APPLICATION NO:
F/2000/2759

LOCATION:
45 Reeves Way, Wokingham.

APPLICANT:
Mr & Mrs Cheung C/O Mr P J Burtwell

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

EARLIEST DATE FOR DECISION: **10/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
02/01/2001

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Cheung
C/O Mr P J Burtwell
51 Summers Road
Godalming
Surrey
GU7 3BD

Application Number: F/2000/2759

Parish: **WOKINGHAM**

Location: **45, Reeves Way, Wokingham.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative

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

Berkshire Structure Plan Policy EN1.

South East Area Local Plan Policies SBE1/2 and STV1/STV6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/WOS3.

John Mitchell
Development Control Manager
Date: 29/12/2000

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

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/2759

Applicant : Mr & Mrs Cheung C/O Mr P J Burtwell.

Location : 45, Reeves Way, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8/12/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 8/12/2000

Date Registered : 07/11/2000

Earliest Date for Decision : 10/12/2000

Latest Consultation Date/Site Notice Expiry Date : 10/12/2000

This application will have expired on: 02/01/2001. 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 :

Environment Agency : No Objection
WTC : No Objections
Neighbours: No comments received

Planning Issues : (identified settlement)

1) Neighbours
2) Street scene

Application Number: F/2000/2759

Appraisal:

1) Impact on neighbouring properties

The proposal is for a single storey rear extension to a 2 storey, detached house to form a conservatory.

The proposed conservatory will be 4.5 metres wide and will protrude from the rear elevation by 4.2 metres. To be constructed in brick to below window level with a pair of patio doors to be located on the south west elevation. The hipped, pitched roof will have an eaves height of 2.6 metres and a ridge height of 3.8 metres. The entire rear garden is bounded with a 1.8 metre high enclosure.

No.43, to the east, a 2 storey, detached house with attached garage adjacent to No.45. Foot print positioned forward of No. 45 towards the rear garden. Main windows at ground floor and at first floor face rear garden. There is a kitchen door in flank elevation at ground floor. Due to the orientation and distance away (10 metres) from the proposal, behind a 1.8 metre high boundary fence and 2.8 metre high evergreen hedge, it is considered that the occupants of this property would not be overlooked.

Due to the orientation, distance away and boundary treatments, it is considered that the occupants of the neighbouring properties to the rear will not be affected.

2) Impact on street scene /visual impact.

The conservatory will not be visible from the road due to the orientation of the house walls and adjoining boundary treatments, the materials proposed will match the existing house, therefore no impact upon visual amenity of the area – considered acceptable.

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

Application Number F/2000/2759
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

RECORD OF SITE VISIT

SITE ADDRESS: 45 Reeves Way
Wokingham.

APPLICATION NUMBER: F/2000/2759

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 8/12/2000

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

2. DESCRIPTION OF SURROUNDINGS Residential
No 43, 2 storey detached house, integral garage, side kitchen door faces No 45 rear garden. No other windows in flank elev except for landing window (not affected)
No 47 2 storey detached house. too far away to be affected.

3. DESCRIPTION OF SITE/BUILDING 2 storey detached house with integral garage, Red brick, brown pantile roof tiles white wooden casement windows + doors, fascia boards + gutters. Enclosed rear garden with fencing

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to block plan

5. SITE CONSTRAINTS

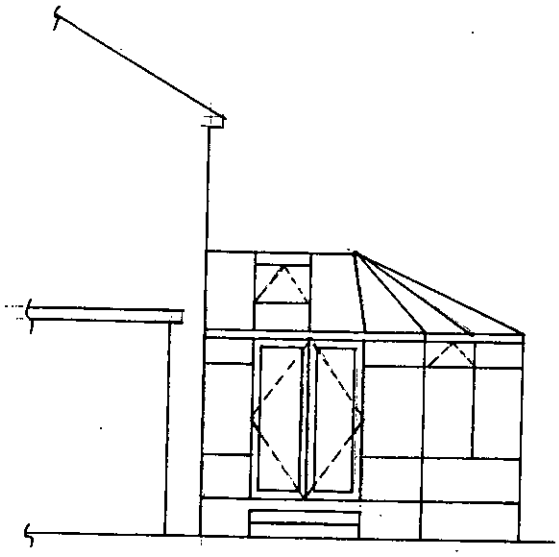
TREES — None

ACCESS/PARKING — As existing at front

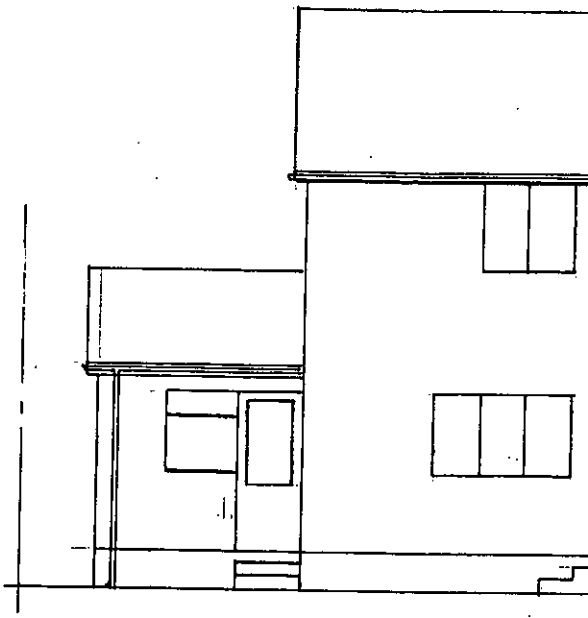
LEVELS — No 47 0.2m higher

BOUNDARY TREATMENT — No. 47. 1.8m high fence + trellis
— No. 43, 1.8m high fence + 2.8m high conifer hedge on part of boundary

OTHERS — Rear boundary 1.8m fence + 5m high laurel hedge.

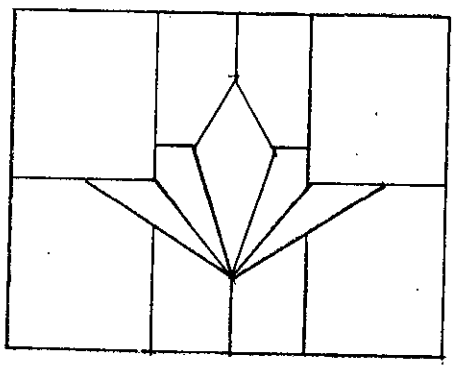


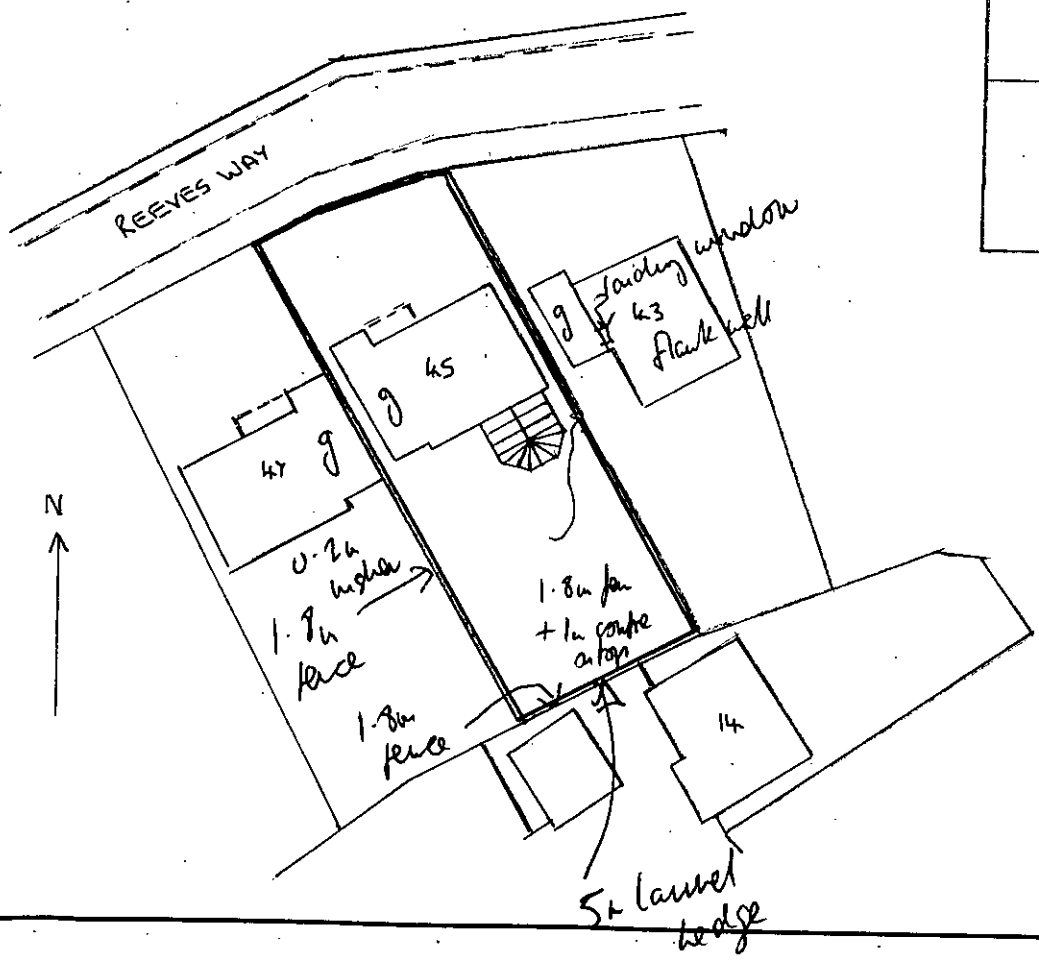
SIDE ELEVATION



REA

FANLIGHT DETAIL





SPECIFICATION

WHITE PAINT FINISH ALUMINIU
ROOF BARS.
CLEAR POLYCARBON ROOF PA
WHITE UPVC WINDOWS & DO
SCOTIA GLAZING BEAD
BLACK GASKETS
EXTERNALLY TAPE GLAZED
DOORS OPEN OUTWARD
CLEAR TOUGHENED GLASS
SEALED UNITS.
'SLD12' STAINED GLASS LE
FANLIGHTS.
BRICKS ON DWARF WALLS
MATCH HOUSE.

THE CLIENTS MUST
CONSERVATORY FA
PROPERTY. PLEASE
INCLUDES ALL OVE
FLASHINGS AND FC
ADDITION TO THE D

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

Tel: 0118 974 6441

Date: **16 November 2000**

My ref: F/2000/2759

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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/2000/2759
45, Reeves Way, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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

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

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2759**
45, Reeves Way, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

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

Tel: 0118 974 6441

Date: **16 November 2000**

My ref: F/2000/2759

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2759**
45, Reeves Way, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2759
CASE OFFICER: Andrew Thorley

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

Received by Wokingham District Council

Application No: F/2000/2759

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

Location:
45, Reeves Way, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/12/2000. 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

16 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	07 NOV 2000
Officer: AT	Application No. F/2000/2759

Map No. 83.. Site ...0.05.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

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

Location: 45 REEVES WAY

Parish: WOKINGHAM Ward: EVENDONS
16.11.00

Applicant: MR | MRS CHEUNG

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 : 16.11.00 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 250m Landfill Site Consultation ✓
Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....

.....

No pre-apps

NEIGHBOURS:

S/N + 43, 47 Reeves Way
14, 16 Coral Close ✓
+ building marked ⊗ on map (no address on GIS. Part of Oaklands Business Park)
⊗ Not consulted as have no address

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

COPIES TO: | ACK: | FILE:

Case officer: Andrew Thorley

Application Number: F/2000/2759

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

Site Address: 45 Reeves Way, Wokingham

Applicant: Mr & Mrs Cheung C/O Mr P J Burtwell

Your observations are required in respect of this application **by 10/12/2000**

No objection

SIGNED: _____ DATE: 13/12/2000

CLERK TO Wokingham Town Council

Our ref: SP\2000\2724
Your ref: F/2000/2759

Date: 30th November 2000

PLANNING SERVICES | HPT 31074
POL | TLS
ENF
APP
CS
05 DEC 2000
COPIES TO: | ACK:
FILE:

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,Shute End
Po Box 157, Wokingham
Berkshire RG11 1BN

Attention: Andrew Thorley

Dear Sir,

PROPOSED ERECTION OF SINGLE STOREY REAR EXTENSION (CONSERVATORY) AT 45 REEVES WAY, WOKINGHAM

Thank you for your letter dated 16th November 2000 which was received on 20th November 2000. You are asked to quote the following reference in any correspondence: SU86NW/11/25. The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*
SU 802 676	20 metres	Blue Pool

In view of the proximity of the proposed development to the above landfill site, it is considered possible that landfill gas may present a risk to this proposal. The applicant is therefore advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas that may migrate into the building.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.
Yours faithfully

Sarah Paxman

PP **Sarah Paxman**
Development Planning Officer

Cc.Mr & Mrs Cheung, 45 Reeves Way, Wokingham, Berks Rg41 2PS

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Environmental Services

For office use only.
Application number:
07.NOV.2000 * 2759

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. CHEUNG 45 REEVES WAY WOKINGHAM BERKS RG41 2PS 01189 890989
2	Agent's Name Address and postcode Phone number	MR P.J. BURTWELL 51 SUMMERS ROAD GODALMING SURREY GU7 3RD 01483 417445
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.	45 REEVES WAY WOKINGHAM BERKS RG41 2PS
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION (CONSERVATORY)
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.	WHITE UPVC WINDOWS & DOORS CLEAR POLYCARBON ROOF PANELS BRICK TO MATCH EXISTING BRICKS
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: FOUR	Proposed: FOUR
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: P. Butterworth

on behalf of MR & MRS CHEONG

Date 31-10-00

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

①

ADDRESS 45 REEVES WAY PARISH WOK

PLOT No. 3. ORD. SHEET No. (83)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00885	T. Lawrence	O/APP. 9 flats, 14 garages	11/7/74	N/A Ref
04361	"	Res. Dev.	6/5/76	N/A Ref
05084	"	Res. Dev.	26/8/76	N/A C/A.
06667.	G Therton & Son	O/APP. Res. Dev.	28/9/77	N/A Ref
08723	T. Lawrence	8 dwellings, garages etc.	28/9/78	N/A C/A.
114944	Peak Properties	O/APP. 1 DET. & pair semi	27/9/79	N/A Ref
114495	"	O/APP 13 dwellings	"	N/A Ref
12[illegible]41	C & S. Crescent	8 houses, garages + block garages	10/4/80	N/A C/A.
BR 13344	"	"	30/4/80	Ref N/A
BR 15281	"	"	18/8/80	App N/A.
BR 22545	MR. WHITE	KITCHEN & GARAGE EXT.	9.5.84	Ref N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

②

ADDRESS 45 REEVES WAY PARISH WOK.

PLOT No. 3 ORD. SHEET No. 83

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21305	Mr. White	2ST. + S.ST. extns.	21.6.84	N/A C/A
BR22954	"	"	4.5.84	APP N/A
BR23122	"	"	31.7.84	APP N/A

DATE OF COMPLETION

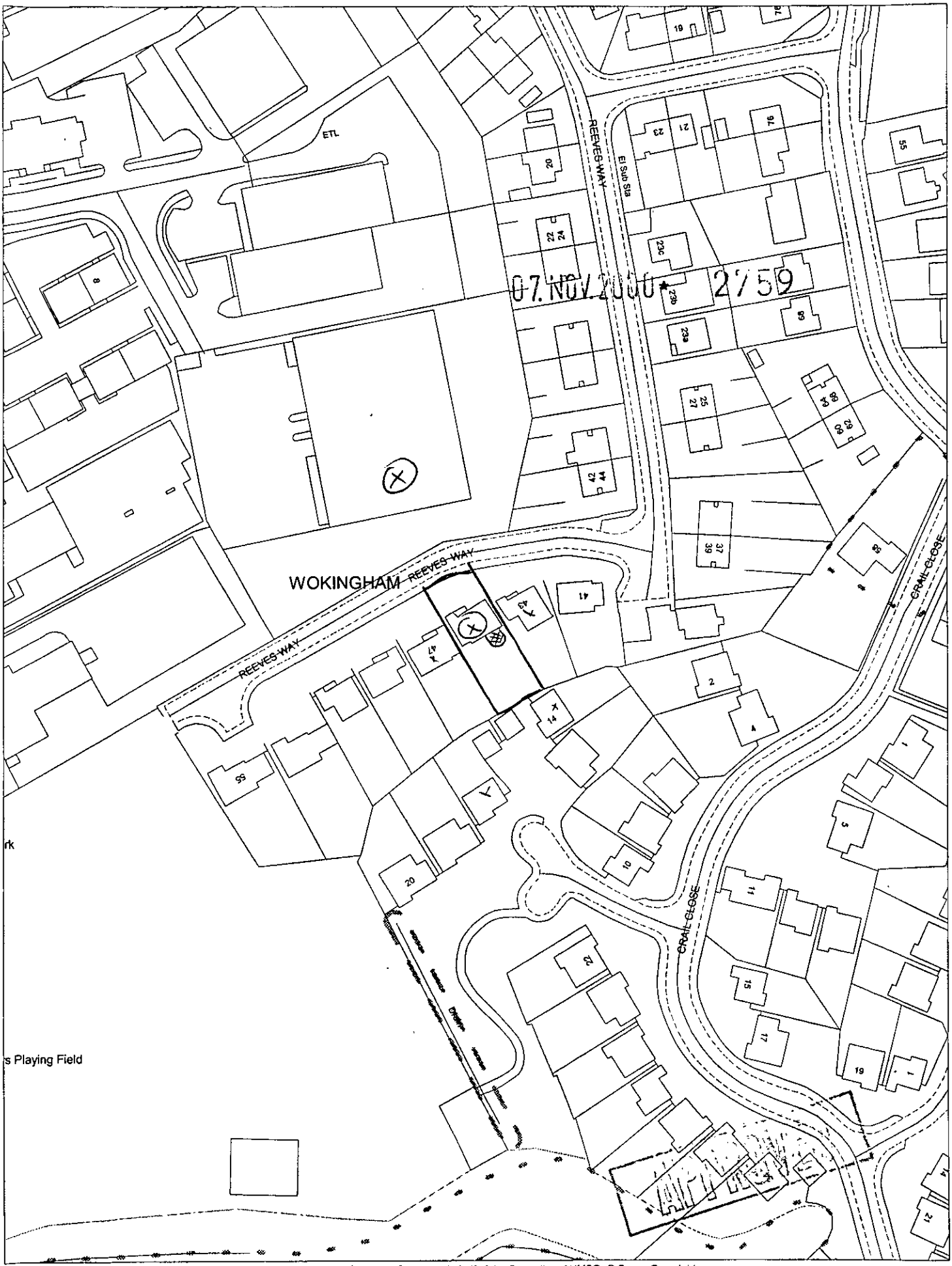
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

D



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Development Control Section, Environmental Services, Wokingham District Council.

13 November 2000

Scale: 1 : 1250

N
W E
S

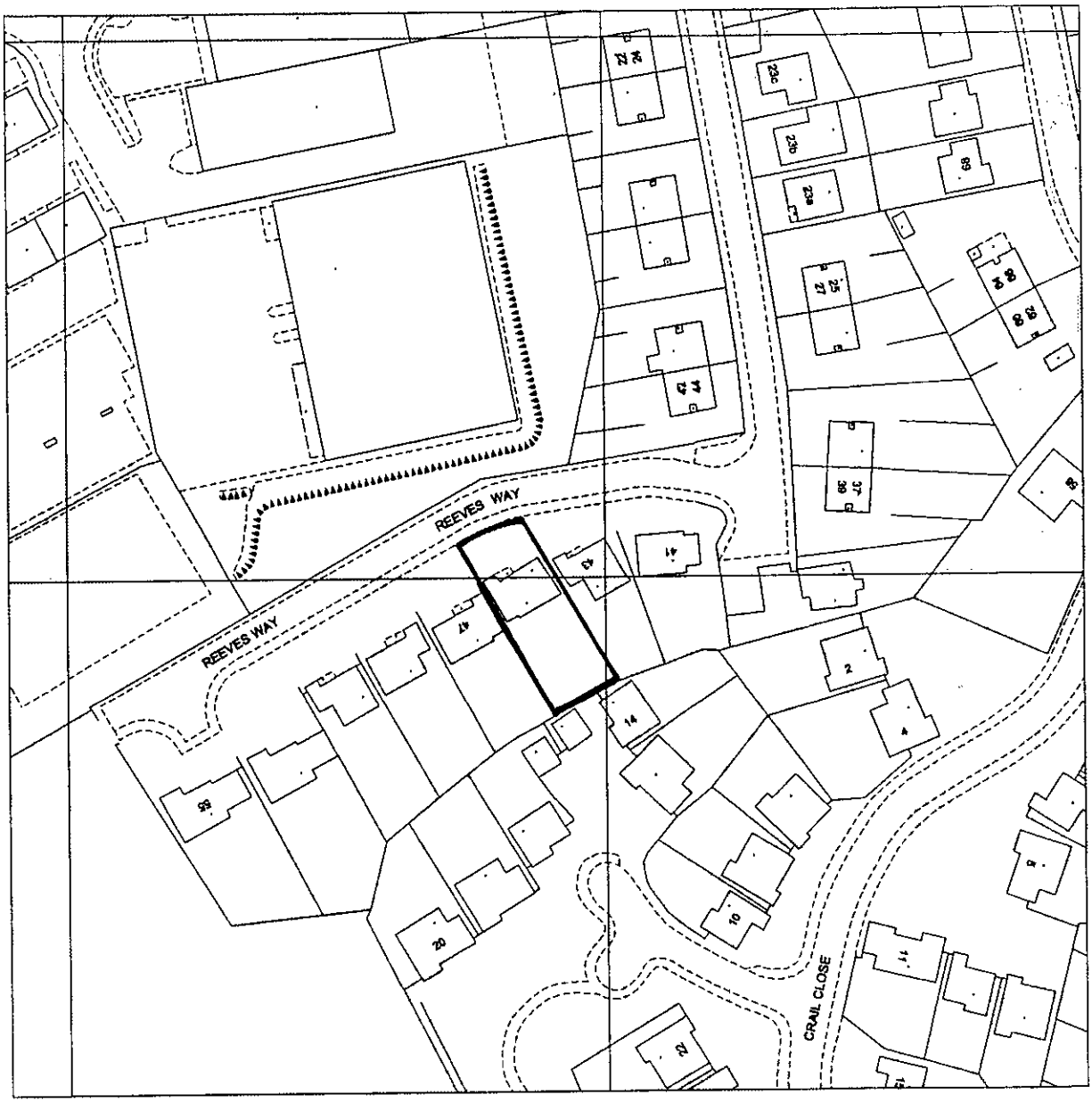
Ordnance Survey®

N

07.NOV.2000* 2759

Siteplan™

1:1250 Scale



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20 0 20 40 60 80

Metres

45 REEVES WAY,
WOKINGHAM
RG41 2PS

APPROVED

Centre coordinates : 480288mE 167504mN

National Grid sheet reference at centre of this Siteplan: SU8067NW.

Supplied by : Dome, Guildford
Serial Number : 530015

Ordnance Survey

This document has been security printed for Ordnance Survey to prevent unauthorized copying

KALAMAZOO 10378923 v

Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary ..... Electoral Division
Ward Boundary ..... Ward
Boro Const Bdy ..... Constituency
Euro Const Bdy ..... (County Borough or European)
Und ..... Undefined
CB ..... Centre of Bank
CD ..... Centre of Ditch
CR ..... Centre of Road
CS ..... Centre of Stream
Def ..... Defaced
FF ..... Face of Fence
FW ..... Face of Wall
SR ..... Side of River
TB ..... Top of Bank
TkH ..... Track of Hedge
RH ..... Root of Hedge

Other Information

Chy ..... Chimney
El P ..... Electricity Pillar or Pole
ETL ..... Electricity Transmission Line
FB ..... Foot bridge
FS ..... Flagstaff
GP ..... Guide Post
GVC ..... Gas Valve Compound
LB ..... Letter Box
Meml ..... Memorial
MHW ..... Mean High Water
MLW ..... Mean Low Water
NTL ..... Normal Tidal Limit
P ..... Post or Pole
PC ..... Public Convenience
PH ..... Public House
PO ..... Post Office
PW ..... Place of Worship
TCB ..... Telephone Call Box
Tk ..... Tank or Track
(um) ..... Unmade
W ..... Well

CHARTER MARK

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