APPLICATION NO:
F/2001/3484

LOCATION:
67 Durand Road, Earley Reading.

APPLICANT:
Mr Ockwell

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **05/04/2001**

APPLICATION WILL HAVE EXPIRED ON: 30/04/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-258[illegible]
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6[illegible]

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Ockwell
67, Durand Road
Earley
Reading
RG6 5YU

Application Number: F/2001/3484

Parish: **EARLEY**

Location: **67, Durand Road, Earley, Reading.**

Proposal: **Proposed single storey 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.

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. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

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.
Loddon Area Local Plan Policies LTV1/6 and LBE1.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell

John Mitchell
Development Control Manager
Date: 09/04/2001

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.

Tel: (0118) 974 6482 (Direct Line)
e-mail: heidi.lynch@wokingham.gov.uk
Date: July 29, 2002
Ref: F/2001/3484

Mr M. Ockwell
67 Durand Road
Earley
Reading
Berks
RG6 5YU

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 Sir,

RE: 67 DURAND ROAD, EARLEY, APP NO. F/2001/3484

I refer to your letter and plan received on the 25th July 2002 with reference to the above.

The plans submitted to Council showing the revised roof plan above the existing garage can be approved as a minor amendment to the original approval given, as it does not increase the volume of the approved extensions.

Should you wish to discuss any matter further please do not hesitate to contact Heidi Lynch.

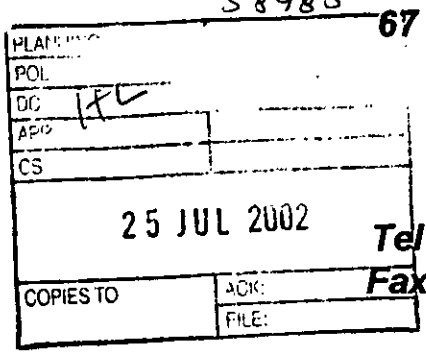
Yours sincerely

HLynch

Heidi Lynch
Planning Officer

3.30 24/7/02

58985



67 Durand Road
Earley
Reading
Berks
RG6 5YU
Tel 0118 9861108
Fax 0118 9750493

Andrew Thorley
Building Control Services
Po Box 155
Shute End
Wokingham
Berks
RG40 1WW

24 July 2002

Dear Mr Thorley,

Town & Country Planning Approval:- F/2001/3484
Building regulations Approval:- FP2000/1306/
Single Storey Extension At 67 Durand Road, Earley

Please Find enclosed six copies of my amended plans for the above proposal. I have introduced a flat roof section at the rear of the extension to make it easier to carry out maintenance work to existing first floor windows and gutters.

The front elevation is unchanged. I trust that you can treat this as a minor amendment to the planning and building regulations Approvals, and would request that you confirm your acceptance as soon as possible.

I would be grateful of your early attention as I am waiting to commence work on this project.

Yours Sincerely,

Mr M. Ockwell.

finalised

~~AD~~

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3484	AT
BUILDING CONTROL NUMBER	FP2000/1306	Paul
APPLICANT/~~AGENT~~	Mr M. Ockwell.	
ADDRESS OF SITE	67 Durand Road EARLEY	
DESCRIPTION OF PROPOSED WORK	link ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Rec'd 15/11/00	Rec'd 5/3/01
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT	~~Yes~~	
APPLIC. NECESSARY-NOT RECEIVED	Yes	
APPLIC.RECEIVED & APPROVED		9/4/01
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		None
IF YES, WHAT ARE THE DIFFERENCES?		
DATE	19/2/01 ~~21/11/00~~	24/4/01

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	19/2/01	5/3/01	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3484

Applicant : Mr Ockwell .

Location : 67, Durand Road, Earley, Reading.
Proposal : Proposed single storey side extension to dwelling.

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

Date of Neighbour Notifications : .....

Date of Site Visit : 03/04/01

Date Registered : 05/03/2001

Earliest Date for Decision : 05/04/2001

Latest Consultation Date/Site Notice Expiry Date : 05/04/2001

This application will have expired on: 30/04/2001. 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 :

Earley TC: No Objection

Neighbours: No comments received.

Planning Issues : (identified settlement)

1) neighbours
2) streetscene

Application Number: F/2001/3484
Appraisal:

The proposal is for a single storey side extension to a 2 storey 1970's detached house to link the area between the existing hallway and garage. Also proposed a new canopy roof over the existing side kitchen door.

The proposed single storey side extension will fit in the gap between the existing detached double garage and adjacent porch area. It will be 2.7 metres wide by 5.5 metres deep overall (the length of the double garage). The eaves height of the pitched roof will match the existing double garage with a ridge height of 3.9 metres.
It is proposed that a new window and door will be inserted on the front elevation and a new door on the rear elevation.

1) Impact on neighbours

It is considered that due to the orientation, boundary treatments and distance away the proposals will not affect the occupants of neighbouring properties.

2) Impact on street scene /visual impact.

The proposals will be visible from Durand Road, however the proposed materials will match the existing house, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

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

Application Number F/2001/3484
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
			Informative
	N04		Planning Permission Only (NOT BRC Approval)

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LTV1/6 LBE1

~~SOUTH-EAST AREA LOCAL PLAN POLICIES:~~

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOSZ/3

~~GREEN BELT LOCAL PLAN POLICIES:~~

BERKSHIRE STRUCTURE PLAN POLICIES: ENV1

~~MINERALS LOCAL PLAN POLICIES:~~

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

Date: 9/4/07

RECORD OF SITE VISIT

SITE ADDRESS: 67 Durand Road
Earley Reading.

APPLICATION NUMBER: F/2001/3484

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 03/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on post in front garden

2. DESCRIPTION OF SURROUNDINGS Residential
No 65, 2storey detached house with detached double garage at side, not affected
No 69 Clevedon Drive 2storey detached house with garage adjacent to rear of property, not affected.

3. DESCRIPTION OF SITE/BUILDING
2storey modern, detached house with double detached garage adjacent. Brown brick with red hung clay tiles at first floor level. Brown concrete tiles, brown stained front door + garage door, white UPVC windows, fascia boards + panelling, black guttering

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Location plan

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING — As existing at front

LEVELS — N/C

BOUNDARY TREATMENT — No 65. 1.8m fencing

OTHERS — Side/Rear boundary 1.8m fencing

— No. 69, 1.8m cb fencing

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

Tel: 0118 974 6441

Date: **12 March 2001**

My ref: F/2001/3484

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/2001/3484
67, Durand Road, Earley, Reading.
Proposed single storey 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3484**
67, Durand Road, Earley, Reading.
Proposed single storey 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 Spratling

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

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

Tel: 0118 974 6441

Date: **12 March 2001**

My ref: F/2001/3484

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

Application Number: F/2001/3484
67, Durand Road, Earley, Reading.
Proposed single storey side extension to dwelling.

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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/2001/3484**
67, Durand Road, Earley, Reading.
Proposed single storey 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 Rolls

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

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

Tel: 0118 974 6441

Date: **12 March 2001**

My ref: F/2001/3484

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/2001/3484
67, Durand Road, Earley, Reading.
Proposed single storey side extension to dwelling.

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

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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/2001/3484**
67, Durand Road, Earley, Reading.
Proposed single storey 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 Hare

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

Received by Wokingham District Council

Application No: F/2001/3484

PROPOSAL:
Proposed single storey side extension to dwelling.

LOCATION:
67, Durand 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/04/2001. 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

12 March 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3484
CASE OFFICER: Andrew Thorley

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

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3484**

67, Durand Road, Earley, Reading.

Proposed single storey side extension to dwelling.

~~I wish this application to be listed~~ should the officers recommendation be for refusal

~~and my reason(s) are~~ please contact me

Signed: [signature] Date: 14/3/01

Councillor Rolls

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 05 MAR 2001	Map No. 58. Site 0.05
Officer: AT / Application No. F/2001/3484	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description: (F) PROPOSED SINGLE STOREY SIDE ~~FRONT~~ EXTENSION TO DWELLING

Location: 67 DURAND ROAD

Parish: EARLEY Ward: Redhatch 12.3.01 TD

Applicant: MR OCKWELL

Fee Received 95-00 (S) 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			
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 : 12-3-01 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 notices.....
.....
.....
.....
.....
.....
.....
.....
.....

FROM: Andrew Thorley

DATE: 12 March 2001

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3484

Proposal: Proposed single storey side extension to dwelling..

Site Address: 67, Durand Road, Earley, Reading.

Applicant: Mr Ockwell .

Your observations are required in respect of this application **by 05/04/2001** .

NO OBJECTION

SIGNED: _____ DATE: 15 MAR 2001

Clerk To Earley Parish/Town Council.

F.A.O Helen Pollock.

Tel: 0118 974 6480 (Direct Line)
Fax: 0118 974 6484
Email: Helen.Pollock@wokingham.gov.uk

Date: 19th February 2001

My ref: HP/MLT/Earley/1B

[illegible] 3484

Mr M Ockwell
67 Durand Road
Earley
Reading
Berkshire
RG6 5YU

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Ockwell,

RE: PROPOSED LINK BETWEEN GARAGE AND DWELLINGHOUSE AT 67 DURAND ROAD.

I refer to your letter received on the 16th November 2000 with reference to the above, and would like to take this opportunity to apologise for the delay in replying.

I write to confirm that the above proposal as outlined in your letter would require planning permission, as its volume combined with that of the existing double garage would exceed 'permitted development' allowances, in accordance with Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 1995. However, no objections are seen to the principle of such an extension.

Please find enclosed relevant application forms for your use.

I trust this advice is of use to you. However,. It is of an advisory nature and given without prejudice to the Council's determination of any planning application which may be submitted. Should you wish to discuss any matter further, please do not hesitate to contact Helen Pollock on the above direct line number.

Yours sincerely,

MLT

M L THORP
Principal Development Control Officer

Enclosure: Planning Application Forms
Cc: Mrs C Dodsworth, BC/DC Liaison Officer

ADDRESS 67 DURAND ROAD PARISH EARLEY

PLOT No. 34 AREA Y - LOWER EARLEY ORD. SHEET No. SU 7470 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1764/73	WEST NEW HOMES PROJECT	O/APP. RES. DEV.	13.6.74	N/A RCA
01945	PYE	LOWER EARLEY DEV.	APP. ACCORDING TO MINUTES	
04557	BOVIS	O/APP RES. DEV	10.6.76	N/A RCA
07235	"	B.T.K.L.T.A. - DIST. ROADS	24.11.77	N/A CIA
07295	"	TO INCL PHASES	15.12.77	N/A CIA
11301	"	DETACHED HOUSE & GARAGE	31.8.79	N/A CIA
11932	"	REVISED SITING	22.1.80	APP N/A
6R12536	"	DETACHED HOUSE & GARAGE	22.1.80	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD enq - link between gar & house - Mr Rockwell 19.02.01 (Y)

DRAINAGE

091074

Read PM 2.3.01

Environmental Services

For office use only.
Application number: 05.MAR.2001 3484

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR M ACKWELL
	Address and postcode	67 DURAND RD EARLEY
	Phone number	0118 9861108
	Agent's Name	
	Address and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS 1
4	Give brief details of the proposal for example, two storey side extension. About the application	FRONT 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 Bricks/ brown tiles 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 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.		
	• 1:2500 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: M. Dunn

on behalf of

Date 2/3/01

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



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Development Control Section, Environmental Services, Wokingham District Council.

7 March 2001

Scale: 1 : 1250

N W E S