APPLICATION NO:
F/2001/3593

LOCATION:
2 Annesley Gardens, Winnersh Wokingha

APPLICANT:
Mr & Mrs A Chivers C/O Andesign

PROPOSAL:
Proposed first floor side extension to dwe

EARLIEST DATE FOR DECISION: **20/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
11/05/2001

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

6

02

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Chivers
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2001/3593

Parish: **WINNERSH**

Location: **2, Annesley Gardens, Winnersh, Wokingham.**

Proposal: **Proposed first floor side 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) no additional windows or similar openings shall be constructed in the side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. 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
5. 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 safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

Informative
2. 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.

John Mitchell
Development Control Manager
Date: 11/06/2001

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.

Received by Wokingham District Council

Application No: F/2001/3593

Proposal:
Proposed first floor side extension to dwelling.

Location:
2, Annesley Gardens, Winnersh, 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/04/2001. 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

27 March 2001

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

Tel: 0118 974 6442

Date: **27 March 2001**

My ref: F/2001/3593

CONFIDENTIAL

Councillor Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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/2001/3593
2, Annesley Gardens, Winnersh, Wokingham.
Proposed first floor side 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3593**
2, Annesley Gardens, Winnersh, Wokingham.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

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

Tel: 0118 974 6442

Date: **27 March 2001**

My ref: F/2001/3593

CONFIDENTIAL

Councillor Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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

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Case officer: **George Allpress** Application Number: **F/2001/3593**
2, Annesley Gardens, Winnersh, Wokingham.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Turner

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

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

Tel: 0118 974 6442

Date: **27 March 2001**

My ref: F/2001/3593

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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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Application Number: F/2001/3593
2, Annesley Gardens, Winnersh, Wokingham.
Proposed first floor side extension to dwelling.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3593**
2, Annesley Gardens, Winnersh, Wokingham.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bray

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

FROM: George Allpress

DATE: 27 March 2001

29 MAR 2001

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/3593

Proposal: Proposed first floor side extension to dwelling..

Site Address: 2, Annesley Gardens, Winnersh, Wokingham.

Applicant: Mr & Mrs A Chivers C/O Andesign.

Your observations are required in respect of this application **by 20/04/2001** .

No comments

FILE

SIGNED: _____ DATE: 18.04.01

Clerk To Winnersh Parish/Town Council.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS

PLANNING APPLICATION NUMBER	3593 GA
BUILDING CONTROL NUMBER	CL 2001/1689 Howard
APPLICANT/AGENT	Adesign
ADDRESS OF SITE	2. Annesley Gardens WINNERSH.
DESCRIPTION OF PROPOSED WORK	first floor side ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3129A	AH/E/3129A
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	11/6/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	1/8/01	

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: George Allpress

Application Number: F/2001/3593

Applicant: Mr & Mrs A Chivers C/O Andesign.

Location: 2 Annesley Gardens, Winnersh, Wokingham.
Proposal: Proposed first floor side extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		03/04/01

Date of Neighbour Notifications: 27/03/01

Date of Site Visit : 18/04/01

Date Registered : 16/03/2001

Earliest Date for Decision : 20/04/2001

Latest Consultation Date/Site Notice Expiry Date : 20/04/2001

This application will have expired on: 11/05/2001. 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:

Highways - recommend approval subject to standard conditions.

At the time of writing no further comments have been received.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety. The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2001/3593

Appraisal :

The application property is a detached house which is situated in a small estate that is laid out in a cul-de-sac setting. The property is rectangular in plan form with a single storey attached garage on its north side.

The application proposes a ~~single storey~~ First Floor side extension over the site of the existing garage, the side facing no.3 (the neighbour to the north).

The application has been revised since its initial submission. That now proposed would read as subservient to the main dwelling, both in terms of its roof form and first floor front elevation. The revised extension would not result in a building which is of an acceptable proportion in this location and the design is considered to be in keeping with the character of the property and the street scene in general.

No.3 has a garage with lean to roof adjacent the application site. The garage is marginally set back behind the principle front elevation and then extends beyond the application property's rear building line. No.3's garage acts as a buffer to ensure against overbearing impact. No.3 has one narrow non-habitable room window at first floor. Therefore no overbearing impact or material loss of light.

No other property would be impacted upon.

Highways requirements can be satisfied.

ME

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/2001/3593

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C14	R014	EXTERNAL FINISHES TO MATCH
3	C044	R044	NO WINDOWS TO BE INSERTED INSERT: .....in the side elevation of the extension....
4	C049	R049	GARAGE (S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The London Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.
2	N06		WITHIN CURTILAGE

11.6.01.

A Cronin

RECORD OF SITE VISIT

SITE ADDRESS: 2 Annesley Gardens, Winnersh, Wokingham.

APPLICATION NUMBER: F/2001/3593

OFFICER: George Allpress

DATE OF SITE VISIT: 18/04/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement

3. DESCRIPTION OF SITE/BUILDING Detached single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.3 to the north - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Double garage plus front parking for 2 cars
LEVELS	Slight fall to east
BOUNDARY TREATMENT	Open plan to front timber fencing elsewhere.
OTHERS	None

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

01 JUN 2001

Mr G. Allpress
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

PLANNING SERVICES	HPT ref:4006
POL	TLS
DC GA	ENF 43965
APP	
CS	
01 JUN 2001	
COPIES TO:	ACK: FILE: 31st May 2001

Dear Mr Allpress,

re: **Application No.F/2001/3593 - 2.Annesley Gardens,Winnersh**

Further to our recent telephone conversations, my Client has reluctantly conceded to your request to reduce the scale of the proposed extension. As agreed, I have set back the first floor extension by 1 metre and change the roof from a gable to a hipped roof. I am enclosing 6 copies, my revised drawing number AH/E/3129A for your records, and I can confirm that copies of the revised drawings have been made available to the Building Inspector, Mr Abel who had previously approved the scheme on 3rd April 2001. I trust on the basis of this alteration you will now be able to fully support the application, and I look forward to receiving your consent as soon as possible.

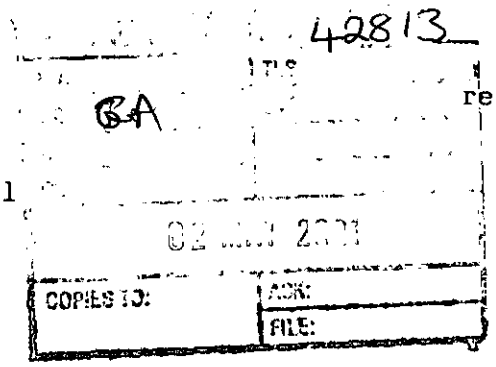
Yours faithfully,

A. Hester

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

42813



Mr G. Allpress
Planning officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

ref:4006

1st May 2001

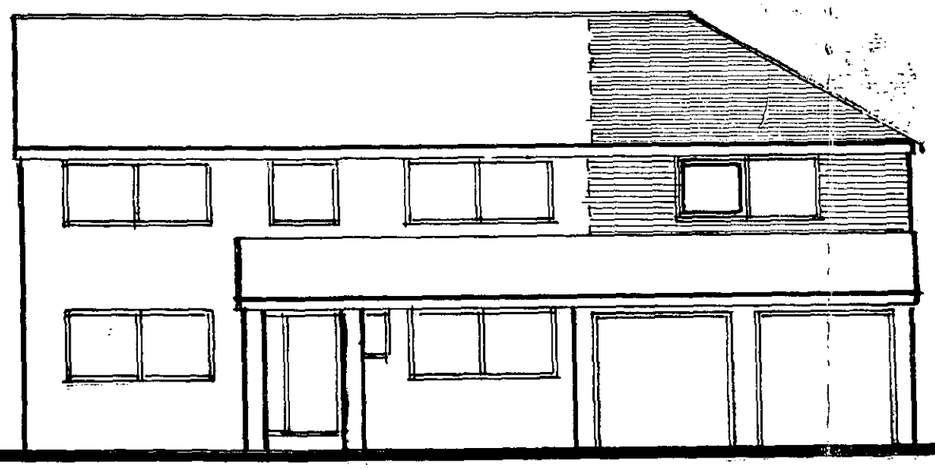
Dear Mr Allpress,

re: **Application No.F/2001/3593 - 2.Annesley Gardens,Winnersh**

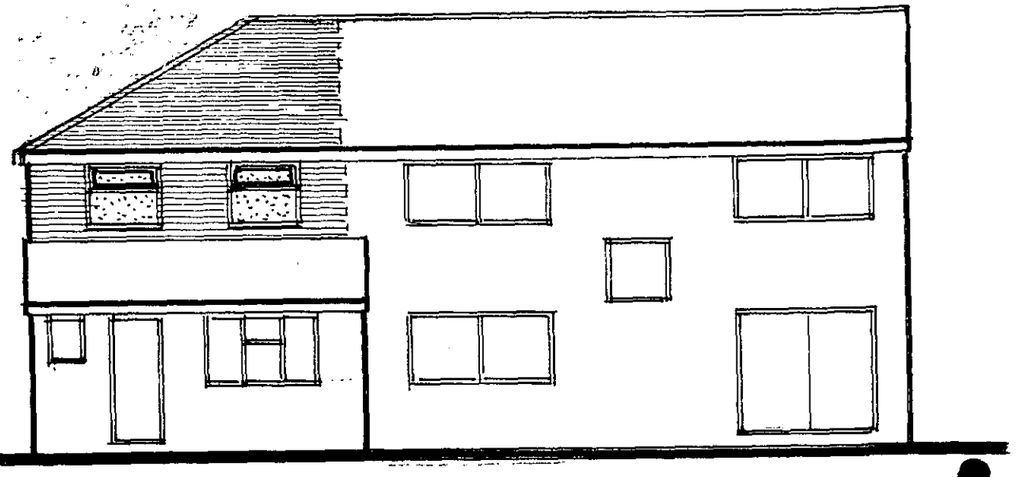
Further to our telephone conversation on 30th April 2001, regarding your concerns over the overall impact of the proposed extension, as arranged I am enclosing a sketch illustrating the dramatic change that could be achieved if the roof is hipped. This solution would provide you with a considerable improvement to the overall massing of the building and at the sametime maintain the level of accommodation that my Clients are desparately seeking. Whilst I have not discussed the matter with them at this stage I will be happy to do so if you feel you would be able to add your support to the proposed alteration. I await your further instructions.

Yours faithfully,

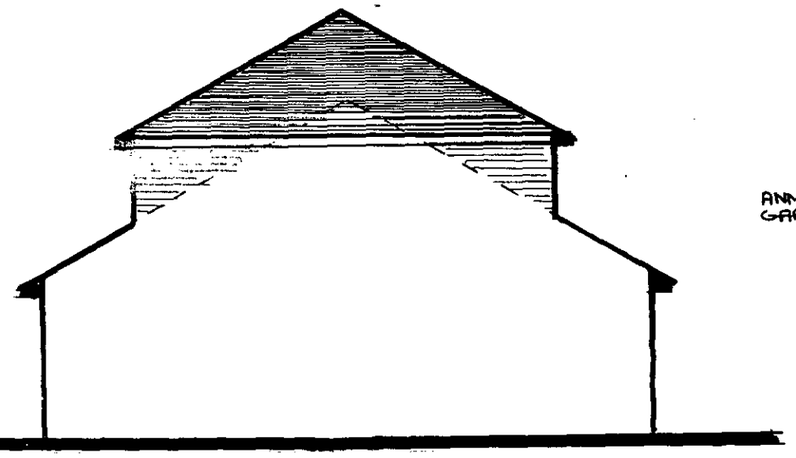
A. Hester



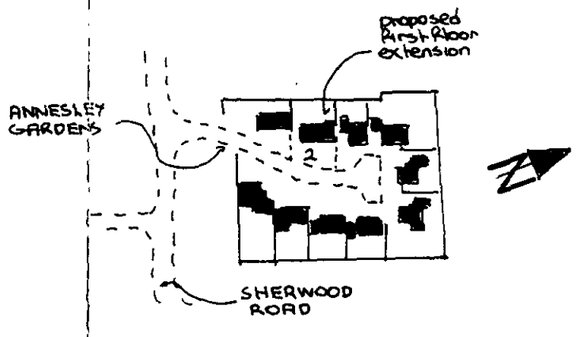
east elevation



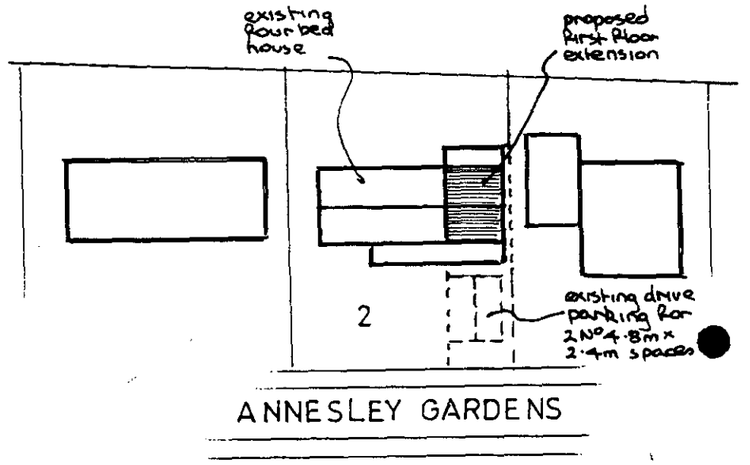
west elevation



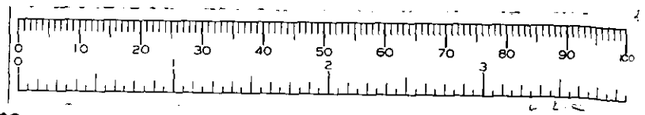
north elevation

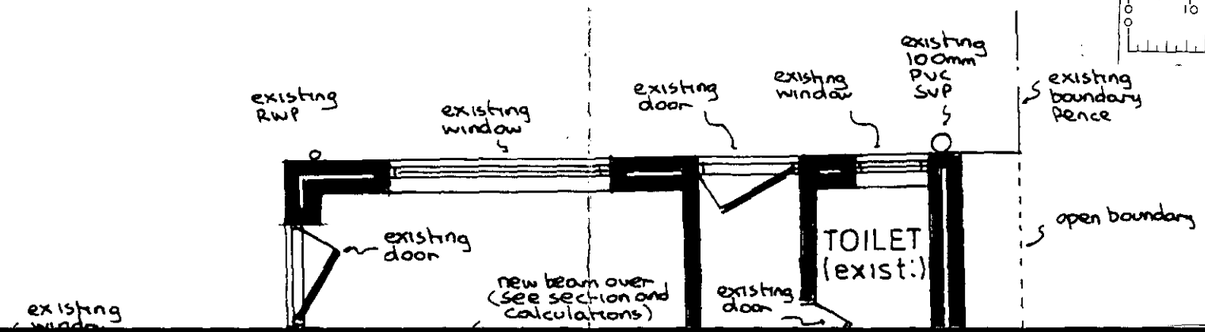


location plan 1:2500



block plan 1:500







HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 27 March 2001

Application Number: F/2001/3593

Proposal: Proposed first floor side extension to dwelling.

Parish: WINNERSH PARISH

Site Address:
2, Annesley Gardens, Winnersh, Wokingham.

Applicant:
Mr & Mrs A Chivers C/O Andesign.

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 Coggins 30/03/01

G.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3593. relates.

Address of site 2 Annesley Gardens

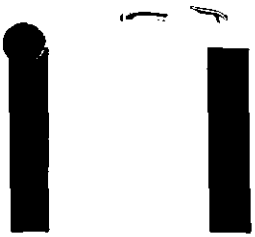
Winnersh, Wokingham, Berkshire RG41 5PB.

Signed

Date 30th April 2001

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man



Business reply service
License no. RG147

The Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire, RG40 1BN

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 16 MAR 2001	Map No. 54. Site ...0.05....
Officer: GA / Application No. F/2001/3593	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: 2 ANNESLEY GDNS

Parish: WINNERSH Ward: WINNERSH

27.03.01.

Applicant: MR/MRS CHIVERS

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

Enforcement Section to be notified ☐ tick if required (5)

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 : 27.03.01 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:

..... site notice & see map for neighbour notices .....
.....
.....
.....
.....
.....
.....
.....
.....

Environmental Services

For office use only.
Application number: 16.MAR2001 * 3593

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 A. CHIVERS 2 ANNESLEY GARDENS WINNERSH BERKS RG41 5PD 9786147
2	Agent's Name Address and postcode Phone number	ANDESIGN 9 PERKINS WAY WOKINGHAM BERKS RG41 2TN 9784165
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 ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR SIDE 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.	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 ☒

3544 Crystal Mark
Clarity approved by

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
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.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR & MRS A. CHIVERS

Date 15/3/2001

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

PC 20 008 002

ADDRESS 2 ANNESLEY GARDENS PARISH WINNERSH

PLOT No. 4 O.S. SHEET No. SU 7871 (5

BUILDER Penates Developments Ltd

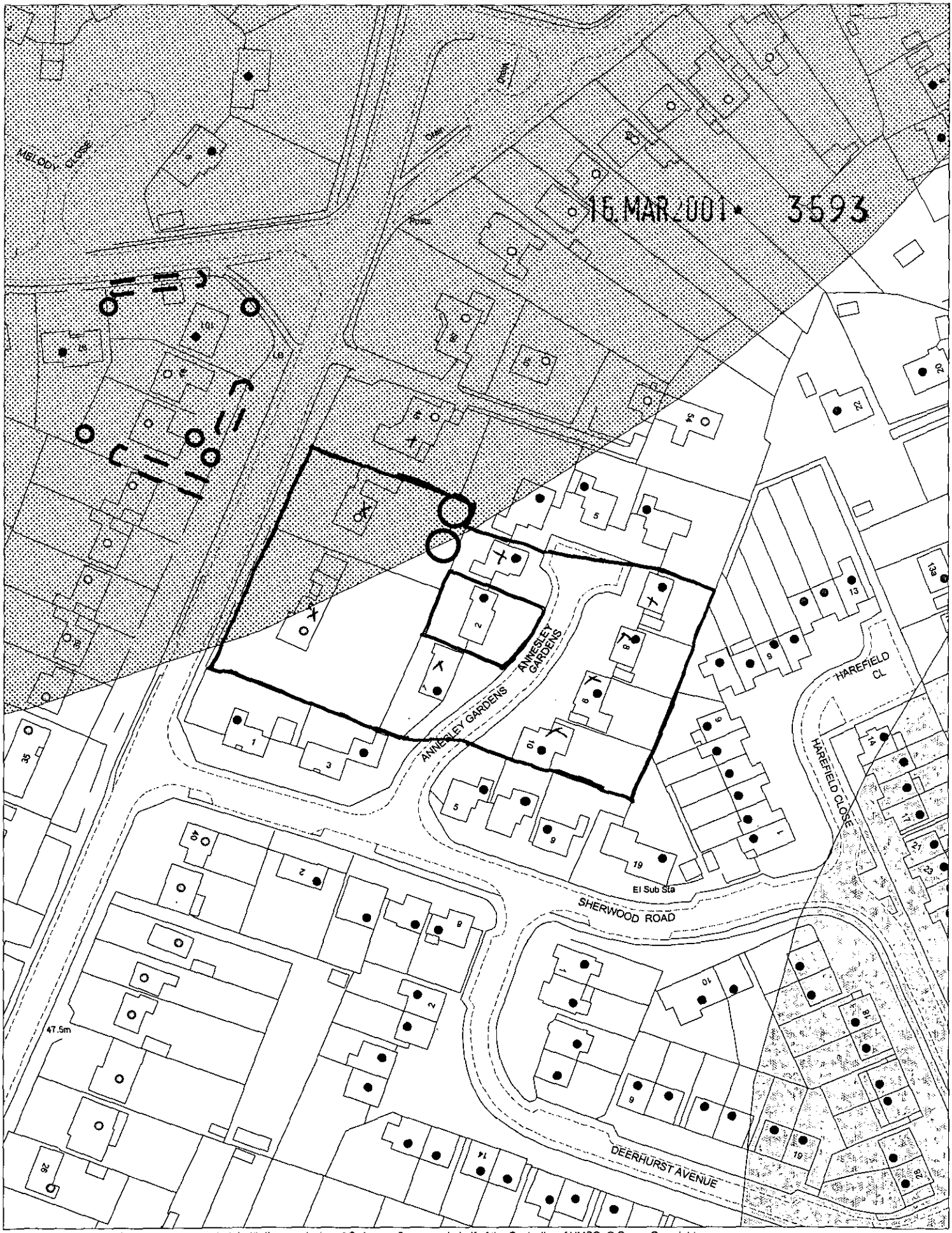
Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/161/67	Executors of Mr. L. Hill Miss L. Keiller & Mrs M. Wells	Outline	28.9.67	N/A Cl
23/68	Penates Properties Ltd	Detached House	14.3.68	App. Cl
35/68	" supersedes 23/68	" "	9.5.68	App Cl
BR23027	M.K. HOLLEY	REAR GARAGES, UTILITY, W.C.	18.7.68	App N/A
21909	"	" "	23.8.68	N/A Cl

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



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Development Control Section, Environmental Services, Wokingham District Council.

20 March 2001

Scale: 1 : 1250

0 10 20 30 40 50 60 70 80 90 100

0 2 3