APPLICATION NO:
F/2002/6164

LOCATION:
30 Emmbrook Vale, Wokingham.

APPLICANT:
Mr/Mrs W Rawlins C/O Bearwood Property Consultants

PROPOSAL:
Proposed first floor rear extension to dwelling

EARLIEST DATE FOR DECISION: **21/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
14/05/2002

CASE OFFICER: **Richard Kelly**

APPROVED

116
01

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs W Rawlins
C/O Bearwood Property Consultants
2 Wield Court
Earley
Berks
RG6 3TL

Application Number: F/2002/6164

Parish: **WOKINGHAM**

Location: **30, Emmbrook Vale, Wokingham.**

Proposal: **Proposed first floor 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 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:

South East Area Local Plan Policies SBE1 and ST3.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

Anna Cronin
Head of Planning & Transportation
Date: 17/05/2002

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	6164	RK
BUILDING CONTROL NUMBER.	FP2002/3211 Central.	
~~APPLICANT~~/AGENT	Bearwood Property Consultants.	
ADDRESS OF SITE	30 Emmbrook Vale WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	first floor rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	P/0130/4	P/0130/3
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	17/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	19/6/02	

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	

WORK SHEET FOR : Richard Kelly

Application Number : F/2002/6164

Applicant : Mr/Mrs W Rawlins C/O Bearwood Property Consultants.

Location : 30, Emmbrook Vale, , Wokingham.
Proposal : Proposed first floor rear extension to dwelling.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 19/03/2002

Earliest Date for Decision : 21/04/2002

Latest Consultation Date/Site Notice Expiry Date : 21/04/2002

This application will have expired on: 14/05/2002. 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 :

Environmental Health : no objection
Environment Agency : no objection
Highways : conditional approval

Planning Issues :

Application Number: F/2002/6164

Appraisal :

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

Application Number F/2002/6164
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	

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE 1 ST3

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: CP1 WT6

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 17.5.02

RECORD OF SITE VISIT

SITE ADDRESS: 30 Emmbrook Vale Wokingham.

APPLICATION NUMBER: F/2002/6164

OFFICER: Richard Kelly

DATE OF SITE VISIT: 9/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS link detached houses.

3. DESCRIPTION OF SITE/BUILDING linked on both sides.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES None affected

ACCESS/PARKING adequate

LEVELS flat.

BOUNDARY TREATMENT 1m chain link fence to both sides with 1.8m fence for first on both sides

OTHERS

28 has kitchen window 0.5m from bdry - 32 has garage.

Application Number: F/2002/6164 – 30 Emmbrook Vale, Wokingham

Appraisal:

This application is for a first floor rear extension over a single storey extension currently under construction under permitted development rights. This raises two issues:

Impact on adjoining properties: SBE1, WBE1

The proposed extension would project 3m from the original rear wall of this house. Given that it is 4m on both sides to the nearest window of the adjoining properties, it is not considered that it will cause loss of light.* The 3m depth of the extension also minimises overbearing on the adjoining gardens. and adj. ~~properties~~ houses

* or have an overbearing impact as the extn. are separated by a garage.

Impact on highway safety (parking provision): ST3, WT6

The proposal creates one additional bedroom. Subject to conditions there is no objection on highway grounds.

Approve ~~**Refuse**~~

ENVIRONMENT AGENCY

Our Ref : SP/2002/005543-1/1
Your Ref : RICHARD KELLY/F/2002/6164

PLANNING SERVICES	HP 55762
POL	TLS
DC RK	ENF
APP	
CF	
26 APR 2002	
CORR	DIC
	FILE

Date : 23 April 2002

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

FAO: Richard Kelly

Dear Sir

1ST FLOOR EXTENSION 30 EMMBROOK VALE WOKINGHAM BERKS RE41 IPW

Thank you for your letter dated 28 March 2002, received on 3 April 2002. Please quote the following reference in any correspondence: SU87SW/1/10. The Environment Agency has the following comments:

There are no comments on this proposal from The Environment Agency - Thames Region.

A copy of this letter has been sent to the Bearwood Property Consultants.

If you have any further queries please do not hesitate to contact Paul Busing on 01276454326, quoting the reference cited at the beginning of this letter.

Yours faithfully

PAUL BUSING
Planning Liaison Officer

CC: Bearwood Property Consultants

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

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 28 March 2002

Application Number: F/2002/6164

Proposal: Proposed first floor rear extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
30, Emmbrook Vale, , Wokingham.

Applicant:
Mr/Mrs W Rawlins C/O Bearwood Property Consultants.

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

Richard Kelly

From: John Mullaney
Sent: 05 April 2002 13:56
To: Richard Kelly
Subject: F/2002/6164 30 Embrook Vale, Wokingham. First Floor rear extension

I have no comments or objections regarding this proposed development.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

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

Tel: (0118) 974 6229

Date: 28 March 2002

My ref: F/2002/6164

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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/2002/6164
30, Emmbrook Vale, , Wokingham.
Proposed first floor rear extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6164**
30, Emmbrook Vale, , Wokingham.
Proposed first floor rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Earnshaw

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

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

Tel: (0118) 974 6229

Date: 28 March 2002

My ref: F/2002/6164

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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/2002/6164
30, Emmbrook Vale, , Wokingham.
Proposed first floor rear extension to dwelling.

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

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6164**
30, Emmbrook Vale, , Wokingham.
Proposed first floor rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Eke

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

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

Tel: (0118) 974 6229

Date: 28 March 2002

My ref: F/2002/6164

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2002/6164
30, Emmbrook Vale, , Wokingham.
Proposed first floor rear extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6164**
30, Emmbrook Vale, , Wokingham.
Proposed first floor rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Malvern
**********FILE COPY**********

Organisation_Name	Building_Name	address1	Postcode
		37EMMBROOK VALEWOKINGHAM	RG411PW
		39EMMBROOK VALEWOKINGHAM	RG411PW
		41EMMBROOK VALEWOKINGHAM	RG411PW
		28EMMBROOK VALEWOKINGHAM	RG411PW
		~~30EMMBROOK VALEWOKINGHAM~~	~~RG411PW~~
		32EMMBROOK VALEWOKINGHAM	RG411PW
		82TOUTLEY ROADWOKINGHAM	RG411QL
	82A	82ATOUTLEY ROADWOKINGHAM	RG411QL
	82B	82BTOUTLEY ROADWOKINGHAM	RG411QL
		84TOUTLEY ROADWOKINGHAM	RG411QL
	84A	84ATOUTLEY ROADWOKINGHAM	RG411QL
	84B	84BTOUTLEY ROADWOKINGHAM	RG411QL
		86TOUTLEY ROADWOKINGHAM	RG411QL
	86A	86ATOUTLEY ROADWOKINGHAM	RG411QL
		88TOUTLEY ROADWOKINGHAM	RG411QL
	88A	88ATOUTLEY ROADWOKINGHAM	RG411QL

neighbour consultation list F/2002/6164

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6164
CASE OFFICER: Richard Kelly

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2002/6164

Proposal:
Proposed first floor rear extension to dwelling.

Location:
30, Emmbrook Vale, , 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 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/2002/6164 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/04/2002. 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.

**Trevor Watson
Development Control Manager**

28 March 2002

Application Number : F/2002/6164	Map No : 61
Case Officer : RK	Site Area : 0.03
Valid Date : 19/03/02	Received Date: 19/03/2002

Level : Delegated Application

Description : Proposed first floor rear extension to dwelling.

Location : 30, Emmbrook Vale, , Wokingham.

Parish : WK Ward : EMM

Applicant : Mr/Mrs W Rawlins C/O Bearwood Property Consultants.

Fee Required: £95 Fee Received: £95 (3)

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 - LANDFILL SITE 250m CONSULTATION

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 SITE 250m CONSULTATION - GROUNDWATER PROTECTION ZONE

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

NEIGHBOURS

S/N + see map

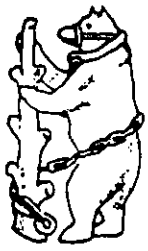
OTHERS

No pre-apps

6164

19.MAR2002 6164

Bearwood Property



Consultants

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

18 March 2002

Dear Sir/Madam,

Re : Proposed First Floor Rear Extension
30 Emmbrook Vale, Wokingham

Please find enclosed Planning application for the above mentioned development.

The single storey rear extension to this property is being constructed as phase 1 of this project as permitted development.

Should you have any reservations about granting permission we would request that you contact ourselves to discuss your concerns before arriving at a final decision.

Yours faithfully,

Keith A.Wright
for Bearwood Property Consultants

cc Mr.& Mrs.W.Rawlings

2 Wield Court, Badgers Walk, Lower Earley, Berkshire RG6 3TF

Phone/Fax (0118) 9669485
Mobile 07768 611156

Environmental Services

For office use only.
Application number: 19.MAR2002 6164

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name	MR & MRS K/ RAWLINGS
	Address and postcode	30 ELM BROOK VALE WOKINGHAM BERKS RG41 1PW
	Phone number	0118 9788188
	Agent's Name	BEARWOOD PROPERTY CONSULTANTS
	Address and postcode	2 VIEW COURT LOWER EARLEY BERKS RG6 3TE
	Phone number	01189669485 / 07768 611156
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 (1) ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR 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.	SEE SCHEDULE ON DRAWING
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: 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.		
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 & MRS W. RAWLINGS

Date 18 MAR 2002

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

ADDRESS 26-28-30-32-Emmbrook Vale PARISH Woringham

PLOT No.

ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
29127	WDC	TERR HOUSES	5.11.87	DC
BRA 6645	"	"	6.2.89	APP
F/2001/4875	No 30 Mr. & Mrs. Rawlings	2St/R ext.	6.11.01	REF

DATE OF COMPLETION

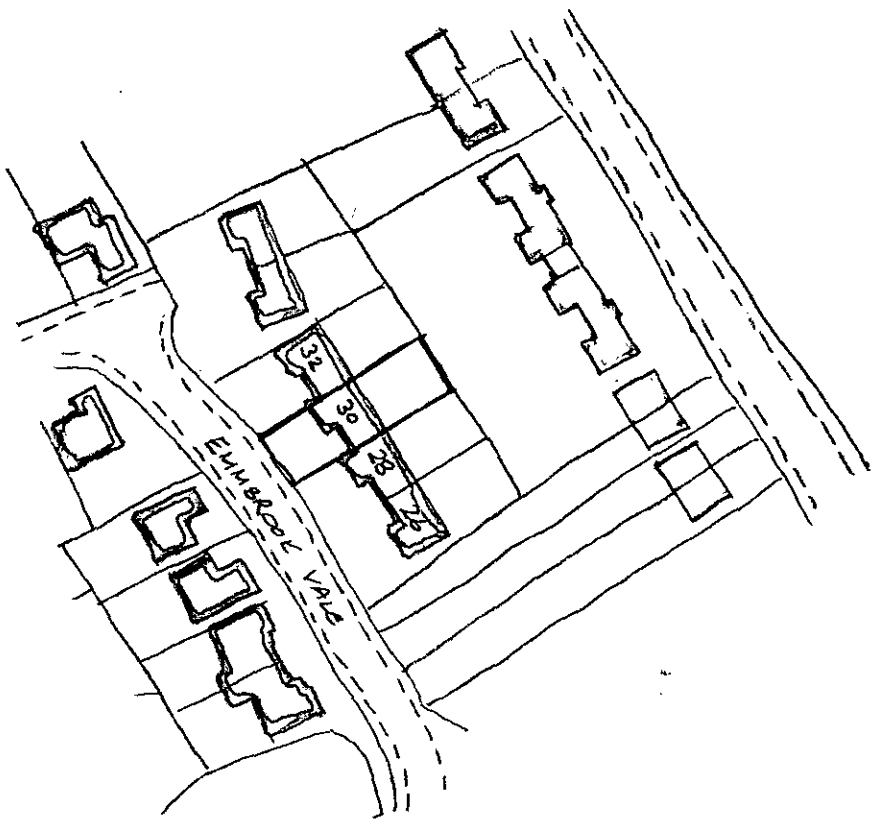
MINISTRY DECISION NO 30

SPECIAL ORDERS Pd enq - S/St R. ext - Bearwood Property Consultants 29.1.02 30.1.02 PP not req

DRAINAGE

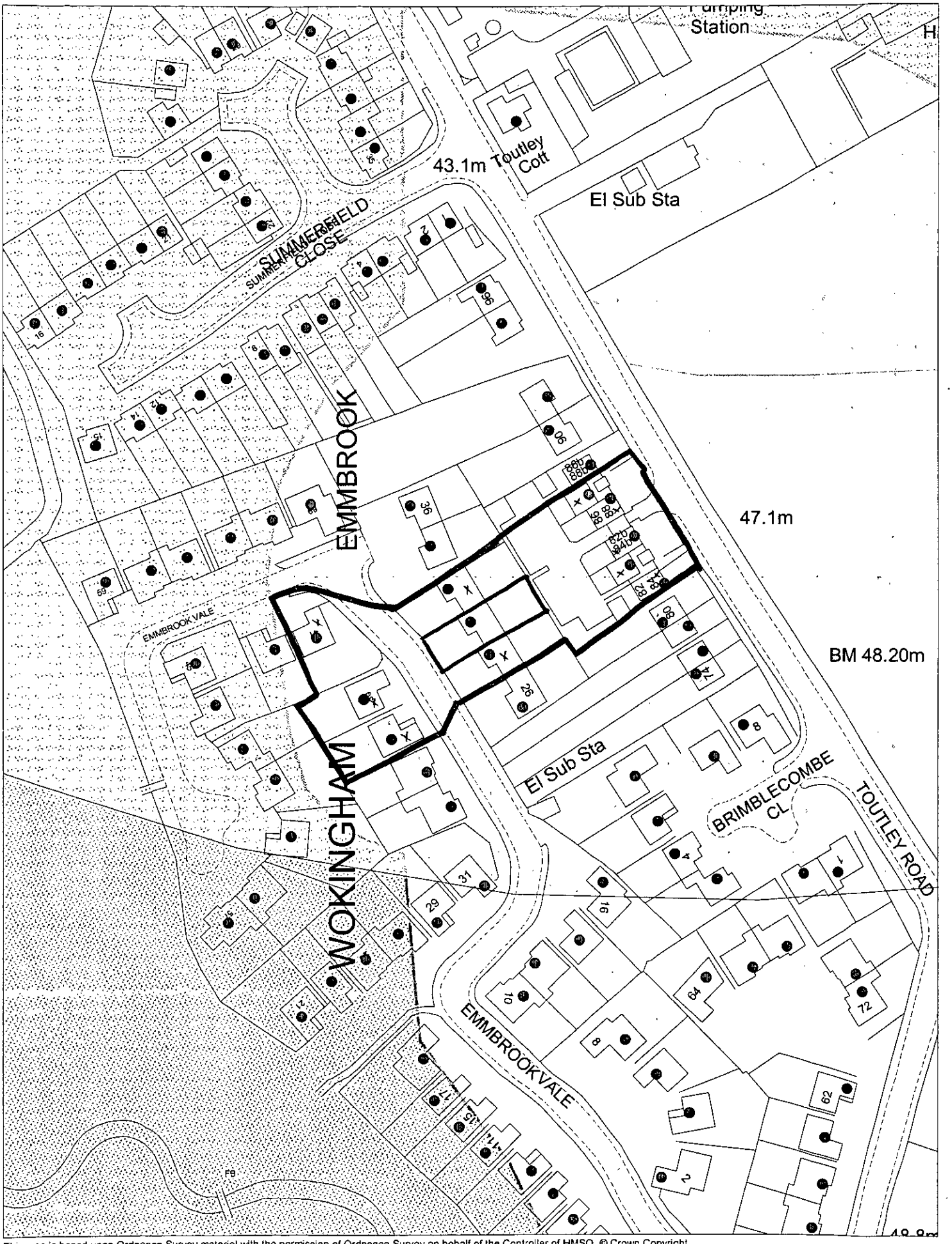
091074

13 MAR 2012 6764



LOCATION PLAN (1:1250)

19.MAR2002 6164



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
26 March 2002 Scale: 1 : 1250

N W E S