RAILEX SYSTEMS LTD
SOUTHPORT U.K. Tel.01704-28886 Fax.01704-28814
LONDON OFFICE Tel.0171-377-1777 Fax.0171-247-8181

APPLICATION NO:
F/2002/6111

LOCATION:
123 Victoria Road, Wargrave Reading.

APPLICANT:
Mr/Mrs J Hanley C/O Colin Dawson & Associates

PROPOSAL:
Proposed single storey rear extension to dwelling

EARLIEST DATE FOR DECISION: **20/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
06/05/2002

CASE OFFICER: **Richard Kelly**

APPROVED

62

D3

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J Hanley
C/O Colin Dawson & Associates
1 Malvern Way
Twyford
Reading
Berks
RG10 9PY

Application Number: F/2002/6111

Parish: **WARGRAVE**

Location: **123, Victoria Road, Wargrave, Reading.**

Proposal: ***Proposed single storey rear 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. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
2. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Informative
3. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Informative
4. This permission relates to the application as amended with revised plans submitted to the Local Planning Authority on 8th April 2002, showing revised bay roof and does not approve the proposals as originally submitted.

Informative
5. 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:

Loddon Area Local Plan Policy LBE1.
Deposit Draft Wokingham District Local Plan Policy WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 30/04/2002

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.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

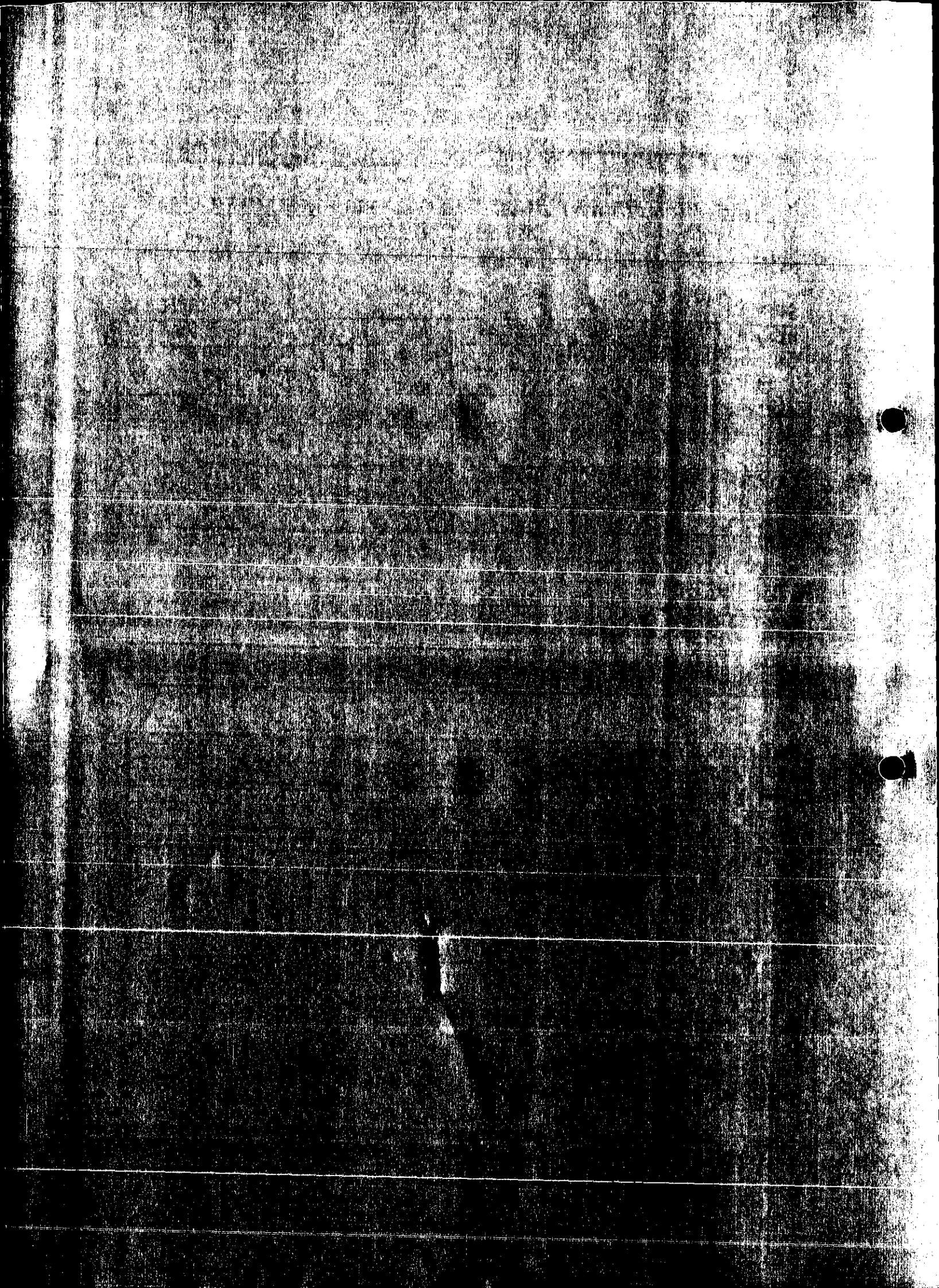
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6111	RK
BUILDING CONTROL NUMBER	FP 2002/3127	
~~APPLICANT~~/AGENT	Colin Dawson - Assoc.	
ADDRESS OF SITE	123 Victoria Road WARGRAVE	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D 646 02B	D 646-02A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	27/5/02	

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 : Richard Kelly

Application Number : F/2002/6111

Applicant : Mr/Mrs J Hanley C/O Colin Dawson & Associates.

Location : 123, Victoria Road, Wargrave, Reading.
Proposal : Proposed single storey rear extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 11/03/2002

Earliest Date for Decision : 20/04/2002

Latest Consultation Date/Site Notice Expiry Date : 20/04/2002

This application will have expired on: 06/05/2002. 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 :

Planning Issues :

Application Number: F/2002/6111

Appraisal :

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

Application Number F/2002/6111
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
~~3~~	~~C070~~	~~R070~~	

- Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

- No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

- Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

RECORD OF SITE VISIT

SITE ADDRESS: 123 Victoria Road Wargrave Reading.

APPLICATION NUMBER: F/2002/6111

OFFICER: Richard Kelly

DATE OF SITE VISIT: 11/4/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes. on wall of house

2. DESCRIPTION OF SURROUNDINGS Mostly Victorian terraced / semis.

3. DESCRIPTION OF SITE/BUILDING Semi with 125.

4. RELATIONSHIP TO ADJOINING PROPERTIES 121 is 2m from side. existing kitchen/bathroom projection appears original. 121 has small conservatory coming out c. 1m beyond line of back of main house at 123. + single storey at 121 continues for 7.3m.

5. SITE CONSTRAINTS

TREES None affected.

ACCESS/PARKING None.

LEVELS Garden slopes down to rear. 121 fractionally lower (c.10-20cm).

BOUNDARY TREATMENT 0.6m wall with 0.6m trellis.

OTHERS 125 has built new store with flat roof to height of 123's store. (projects 3m beyond line.

Application Number: F/2002/6111 – 123 Victoria Road, Wargrave

Appraisal:

This application is for a single storey rear extension to dwelling. This raises one issue:

Impact on adjoining properties: LBE1, WBE1

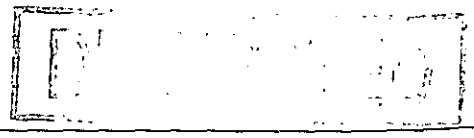
The proposal would extend 0.8m further to the rear of the existing single storey element at No 125 Victoria Road, such that this does not cause undue harm. To the opposite side, the adjoining property of No 121 has an existing rear extension and conservatory (not shown on the site plan). The proposal has been designed to have an eaves height of 1.3m at this point, but the proposed kitchen window (with sink under) would be facing directly the existing conservatory at 121, separated by a distance of only 2m. However, if either party was unhappy with the level of overlooking there would be no bar on erecting a 2m fence (the boundary treatment at this point is currently a 0.6m wall). Also, were the residents of 123 to wish to erect a conservatory to match that at 121 there would be no need for planning permission. Furthermore, the small size of the conservatory at 121 is such that it is more of a large porch.

Approve ~~**Refuse**~~

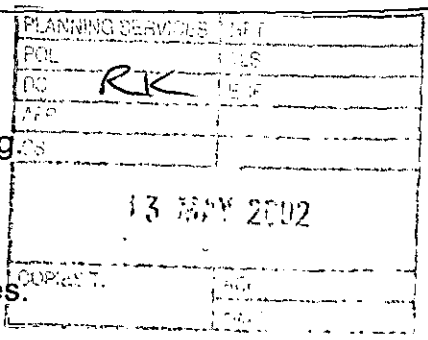
MP

FROM: Richard Kelly

DATE: 27 March 2002



WARGRAVE PARISH CONSULTATION SHEET



Application Number: F/2002/6111

Proposal: Proposed single storey rear extension to dwelling.

Site Address: 123, Victoria Road, Wargrave, Reading.

Applicant: Mr/Mrs J Hanley C/O Colin Dawson & Associates.

Your observations are required in respect of this application **by 20/04/2002** .

No objection

SIGNED: _____ DATE: 15/4/02

Clerk To Wargrave Parish/Town Council.

Date: 11 April 2002

PLANNING SERVICES	HPT
POL	TLS
DC RK	ENF
APP	
CS	
15 MAY 2002	
SUPER TO	ACK:
	FILE:

To: Wargrave Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2002/6111

Location: 123, Victoria Road, Wargrave, Reading.

Proposal: Proposed single storey rear extension to dwelling

Applicant: Mr/Mrs J Hanley C/O Colin Dawson & Associates.

Case Officer: Richard Kelly

The new plans show the following: Amendments to bay roof. Drawing no: D646-02A.

Comments are required by 21/04/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6229.

No objection

15/4/02

Date: 11 April 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/6111

Location: 123, Victoria Road, Wargrave, Reading.

Proposal: Proposed single storey rear extension to dwelling

Applicant: Mr/Mrs J Hanley C/O Colin Dawson & Associates.

Case Officer: Richard Kelly

The new plans show the following: Amendments to bay roof. Drawing no: D646-02A.

Comments are required by 21/04/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6229.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F / 2002 (Planaps) / 6111 (Ludhouse) Date Rec. 8/4/02

Location: 123 Victoria Road Wargrave, Berks

Parish Wargrave

Applicant: Mr and Mrs Harley

Description of attached plans Amendments to bay roof

Drawing No's: D 646-02A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____

_____

_____

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER RK

Consultations Sent by Admin. on 11.04.P5

Yellow - Part One Copy
Green - Officer's Copy

Rec'd AM 5.4.02

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322.**

PLAN 54988
DLO RK
APP
C
08 APR 2002
COPIES TO

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

REVISED PLAN

6111

For the attention of Mr R Kelly

Our Ref; CED/BK/
4th April 2002

Dear Sir

RE; PLANNING APPLICATION F2002/6111
123 VICTORIA ROAD, WARGRAVE, BERKS

In response to your request, please find attached 6 revised copies of my drawings D646-02A indicating the amendments to the family room bay roof, as requested.

I would appreciate if you could place these with the application in preference to drawing D646-02 which should be disregarded.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng
Encs;

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6111
CASE OFFICER: Richard Kelly

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

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

Tel: (0118) 974 6229

Date: 27 March 2002

My ref: F/2002/6111

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
Berks
RG9 3EP

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/2002/6111
123, Victoria Road, Wargrave, Reading.
Proposed single storey rear extension to dwelling

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 **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6111**
123, Victoria Road, Wargrave, Reading.
Proposed single storey rear extension to dwelling
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 Browne
**********FILE COPY**********

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

Tel: (0118) 974 6229

Date: 27 March 2002

My ref: F/2002/6111

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Etheridge
41a Bearwood Road
Barkham
Berks
RG41 4SX

Dear Councillor

Application Number: F/2002/6111
123, Victoria Road, Wargrave, Reading.
Proposed single storey rear extension to dwelling

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 **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6111**
123, Victoria Road, Wargrave, Reading.
Proposed single storey rear extension to dwelling
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 Etheridge

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

Organisation_Name	Building_Name	address1	Postcode
		104VICTORIA ROADREADING	RG108AE
		106VICTORIA ROADREADING	RG108AE
		121VICTORIA ROADREADING	RG108AG
		~~123VICTORIA ROADREADING~~	~~RG108AG~~
		125VICTORIA ROADREADING	RG108AG
		127VICTORIA ROADREADING	RG108AG
		55FIDLERS WALKREADING	RG108BA
		56FIDLERS WALKREADING	RG108BA
		57FIDLERS WALKREADING	RG108BA

neighbour consultation list
F/2002/6111

Received by Wokingham District Council

Application No: F/2002/6111

Proposal:
Proposed single storey rear extension to dwelling

Location:
123, Victoria Road, Wargrave, Reading.

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/2002/6111 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/04/2002. 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

27 March 2002

Application Number : F/2002/6111	Map No : 21
Case Officer : RK	Site Area : 0.04
Valid Date : 11/03/02	Received Date: 11/03/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling

Location : 123, Victoria Road, Wargrave, Reading.

Parish : WA Ward : WAR

Applicant : Mr/Mrs J Hanley C/O Colin Dawson & Associates.

Fee Required: £95 Fee Received: £95 (16)

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	~~SECTION TO SHOW PROPOSED ROOF LINES PROTRUDING~~ WEST ELEVATION FAMILY ROOM "PORCH" ROOF TOO HIGH.	request with SN 27/03	
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

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

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

NEIGHBOURS

S/W + see map

OTHERS

(Note to Officer: Site is in a Groundwater Protection Zone: See guidance notes from Conrad Moore re planning informatives)

S/W + see map

6111

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: . **(0118) 9343322** *Fax:* **(0118) 9343322**.

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Our Ref; CED/BK
Thursday, 07 March 2002

Dear Sir or Madam

RE; 123 VICTORIA ROAD, WARGRAVE, BERKS

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application under your delegated powers or place it before the next meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £95.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

Environmental Services

For office use only.
Application number: 11.MAR2002* 6111

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 J Hanley 123 Victoria Road, Wargrave, Reading, Berks 0118 9402495
2	Agent's Name Address and postcode Phone number	Colin Dawson & Associates 1 Malvern Way, Twyford, Reading, Berks RG10 9PY 0118 9343322
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.	123 Victoria Road, Wargrave, Reading Berks RG10 8AG
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey rear 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 facing bricks to match existing Blue/black slates to match exisiting roof. White windows 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: 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.

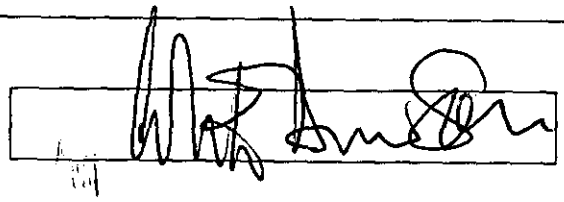
Certificate B

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
The Owner	125 Victoria Road Wargrave, Berks	7th March 2002

None of the land forms part of an agricultural holding.

Your signature: 

on behalf of Mr & Mrs J Hanley

Date 07/03/02

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

1, ROSE COTTAGES.

ADDRESS 123, VICTORIA ROAD PARISH WARGRAVE.

PLOT No. ORD. SHEET No. SU. 7978 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

11 MAR 2002 6111



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Development Control Section, Environmental Services, Wokingham District Council.
14 March 2002 Scale: 1 : 1250