APPLICATION NO:
F/2002/5872

LOCATION:
15 Hawker Way, Woodley Reading.

APPLICANT:
Mr Beasleigh C/O Peter Watkins

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

EARLIEST DATE FOR DECISION: **14/03/2002**
28 day expiry. 19/3/02
APPLICATION WILL HAVE EXPIRED ON:
08/04/2002

CASE OFFICER: **Francis Leo**

APPROVED

954

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Beasleigh
C/O Peter Watkins
48 Broomfield Road
Tilehurst
Reading
Berks
RG30 6AL

Application Number: F/2002/5872

Parish: **WOODLEY**

Location: **15, Hawker Way, Woodley, Reading.**

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

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

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

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

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

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

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

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

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

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

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 05/04/2002

Notice checked by: _____

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5872 Frances Lee
BUILDING CONTROL NUMBER	FX 2002/2707 North
APPLICANT/AGENT	Peter H. Watkins
ADDRESS OF SITE	15 Hawker Way Woodham
DESCRIPTION OF PROPOSED WORK	First floor side ext. (+ front porch ext - DC only)

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PW 22025	PW 22025
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	18/4/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

5872

ENVIRONMENT AGENCY

Our Ref : SP/2002/005369-1/1
Your Ref : F/2002/5872

Date : 20 March 2002

54521

PLANNING SERVICES | HPT
POL | TPS
DC FL | ENF
APP
CS
22 MAR 2002
COPIES TO | ACK:
FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

PROPOSAL: FIRST FLOOR SIDE EXTENSION TO DWELLING
LOCATION: 15 HAWKER WAY, WOODLEY, READING

Thank you for your letter dated 19 February 2002, received on 22 February 2002. Please quote the following reference in any correspondence: SU77SE/18/61. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU775733	205m	Woodley Airfield	Inert

In view of distance and type of waste it is unlikely that landfill gas will present a risk to this proposal.

Watercourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

JO MASHALL

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC: Mr Perter H. Watkins

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5872

Applicant : Mr Beasleigh C/O Peter Watkins.

Location : 15, Hawker Way, Woodley, Reading.
Proposal : Proposed first floor side extension to dwelling and front porch extension.

Site Notice Displayed ? : YES ✓ NO ☐ DATE 19/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : 26/3/02

Date Registered : 11/02/2002

Earliest Date for Decision : 14/03/2002

Latest Consultation Date/Site Notice Expiry Date : 14/03/2002

This application will have expired on: 08/04/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highway : approval with conditions -

Environment Agency :

Woodley Parish : no comment

Planning Issues : I/Self -

LBE1, LBE2

WOS3, WBE1

EN1.

Application Number: F/2002/5872 **Officer : Francis Leo**
15 Hawker Way, Woodley, Reading

Appraisal :

Development
For a two storey side extension incorporating existing garage, a single storey rear extension, an enclosed front porch and a single storey front extension to increase the depth of garage.

The site is a semi-detached property located in the identified settlement of Woodley within the Loddon Area Local Plan and Workingham District Local Plan.

Impact upon neighbouring properties
The proposed first floor is set back 1.05m from the front face of the main building and would appear subordinate to the main building. There would remain a distance 2.2m between application site and adjoining property to avoid a terracing effect.

The ground floor front extension to garage would project 1m beyond the garage of adjoining property no17 hence would be out of alignment. Because the proposal is single storey it is felt there would be no visual harm.

Overall it is considered that the proposal would have no detrimental impact upon the neighbouring property.

Impact upon the character of the area
The proposed front elevation with the set back proposed first floor extension is in keeping with the character of the main building and the street scene. It is therefore felt there would be no adverse impact upon the character of the area.

Adequate on-site parking

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/5872

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number F/2002/5872
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	

RECORD OF SITE VISIT

SITE ADDRESS: 15 Hawker Way
Woodley Reading.

APPLICATION NUMBER: F/2002/5872

OFFICER: Francis Leo

DATE OF SITE VISIT: 26/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS
2 Storey, mixture of detached, semi-di and link properties, open plan front integral garage

3. DESCRIPTION OF SITE/BUILDING 2 Storey semi-detached dwelling, garage on the side, open plan garden single storey ext'n at rear of garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES No 17 nearest adj property ~~Ext'g porch~~ garage extends about 1m proud of main bld line proposal would go beyond by further 0.6m -

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING garage + 2 spaces at front

LEVELS

BOUNDARY TREATMENT 1.8m high wall

OTHERS

Received by Wokingham District Council

Application No: F/2002/5872

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

Location:
15, Hawker Way, Woodley, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5872 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/03/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

19 February 2002

FROM: Francis Leo

DATE: 19 February 2002

DESIGNATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5872

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

Site Address: 15, Hawker Way, Woodley, Reading.

Applicant: Mr Beasleigh C/O Peter Watkins.

Your observations are required in respect of this application **by 14/03/2002** .

[illegible], 2002

The committee made no comment on this application.

SIGNED: _____ DATE: 6.3.02.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 19 February 2002

Application Number: F/2002/5872

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

Parish: WOODLEY TOWN

Site Address:
15, Hawker Way, Woodley, Reading.

Applicant:
Mr Beasleigh C/O Peter Watkins.

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).

C049, R049
C122, R122

Signed: _____ **Print name:** Adam 22/02/02

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

Tel: 0118 974 6502

Date: **19 February 2002**

My ref: F/2002/5872

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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/2002/5872
15, Hawker Way, Woodley, Reading.
Proposed first floor side extension to dwelling and front porch extension.

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

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

If you have any questions please do not hesitate to contact **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5872**
15, Hawker Way, Woodley, Reading.
Proposed first floor side extension to dwelling and front porch extension.

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

Signed: _____ Date: _____
Councillor Clacey

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

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

Tel: 0118 974 6502

Date: **19 February 2002**

My ref: F/2002/5872

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Development Control Officer

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15, Hawker Way, Woodley, Reading.
Proposed first floor side extension to dwelling and front porch extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clifford

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

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

Tel: 0118 974 6502

Date: **19 February 2002**

My ref: F/2002/5872

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Yours faithfully,

Francis Leo

Development Control Officer

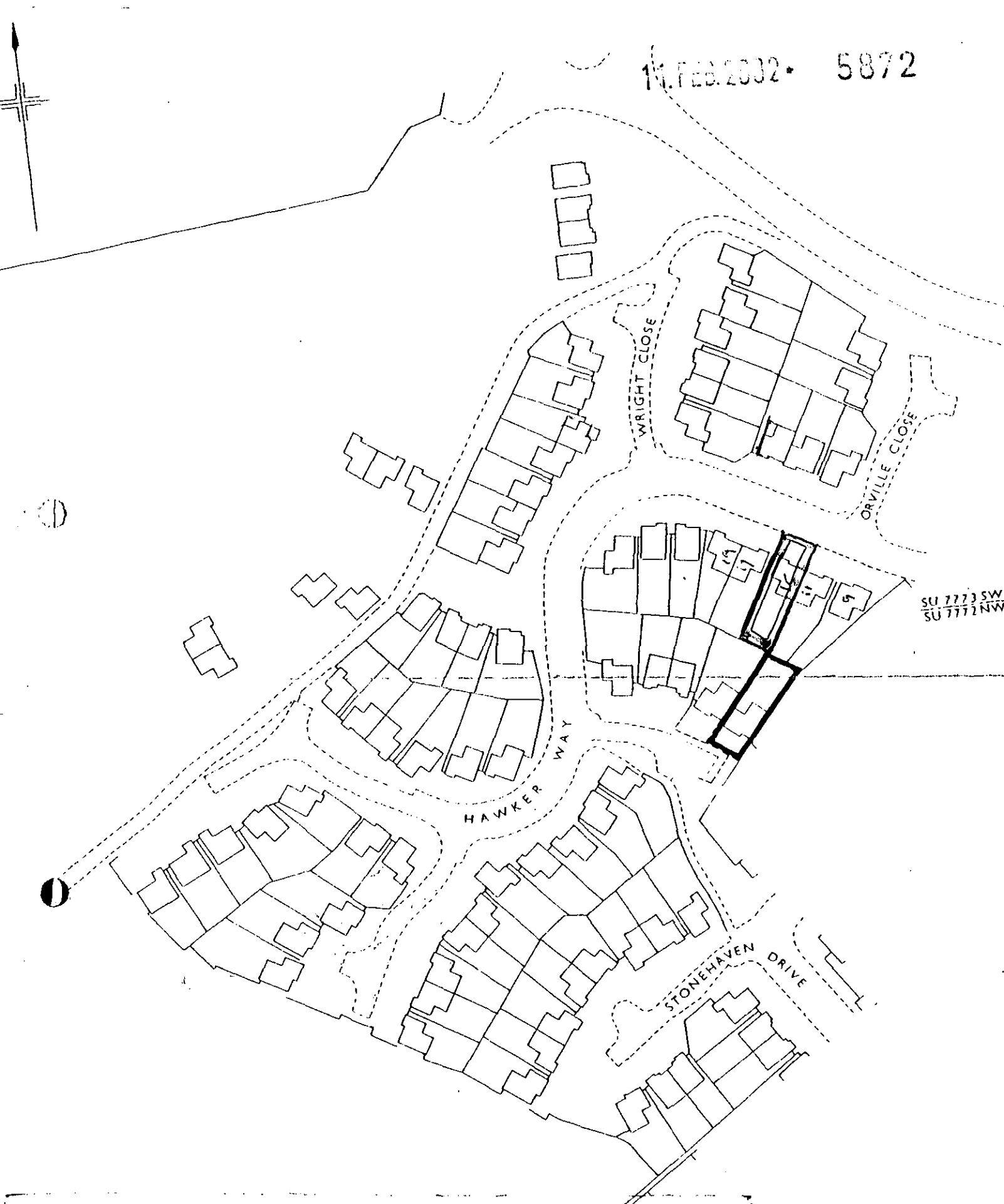
LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5872**
15, Hawker Way, Woodley, Reading.
Proposed first floor side extension to dwelling and front porch extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

14 FEB 2002 • 5872



This **OFFICE COPY** shows the state of the title plan on 10.11.1997
Under s.113 of the Land Registration Act 1925 this copy 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 12.11.97 by H.M.Land Registry. *This title is administered by the Gloucester District Land Registry.*
Crown Copyright. All rights reserved.

FILED PLAN
H.M. LAND
3/12
REGISTRY

Application Number : F/2002/5872	**Map No :** 42
Case Officer : FL	**Site Area :** 0.03
Valid Date : 11/02/02	**Received Date: 11/02/2002**

Level : Delegated Application

Description : Proposed first floor side extension to dwelling. & front porch extension.

Location : 15, Hawker Way, Woodley, Reading.

Parish : WY **Ward : LOD**

Applicant : Mr Beasleigh C/O Peter Watkins.

Fee Required: £95 **Fee Received: £95** – joint cheque with B/control.

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Landfill ✓

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
'Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map

.....

.....

No pre-apps

5872

Environmental Services

For office use only.
Application number: 11.FEB.2002 5872

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. BEASLEIGH 15 HAWKER WAY WOODLEY
2	Agent's Name Address and postcode Phone number	PETER H. WATKINS 48 BROOMFIELD ROAD TILEHURST RG30 6AL 9423696
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.	16 HAWKER WAY
4	Give brief details of the proposal for example, two storey side extension.	About the application: FIRST FLOOR SIDE EXT^N
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.	ROOF TILES & BRICK 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 ☐ 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 ☑

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.	✓	
b	The fee (We have attached a current scale of fees) If you do not have to pay a fee, please say why below.	£95-00	
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 Mr. BEASLEIGH

Date 6-2-2002

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

ADDRESS 15 HAWKER WAY PARISH WOODLEY

PLOT No. 76 (WOODLEY AIRFIELD - PHASE I) ORD. SHEET No. SU.7772 47

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
M/1/62 M/1/63	ADWEST	MINERAL EXTRACTION	13.11.63	N/A	C/A
M/1/64	"	"	11.2.64	N/A	C/A
O/119/64	WOODLEY DEVS	O/APP RES DEV 240 ACRES	28.2.66	N/A	REF
50/73, 741/73	ADWEST	" AREA / ROAD PATTERNS ETC			
01201	"	" 20 ACRES.	5.9.74	N/A	REF
04538	"	" & W/HOUSING: 284.3 ACRES			
08308	ADWEST / WIMPEY	" : 138.3	30.10.78	N/A	C/A
07209, 10	"	PERIPHERAL ROAD	W/DRAWN		
09497	"	LINKS FROM "	15.2.79	N/A	C/A
12183	BRYANT	SEMI-DET. HOUSE & GARAGE	13.12.79	N/A	C/A
BR 12151	"	"	29.11.79	APP	N/A
BRA 7403	MRS. M. OSBORN	GR. FLOOR EXT.	6.7.89	APP	

DATE OF COMPLETION

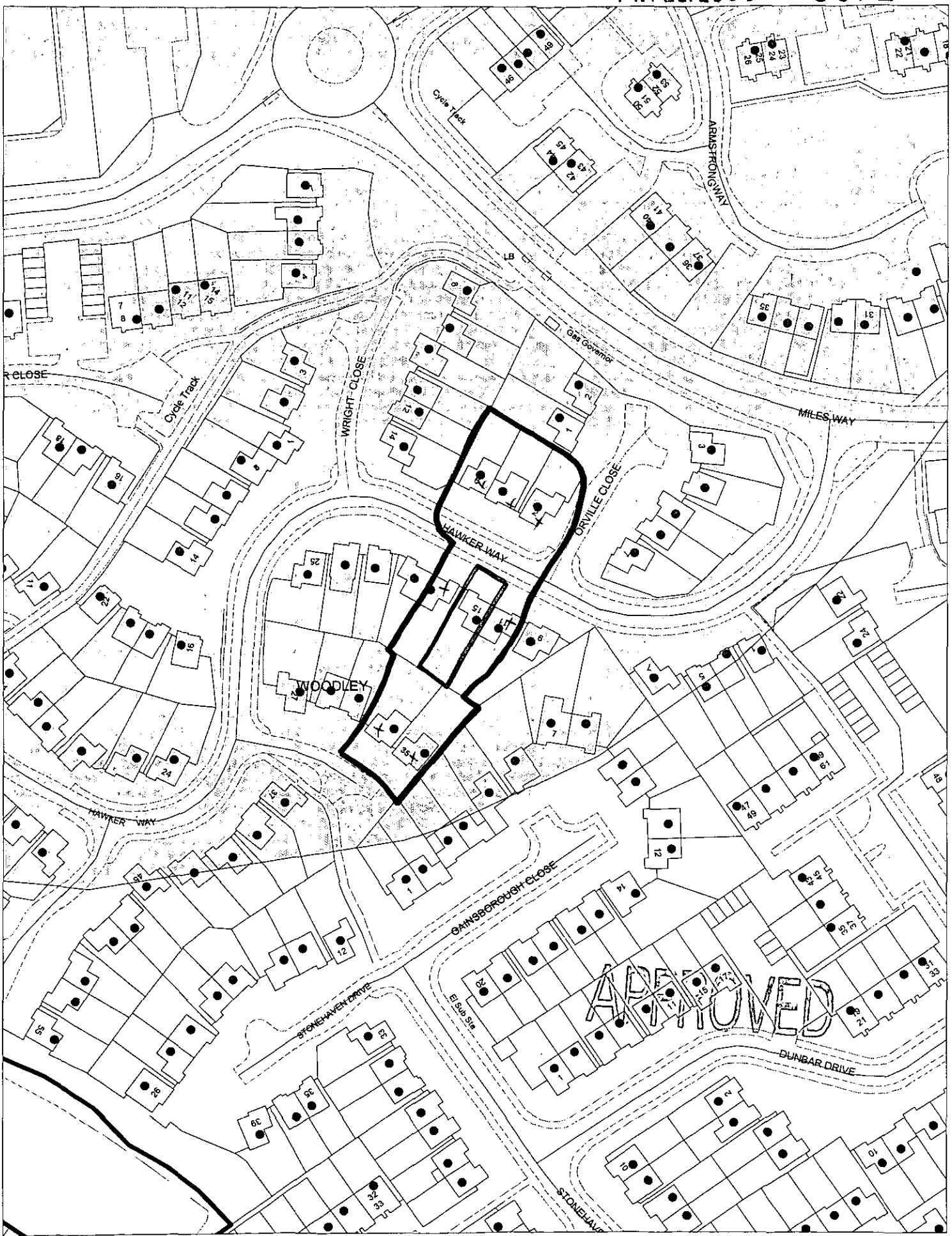
MINISTRY DECISION

SPECIAL ORDERS TPO PD Enq - New window - Beasleigh - 6/3/01

DRAINAGE

091074

11.FEB.2002 5872



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Development Control Section, Environmental Services, Wokingham District Council.
15 February 2002 Scale: 1 : 1250

N
W E
S