? letter required.	17.2.	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17.2.2000 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:

.....

.....

..... No pre-apps .....

NEIGHBOURS:

S/N sufficient

.....

.....

.....

.....

.....

.....

.....

.....

.....

ADDRESS 12 DENE CLOSE PARISH EARLEY

PLOT No. Part Plat 12 & Part Plat 13 ORD. SHEET No. SU. 7471 (52

BUILDER J.T. Cook & Son Limited.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
737/54	J.T. Cook & Son Ltd	Layout	12/10/54	App. Cl
1055/54	"	Semi/Det. House	11/1/55	App. Cl
402/55	" Revised Layout	"	14/6/55	App. Ap
PD/452/58	Mr. W. Hartree	Garage	11/11/58	App. N/
BR 12563	Mr M Smyth	" & porch	19.12.79	app N/A
12664	"	GARAGE	10.4.80	N/A CLA
BR 13272	"	DINING ROOM + WC. ETC	21.7.80	app N/A
13846	"	EXTENSION TO DINING ROOM	25.8.80	n/a CLA
27271	D+R. BARKER	1ST FLOOR ACC OVER GARAGE	15.5.87	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

08.FEB.2000* 0554

Householder planning application form

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

1	Your name	MR. J. CLEMENTS
	Address and postcode	12 DENE CLOSE EARLEY READING. RG6 5QB
	Phone number	0118 9 314090
2	Agent's Name	
	Address and postcode	
	Phone number	
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.	12 DENE CLOSE EARLEY READING. RG6 5QB
4	Give brief details of the proposal for example, two storey side extension. About the application	2 STOREY SIDE EXTENSION & CONSERVATORY

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 EXTG ROOF TILES - TO MATCH EXTG. WHITE WINDOWS	
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: Jeremy Clements.

on behalf of

Date 04·02·00

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