APPLICATION NO:
F/2001/3580

LOCATION:
59 Elm Road, Earley Reading.

APPLICANT:
Dr M Petry C/O Mr R W Norkett MBIAT

PROPOSAL:
Proposed two storey side extension to dwelling and single storey side extension. Demolition of existing garage.

EARLIEST DATE FOR DECISION: **19/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
08/05/2001

CASE OFFICER: **George Allpress**

REFUSED

D3

1397

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Dr M Petry
C/O Mr R W Norkett MBIAT
Applegarth
4B Tamerisk Avenue
READING
Berkshire
RG2 8JB

Application Number: F/2001/3580

Parish: **EARLEY**

Location: **59 Elm Road, Earley, Reading**

Proposal: **Proposed two storey side extension to dwelling and single storey side extension. Demolition of existing garage.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason

1. The proposal would result in an overbearing impact, loss of light and sense of enclosure, to the detriment of the amenity of occupants and future occupants of the adjoining property, No. 61 Elm Road. The application is therefore considered to conflict with Berkshire Structure Plan Policy EN1, Loddon Area Local Plan Policy LBE2 and Policy WBE1 of the Wokingham District Local Plan Deposit Draft 1997.

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, LBE2, LT6
Deposit Draft Wokingham District Local Plan Policies WBE1, WT6

John Mitchell

John Mitchell
Development Control Manager
Date: 30/04/2001

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: George Allpress

Application Number: F/2001/3580

Applicant: Dr M Petry C/O Mr R W Norkett MBIAT

Location: 59 Elm Road, Earley, Reading.

Proposal: Proposed two storey side extension to dwelling and single storey side extension. Demolition of existing garage.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		

Date of Neighbour Notifications : 27/03/01

Date of Site Visit : 05/04/01

Date Registered : 13/03/2001

Earliest Date for Decision : 19/04/2001

Latest Consultation Date/Site Notice Expiry Date: 19/04/2001
26/04/01 (GA)

This application will have expired on: 08/05/2001. 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 appropriate conditions.

Consultant Landscape Architect - (in summery) would require removal of front garden Oak tree, however, no objection given potential size and proximity to dwelling. However, group of Horse Chestnut Trees in front garden of property are of concern, they are highly visible form Elm Road, widening of the existing access will affect them and the applicant should therefore be required to state and supply protective measures.

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, LBE2 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2001/3580

Appraisal :

The application property is a detached gable ended cottage, in single family occupancy which is set back from the road with a relatively deep front garden. The property lies on the western side of Elm Road at a point approximately 60.0 metres from its junction with Rowland Way. The neighbour to the north is no.55 and that to the south is no.59. The property is an attractive dwelling, but because of its size, limited in the standard of accommodation which is provided.

The property has the appearance of a chalet style bungalow with half hip roof. The building envelope is broadly square, with a shallow single storey ground floor pitch roof rear extension. The property has a gable ended frontage, albeit with part hip roof.

The application proposes a two storey side extension over an open strip of ground between this and the boundary with no. 59 to the south. The application proposes extending the single storey rear extension (which is in close proximity to the boundary with no.55 to the north) by approximately 4.7 metres in length. However, the existing roof line would be continued at first floor level over and beyond the rearmost point of the existing ground floor rear extension. This part of the proposal in effect becomes a two storey rear extension which is not clear from the application description.

The street scene view of the proposal would not read as subservient to the existing dwelling. However, the application property is small and there is a limit to the subservience that could be achieved. Otherwise, the proposal's design is considered in keeping with the character of the dwelling, not to detract from its appearance and not to appear as visually overbearing in this location. No harm to the street scene is therefore considered to result.

The rear extensions are not visible from the public domain and therefore do not give rise to street scene issues.

Highways consider the parking standards can be met. Policies LT6 of The Loddon Area Local Plan, and WT6, of the Wokingham District Local Plan Deposit Draft 1997 are therefore considered to be complied with.

However, the application proposal is considered to result in material harm to the amenity of no.55 Elm Road.

The relationship between the two dwellings is such that the application property has already been extended beyond no.55's rear building line at ground level. The application proposes continuing the existing extension for an additional 4.7 metres at ground level beyond the existing rear extension, but with the ridge level roof line continued at what is effectively first floor level.

The extended roof would be pitched in off and away from the joint boundary, but nevertheless is considered to result in harm. These element are considered to combine to result in a detrimentally enclosing affect, an overbearing impact and to obstruct light to habitable accommodation at the neighbouring dwelling.

The Loddon Area Local Plan Policy LBE2, states that proposals for development that is inappropriate in terms of its relationship with adjoining sites and buildings, will not normally be permitted. These aims are reflect in the relevant Wokingham District Local Plan Policy.

The application proposal is considered to conflict with these policies and is therefor recommended to be refused.

No harm is considered to result to no.57 as that property lies to the south of the application property and has a single storey garage which runs parallel with the application site boundary.

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

Application Number: F/2001/3580

~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions /~~ Reasons for Refusal
1			The proposal would result in an overbearing impact, loss of light and sense of enclosure, to the detriment of the amenity of occupants and future occupants of the adjoining property, no. 61 Elm Road. The application is therefore considered to conflict with Berkshire +Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE2 and Policy WBE1 of the Wokingham District Local Plan Deposit Draft 1997.
			INFORMATIVE
1	**N16**		**INSERT:** Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE2 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

30/4/07

RECORD OF SITE VISIT

SITE ADDRESS: 59 Elm Road, Earley, Reading.

APPLICATION NUMBER: F/2001/3580

OFFICER: George Allpress

DATE OF SITE VISIT: 05/04/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential are within defined settlement.

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

4. RELATIONSHIP TO ADJOINING PROPERTIES No.55 to the north, no.59 to the south - no other dwelling within close proximity to the proposed extensions.

5. SITE CONSTRAINTS

TREES	See trees obs.
ACCESS/PARKING	Garage with front parking for one car.
LEVELS	House approximately 1.0 metre above level of road otherwise roughly level.
BOUNDARY TREATMENT	Hedge and fencing
OTHERS	None

FROM: George Allpress

DATE: 27 March 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3580

Proposal: *Proposed two storey side extension to dwelling and single storey side extension. Demolition of existing garage..*

Site Address: 59, Elm Road, Earley, Reading.

Applicant: Dr M Petry C/O Mr R W Norkett MBIAT.

Your observations are required in respect of this application **by 19/04/2001** .

NO OBJECTION

SIGNED: _____ DATE: 19 APR 2001

Clerk To Earley Parish/Town Council.

Recall after 23/4

TO: DEVELOPMENT CONTROL FROM: Environmental Design

George Allpress DATE: 20th April 2001

Location:	59 Elm Road, Earley, Reading
Proposal:	Proposed two storey side extension to dwelling and single storey side extension. Demolition of existing garage.
Application Number:	F/2001/3580

In response to your consultation dated 27th March 2001 for the above application, the tree and landscape comments are as follows:

The development proposals would require the removal of an existing oak tree within the rear garden which is growing on the boundary line with No. 61 Elm Road. This is a young tree in good health with a long life expectancy. However, this tree is already quite close to the existing property (12m) and its future growth will affect the amenity of the house. It is likely to need surgery to reduce its size and ultimately it will require removal. I therefore have no objections to the trees removal.

The group of Horse Chestnut Trees in the front garden of the property are shown to be treated. This is of concern since these are highly visible from Elm Road and this species typically responds badly to tree surgery works. Before I can comment further the applicant should be required to produce for approval a schedule of work for these trees.

The widening of the existing access to improve sight lines will affect the Horse Chestnut Trees. The applicant should be required to produce for approval a method statement and protective fencing details in accordance with BS 5837 : 1991 - Trees in Relation to Construction to ensure that these trees can be successfully retained under the development proposals.

ROBERT PETROW
Consultant Landscape Architect

RP

To:
Neil Etherington
Senior Arboricultural Officer

28 MAR 2001

From: George Allpress

Date: 27 March 2001

Application Number: F/2001/3580

Proposal: Proposed two storey side extension to dwelling and single storey side extension. Demolition of existing garage..

Site Address:
59, Elm Road, Earley, ~~Reading~~.

4

Applicant:
Dr M Petry C/O Mr R W Norkett MBIAT.

Your observations are required in respect of this application within **7 days** of the above date.

NO TPO

FCL	
DC	
APP	
CO	
2	
COPIES TO:	ACK:

SIDE & REAR boundaries well planted

One young oak - may require removal
tree - not important. cyklan

group of horse chesnut in front - protected during construction.

HIGHWAYS CONSULTATION SHEET

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

Application Number: F/2001/3580

Proposal: Proposed two storey side extension to dwelling and single storey side extension. Demolition of existing garage.

Parish: EARLEY TOWN

Site Address:
59, Elm Road, Earley, Reading.

Applicant:
Dr M Petry C/O Mr R W Norkett MBIAT.

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).

C122, R122.
C137 (INSERT: extension), R137.

NO7.

Signed: _____ **Print name:** Adam Coggins 30/03/01

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

Tel: 0118 974 6442

Date: **27 March 2001**

My ref: F/2001/3580

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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/2001/3580
59, Elm Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey side extension. Demolition of existing garage.

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/2001/3580**
59, Elm Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey side extension. Demolition of existing garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: 0118 974 6442

Date: **27 March 2001**

My ref: F/2001/3580

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3580**
59, Elm Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey side extension. Demolition of existing garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: 0118 974 6442

Date: **27 March 2001**

My ref: F/2001/3580

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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/2001/3580
59, Elm Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey side extension. Demolition of existing garage.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3580**
59, Elm Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey side extension. Demolition of existing garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

Received by Wokingham District Council

Application No: F/2001/3580

PROPOSAL:
Proposed two storey side extension to dwelling and single storey side extension. Demolition of existing garage.

LOCATION:
59, Elm Road, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 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 or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

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 19/04/2001. 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 of Planning and Transportation

27 March 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

81/57

Start date: 13 MAR 2001	Map No. ..... Site ...007....
Officer: GA | Application No. F/2001/3580	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY SIDE EXTENSION DEMOLITION OF EXISTING GARAGE

Location: 59 ELM ROAD

Parish: EARLEY Ward: Redhatch 27.3.01 D

Applicant: DR M PETRY

Fee Received 95-00 (7) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ *tick if required*

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer	[illegible] elevations?		
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 : 27-3-01 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 notification .....
.....
.....
.....
.....
.....
.....
.....
.....

ADDRESS 59 ELM ROAD PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU.7370(5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
485/54	Mrs. Jackson	Garage	13.7.54	App. N

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

13 MAR 2001 3780

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	DR. M.J. PETRY
	Address and postcode	59 ELM RD EARLEY READING BERKS RG6 5TR
	Phone number	
2	Agent's Name	MR. R.W. NORKETT MBIAT
	Address and postcode	"APPLEGARTH" 4B TAMARISK AVENUE READING BERKS RG2 8JB
	Phone number	0118 986 2405
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.	59 ELM RD EARLEY READING BERKS RG6 5TR
4	Give brief details of the proposal for example, two storey side extension. About the application	DEMOLITION OF EXISTING GARAGE & NEW CELLAR WITH 2 STOREY SIDE EXTENSION AND SINGLE STOREY 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.	RED/BROWN ROOFING TILES TO MATCH EXIST RED BRICK TO MATCH EXISTING RENDERING, DECORATED TO MATCH EXIST.
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: 3/4
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.		
1/1250	• ~~1:2500~~ scale location plan with the site outlined in red.	✓	
	• 1:500 scale site layout plan.	ON DRAWING	
	• 1:100 or 1:200 scale floor plans and elevations.	AND 1/50.	

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 DR. M.J. PETRY

Date 9/3/01

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

FILE NOTE OF MEETING BETWEEN GEORGE ALLPRESS AND MR NORKETT – 03/09/01: 2.45 p.m.

RE: F/2001/3580 – 59 ELM ROAD, EARLEY, READING.

Mr Norkett showed me drawings where he had revised the rear extension by doing away with the single storey rear projection and bringing back the barn hip roof and marginally reducing the rear wall (i.e. see attached sketch – red ink).

I advised that these amendments appear to have addressed the amenity concerns raised by the previous application. However, I would need to check on site once an application was submitted. He sought guarantees to which I told him I was unable to give.

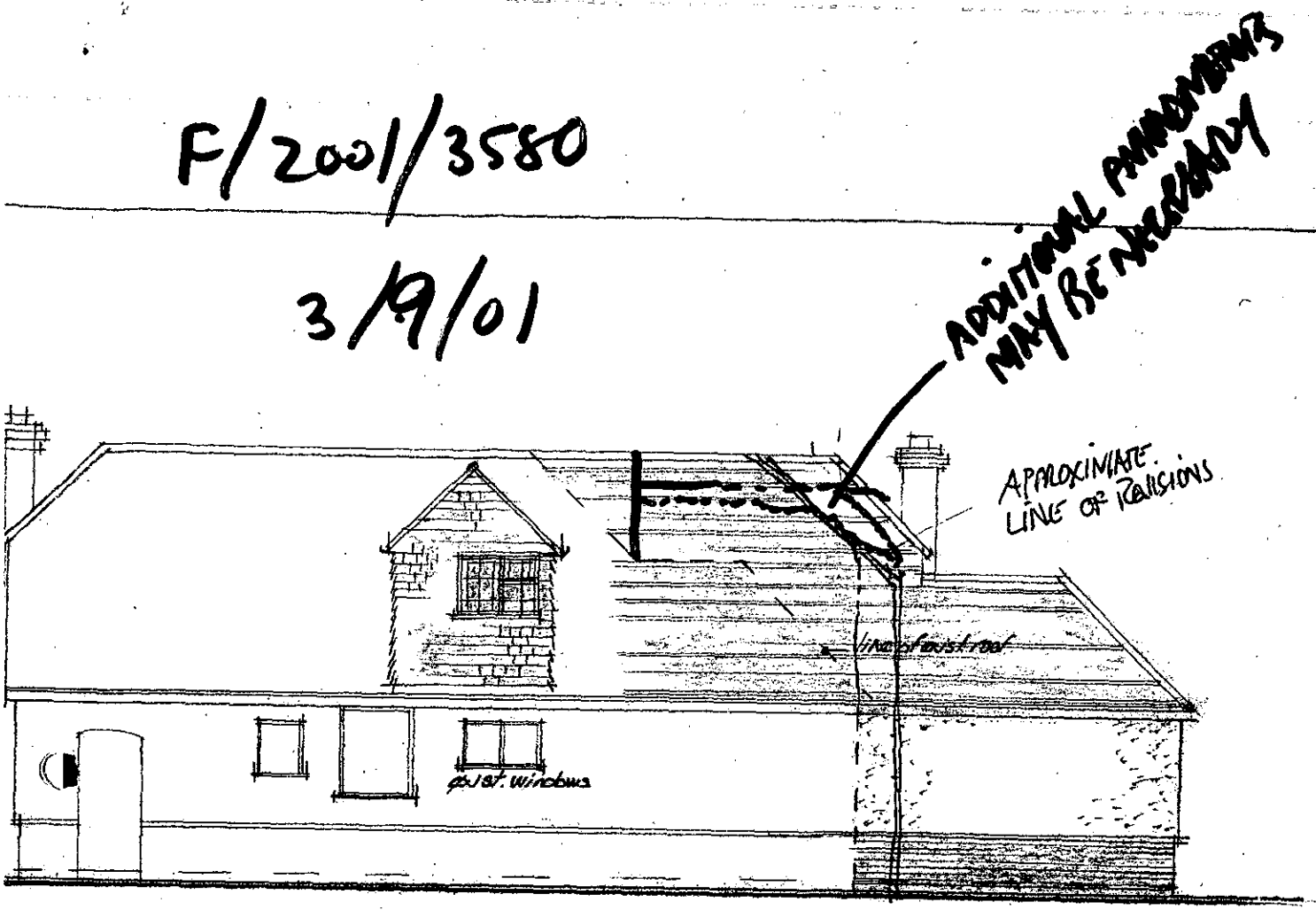
I advised him to submit the application as soon as he could. Either I or another officer would handle the application. I suggested that it may be necessary to further amend the application, we discussed the potential to lower the last portion of the roof in the event of further amendments being necessary (see green line attached sketch). Mr N was against the further revision on design grounds but agreed such a revision could be made if it's was necessary to get planning permission. I stated that my advice was desk based, I could not accurately recall the relationship between the two properties, but was concerned with impact to neighbour amenity. I also reassured him that I would not be asking for unnecessary amendments and if a site visit revealed that the proposal as shown was ok. no additional amendments would be asked for.

I also reassured him that the application would be discussed with him prior to a recommendation being made and that a refusal would not be recommended until he had been first advised. He asked me if I could make my site visit immediately, to which I informed him this was not possible.

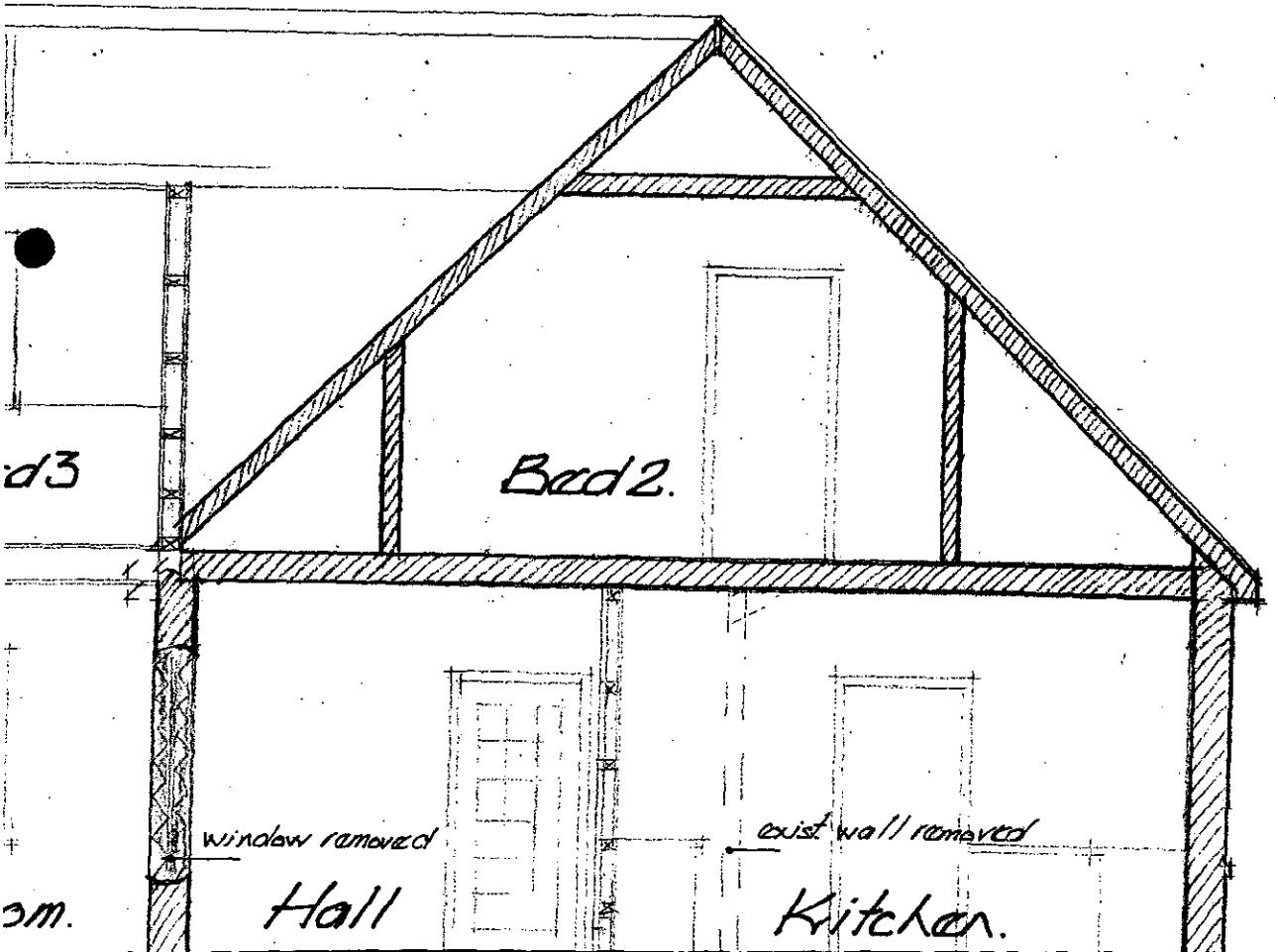
George Allpress 03/09/01

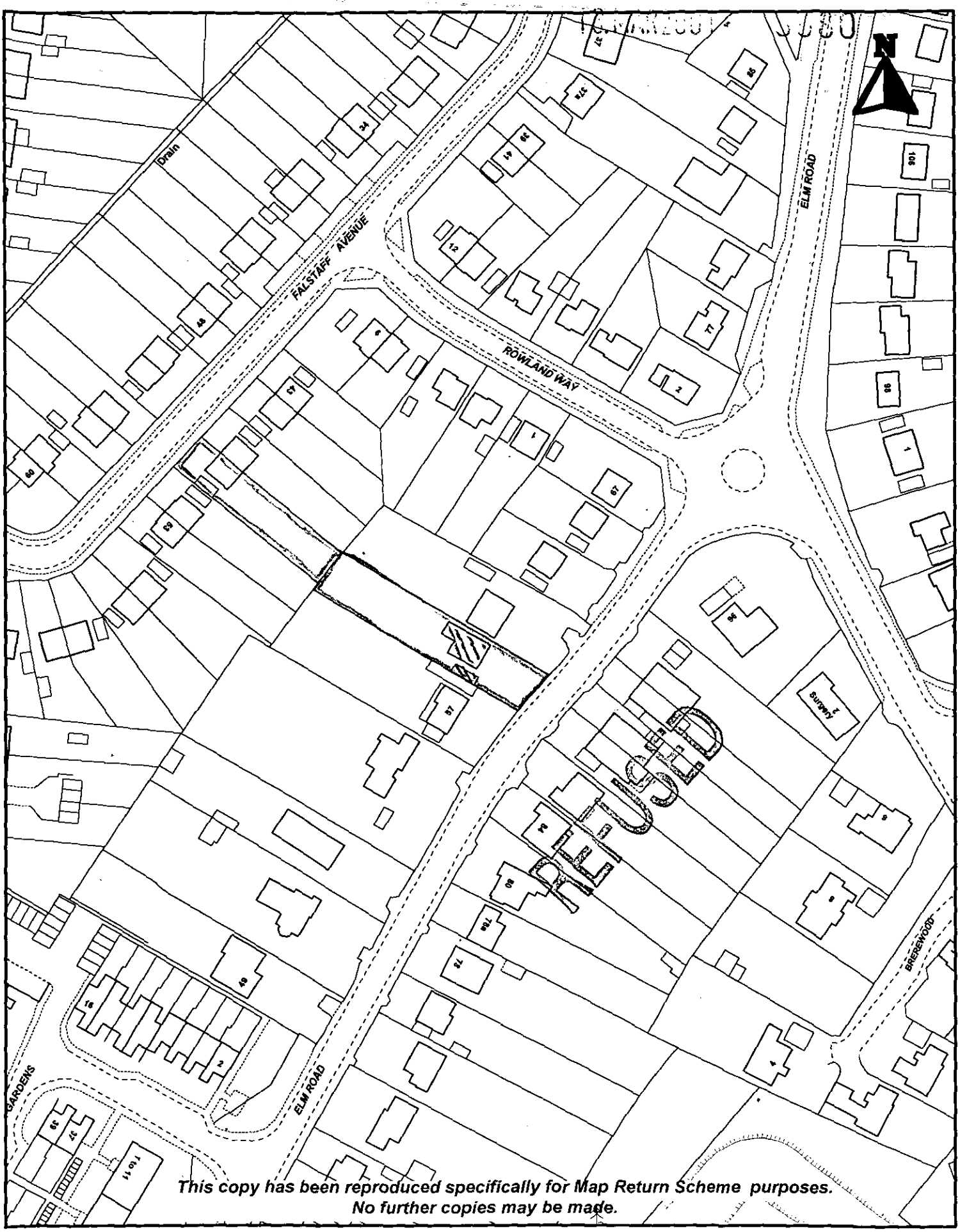
F/2001/3580

3/9/01



NORTH.





This copy has been reproduced specifically for Map Return Scheme purposes.
No further copies may be made.

Title: Location Plan
59 Elm Road
Date: 14/4/2000
Drg.No.:
Scale: 1:1250

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Reading BOROUGH COUNCIL



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Development Control Section, Environmental Services, Wokingham District Council.

14 March 2001

Scale: 1 : 1250

N
W E
S