11.02.03

APPLICATION NO:
F/2001/3825

LOCATION:
65 Waterloo Road, Wokingham.

APPLICANT:
Mr I Morrison

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **26/05/2001**

APPLICATION WILL HAVE EXPIRED ON:
13/06/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

DO 237

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr I Morrison
65, Waterloo Road
Wokingham
Berkshire
RG40 2JE

Application Number: F/2001/3825

Parish: **WOKINGHAM**

Location: **65, Waterloo Road, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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.

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.

Informative

1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative

2. 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.
South East Area Local Plan Policies SBE1 and STV1/6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell

John Mitchell
Development Control Manager
Date: 25/06/2001

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.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3825

Applicant : Mr I Morrison .

Location : 65, Waterloo Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		31/05/01

Date of Neighbour Notifications : .....

Date of Site Visit : 22/06/01

Date Registered : 18/04/2001

Earliest Date for Decision : 26/05/2001

Latest Consultation Date/Site Notice Expiry Date : 26/05/2001

This application will have expired on: 13/06/2001. 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 :

Neighbours: No comments received

Wokingham TC: No comments received.

Planning Issues : (Identified settlement)

1) neighbours

2) streetscene.

Application Number: F/2001/3825

Appraisal:

The proposal is for a single storey rear extension to a 2-storey previously extended semi-detached house to form a conservatory.

The single storey rear extension will be 3.5 metres wide and will project from the rear elevation of the house by 3.6 metres towards the rear garden via the existing kitchen/breakfast room. It will have a glazed, pitched roof with an eaves height of 2.3 metres and a ridge height of 3 metres and will be located immediately adjacent to the neighbouring property at No.67.

1) Impact on neighbouring properties

No. 67, to the south west, 2-storey, semi-detached neighbour. Extended to the rear with similar 2 storey extensions and with a single storey conservatory of similar dimensions and construction to the proposal. Therefore due to the orientation, it is considered that the occupants of this property will not be affected – no adverse impact.

No. 63, to the north east, detached bungalow, at slight angle to the proposal. It is considered that due to the orientation and boundary treatment which consists of a 1.9 metre high fence and a 2 metre high privet hedge the occupants of this property will not be affected by the proposal.

2) Impact on street scene /visual impact.

It is considered that the conservatory will not be visible from Waterloo Road. The design and materials will match the existing house, therefore no adverse impact on street scene/visual amenity of the area.

Recommendation : Approval: [✓] **Refusal : [ ]**
(tick appropriate box)

Application Number F/2001/3825
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1	C001	R001	Full Permission – 5 years
2	C014	R014	External Finishes to Match
			Informatives
	N06		Within Curtilage

Informative for approvals

N16

~~LODDON AREA LOCAL PLAN POLICIES:~~

SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 STV1/6

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS2/3

~~GREEN BELT LOCAL PLAN POLICIES:~~

BERKSHIRE STRUCTURE PLAN POLICIES: ENV1

~~MINERALS LOCAL PLAN POLICIES:~~

A Cronin

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

Date: 25.6.01

RECORD OF SITE VISIT

SITE ADDRESS: 65 Waterloo Road Wokingham.

APPLICATION NUMBER: F/2001/3825

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 22/06/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

'Residential' (mix of styles, design and age of properties. 2 storey semis, detached + bungalows)

3. DESCRIPTION OF SITE/BUILDING

2 storey semi detached, greatly extended 'victorian' house. facing a busy Waterloo Road. Orange brick with brown concrete tiled roof, white fascia boards, white UPVC windows / painted woodwork

4. RELATIONSHIP TO ADJOINING PROPERTIES

No. 63 extended bungalow to rear with a flat roofed ext. set at slight angle, grd floor window face rear garden, no windows at flank elev facing proposal, kitchen window + door face to the rear.

No. 67 extended 2 storey semi detached 'V' neighbour, single storey conservatory projects small distance towards rear garden in the adjacent brick wall.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — Off street parking for 2 cars approx

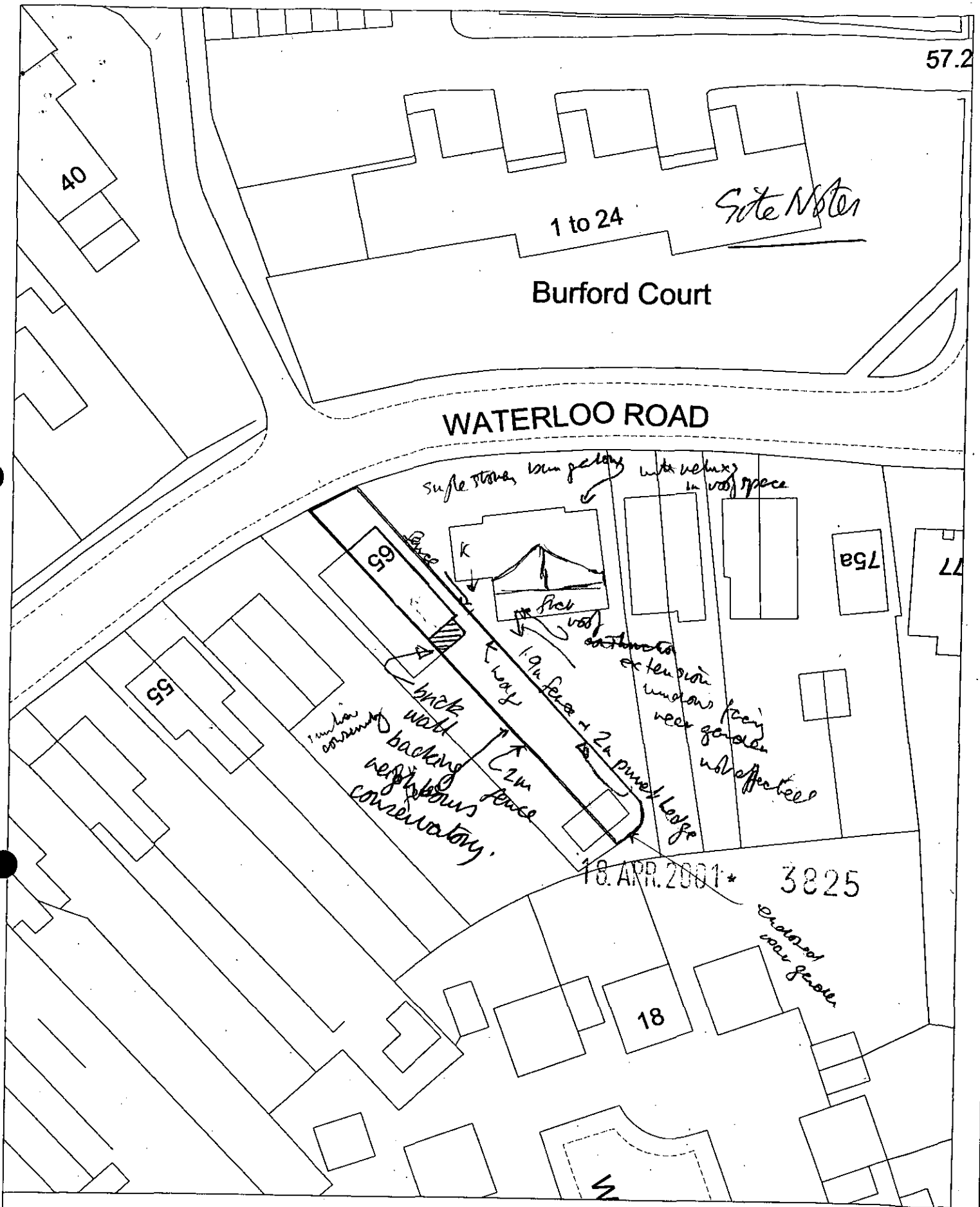
LEVELS — Garden level is 400mm lower than proposed.

BOUNDARY TREATMENT — No. 63. 1.9m high fence + 2m high privet hedge along boundary.

OTHERS

— No. 67. 2m high fence + single storey brick wall of conservatory.

— Rear boundary enclosed with planting etc.



Site Plan, Scale: 1 to 500

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Date: 11 April 2001

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

Tel: 0118 974 6441

Date: **02 May 2001**

My ref: F/2001/3825

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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/2001/3825
65, Waterloo Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3825**
65, Waterloo Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

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

Tel: 0118 974 6441

Date: **02 May 2001**

My ref: F/2001/3825

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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

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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3825**
65, Waterloo Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3825
CASE OFFICER: Andrew Thorley

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3825**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

Received by Wokingham District Council

Application No: F/2001/3825

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
65, Waterloo Road, , 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/05/2001. 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

02 May 2001

1327

WOKINGHAM DISTRICT COUNCIL

To Andrew

Date 19/6 Time 1.25

WHILE YOU WERE OUT

Name Ian Morrison (Access)

Phone No. 07974 105 609 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: 65 Waterloo Rd
Wokingham

F/2001/3825

I said that I would call between 11 & 12 on Friday am.

22/06/01

Signed Jan

WOKINGHAM DISTRICT COUNCIL

To Andrew

Date 31.5 Time 8.40

WHILE YOU WERE OUT

Name Ian Morrison

of 65 Waterloo Rd

Phone No. 01372 471556 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE 2001/3825. - ringing for an update on application

Signed Dan

Date: 15 May 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/3825

Location: 65, Waterloo Road, Wokingham.

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Applicant: Mr I Morrison.

Case Officer: Andrew Thorley

The new plans show the following: Proposed south west elevation. Drawing no100/9.

Comments are required by 25/05/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

1970

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

F/2001/

App No. 3825 (Planaps) / (Ludhouse) Date Rec. 10/05/01

Location: 65, Waterloo Road

Parish Wokingham

Applicant: Mr. I. Morison

Description of attached plans

Proposed south west elevation

Drawing No's: 100/9/

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y/ N (Delete as required)

Redate Application Y/ N From _____

New Site Notice Y/ N

New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 5.05.PS.

Yellow - Part One Copy
Green - Officer's Copy

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 18 APR 2001

Officer: AT | Application No. F/2001/3825

Map No. 76 Site 0.02

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 65 WATERLOO ROAD

Parish: WOKINGHAM Ward: WESCOTT 02.05.01

Applicant: MR I MORRISON

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	Other side elevation	02.05.01	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter ?	Forming party wall?	02.05.01	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 02.05.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
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:

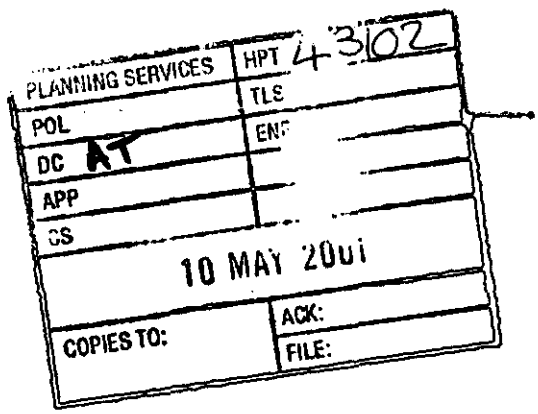
S/N+ see map ✓

65 Waterloo Road
Wokingham
Berks
RG40 2JE

Tel: 0118 978 4665

Your ref:- Andrew Thorley – F/2001/3825

Mr A Thorley
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



8 May 2001

Dear Mr Thorley

65 Waterloo Road, Wokingham

Proposal: Proposed single storey rear extension to dwelling to form conservatory

Further to John Mitchell's letter dated 2nd May 2001, I confirm that **no part** of the proposed development encroaches onto, over or under neighbouring property.

As requested, I enclose a copy of the proposed south west elevation drawing no. 100/9/.

The planning Application Notice has been received and displayed accordingly. I enclose for your records the notification in this respect.

Yours faithfully

I R MORRISON

Enc Drawing No. 100/9 – Proposed South West Elevation
Site Notice notification

Environmental Services

For office use only.
Application number: 18.APR.2001* 3825

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	IAN MORRISON 65 WATERLOO ROAD WOKINGHAM BERKSHIRE RG40 2JE 0118 978 4665
2	Agent's Name Address and postcode Phone number	N/A
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.	65 WATERLOO ROAD WOKINGHAM BERKSHIRE RG40 2JE
	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY CONSERVATORY AT THE REAR OF THE PROPERTY
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.	FACING BRICKS TO MATCH EXISTING PROPERTY, WHITE PAINTED TIMBER CONSERVATORY AND CLEAR GLASS
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: 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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 12/4/01

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

ADDRESS 65 WATERLOO ROAD PARISH WOK

PLOT No. ORD. SHEET No. 76

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/45/71	Marc Gregory	Rev. Dev. Treas		
		22/72, 6/73, 17/73	21/10/71	C/A
B/022/72	do	do	8/6/72	S/A
BR 21852	MR. A. PITT	RE-ROOFING	10.1.84	APP N/A
FP 93/1817	AITKEN & BENNETT	8/ST. EXT.	18.8.93	C/APP
97/65637/F	Ms. S. WILSON	1ST FLOOR EXT	15.8.97	C/A
FP97/6595	"	"	24.7.97	APP

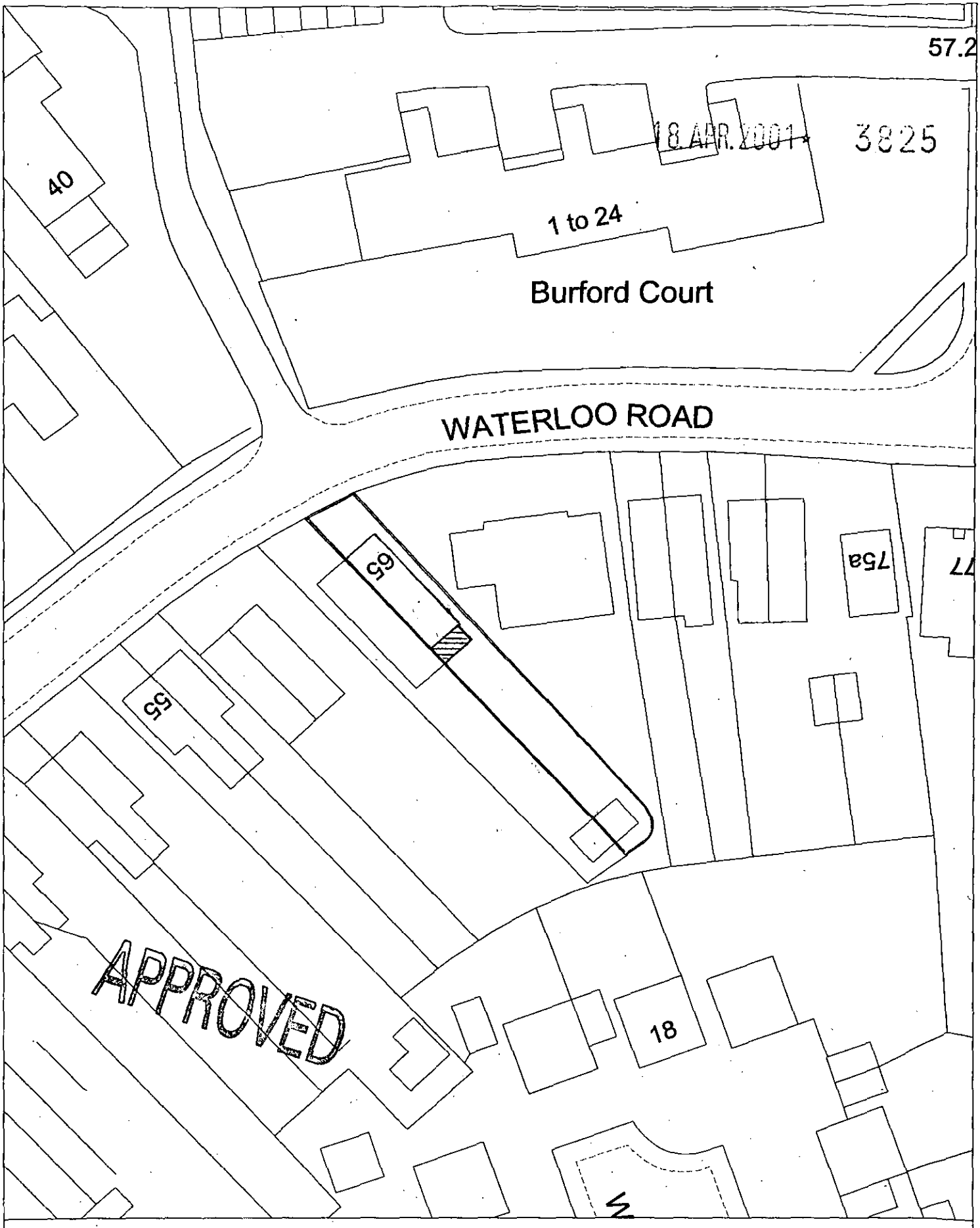
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



Site Plan, Scale: 1 to 500

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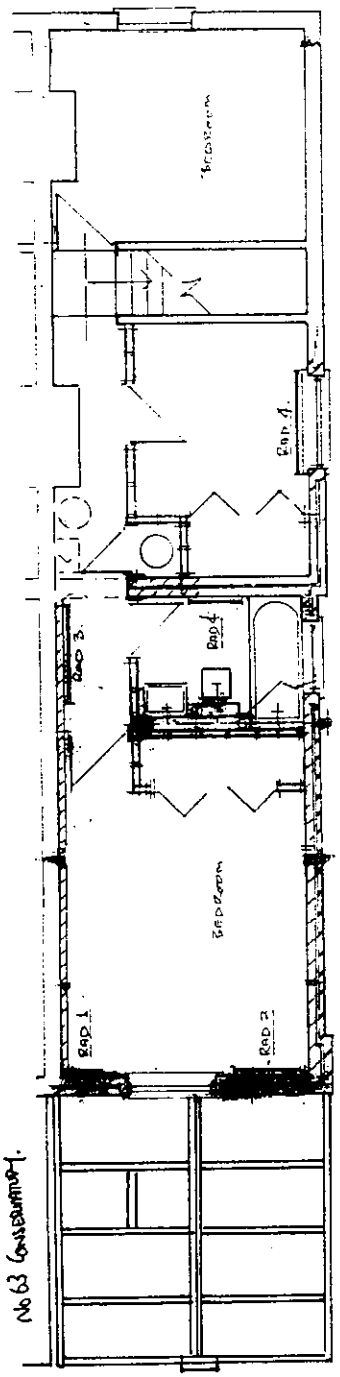
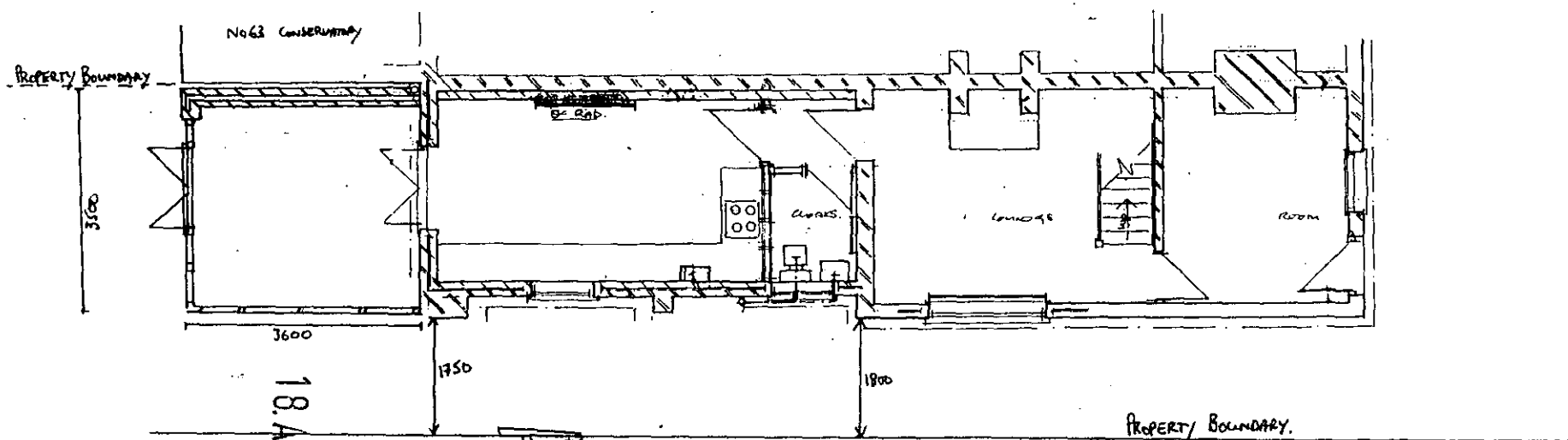
Date: 11 April 2001

PROJECT	65 WATERLOO ROAD, WOKINGHAM
TITLE	PROPOSED FIRST FLOOR PLAN
DRG NO	100/6
SCALE	1:100



18.APR.2001 * 3825

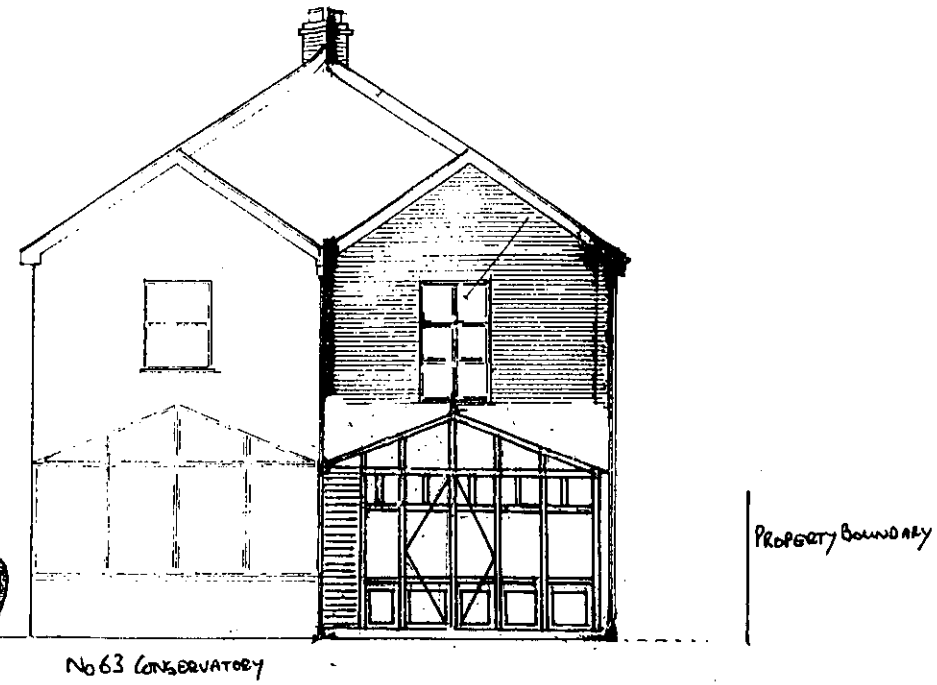
APPROVED



18 APR 2001 * 3825

APPROVED

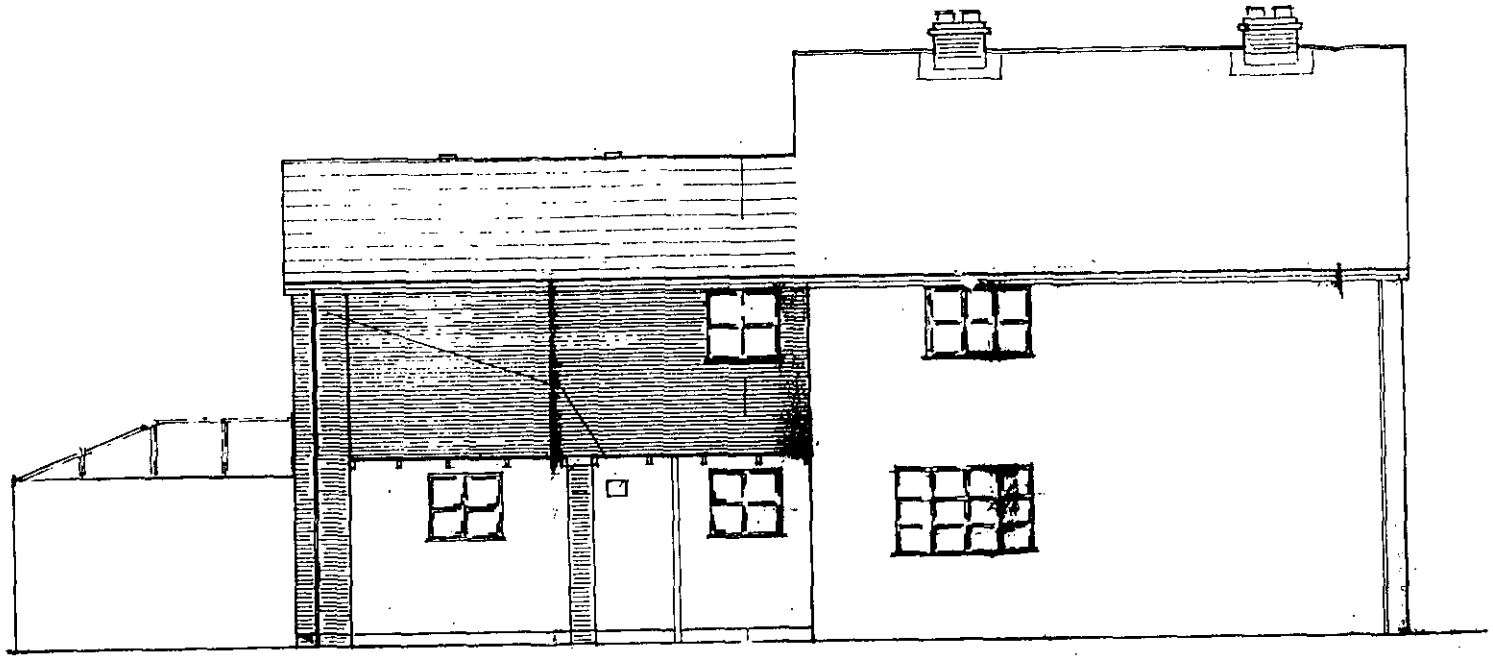
PROJECT	65 WATERLOO ROAD, WOKINGHAM
TITLE	PROPOSED GROUND FLOOR PLAN
DRG NO	100/5
SCALE	1:100



APPROVED

18.APR.2001 * 38225

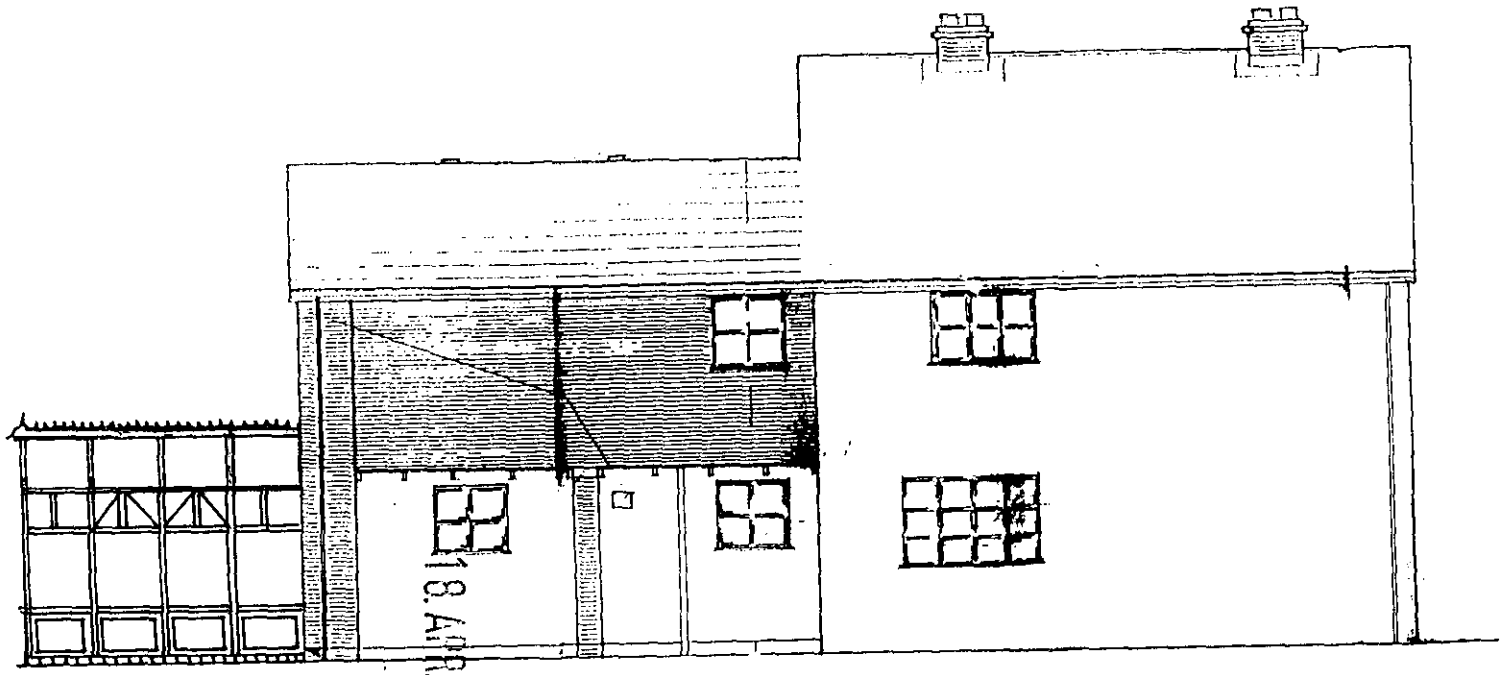
PROJECT	65 WATERLOO ROAD, WOKINGHAM
TITLE	PROPOSED SOUTH EAST ELEVATION
DRG NO	100/7
SCALE	1:100



APPROVED

18.APR.2001* 3825

PROJECT	65 WATERLOO ROAD, WOKINGHAM
TITLE	EXISTING NORTH EAST ELEVATION
DRG NO	100/4
SCALE	1:100



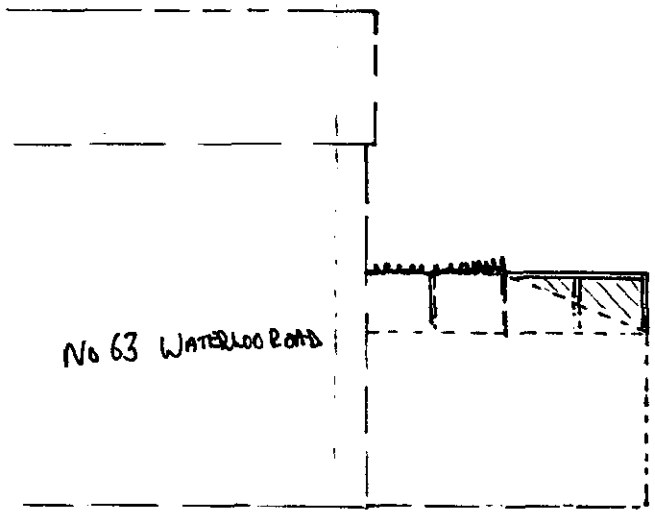
18 APR 2001 * 38225

APPROVED

PROJECT	65 WATERLOO ROAD, WOKINGHAM
TITLE	PROPOSED NORTH EAST ELEVATION
DRG NO	100/8
SCALE	1:100

3825

ADDITIONAL PLAN



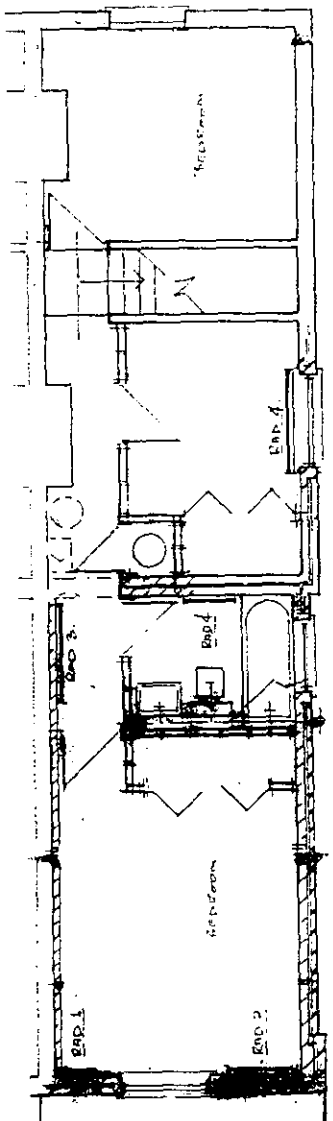
KEY:

LINE OF NEIGHBOURING PROPERTY - No 63 WATERLOO ROAD.

VISABLE ROOF LINE OF PROPOSED CONSERVATORY. NO OTHER VISABLE AREAS ON THIS ELEVATION.

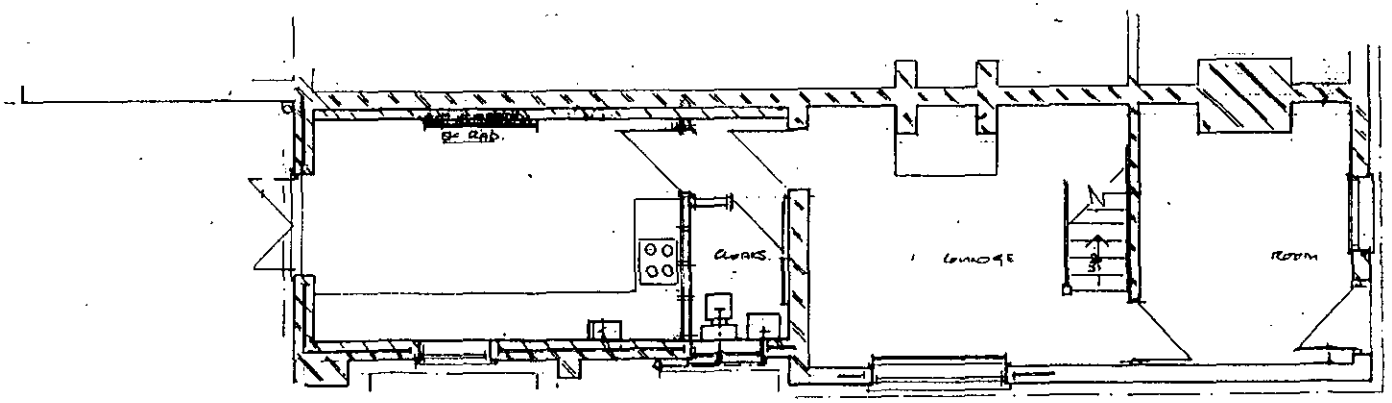
PROJECT	65 WATERLOO ROAD, WOKINGHAM
TITLE	PROPOSED SOUTH WEST ELEVATION
DRG NO	100/9
SCALE	1:100

PROJECT	65 WATERLOO ROAD, WOKINGHAM
TITLE	EXISTING FIRST FLOOR PLAN
DRG NO	100/2
SCALE	1:100



18.APR.2001 * 3825

APPROVED

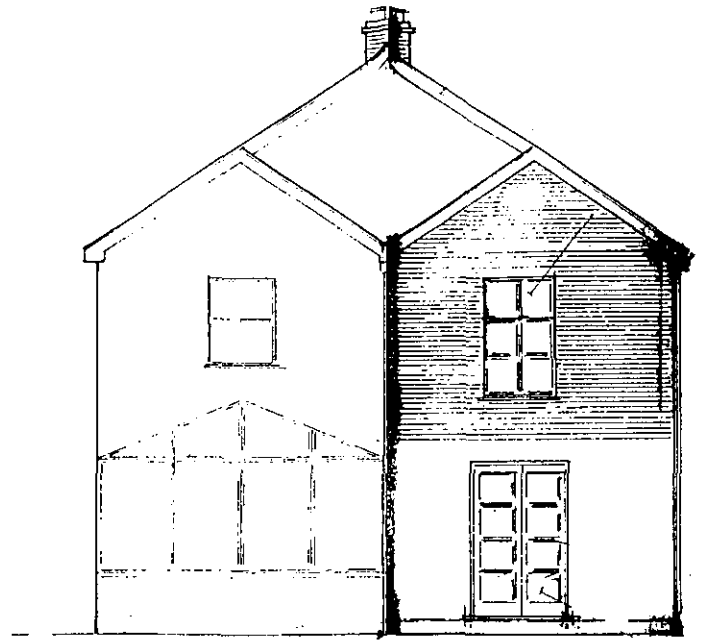


APPROVED

18 APR 2001 *

3825

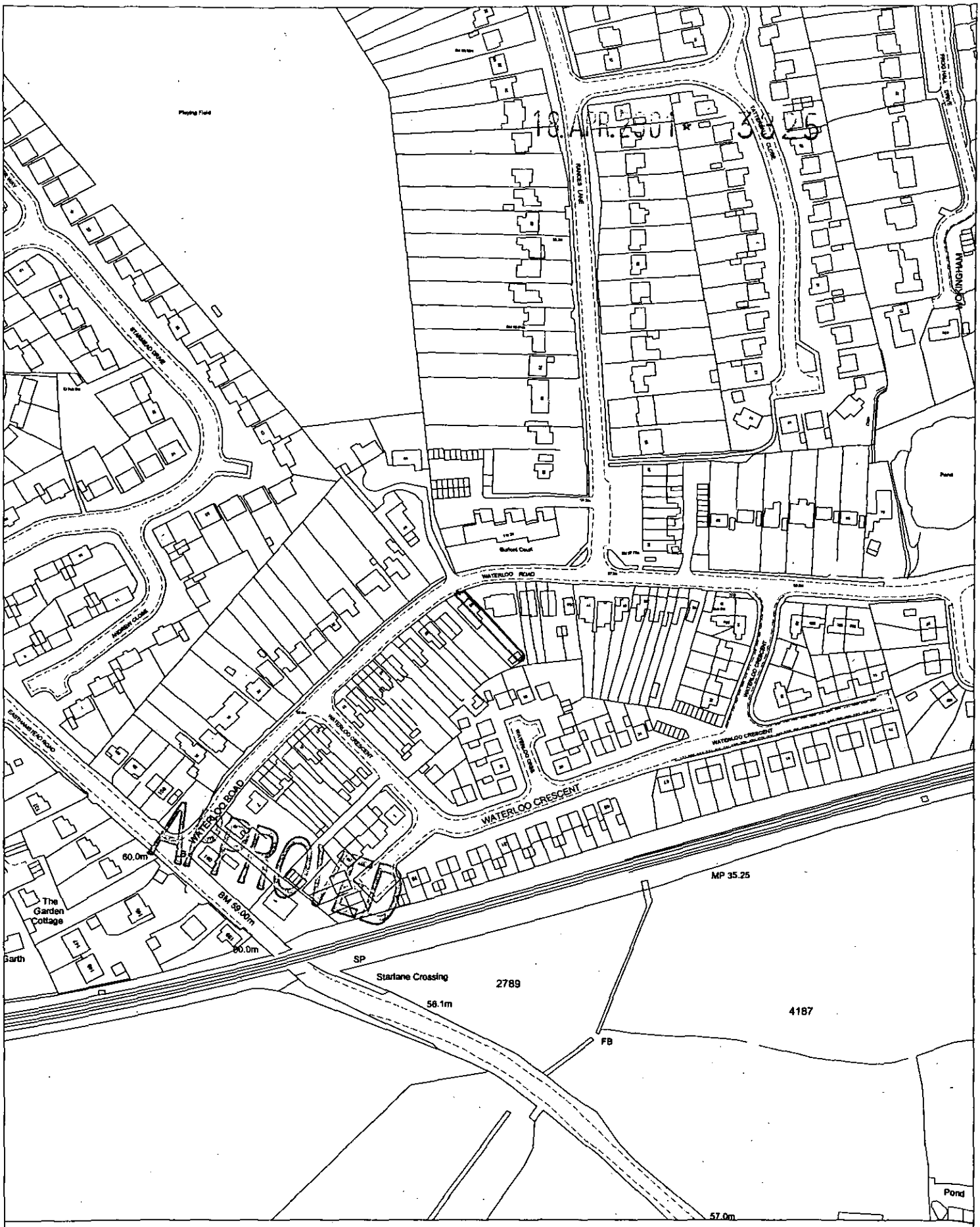
PROJECT	65 WATERLOO ROAD, WOKINGHAM
TITLE	EXISTING GROUND FLOOR PLAN
DRG NO	100/1
SCALE	1:100



APPROVED

18.APR.2001* 3825

PROJECT	65 WATERLOO ROAD, WOKINGHAM
TITLE	EXISTING SOUTH EAST ELEVATION
DRG NO	100/3
SCALE	1:100



Site Plan, Scale: 1 to 2500

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Date: 11 April 2001

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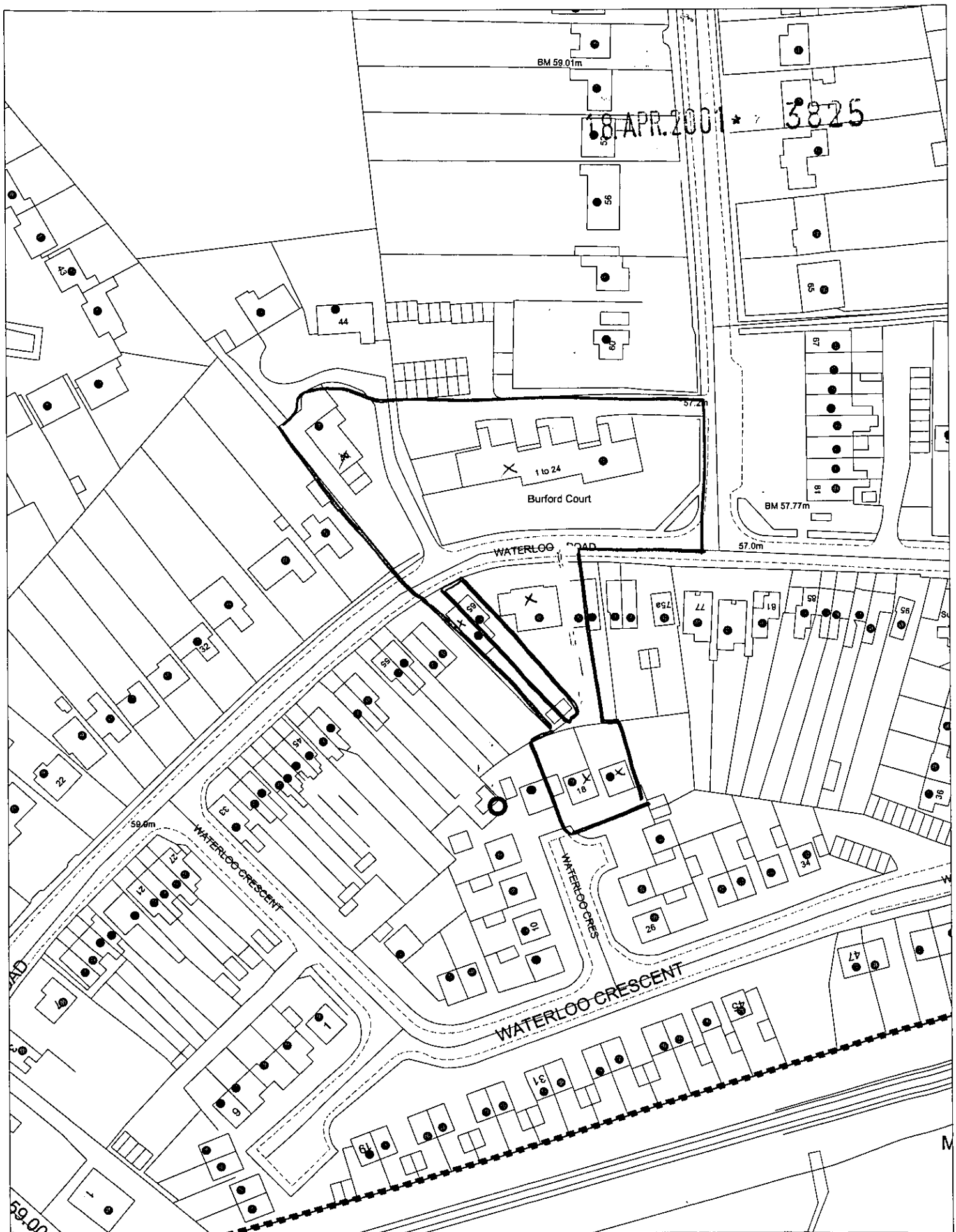

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Development Control Section, Environmental Services, Wokingham District Council.

23 April 2001

Scale: 1 : 1250

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