APPLICATION NO:
F/2002/6748

LOCATION:
1 Merryhill Green Lane, Winnersh Wokingham.

APPLICANT:
Mr B Parker

11/02

PROPOSAL:
Proposed 2 storey rear extension to dwelling and front porch extension.

EARLIEST DATE FOR DECISION: **07/07/2002**

APPLICATION WILL HAVE EXPIRED ON:
24/07/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

DI 689

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr B Parker
1 Merryhill Green Lane
Winnersh
Wokingham
Berkshire RG41 5JP

Application Number: F/2002/6748

Parish: **WINNERSH**

Location: **1 Merryhill Green Lane, Winnersh, Wokingham**

Proposal: **Proposed 2 storey rear extension to dwelling and front porch 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 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 first floor and above in both side elevations of the building hereby permitted except for any which may be shown on the approved drawing(s).

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.

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 LD3
Loddon Area Local Plan Policies LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

T. G Watson

Trevor Watson
Development Control Manager
Date: 23/07/2002

Notice checked by: _____

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER PT

SITE DETAILS

PLANNING APPLICATION NUMBER	6748
BUILDING CONTROL NUMBER	FP 2002/3419 Central
~~APPLICANT~~/AGENT	Mr C. M. Warnor
ADDRESS OF SITE	1. Merryhill Green Lane Edgware
DESCRIPTION OF PROPOSED WORK	2 storey rear ext + front porch

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec'd 28/8/02	rec'd 29/8/02
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/9/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	30/8/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/6748

Applicant : Mr B Parker .

Location : 1, Merryhill Green Lane, Winnersh, Wokingham.
Proposal : Proposed 2 storey rear extension to dwelling and front porch extension.

Site Notice Displayed ? :	YES	NO	DATE
	/		18/07

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 29/05/2002

Earliest Date for Decision : 07/07/2002

Latest Consultation Date/Site Notice Expiry Date : 07/07/2002

This application will have expired on: 24/07/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Winnersh Parish Council – objection because out of keeping with neighbouring properties
Countryside Officer – Conditional Approval (newts)
Neighbour letter x2 – I am opposed to the other querying the impact on the character of the dwelling.

Planning Issues :

Impact on Neighbouring Properties, Character of the area.

Policy : LBE1, LDE2
WO53, WBE1
LD3

Application Number: F/2002/6748

Appraisal :

Application property is a semi detached house located within the established settlement. The application proposes a single storey/ two storey rear extension, chimney and porch.
The two storey element would project 3.2 m past the rear wall. However there is an existing projection at the rear so the inside projection will be 4.2 metres. The roof would be fully hipped and set slightly lower than the ridge height of the main roof. The single storey element would come the across the rear of the dwelling to the boundary. The roof would be flat and 3.1 metres high. The porch would be 0.9m deep, and 2.2m wide with a pitched roof. The Chimney would be 7.2m tall.

The attached neighbour No2 has a bedroom and bathroom window ~~on the~~ on the 1st floor. (bedroom on the inside) The extension when tested against the 45° daylight standard does comply. There would be a 4.2 m projection but this is considered acceptable. There has been no objection from the neighbour. The unattached neighbour 'Marshill Cottage' is set at an angle to No 1 and is separated by a large gap and 2.2m dense hedge. There is no overlooking or overshadowing impact.

The porch and chimney are the only parts visible to the road. The porch is considered in character with the dwelling and of no harm to the streetscene. The ~~chimney~~ Chimney is quite wide but is not considered out of character in the area.

There is space for at least 3 cars on the driveway.

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

Application Number F/2002/6748
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R031	
2	C014	R014	
3.	C044	R044	1st floor and above in both the side elevations

RECORD OF SITE VISIT

SITE ADDRESS: 1 Merryhill Green Lane Winnersh Wokingham. APPLICATION NUMBER: F/2002/6748	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS 1 de sett
Semi

3. DESCRIPTION OF SITE/BUILDING Semi - red brick olde style
detach side gage

4. RELATIONSHIP TO ADJOINING PROPERTIES attach No
Merryhill college - unattached large gap between properties

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number : F/2002/6748	**Map No :** 54
Case Officer : PT	**Site Area :** 0·05
Valid Date : 29.5.02	**Received Date: 29/05/2002**

Level : Delegated Application

Description : Proposed 2 storey rear extension to dwelling and front porch extension.

Location : 1, Merryhill Green Lane, Winnersh, Wokingham.

Parish : WI **Ward : WIN** 13.6.02 JR

Applicant : Mr B Parker .

Fee Required: £110 **Fee Received: £110** Cash banked 28/5. RN 88847

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Elevs 1:100?		
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 13.6.02 B

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

● Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

● D. Pastures re Newts. ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map.

.....

.....

No pre-apps.

Organisation_Name	Building_Name	address1	Postcode
		14GREENWOOD GROVEWOKINGHAM	RG415LH
		2MEADOW VIEWWOKINGHAM	RG415PD
		74ROBINHOOD WAYWOKINGHAM	RG415JN
		76ROBINHOOD WAYWOKINGHAM	RG415JN
		78ROBINHOOD WAYWOKINGHAM	RG415JN
		1MERRYHILL GREEN LANEWOKINGHAM	RG415JP
		2MERRYHILL GREEN LANEWOKINGHAM	RG415JP
	MERRYHILL COTTAGE	MERRYHILL COTTAGEMERRYHILL GREEN LANEWO	RG415JP

1 Merryhill Green Lane

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/6748. (Case Officer:Phillip Taylor)

WOKINGHAM UNITARY
Aiming for Excellence

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

24 JUN 2002

ACK: ✓ 28/6
FILE:

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/6748

YOUR NAME: MR M L HARRIS MRS S E HARRIS

YOUR ADDRESS: (if these details are incorrect please amend)
2 MERRYHILL GREEN LANE
WINNERSH
WOKINGHAM
BERKSHIRE
RG415JP

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/6748. (Case Officer:Phillip Taylor)

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WOKINGHAM UNITARY
Aiming for Excellence

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PLANNING SERVICES RPT
FOL
DO PT RNF
19 JUN 2002
OC... TPO

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
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RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/6748

YOUR NAME: E.S.S. TILLETT

YOUR ADDRESS: (if these details are incorrect please amend)
74 ROBINHOOD WAY
WINNERSH
WOKINGHAM
BERKSHIRE
RG415JN

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:

~~It is difficult to judge from the plans as to the precise~~ extent of the 2 storey rear extension at 1 Merryhill Green Lane and also as to what the design and appearance will end up looking like. There are two pairs of semi-detached houses of character and the Development Control Committee should ~~take into account that the proposed extension will not spoil~~ the original appearance of the existing properties.

Continue over the page if more room required

Phillip Taylor
From: Andy Glencross
Sent: 14 June 2002 15:29
To: Phillip Taylor
Subject: PA F/2002/6748 1 Merryhill Green Lane Winnersh

Hi Phillip

Although this site is within 500 metres of a known great crested newt breeding pond it is separated from it by dense residential development and a number of minor roads. It is unlikely that this application would have an adverse affect on the local great crested newt population. We will not require a newt mitigation scheme but should attach the following informative to any permission granted.

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

FROM: Phillip Taylor

DATE: 13 June 2002

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/6748

Proposal: Proposed 2 storey rear extension to dwelling and front porch extension..

Site Address: 1, Merryhill Green Lane, Winnersh, Wokingham.

Applicant: Mr B Parker .

Your observations are required in respect of this application **by 07/07/2002** .

The Committee **OBJECTED** to this application on the following grounds:

1 This would be out of keeping with neighbouring properties

SIGNED: _____ DATE: 04.07.02

Clerk To Winnersh Parish/Town Council.

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

Tel: (0118) 974 6442

Date: 13 June 2002

My ref: F/2002/6748

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Ball
7 Grovelands Avenue
Winnersh
Berks
RG41 5JU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/6748
1, Merryhill Green Lane, Winnersh, Wokingham.
Proposed 2 storey rear extension to dwelling and front porch extension.

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

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6748**
1, Merryhill Green Lane, Winnersh, Wokingham.
Proposed 2 storey rear extension to dwelling and front porch extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor Ball

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

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

Tel: (0118) 974 6442

Date: 13 June 2002

My ref: F/2002/6748

WOKINGHAM UNITARY
Aiming for Excellence

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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Trevor Watson
Development Control Manager

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_____

_____

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

Signed: _____ Date: _____

Councillor Bray

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

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

Tel: (0118) 974 6442

Date: 13 June 2002

My ref: F/2002/6748

WOKINGHAM UNITARY
Aiming for Excellence

Councillor E 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

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Trevor Watson
Development Control Manager

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_____

_____

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

Signed: _____ Date: _____

Councillor E Siggery

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

Received by Wokingham District Council

Application No: F/2002/6748

Proposal:
Proposed 2 storey rear extension to dwelling and front porch extension.

Location:
1, Merryhill Green Lane, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6748 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/07/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

13 June 2002

R|N 88647 6748

Environmental Services

For office use only.
Application number: 29.MAY2002 6748

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 BRIAN M PARKER 1 HERRYHILL GREEN LANE WINNERSH, WOKINGHAM BERKSHIRE RG41 5JP 0118 977 4107
	Agent's Name Address and postcode Phone number	AS ABOVE
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.	1 HERRYHILL GREEN LANE WINNERSH, WOKINGHAM BERKSHIRE RG41 5JP
4	Give brief details of the proposal for example, two storey side extension. About the application	2-STOREY EXTENSION TO REAR NEW PORCH
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 BRICK TO MATCH EXISTING BRICKWORK BROWN SMALL CLAY TILES TO MATCH EXISTING ROOF BLACK STAIN TO NEW EXPOSED ROOF TIMBERS 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 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: 

on behalf of

Date 28/05/02

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

ADDRESS 1 MERRYHILL GREEN LANE PARISH WINNERSH

PLOT No. Old Property O.S. SHEET No. 54 SU-7871

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
B/11/61	Wokingham R.D.C.	vehicular access at rear (in Robinhood Lane)	15.6.61	NIA. CIA.
BA23495	D. McDERMID	GARAGE	REFUSED	

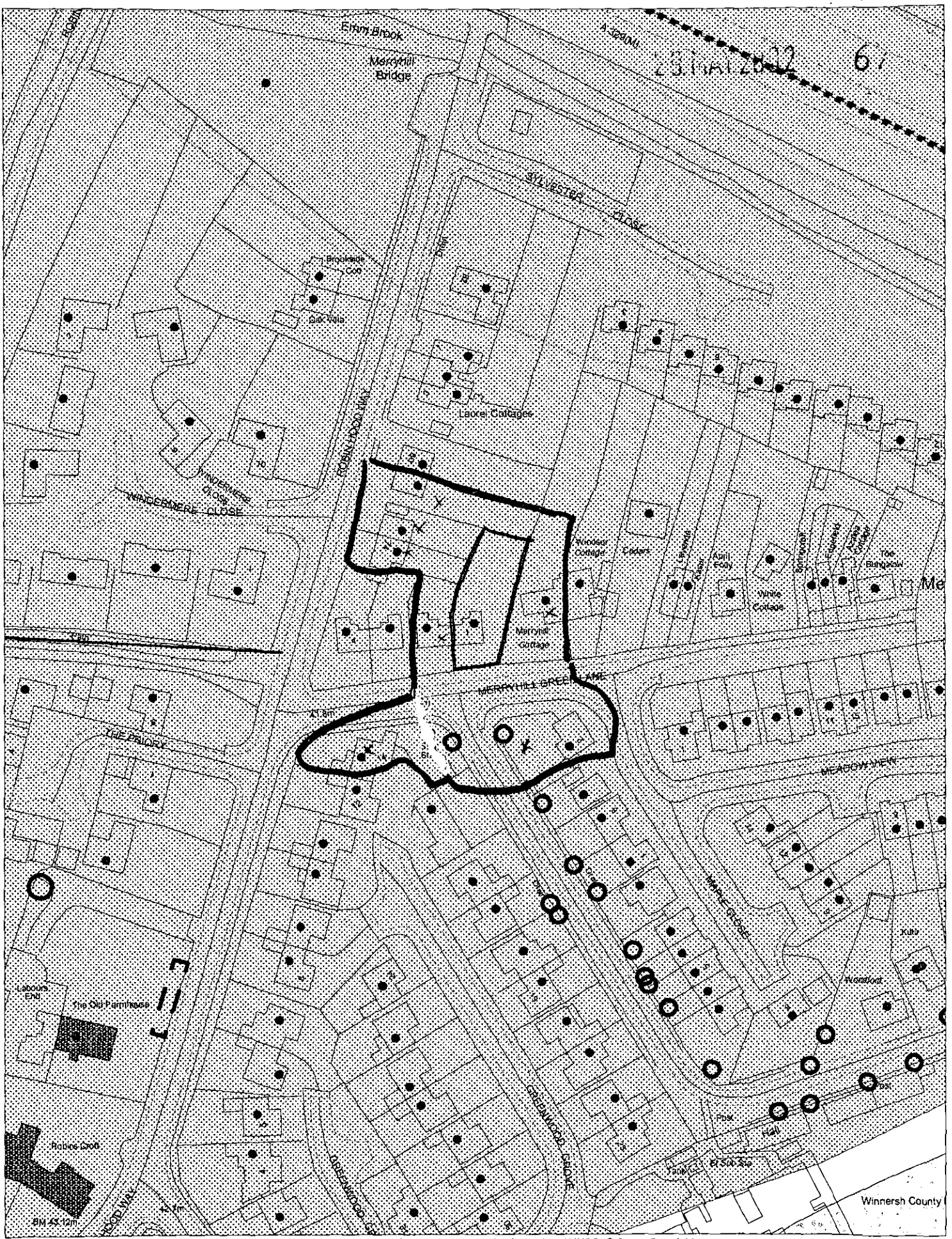
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

29.MAY 2002 6748



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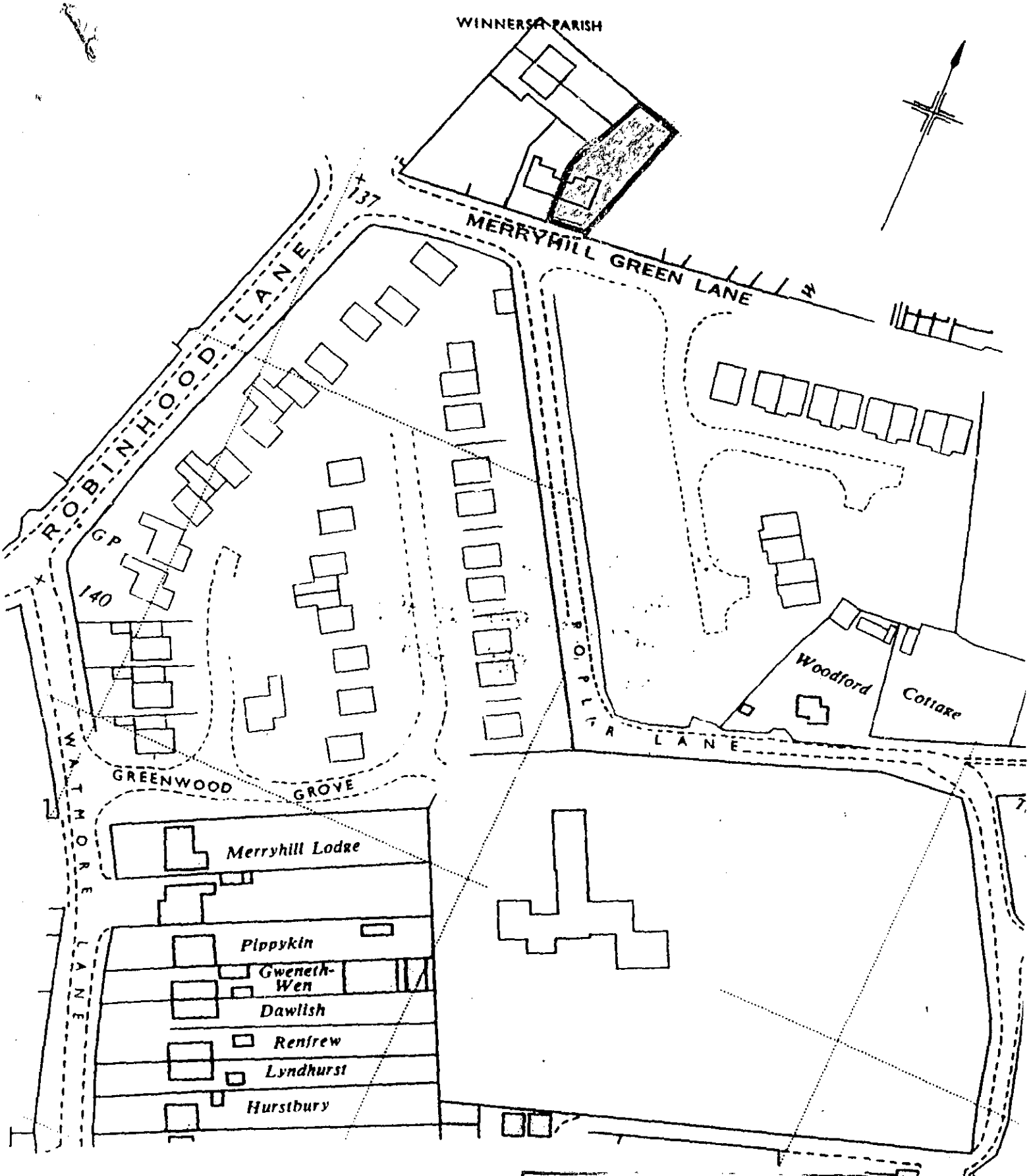
Development Control Section, Environmental Services, Wokingham District Council.

10 June 2002 Scale: 1 : 1250



APPROVED

FILED PLAN

1:1250

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REGISTRY