APPLICATION NO:
F/2000/1842 loft cold loan 1918
SV 1518

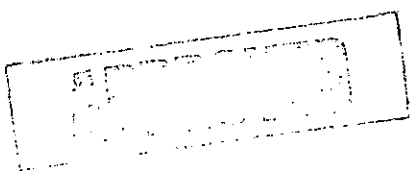
LOCATION:
48 Blagrove Lane, Wokingham. ✓

APPLICANT:
Mr & Mrs W Pullen C/O Greg Farrell

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **28/07/2000**
28 Day Exp: 01/08/2000
APPLICATION WILL HAVE EXPIRED ON:
21/08/2000

CASE OFFICER: **Natalie Brown**



RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs W Pullen
C/O Greg Farrell
43 Wendover Way
TILEHURST
Berkshire
RG30 4PU

Application Number: F/2000/1842

Parish: **WOKINGHAM**

Location: **48 Blagrove Lane, Wokingham**

Proposal: **Proposed single storey rear extension to dwelling**

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

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

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, 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) no windows or similar openings shall be constructed in the side elevation facing 46 Blagrove Lane.

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

Reason
2. To ensure a satisfactory external appearance.

Reason

3. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell

John Mitchell
Development Control Manager
Date: 18/08/2000

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.

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 25 October, 2000
My ref. BC/DC/2000/1842
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs Pullen
c/o G Farrell
43 Wendover Way
Tilehurst
Reading, RG30 4RU

Dear Mr & Mrs Pullen

PLANNING PERMISSION 2000/1842
SITE: 48 BLAGROVE LANE, WOKINGHAM, RG41 4BA

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/1842 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours sincerely

NATALIE BROWN
Planning Assistant

finetuned

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1842	NB
BUILDING CONTROL NUMBER.	FP 2000/1095	Paul
~~APPLICANT~~/AGENT	Greg Farrell.	
ADDRESS OF SITE	48 Blagrove Lane WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	recd 8/9/00	recd 20/6/00
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/9/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	13/9/00.	

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	

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1842

Applicant : Mr & Mrs W Pullen C/O Greg Farrell.

Location : 48, Blagrove Lane, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....14/8.....

Date Registered : 26/06/2000

Earliest Date for Decision : 28/07/2000

Latest Consultation Date/Site Notice Expiry Date : 28/07/2000

This application will have expired on: 21/08/2000. 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 :

Wokingham TC : 26/7 - no objection.

250m landfill consultation { Env Health : 14/7 - no objection.
Env Agency : 17/7 - no objection.

Neighbours/SN : None received.

Planning Issues : (Wd sett).

1) impact upon neighbouring properties

2) impact upon the streetscene.

Notice served to No 46 - no objections received.

VOL is PD - but as encroaching requires planning perm

Application Number: F/2000/1842

Appraisal :

- development - for a singe storey extension to form a conservatory - it would be 3.35 x 3.35m along the boundary with Nº 46. It would be 2.3m to eaves & 3.5m to the ridge - a pitched roof hipped at the front. There is a boundary wall with Nº 46 to be re-built a 1.8m fence with Nº 50 & 1.8m fencing at rear. The main dwelling of Nº 48 is app 3m from the boundary wall with a garage being between the two properties.
Nº 50 has a ~~single storey~~ rear extn to ~~the~~ garage at the side with Nº 52
The garage at Nº 50 projects beyond the rear buildings lines of Nos 44-50 by app 3m.

1) Impact upon neighbouring properties
There would be no adverse impacts to Nº 50.
There is already a wall between Nos 44 + 46 which is to be rebuilt - a condition has been added to ensure no windows can be added without further planning permission to ensure no overlooking.
The hipped nature of the roof also ensures no ~~overbearing~~ overbearing impacts. The roof would encroach - notice was served but no objection was received. As the dwelling of Nº 46 is set away from the boundary due to its garage being along the boundary - it is considered that there would be no detrimental impacts through overlooking/overshadowing/overbearing.

2) Impact upon the streetscene
materials would match the existing - so there is considered to be no detrimental impacts upon the streetscene.

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

Application Number F/2000/1842
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	SC01	SR02	
(2)	SC53	SR12	WORK
(3)	SC08	SR05	SIDE ELEVATION FACING 46 BLAGROVE LANE.

18/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 48 Blagrove Lane Wokingham.

APPLICATION NUMBER: F/2000/1842

OFFICER: Natalie Brown

DATE OF SITE VISIT: 15/8

1 SITE/STATUTORY NOTICE DISPLAYED ? yes -

2. DESCRIPTION OF SURROUNDINGS

Residential -
Detached - linked by garage -

3. DESCRIPTION OF SITE/BUILDING

Open plan f. garden
Side dormers
Patio door.

Extn to be infill with internal kitchen wall.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Extn would be on side with N° 46 (Garage between dwellings).
N° 50 has S.S rear extn flat roof on side with N° 52.
No overlooking issues.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING 2 on drive -

LEVELS

BOUNDARY TREATMENT with N° 46 : wall.
N° 50 : 1.8m fence.
1.8m fence at rear

OTHERS

Received by Wokingham District Council

Application No: F/2000/1842

Proposal:
Proposed single storey rear extension to dwelling.

Location:
48, Blagrove Lane, , Wokingham.

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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/07/2000. 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

04 July 2000

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

Tel:

Date: **04 July 2000**

My ref: F/2000/1842

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2000/1842
48, Blagrove Lane, , Wokingham.
Proposed single storey rear 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 **Natalie Brown** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1842**
48, Blagrove Lane, , Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel:

Date: **04 July 2000**

My ref: F/2000/1842

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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/2000/1842
48, Blagrove Lane, , Wokingham.
Proposed single storey rear extension to dwelling.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1842**
48, Blagrove Lane, , Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel:

Date: **04 July 2000**

My ref: F/2000/1842

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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/2000/1842
48, Blagrove Lane, , Wokingham.
Proposed single storey rear extension to dwelling.

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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 **Natalie Brown** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1842**
48, Blagrove Lane, , Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

26 JUN 2000 1842

Start date: 26 JUN 2000	Map No. 8 Site 0 03
Officer: NAB	Application No. F/2000/1842
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 48 BLAGROVE LANE

Parish: WOKINGHAM Ward: Evendons 4.7.2000

Applicant: MR/MRS PULLEN

Fee Received 95-00 (2) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 4.7.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health — 250m landfill
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

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

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

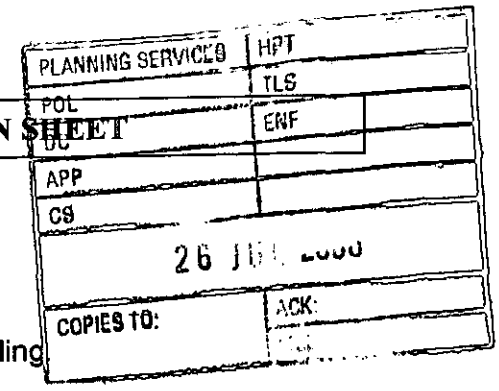
HERITAGE BODIES

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

OTHERS:

no pre-apps.

NEIGHBOURS: S/N + 46 + 50 + 73 BALGROVE DRIVE.



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1842

Proposal: Proposed single storey rear extension to dwelling

Site Address: 48 Blagrove Lane, Wokingham.

Applicant: Mr & Mrs W Pullen C/O Greg Farrell

Your observations are required in respect of this application by **28/07/2000**

No objection

SIGNED: _____ **DATE:** 24/07/00

CLERK TO Wokingham Town Council

Our ref: SP\2000\2032
Your ref: F/2000/1842

ENVIRONMENT AGENCY

Date: 13th July 2000

31860

17 JUL 2000

COPIES TO: ACK: FILE:

District Planning Officer
Wokingham District Council
Council Offices
Shute End
Po Box 157
Wokingham
Berkshire RG11 1BN

Attention: Mrs Natalie Brown

Dear Sir/Madam

PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Thank you for your letter dated 4th July 2000 which was received on the 7th July 2000. You are asked to quote the following reference in any correspondence: SU76NE/15/3.The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

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

Distance from site	*Landfill name*
~200m	Molly Millars
~207m	Blue Pool

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

DECISION NOTICE

Would you 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/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully

pp **Sarah Paxman**
Development Planning Officer

Cc. Greg Farrell, 43 Wendover Way, Tilehurst, Reading, Berks, RG30 4RU

Tel.

Date: 04 July 2000

Your Ref:

My Ref: Natalie Brown
F/2000/1842

The Owner/Occupier
50
Blagrove Drive
Wokingham
Berkshire

718

Should be 50 Blagrave Lane – not Blagrove Drive.

Please can a new letter be sent out.

Thanks Natalie

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 Sir/Madam

Application Number: F/2000/1842

Site Address: 48, Blagrove Lane, Wokingham.

Proposal: Proposed single storey rear extension to dwelling..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2000/1842** . Your comments will be considered by the planning officer before a decision is made and will be summerised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

Please note that all comments made will be open to public inspection.

Should you have any queries regarding this application please contact the planning officer, **Natalie Brown**, on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | RPT
POL | TLS
DC
APP
CS
COPIES TO:
FILE:

From: John Mullaney
Environmental Health

My Ref:- JRM

To: Natalie Brown
Planning Department

Date: 12/07/00

---

48 BLAGROVE LANE, WOKINGHAM, RG41 4BA F/2000/1842

Having considered the above application , I have no objections or comments to make.

J Mullaney

John Mullaney
Environmental Health Officer

48 BLAGROVE LANE

PLOT 50

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COM
PLANNING	BUILDING			PLANNING	BUILDING		
B/16/65			Lawrence Weaver / Rec Dwg	27/5/65c			
B/48/65			job Det Hse & garage	27/1/66c			
B/45/67			Lawrence Weaver / House subs	30/8/67c			
			26. JUN. 2000*		1842		

26. JUN. 2000*

Environmental Services

For office use only.
Application number:

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 + Mrs W. Pullen 48 Blagrove Lane Wokingham Berks RG41 4BA
2	Agent's Name Address and postcode Phone number	Greg Farrell 43 Wendover Way *Tilehurst* Reading Berks RG30 4RU Tel & Fax 0118 941 6249
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 applicant
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey rear 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.	Brick + tiles 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: 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.

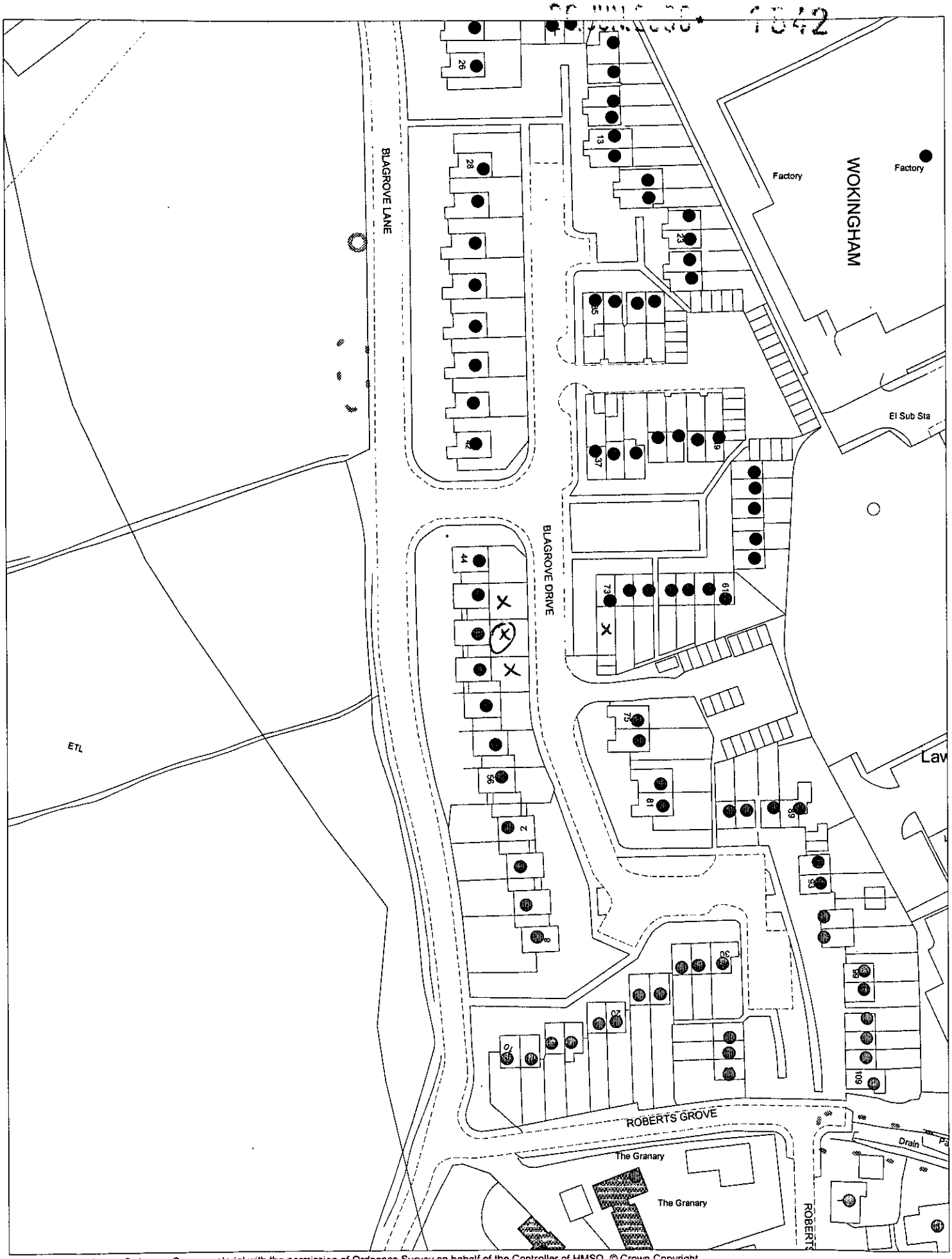
Owner's name	Address at which the notice was served	Date on which the notice was served
Mr & Mrs Hobbs	46 Blagrave Lane Wokingham	21.6.2000

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of [signature]

Date 20/6/2000

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



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Development Control Section, Environmental Services, Wokingham District Council.
28 June 2000

Scale: 1 : 1250

N
W E
S