X SYSTEMS LTD



ITIAL

APPLICATION NO:
F/2000/1871

LOCATION:
9 Sevenoaks Drive, Spencers Wood Reading.

APPLICANT:
Mr & Mrs K G Harding C/O Andesign

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **30/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
25/08/2000

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs K G Harding
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG40 2TN

Application Number: F/2000/1871

Parish: **SHINFIELD**

Location: **9, Sevenoaks Drive, Spencers Wood, Reading.**

Proposal: **Proposed two storey side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason

1. The proposed two-storey extension, by virtue of its scale and location, would be prominent and harmful to the open character and appearance of the area. The proposals are, therefore, contrary to Policies LBE1 and LBE2 of the Wokingham District Local Plan (Deposit Draft) and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

John Mitchell
Development Control Manager
Date: 07/08/2000

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. finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1871 EXC
BUILDING CONTROL NUMBER	FP 2000/0821 Ale
APPLICANT/AGENT	Andesign
ADDRESS OF SITE	9. Sevenoaks Drive Spencers Wood SHINFIELD.
DESCRIPTION OF PROPOSED WORK	2 storey side ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	7/8/00	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	11/8/00.	

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	

FROM: Emy Circuit

DATE: 06 July 2000

SHINFIELD PARISH CONSULTATION SHEET

PLANNING SERVICES UNIT
POL | TLC
DC | CONF
APP |
CS |
07 AUG 2000
COPIES TO: | ACK:
FILE:

Application Number: F/2000/1871

Proposal: Proposed two storey side extension to dwelling.

Site Address: 9, Sevenoaks Drive, Spencers Wood, Reading.

Applicant: Mr & Mrs K G Harding C/O Andesign.

Your observations are required in respect of this application **by 30/07/2000** .

DELEGATED

NO COMMENT

SIGNED: J Barnes DATE: 3 Aug 2000

Clerk To Shinfield Parish/Town Council.

SHINFIELD PARISH COUNCIL

Application Number F/2000/1871
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

The proposed two-storey extension, by virtue of its scale and location, would be prominent and harmful to the open character and appearance of the area. The proposals are, therefore, contrary to policies LBE1 and LBE2 of the WDLPDD and Policies WOS3 and WBE1 of the WDLPDD.

7/8/02

RECORD OF SITE VISIT

SITE ADDRESS: 9 Sevenoaks Drive
Spencers Wood Reading.

APPLICATION NUMBER: F/2000/1871

OFFICER: Emy Circuit

DATE OF SITE VISIT: 18 July 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? no

2. DESCRIPTION OF SURROUNDINGS

Open plan residential development

3. DESCRIPTION OF SITE/BUILDING

two-storey detached house with single garage located on corner/bend in road

4. RELATIONSHIP TO ADJOINING PROPERTIES

Nos 8+10 face flank of house/extn over the road. (4+6+2 also).
No 5 - rear gardens adjoin → oblique views
No 7 separated by existing building.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

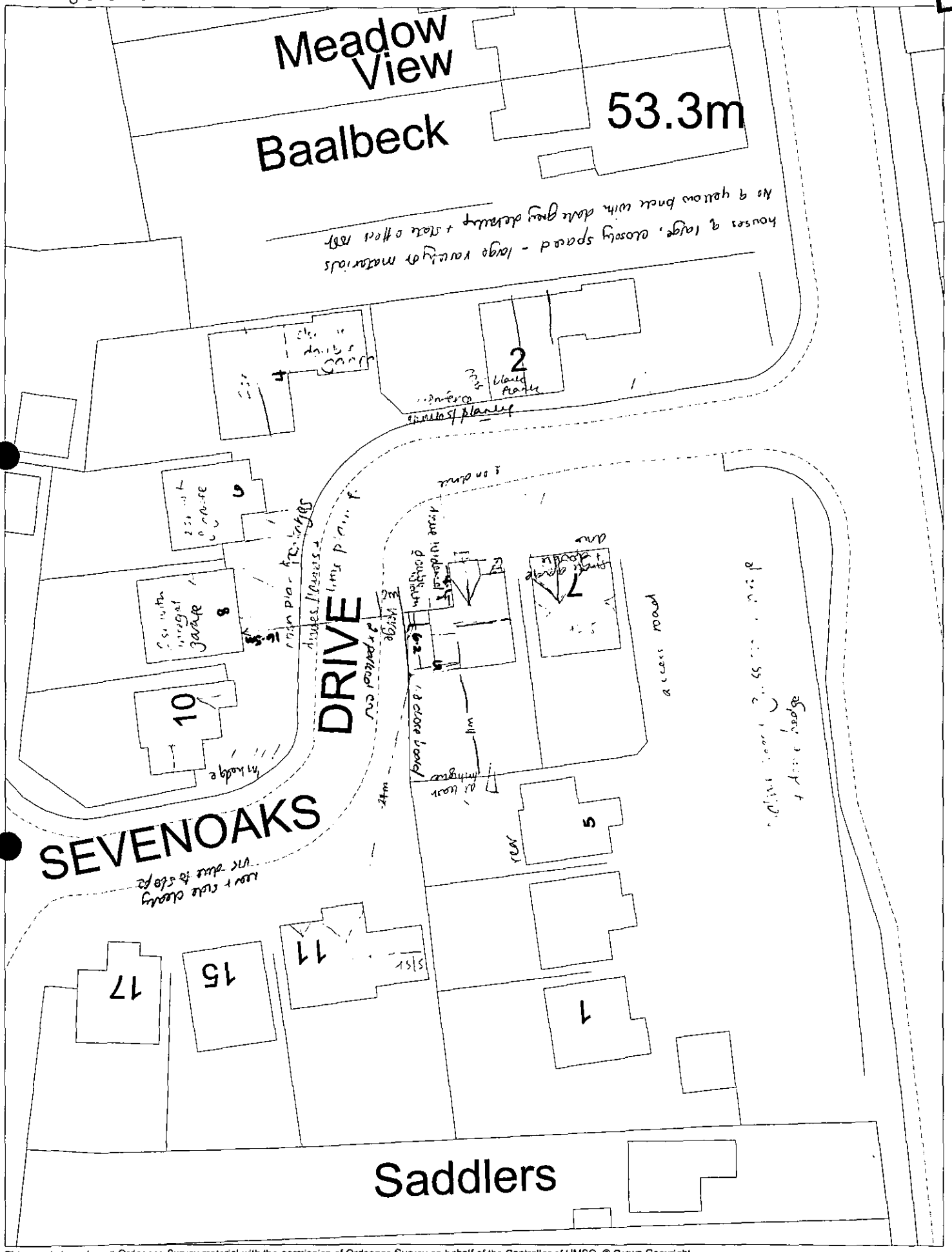
BOUNDARY TREATMENT

OTHERS

Trees / TPOs

4/5 01
1/5 1/81

B



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Development Control Section, Environmental Services, Wokingham District Council.
18 July 2000 Scale: 1 : 500

N
W E
S

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1871

Applicant : Mr & Mrs K G Harding C/O Andesign.

Location : 9, Sevenoaks Drive, Spencers Wood, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	✓	

Date of Neighbour Notifications : .....

Date of Site Visit : ...18 July 2000.....

Date Registered : 30/06/2000

Earliest Date for Decision : 30/07/2000

Latest Consultation Date/Site Notice Expiry Date : 30/07/2000

This application will have expired on: 25/08/2000. 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 :

Highways - SC23(SR06) garage and parking

Neighbours - disruption during construction - additional vehicles → access hazards especially for children
- proximity of wall to No 8
- access over communal land/planting + removal of planting
- business use of the property.

Shinfield PC - "no comment"

Planning Issues :

Identified Settlement

Impact on neighbours/street scene.

Application Number: F/2000/1871
9 Sevenoaks Drive, Spencers Wood

Appraisal: The proposal is for a two-storey side extension, replacing the existing single garage with a double garage, with living accommodation over. The extension would be 5 metres wide and 6.2 metres deep, being flush with the rear elevation of the existing house and set back 4.1 metres from the adjacent part of the front elevation - the front elevation is also stepped back on the opposite side of the property. The roof would be pitched with a 7.4 metre ridge, one metre lower than the existing ridge, and a gable to the side.

The extension would not be close enough to any of the neighbouring dwellings to have an overshadowing impact and would not result in unacceptable overlooking. From the front of Nos 8 and 10 Sevenoaks Drive the outlook is onto the side elevation of No 7. No 8 is slightly closer and, at present, there is 22 metres to the two-storey flank wall, and 19 metres to the single-storey garage wall. The proposals would result in a two-storey wall at a distance of 16.5 metres. This would cause these properties to feel more enclosed but the depth of the extension would be less than that of the original house and it is not considered that the harm to the visual amenity of neighbouring occupiers would, in itself, be sufficient to justify refusal of the application.

Sevenoaks Drive is a recent development with an open plan character. The houses are quite closely spaced but majority are set back from the road by at least a drive length and front gardens are not enclosed by walls or fences. Nor is there a large amount of vegetation in gardens. The cul-de-sac bends and the properties on the corner plots, Nos 7 and 10, have single-storey garages on the side adjacent to the road and open ground at the side of these. The stepped form of the development, close to the bends in the road, and the spaces at the side of the dwellings, allows a transition from two-storey to ground level, which is important in retaining the open character and appearance of the development. Because the proposed extension would be set back from the front of the property it would not be immediately obvious on entering Sevenoaks Drive but approaching the bend in the road, the two-story structure, only two metres from the pavement edge would be prominent. It would also be prominent in views back towards Basingstoke Road. Hence, it is considered that a two-storey structure in this location and the loss of the open area at the side of the property would be harmful to the open character and appearance of the surrounding area.

Recommendation: refusal

Applicationo	Name & Address
F/2000/1871	S & P Lloyd 7 Sevenoaks Drive Spencers Wood RG7 1AZ
F/2000/1871	Mr & Mrs N Bull 8 Sevenoaks Drive Spencers RG7 1AZ

App refused,
Letter sent 08/08/00

Received by Wokingham District Council

Application No: F/2000/1871

Proposal:
Proposed two storey side extension to dwelling.

Location:
9, Sevenoaks Drive, 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 30/07/2000. 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

06 July 2000

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

Tel: (0118) 974 6479

Date: **06 July 2000**

My ref: F/2000/1871

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/2000/1871
9, Sevenoaks Drive, Spencers Wood, Reading.
Proposed two storey side extension to dwelling.

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/2000/1871**
9, Sevenoaks Drive, Spencers Wood, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

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

Tel: (0118) 974 6479

Date: **06 July 2000**

My ref: F/2000/1871

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1871**
9, Sevenoaks Drive, Spencers Wood, Reading.
Proposed two storey side extension to dwelling.
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: **06 July 2000**

My ref: F/2000/1871

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/2000/1871
9, Sevenoaks Drive, Spencers Wood, Reading.
Proposed two storey side extension to dwelling.

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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/2000/1871**
9, Sevenoaks Drive, Spencers Wood, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pollock

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 JUN 2000	Map No. 78 Site 004
Officer: EXC / Application No. F/2000/1871	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

30.JUN.2000* 1871

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 9 SEVENOAKS DRIVE

Parish: SHINFIELD Ward: Shinfield 6.7.2000 7/7

Applicant: MR / MRS HARDING

Fee Received 95-00 Required ..... Additional ..... Refund .....

(6)

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 : 6.7.2000 ✓ 7/7

Parish Council Informed - YES / NO ✓ 7/7

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 ✓ 7/7 .....

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:

NOO pre-apps.....
.....
.....

NEIGHBOURS: ✓ 7/7 S/N + 2, 4, 5, 6, 7, 8, 10 + 11 SEVENOAKS DRIVE

0118 954 7115

FROM: Emy Circuit

DATE: 06 July 2000

SHINFIELD PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
04 AUG 2000	
COPIES TO:	ASK:
	FILE:

Application Number: F/2000/1871

Proposal: Proposed two storey side extension to dwelling..

Site Address: 9, Sevenoaks Drive, Spencers Wood, Reading.

Applicant: Mr & Mrs K G Harding C/O Andesign.

Your observations are required in respect of this application **by 30/07/2000** .

DELEGATED

NO COMMENT

SIGNED: J Barnes DATE: 3 Aug 2000

Clerk To Shinfield Parish/Town Council.

SHINFIELD PARISH COUNCIL

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 06 July 2000

Application Number: F/2000/1871

Proposal: Proposed two storey side extension to dwelling.

Parish: SHINFIELD PARISH

Site Address:
9, Sevenoaks Drive, Spencers Wood, Reading.

Applicant:
Mr & Mrs K G Harding C/O Andesign.

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).

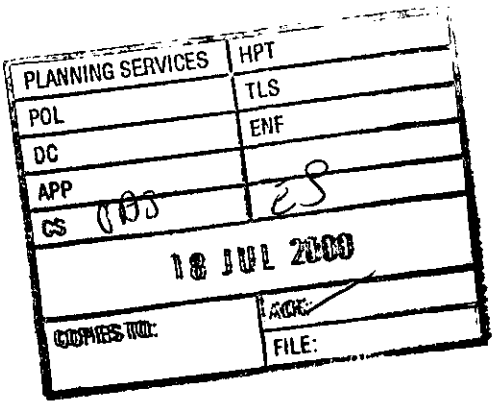
SC:23 (INSERT Cycling & Parking)
SR:06.

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

24/07/00.

7 Sevenoaks Drive
Spencers Wood
Reading
RG7 1AZ

0118 988 3244



Emy Circuit
Planning Officer
Wokingham District Council
P O Box 157
Shute End
Wokingham
RG40 1WR

15 July 2000

Dear Ms Circuit

Re: Application Number F/2000/1871

Although in theory, we do not have any objections to this extension going ahead, we do have concerns about the amount of disruption that may occur during construction.

Sevenoaks Drive is a quiet cul-de-sac and there are many small resident children who sometimes play outside. We are concerned about extra vehicles parked in the road which would make it increasingly difficult to access our own driveway and would create extra hazards for the children.

We hope this concern is taken into account when dealing with the application.

Yours sincerely

Sarah & Peter Lloyd

8 Sevenoaks Drive
Spencers Wood
Reading
Berks
RG7 1AZ

13 July 2000

Dear Mr Mitchell

APPLICATION NO. F/2000/1871

We are in receipt of your letter dated 6 July 2000 and have viewed the plans for the proposed extension to Mr & Mrs Harding's house and we do have a number of concerns which are detailed below: -

1. *We already look out onto the side of their property which is 90% solid brickwork. If the proposed extension were to go ahead there would be more brickwork and it would be considerably closer to our property.*

2. *We are unclear as to where the side gate to their garden would be moved. The plans indicate it too would face our property and is to be put into the existing boundary fence. Surely this would mean having to put a path up to it over what we believed to be communal ground, and mean removing a considerable part of the planted border which currently softens the fencing and the general view from our kitchen window.*

3. *As the drive would also be widened, the same applies; i.e. the removal of more grass would harden the landscape and generally worsen our view.*

4. *It appears that Mr Harding runs his own business from home. Although the proposed extension is for domestic purposes, we hope that existing living space is not then used for business purposes, which would mean an increase in visitors and therefore cars parked in the road making access to our property more difficult. It is not uncommon for Mr and Mrs Harding to have office cars parked in the road as well as their two cars on the drive, which are never parked in their garage.*

We look forward to your comments.

Yours sincerely

MR N S BULL

MRS T A BULL

1933

ADDRESS 9 SEVENOAKS DRIVE PARISH SKINNINGROVE

PLOT No. S/T 5 ORD. SHEET No. SK. 7167 (78)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
36430	ROBERT EVANS CONSTR.	O/L.	25·9·90	REF
42134	"	LINKED S/DET. HOUSES & GARAGES	22·3·94	C/A
FP94/2272	LONGWATER HOMES	"		
43910	ROB. EVANS	DET. HOUSE & GARAGE	22·3·95	REF
44718	"	O/L.	4·10·95	REF
96/63930/F	BENLEY HOMES	DET HOUSE & GARAGE	20·2·97	C/A LA
FP96/5746	"	"	16·10·96	WAP
97/65622/F	"	AMENDMENTS	17·1·97	C/A

MINISTRY DECISION 36430 - APPEAL GRANTED - 22·8·91 43910 APPEAL ALLOWED - 30·11·95

SPECIAL ORDERS TPO 21/70 - OAKS FRONTING BAS. ROAD

30 JUN 2000 1871

Environmental Services

For office use only.
Application number 30. JUN. 2000* 1671

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 & MRS K.G. HARDING
	Address and postcode	9 SEVENOAKS DRIVE SPENCERS WOOD BERKS RG7 1AZ
	Phone number	0118 9885101
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	0118 9784165
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION
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.	TO MATCH EXISTING
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 ☒ (SIDE GATE POSITION) 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: 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.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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.

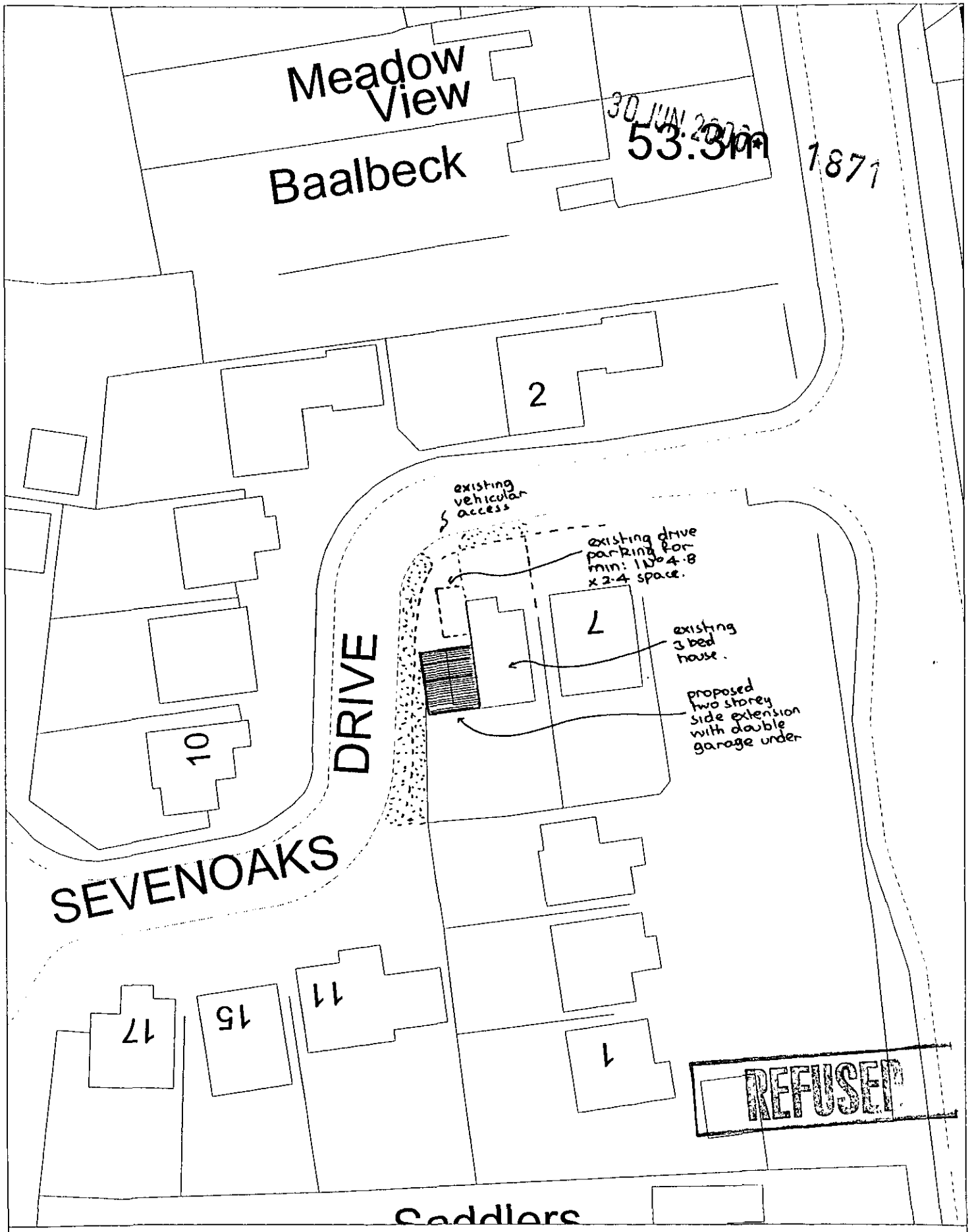
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN) on behalf of MR & MRS K.G. HARDING

Date 29/6/2000

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



Site Plan, Scale: 1 to 500

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Date: 26 June 2000

N W E S

1792

ES

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

Address of site 9 SEVENOAKES DRIVE

SPENCERS WOOD, READING RG7 1AZ

Signed 

Date 19-7-00

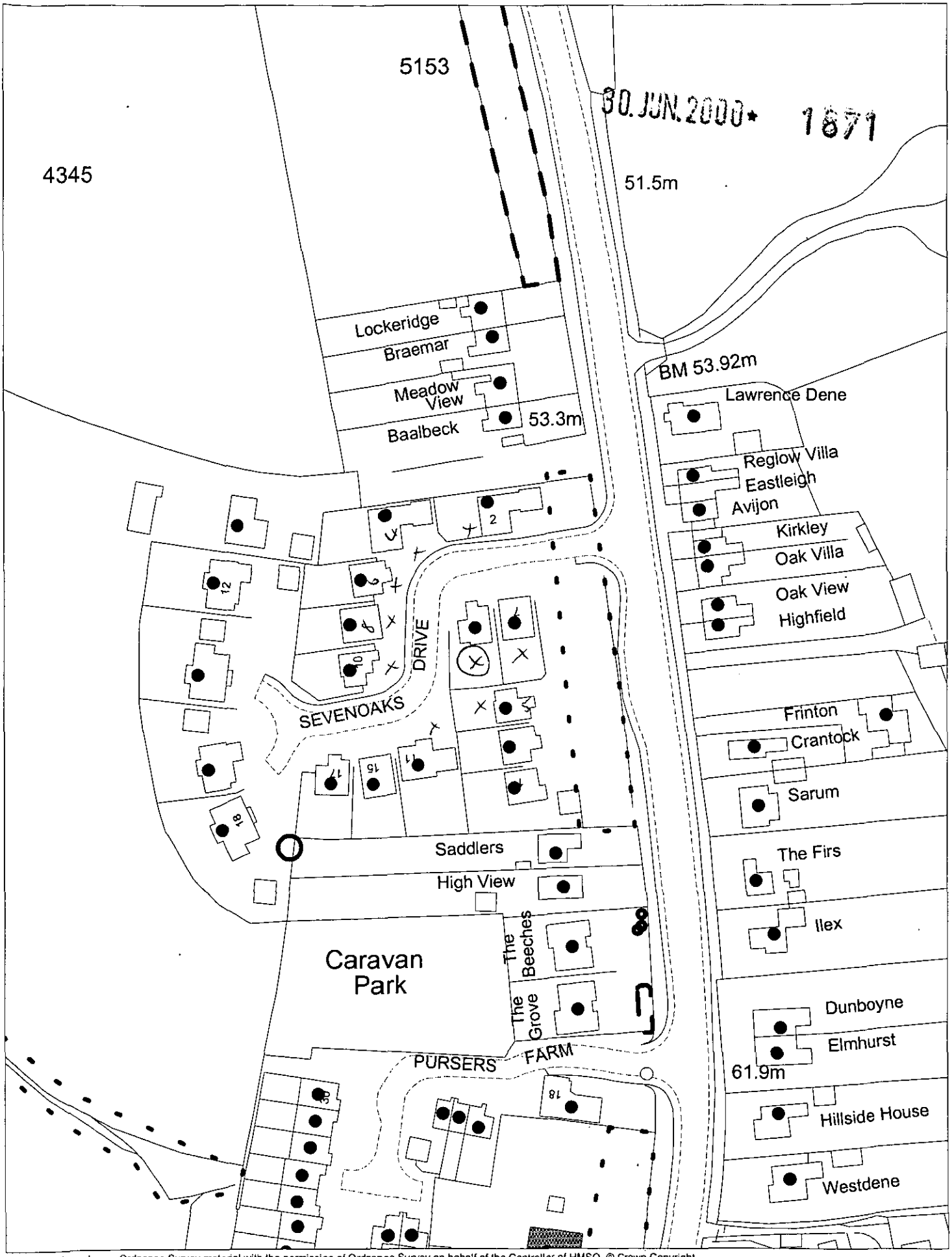
Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1



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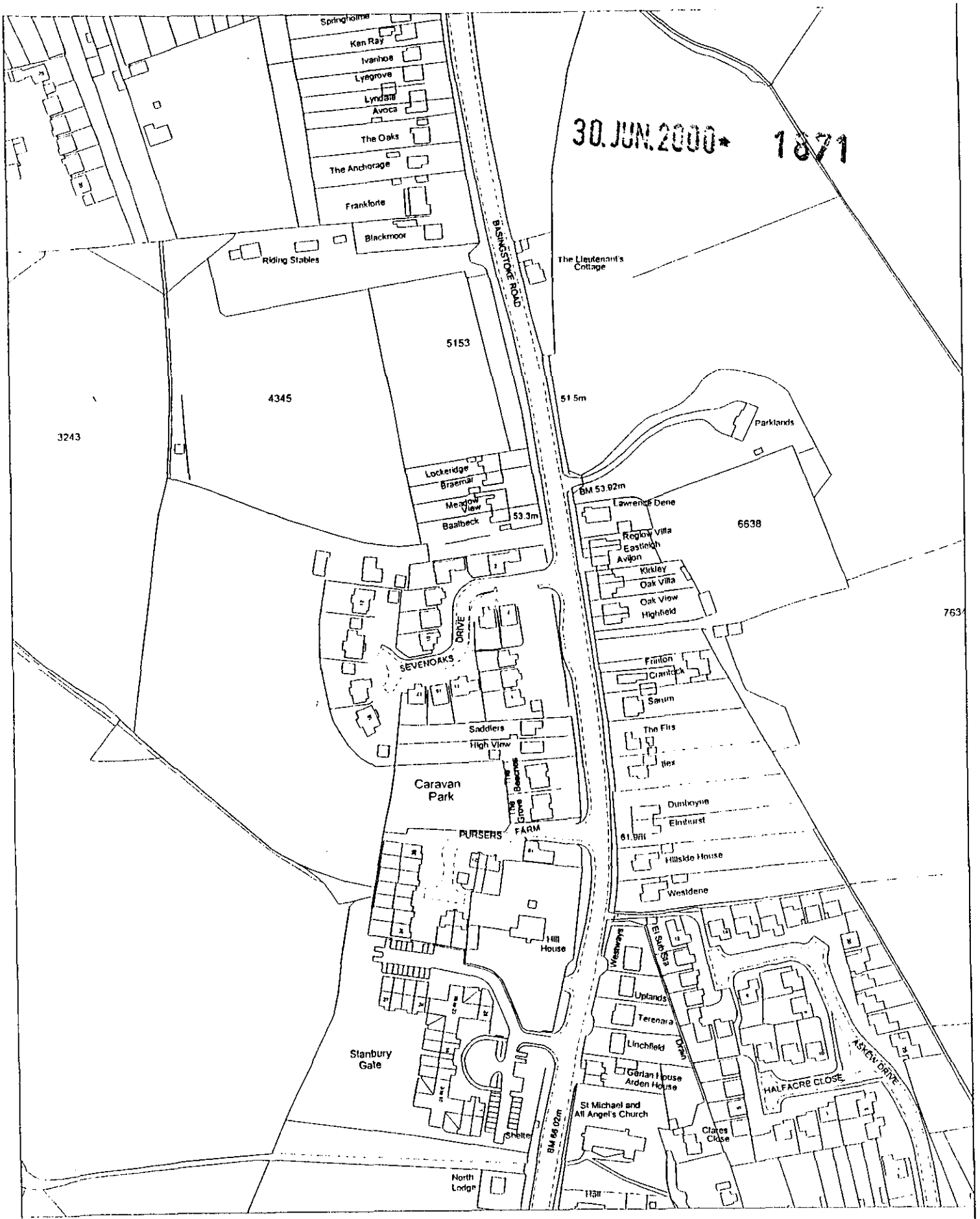
Development Control Section, Environmental Services, Wokingham District Council.

3 July 2000

Scale: 1 : 1250

N W E S



Site Plan, Scale: 1 to 2500

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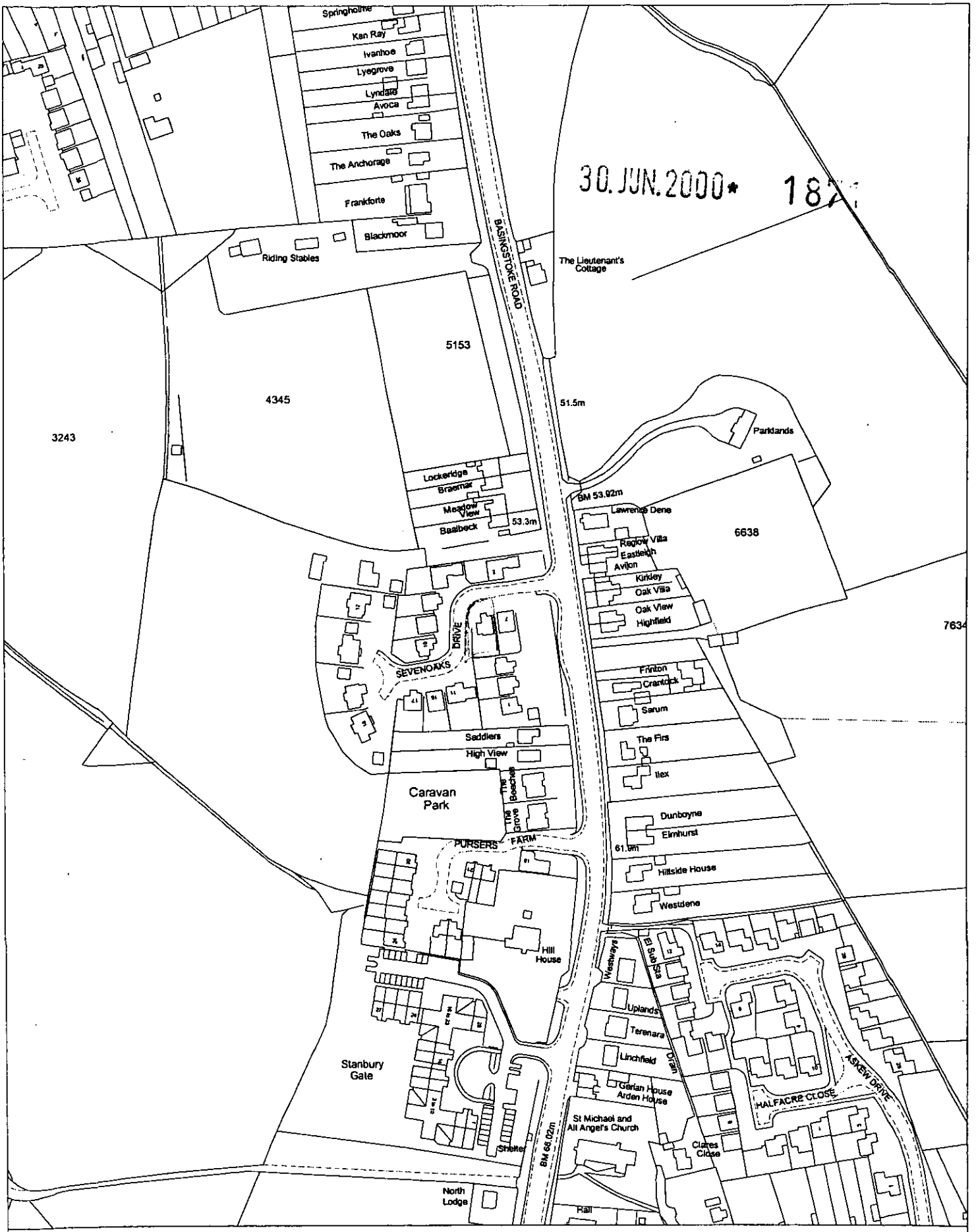
Date: 26 June 2000



Site Plan, Scale: 1 to 2500

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Date: 26 June 2000

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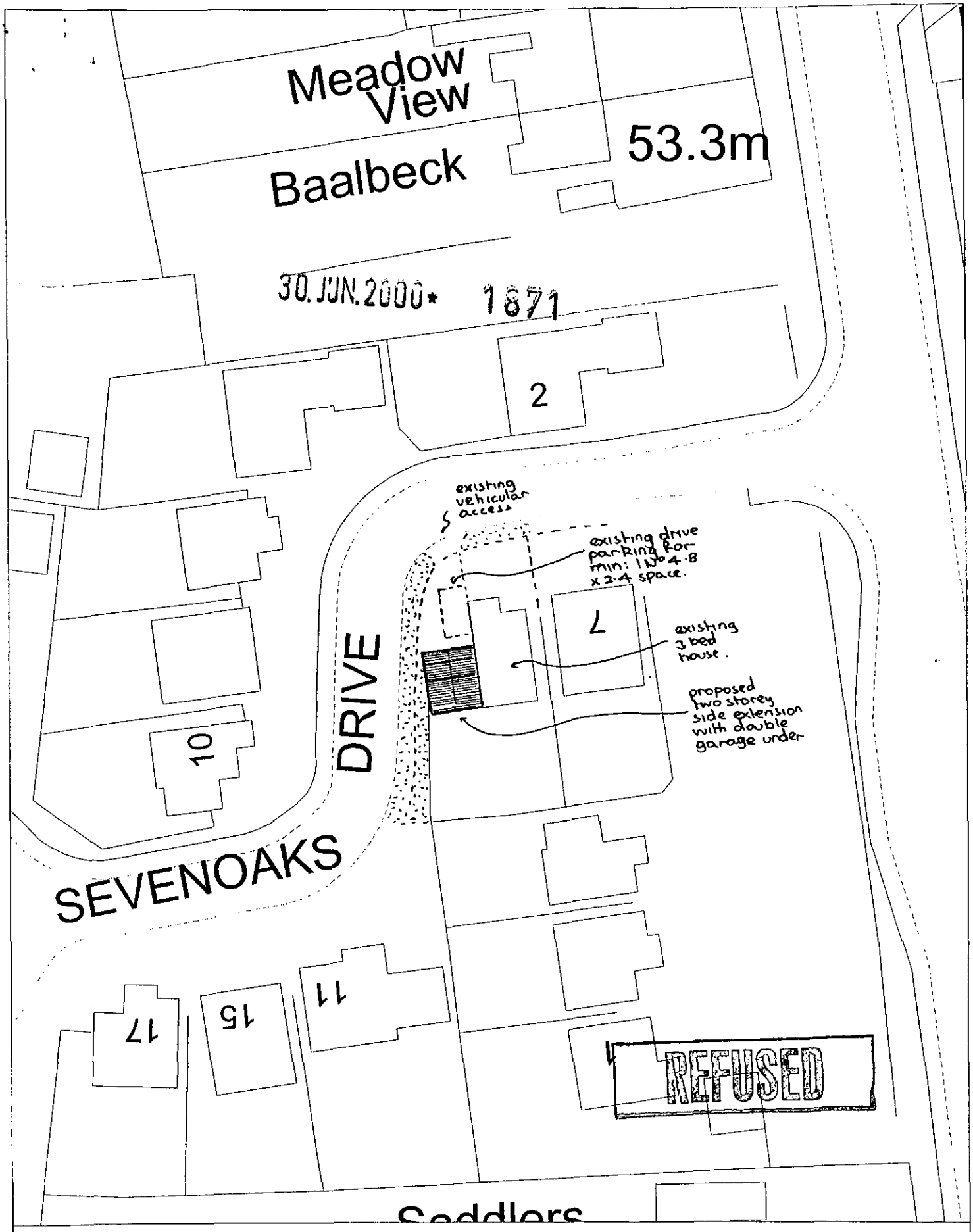

Site Plan, Scale: 1 to 500

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N W E S