APPLICATION NO:
F/2000/0490

LOCATION:
33 Cartmel Drive, Woodley Reading.

APPLICANT:
Mr S Hill

PROPOSAL:
Proposed first floor side extension to dwelling and single storey rear extension.

EARLIEST DATE FOR DECISION: **04/03/2000**

APPLICATION EXPIRY DATE: **29/03/2000**

CASE OFFICER: **Nicola Lake**

6 April

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Hill
33, Cartmel Drive
Woodley
Reading
RG5 3NG

Application Number: F/2000/0490

Parish: **WOODLEY**

Location: **33, Cartmel Drive, Woodley, Reading.**

Proposal: **Proposed first floor side extension to dwelling and single storey rear 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 external works 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 first floor side elevations.

Condition
4. No development shall take place until full details have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in full, as approved, prior to the start of construction works on the hereby approved two storey extension. The details of the parking scheme shall include two parking spaces measuring 2.4m by 4.8m, any alterations to the accessway or widening of the dropped kerb and hard surfacing materials.

Condition
5. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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.

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

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

Head of Planning and Transportation
Date: 13 April 2000

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

PC 23240 033

ADDRESS 33 CARTMEL DRIVE PARISH WOODLEY

PLOT No. 518 ORD. SHEET No. SU. 7572 (4

BUILDER J. T. Cook & Son Limited.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
182/55	Mr. Ben. S. Clark	Outline	12/4/55	N/A. Cl
466/57	Messrs. Wells Estates Ltd	"	9/7/57	N/A. Refu
O/247/58	Mr. & Mrs. Ben. S. Clark	"	17/4/59	N/A. Cl
R/102/62	J. T. Cook & Son Ltd	Layout of Rds & Sewers	12/7/62	App. Cl
106/63	"	Semi/Det. House	8/8/63	App. Cl
179/61	" /Part-Foul	sewer plans & Sections	5/10/61	App. Cl
PD/433/69	Mr. C. F. Nicholls	Garage	2/10/69	App. N/
2000 HO				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE

Received by Wokingham District Council

Application No: F/2000/0490

Proposal:
Proposed first floor side extension to dwelling and single storey rear extension.

Location:
33 , Cartmel Drive, 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. closed all day Wednesday)**

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/03/2000. Written *comments submitted will become available for public inspection.*

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

Head Planning and Transportation

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS	
PLANNING APPLICATION NUMBER	0490 NC
BUILDING CONTROL NUMBER	FP2000/0625 Paul
~~APPLICANT~~/AGENT	S J. Simpson
ADDRESS OF SITE	33. Cardinal Drive Foodlea.
DESCRIPTION OF PROPOSED WORK	2 storey side & S/S rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	2000/SH 100	2000/SH 100
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	13/4/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	15/5/00	

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	

Application Number: F/2000/0490

Appraisal :

1.) Impact upon the neighbouring dwellings

The proposed development is for a 2/S side extension and a single storey rear ext.

The proposed extension has no side facing windows, and will project out 2/S at the rear by 3.6m and will project forward at the front on both floors by 80cm.

No 35 has a single storey rear conservatory while No 31 is set further back than No 33 by approx. 2m. Therefore, there will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the amenity of the neighbouring dwellings

2.) Impact upon the character of the street scene.

The proposed development will stand slightly forward of the front 2/S building line of the dwelling by 80cm, which is in line with No 35 and a separate projection on No 31. The roof will also slope away from No 31 and will be 30cm lower than the original dwelling's ridge line.

As such, the proposed dwelling will have no significant detrimental impact upon the street scene.

3.) Impact upon highway safety

The proposed garage is not wide enough to be considered as a parking space. As such the property would need to space to the front of the house. There is sufficient space to the front of the house for two parking spaces subject to a condition such that there will be no detrimental impact upon the highway

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

Application Number F/2000/0490
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02.	
2	SC53	SR12.	Works.
3	SC08	SR05	First floor side elevation.
4	→	SR96	No development shall take place until full details of a car parking scheme have been submitted to and approved in writing by the local Planning Authority. These works shall be carried out in full, as approved, prior to the start of construction works on the hereby approved ~~unit~~ flats Town storey extension. The details of the parking scheme shall include two parking spaces measuring 2.4m by 4.8m, any alterations to the accessway or widening of the dropped kerb and hard surfacing materials
5	SC23	SR06	Parking.

RECORD OF SITE VISIT

SITE ADDRESS: 33 Cartmel Drive Woodley Reading.

APPLICATION NUMBER: F/2000/0490

OFFICER: Nicola Lake

DATE OF SITE VISIT: 17.2.00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - front of site.

2. DESCRIPTION OF SURROUNDINGS

Residential.

3. DESCRIPTION OF SITE/BUILDING

2/s Semi Detached Dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES Proposed development stands forward of the front of the dwelling. The roof form is very unusual feature - concerned about impact upon the street scene. about 2m gap to 35 - drive width of garage. No 35 has a rear Conservatory which is quite high about 8 Brick courses up - with Boarded Side. No 31 has no rear ext but stands further back than No 33. by about 2m. Good rear distance

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 6ft wooden fence to No 31 and rear to No 35 is a 6ft dropping to 3ft towards to back.

OTHERS

Tel: (0118) 974 6481

Date: 27 March 2000

My ref: F/2000/0490

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: 33505 - Wokingham

CONFIDENTIAL

Councillor C Lawley
26 Farriers Close
Woodley
RG5 3DD

Dear Councillor

Application Number: F/2000/0490
33 , Cartmel Drive, Woodley, Reading.
Proposed first floor side extension to dwelling and single storey rear extension.

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

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 6 April 2000

Yours faithfully

Head of Planning ~~and~~ Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0490**
33 , Cartmel Drive, Woodley, Reading.
Proposed first floor side extension to dwelling and single storey rear extension.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Lawley

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

Tel: (0118) 974 6481

Date: 27 March 2000

My ref: F/2000/0490

WOKINGHAM DISTRICT COUNCIL
Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33505 - Wokingham

CONFIDENTIAL

Councillor E Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

Dear Councillor

Application Number: F/2000/0490
33 , Cartmel Drive, Woodley, Reading.
Proposed first floor side extension to dwelling and single storey rear extension..

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

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Lloyd

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 27 March 2000

My ref: F/2000/0490

WOKINGHAM DISTRICT COUNCIL
Environmental Services Department
Planning services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax (0118) 974 6484
Minicom No: (0118) 974 6991
Dx: 3506 – Wokingham

CONFIDENTIAL

Councillor K Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

Dear Councillor

Application Number: F/2000/0490
33 , Cartmel Drive, Woodley, Reading.
Proposed first floor side extension to dwelling and single storey rear extension..

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

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Wood

Head of Planning and Transportation

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0490

Applicant : Mr S Hill .

Location : 33 , Cartmel Drive, Woodley, Reading.
Proposal : Proposed first floor side extension to dwelling and single storey rear extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17·2·2000

Date of Neighbour Notifications : .....

Date of Site Visit : ...17.2.2000.....

Date Registered : 02/02/2000

Earliest Date for Decision : 04/03/2000

Latest Consultation Date/Site Notice Expiry Date : 04/03/2000

Application Expiry Date: 29/03/2000

Consultation Responses :
Woodley T.C - 'No Comment'.

Letters - 1 letter of concern about encroachment

Highways - concerned about parking

Planning Issues :
Site Designation - within the identified settlement.

1.) Impact upon neighbouring dwellings

2.) Impact upon the street scene.

3.) Impact upon the highway.

Applicationo	Name & Address
F/2000/0490	Mrs F A Jennings 36 Mill Road Caversham Reading RG4 8DP
App approved, letter sent 18/04/00	

FROM: Nicola Lake

DATE: 09 February 2000

Woodley Town Council Consultation Sheet

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
09 MAR 2000	
COPIES TO:	ACK:
	SITE

Application Number: F/2000/0490

Proposal: Proposed first floor side extension to dwelling and single storey rear extension..

Site Address: 33 , Cartmel Drive, Woodley, Reading.

Applicant: Mr S Hill .

Your observations are required in respect of this application **by 04/03/2000** .

26877

The committee had no comment to make on this application but particularly asked that the neighbours concerns about encroachment of the boundary and the requirement for maintenance work to the new extension be taken into account.

SIGNED: Anne Keeson DATE: 8.3.00.

CLERK TO Woodley Town Council

PLANNING SERVICES | RPT
POL | TLS
DC | ENF
APP |
CS 085 | WC
23 FEB 2000
COPIES TO: | ACK:
FILE:

Mrs F. A Jennings
36 Mill Road
Caversham
Reading
RG4 8DP

21st February 2000.

Ms N Lake
Case Officer
P O Box 157
Shute End
Wokingham
RG40 1WR

Dear Ms Lake

Ref: 31 Cartmel Drive and Proposed extension to 33 Cartmel Drive. Plan No. F/2000/0490.

My tenant Mrs. E.A.Green has handed me your letter of 11th February 2000, which was not received by her until 18th February 2000.

We have no objection in principle to the extension of No.33. However any permission must expressly exclude any overhanging of the boundary line, in particular with regard to gutters etc.

In order that my tenant shall not suffer, it should also be a part of the permission that if building is to be undertaken onto the boundary line, any brickwork, blockwork or other must be properly finished and pointed on the face to No.31 without damage to the garden etc.

We understood the new extensions were to have a set back of 1 metre from the face of the existing building. This does not seem to be the case in this application.

Yours sincerely

Frances A Jennings

F. A. Jennings (Mrs.)

c.c. Mrs. E. A. Green.
Mrs. A. Keenan, Community & Members' Services Officer.

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 09 February 2000

Application Number: F/2000/0490

Proposal: Proposed first floor side extension to dwelling and single storey rear extension..

Site Address:
33 , Cartmel Drive, Woodley, Reading.

Applicant:
Mr S Hill .

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).

COMMENT

GARAGE IS TOO NARROW TO BE COUNTED AS A PARKING SPACE, OUR STANDARDS REQUIRE MINIMUM INTERNAL DIMENSIONS OF 2.5m x 5.0m FOR A GARAGE. REQUEST ADDITIONAL PLAN TO SHOW PARKING FOR TWO VEHICLES WITHIN THE CURTILAGE OF THE PROPERTY, SPACES TO BE 2.4 x 4.8m MINIMUM.

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

21-2-00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	02 FEB 2000
Officer: NL	Application No. F/2000/0490

Map No. 46a **Site** ....0:04.
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION

Location: 33 CARTMEL DRIVE

Parish: WOODLEY Ward: South Lake
9-2-2000

Applicant: MR S HILL

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

Enforcement Section (4) 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 : 9.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	(XA): ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

.....

NEIGHBOURS:

30 + 32 Cottesmore Road, Woodley ✓

1305A

Environmental Services

For office use only.
Application number 02 FEB 2000* 0490

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 S HILL
	Address and postcode	33, CARTMEL DRIVE WOODLEY RG5 3NG
	Phone number	
2	Agent's Name	
	Address and postcode	N/A
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	33, CARTMEL DRIVE WOODLEY RG5 3NG
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR SIDE & GROUND FLOOR REAR EXTENSIONS
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.	BROWN BRICK TO MATCH BROWN SINGLE LAP INTERLOCKING CONCRETE TILES TO MATCH
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

1305B

9	How many bedrooms does the property have?	Existing: 2	Proposed: 3 (1)
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

Date 28/1/2000

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

PC 23240 033

ADDRESS 33 CARTMEL DRIVE PARISH WOODLEY

PLOT No. 518 ORD. SHEET No. SU. 7572 (4

BUILDER J. T. Cook & Son Limited.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
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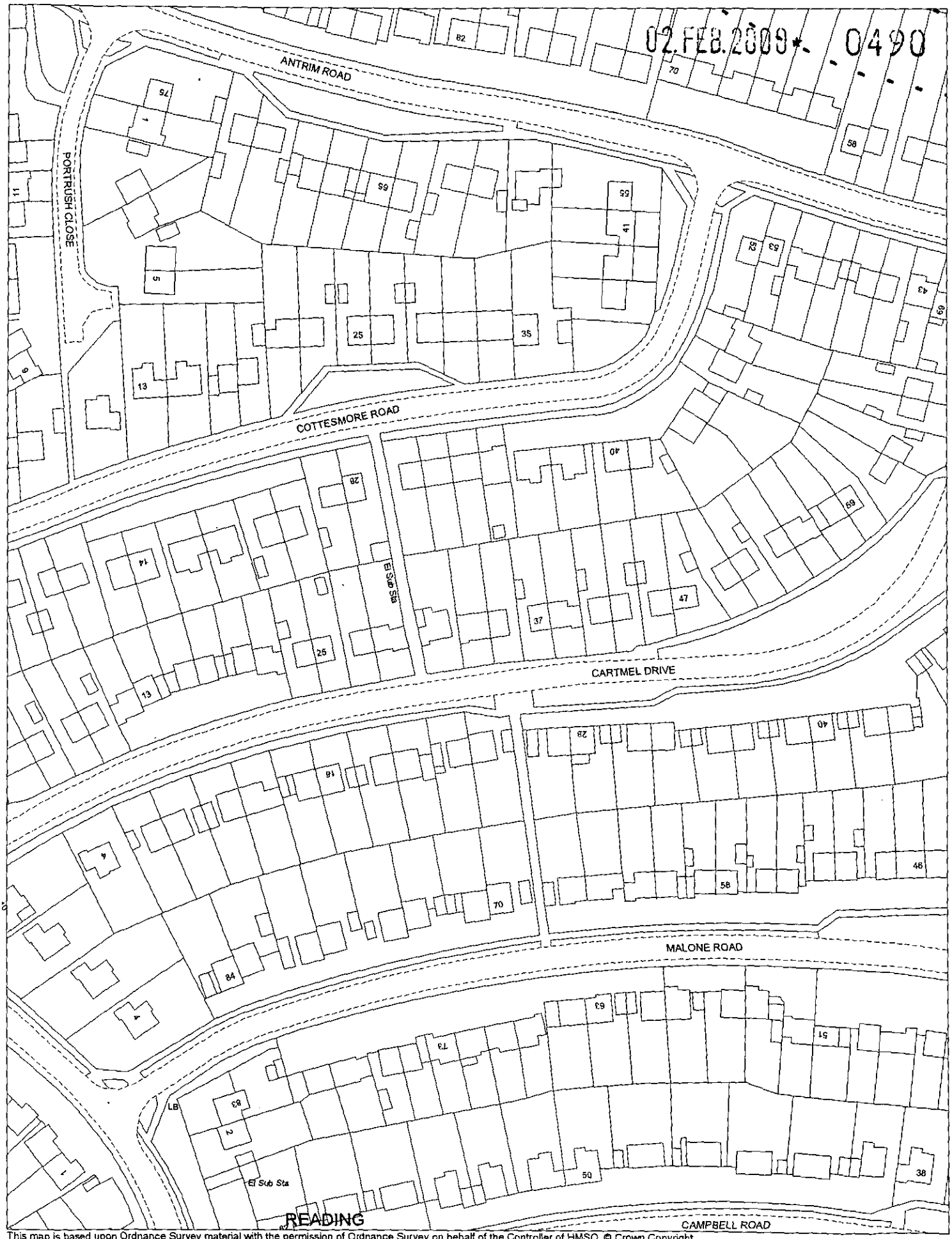
179/61	" /Part-Foul	sewer plans & Sections	5/10/61	App. Cl
PD/433/69	Mr. C. F. Nicholls	Garage	2/10/69	App. N/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE



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Development Control Section, Environmental Services, Wokingham District Council.

7 February 2000

Scale: 1 : 1250

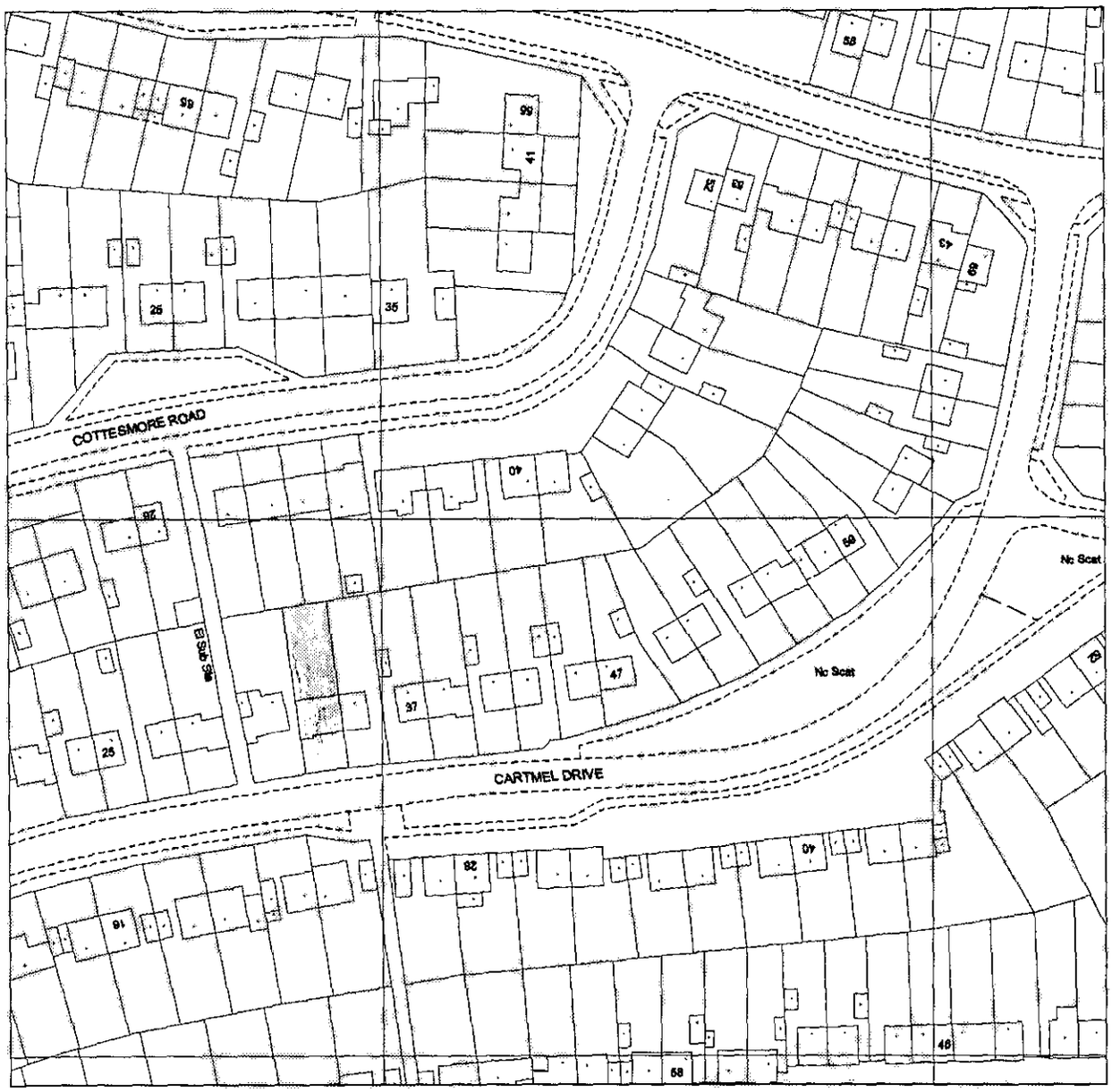
N
W E
S

Ordnance Survey

02.FEB.2000★ 0490

Siteplan

1:1250 Scale



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Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

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20 0 20 40 60 80

Metres

1 - 61 CARTMEL DRIVE, WOODLEY, READING
RG5 3NG

Centre coordinates : 475831mE 172694mN

National Grid sheet reference at centre of this Siteplan: SU7572NE.

Supplied by : Blackwell's Reading
Serial Number : 560

Ordnance Survey

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KALAMAZOO 10378923 v