SYSTEMS LTD

APPLICATION NO:
F/2000/1619

LOCATION:
32 Ridgeway, Wargrave Reading.

APPLICANT:
P & R Galot C/O S Manchanda

PROPOSAL:
Proposed two storey side extension to dwelling (demolition of existing garage).

EARLIEST DATE FOR DECISION: **03/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
21/07/2000

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

P & R Galot
C/O S Manchanda
20 Prince William Drive
Tilehurst
Reading
Berkshire
RG31 5WD

Application Number: F/2000/1619

Parish: **WARGRAVE**

Location: **32, Ridgeway, Wargrave, Reading.**

Proposal: **Proposed two storey side extension to dwelling (demolition of existing garage).**

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 external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking, turning and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. The first floor bathroom windows in the north west rear elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no additional windows or similar openings shall be constructed in the first floor or above elevations.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. In the interests of the amenities of the occupants of this property and other properties nearby.

Reason
5. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 20/07/2000

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.

refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1619 NL
BUILDING CONTROL NUMBER	FP1999/0163.
APPLICANT/AGENT	
ADDRESS OF SITE	32 Ridgeway WARGRAVE
DESCRIPTION OF PROPOSED WORK	2 storey side ext (demolition of existing garage)

DRAWING NUMBERS	BC	DC
BLOCK PLAN	G/1	G/1
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/2/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	11/8/00	

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	

Application Number F/2000/1619
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	Works
3	SC23	SR06	Parking, Turning + Garaging
4	SC20	SR24	The first floor, bathroom windows in the North West, near elevation
~~5~~	~~SC08~~	~~SR05~~	~~"in the first floor or above elevations"~~ → ~~[illegible]~~
5	SC08	SR05	"No additional windows" "in the first floor or above elevations"

John Mailer
20/7/02

RECORD OF SITE VISIT

SITE ADDRESS: 32 Ridgeway
Wargrave Reading.

APPLICATION NUMBER: F/2000/1619

OFFICER: Nicola Lake

DATE OF SITE VISIT: 16.7.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES- Front tree

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/3 Detached Dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES Adequate distances between

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1619

Applicant : P & R Galot C/O S Manchanda.

Location : 32, Ridgeway, Wargrave, Reading.
Proposal : Proposed two storey side extension to dwelling (demolition of existing garage).

Site Notice Displayed ? :	YES	NO	DATE
	✓		14·7·2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....14.7.2000.....

Date Registered : 26/05/2000

Earliest Date for Decision : 03/07/2000

Latest Consultation Date/Site Notice Expiry Date : 03/07/2000

This application will have expired on: 21/07/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
Highways - No objection subject to conditions
Wargrave P.C - objects on grounds of impact upon the adjacent dwelling & the street scene.
Conservation/Urban design - Concerned about impact upon the street scene
Letters - 1 letter of objection

Planning Issues :
Site Designation - within the identified settlement
1.) Impact upon the amenity of the adjacent dwellings
2.) Impact upon the character and appearance of the street scene.

Application Number: F/2000/1619

Appraisal :

1.) The impact upon the Neighbouring dwellings

The proposed development is for a two storey side and rear extension to the existing detached 2/5 dwelling. The application is to amend a previously approved scheme, by relocating the side access way from the outside edge of the development to between the Garage and the existing dwelling, with first floor accommodation above.

The proposed development will not project forward of No 30 or project further back. There are 3 first floor rear windows proposed. However, the two closest to the boundary with No 30 are for Bathrooms and would be obscure glazed.

As such, there will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the ~~the~~ residential amenity of the adjacent dwellings.

2.) The impact upon the character and appearance of the wider area.

The proposed development is set 5.4m back from the front of the dwelling and will not project forward of No 30. ~~As such~~ The proposed roof plan is pupped in from the adjacent dwelling. Therefore, the proposed development is in keeping with the character of the wider area. As such, there will be no detrimental impact upon the character or appearance of the surrounding area.

Recomendation : Approval: ☑ ~~Refusal:~~ ☐

(tick appropriate box)

Applicationo	Name & Address
F/2000/1619	P L Waldman 30 Ridge Way Wargrave Berks RG10 8AS

App approved
Letter sent 01/08/00

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

Tel: (0118) 974 6481

Date: **09 June 2000**

My ref: F/2000/1619

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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/2000/1619
32, Ridgeway, Wargrave, Reading.
Proposed two storey side extension to dwelling (demolition of existing garage).

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

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

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1619**
32, Ridgeway, Wargrave, Reading.
Proposed two storey side extension to dwelling (demolition of existing garage).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

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

Tel: (0118) 974 6481

Date: **09 June 2000**

My ref: F/2000/1619

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1619**
32, Ridgeway, Wargrave, Reading.
Proposed two storey side extension to dwelling (demolition of existing garage).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

Received by Wokingham District Council

Application No: F/2000/1619

Proposal:
Proposed two storey side extension to dwelling (demolition of existing garage).

Location:
32, Ridgeway, 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. 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/07/2000. 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

09 June 2000

12 JUN 2000

To:
Harold Sanders
Urban Design And Conservation Officer

DELEGATED

From: Nicola Lake

Date: 09 June 2000

Application Number: F/2000/1619

Proposal: Proposed two storey side extension to dwelling (demolition of existing garage)..

Site Address:
32, Ridgeway, Wargrave, Reading.

Applicant:
P & R Galot C/O S Manchanda.

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

---

1. NO 32 RIDGEWAY IS A MODERN HOUSE, ON A DEVELOPMENT WHERE PROPERTIES ARE CLOSELY GROUPED AND THERE IS A MAJORITY OF DETACHED HOUSES.
   THE PRESENT ACCOMMODATION INCLUDES 4 BEDROOMS WITH 2 BATHROOMS, ONE EN-SUITE.
2. THE PROPOSAL IS TO PROVIDE A 5 BEDROOM 4 BATHROOM UNIT INCLUDING A LARGE DOUBLE GARAGE, REBUILT TO SUPPORT THE PROPOSED EXTENSION
3. I CONSIDER THE SCALE AND MASS OF THE NEW BUILDING TO BE UNACCEPTABLY LARGE
4. A SMALLER ADDITION MAY BE MORE APPROPRIATE IN THIS LOCATION
5. IF THE GARAGE WAS LATER CONVERTED INTO LIVING ACCOMMODATION THEN THE PROPERTY COULD EASILY BECOME 2 NO SEMI-DETACHED UNITS!

Harold Sanders. CONSERVATION + DESIGN. 03.07.00

FROM: Nicola Lake

DATE: 09 June 2000

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT 3130
POL	TLS
DC	ENF
APP	
CS	
03 JUL 2000	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/1619

Proposal: Proposed two storey side extension to dwelling (demolition of existing garage)..

Site Address: 32, Ridgeway, Wargrave, Reading.

Applicant: P & R Galot C/O S Manchanda.

Your observations are required in respect of this application **by** ~~03/07/2000~~ .

The Parish Council objects on the following grounds:

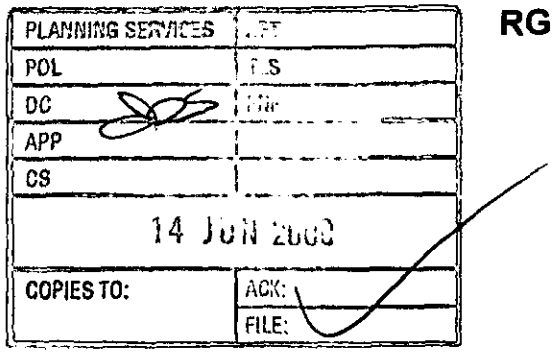
- Overshadowing of neighbouring property
- Invasion of privacy
- The eaves would appear to overhang the boundary
- The design is out of keeping with the locality. *(Please refer to the Wargrave Parish Design Statement)*

SIGNED: _____ DATE: 26/6/2000

Clerk To Wargrave Parish/Town Council.

0118 940 2684

30 Ridge Way
Wargrave
Berks
RG10 8AS



13 June, 2000

Ms Nicola Lake
Wokingham District Council
Environmental Services Department
Planning Service
P.O.Box 157
Shute end
Wokingham
Berks RG40 1WR

Dear Ms Lake

APPLICATION NUMBER :- F/2000/1619
32 RIDGEWAY WARGRAVE READING BERKS

I refer to your letter regarding the above application which relates to the house next door to us and which has already received planning permission for a similar scheme, but on a slightly smaller scale. We have also inspected the plans of this latest application at your offices.

Whilst my wife and I had reservations regarding the original scheme as it would undoubtedly impact upon our own premises and the general nature of this development of houses, not only detached, but well separated from each other by the double garages, we accepted that with the building being set back a meter from the boundary and on condition that the bathroom windows were frosted glass to avoid overlooking we did not object to the proposal.

However, the latest proposals make a nonsense of this sense of space around the houses, as designed into the original development which was carefully planned to avoid the houses being cramped and overlooked by their neighbours and thus enhancing the environment for all the residents within these small individual cul-de-sacs.

The currently proposed scheme causes us considerable concern for the following reasons:-

1. The development will change the whole nature of this enclosure of three houses, impacting particularly upon this house. The new scheme will create have unacceptable visual and claustrophobic impact on the rear of our house and the garden.

2. I am concerned that the scheme will leave little or no room for maintenance to the side elevation of the house.

3. I cannot recall from the plans presented to the council, whether the roof will be contained within their existing boundary. However, it will clearly be a trespass if there is any overhang and I will not tolerate this.

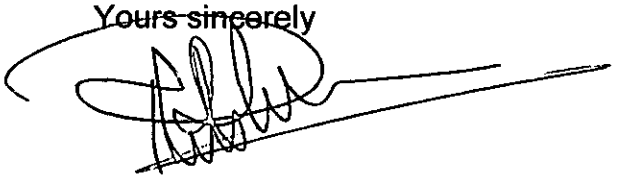
4. The two storey building line at the rear is set well back from my house, this was a deliberate sighting and took account of the quality and density of development originally planned. The proposed extension breaks this protocol and brings the two storey building well forward and level if not slightly forward of my own building line at that point. The house on the other side is also set up at an angle to avoid overlooking and retain the detached nature of the houses.

5. The whole nature of this development will be adversely affected by this revised scheme.

The original application clearly provides more than adequate accommodation for the applicant's purposes and was designed with consideration for their neighbours, this present one is not and simply enlarges already substantial rooms.

It is not my nature to try to prevent reasonable development and whilst concerned about the impact on my own property, after assurances from Messrs. Galot, I did not raise objection to their original proposal as it was to be at least 2 meters from my own flank wall. This revised scheme is, however, a much more contentious matter and I must request that you refuse the application.

Yours sincerely



Philip L Waldman FRICS IRRV

HIGHWAYS CONSULTATION SHEET

DELEGATED

From: Nicola Lake **Date:** 09 June 2000

Application Number: F/2000/1619

Proposal: Proposed two storey side extension to dwelling (demolition of existing garage).

Parish: WARGRAVE PARISH

Site Address:
32, Ridgeway, Wargrave, Reading.

Applicant:
P & R Galot C/O S Manchanda.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

SC: 23 (insert Garaging, Parking & turning).

SR: C6.

Signed: _____ **Print name:** Stephanie Knowles

22/06/00.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 MAY 2000	Map No. 21 Site 0.10
Officer: VL / Application No. F/2000/1619	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State 26.MAY.2000 1619

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING (DEMOLITION OF EXISTING GARAGE)

Location: 32 RIDGEWAY

Parish: WARGRAVE Ward: .....

Applicant: MR GALOT

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 — WARGRAVE (ABUTS)

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer — PLOT ABUTS CONSERVATION AREA
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 (BABTIE) .....
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:

S/N + 24, 26, 28, 30, 34 + 36 RIDGEWAY

SOUTH LODGE, WARGRAVE HILL

ADDRESS 32 RIDGEWAY 26 MAY 2000 * 1079 PARISH WARGRAVE

PLOT No. 8 (ALLENDINGS) ORD. SHEET No. SU. 7878 (2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/42/62	TRUSTEES OF SIR WILLIAM CAIN	O/APP. RESIDENTIAL DEVELOP.	22.2.62	N/A REF
O/84/66	" "	" "	13.3.66	N/A REF
O/151/66	HESSES BRIDGE WALKER HOMES	" "	14.5.66	N/A REF
O/242/66	" "	" "	30.8.66	N/A REF
O/10/69	NEW IDEAL HOMESTEADS LTD.	" "	2.1.69	N/A REF
O/66/70	" "	LAYOUT - 83 HOUSES & GARAGES ROADS	22.7.70	N/A C/
82/70	" "	CONSTRUCTION - ROADS + SEWERS 80 HOUSES & GARAGES	3.9.70	APP. N/
104/70	MCLEAN HOMES SOUTHERN LTD	DETACHED HOUSE & DOUBLE GARAGE	29.10.70	APP C/
98/67293/F	Mr. Galot	S/St/R - Conserv.	2.6.98	C/
99/70401/F	" "	1st fl. side ext. + repl. garage	18.11.99	C

DATE OF COMPLETION

MINISTRY DECISION O/10/69 - ~~GRANTED ON~~ APPEAL POSTPONED

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number 26.MAY2006* 1619

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	M/S P & R GALOT
	Address and postcode	32 RIDGEWAY - WARGRAVE RG10 8AS
	Phone number	
2	Agent's Name	S. MANCHANDA
	Address and postcode	20 PRINCE WILLIAM DRIVE TILEHURST READING RG31 5WD
	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.	32 RIDGEWAY - WARGRAVE
4	Give brief details of the proposal for example, two storey side extension. About the application	DEMOLITION OF EXISTING GARAGE AND PROPOSED ERECTION OF NEW GARAGE & FIRST FLOOR HOUSE 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.	ROOF - TILES TO MATCH EXISTING WALLS - FACING BRICKS 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: 4	Proposed: +1
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.

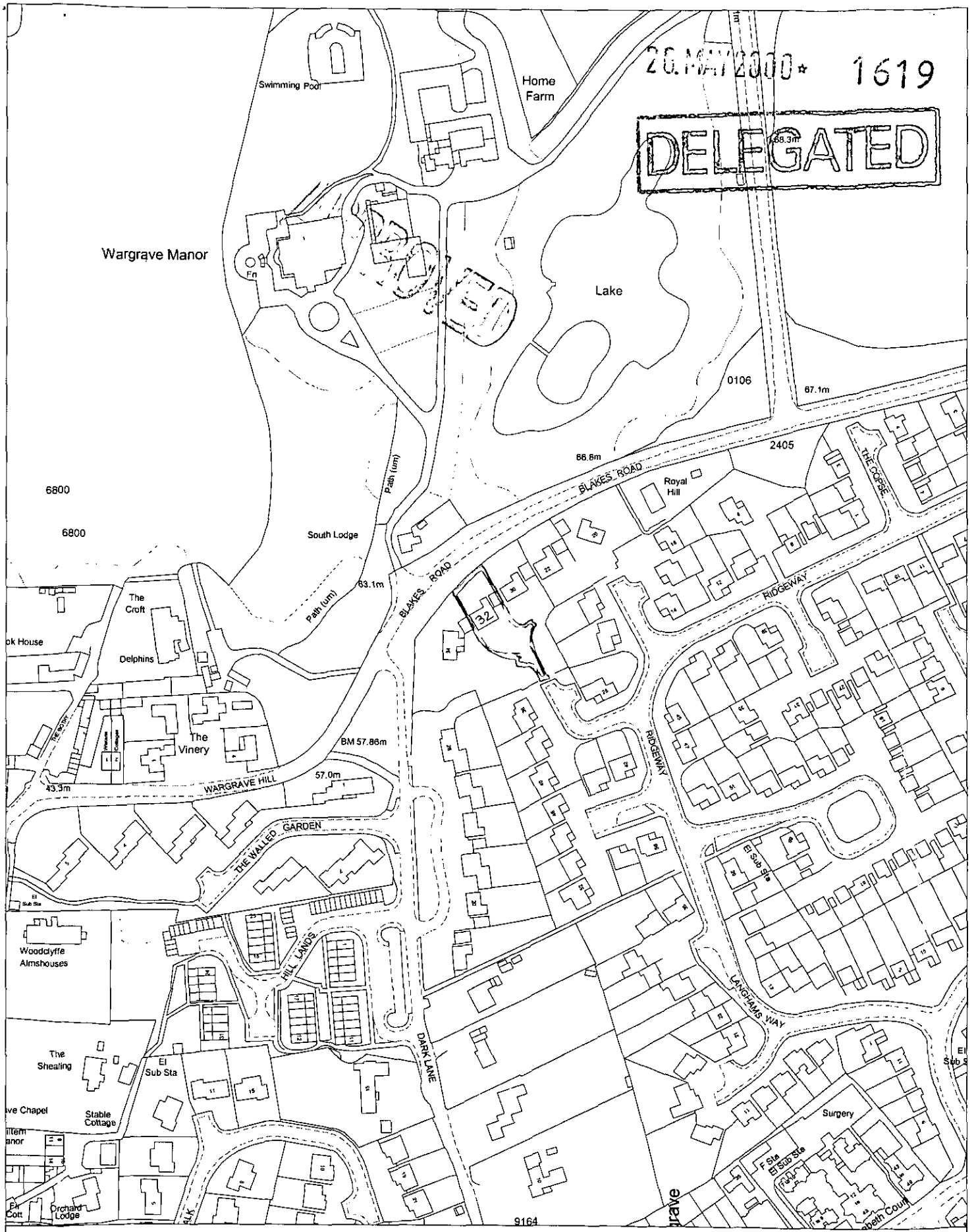
Owner's name	Address at which the notice was served	Date on which the notice was served
1. MR & MRS PHILIP WALDMEN	30 RIDGEWAY - WARGRAVE	25/5/00
2. MR & MRS NIGEL MOSS	34 RIDGEWAY - WARGRAVE	"

None of the land forms part of an agricultural holding.

Your signature: (R. GALOT) on behalf of M/S P & R GALOT

Date 25/5/00

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



Site Plan, Scale: 1 to 2500

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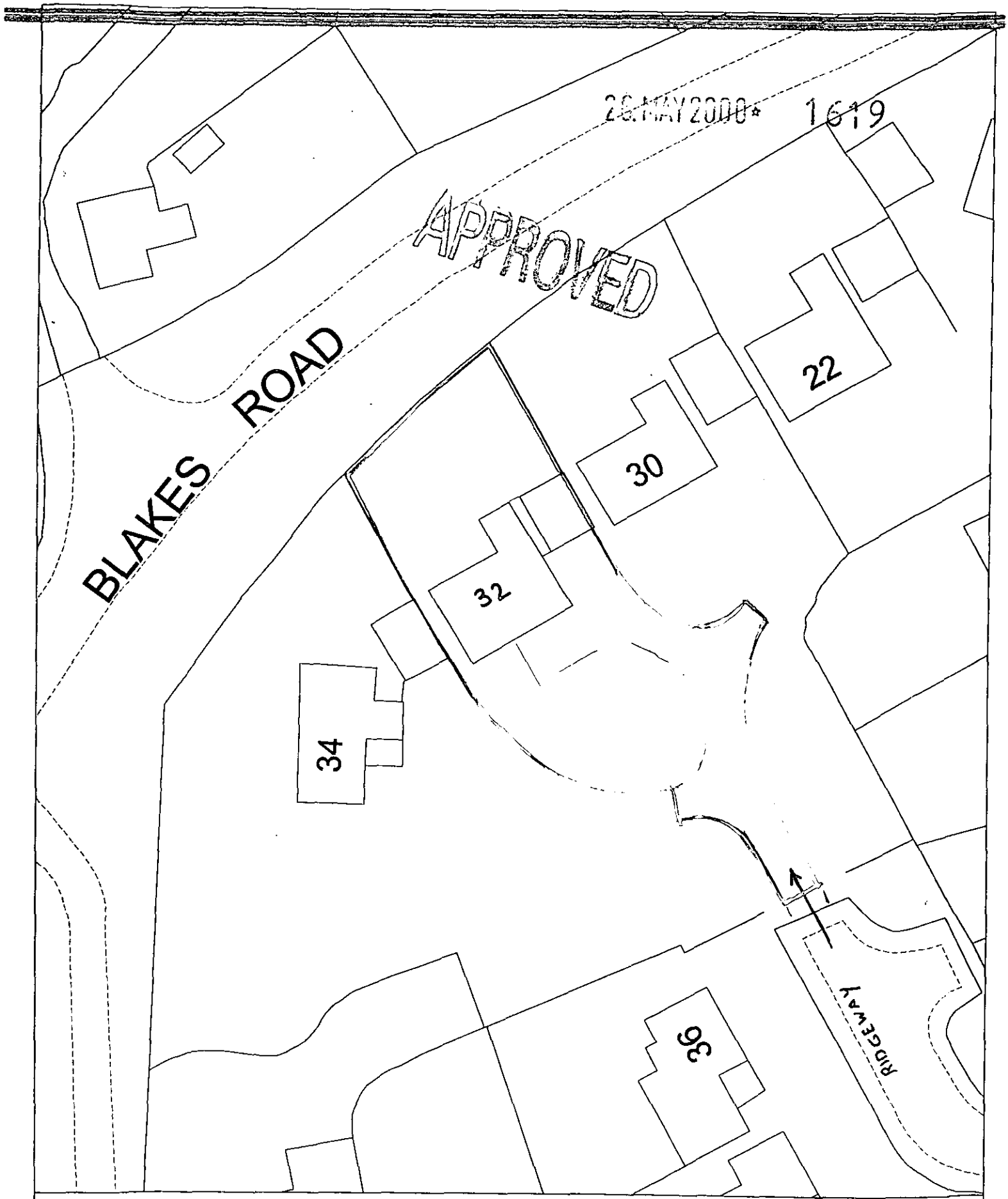
Date: 18 May 2000

N W E S



Site Plan, Scale: 1 to 500

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Date: 18 May 2000

N
W E
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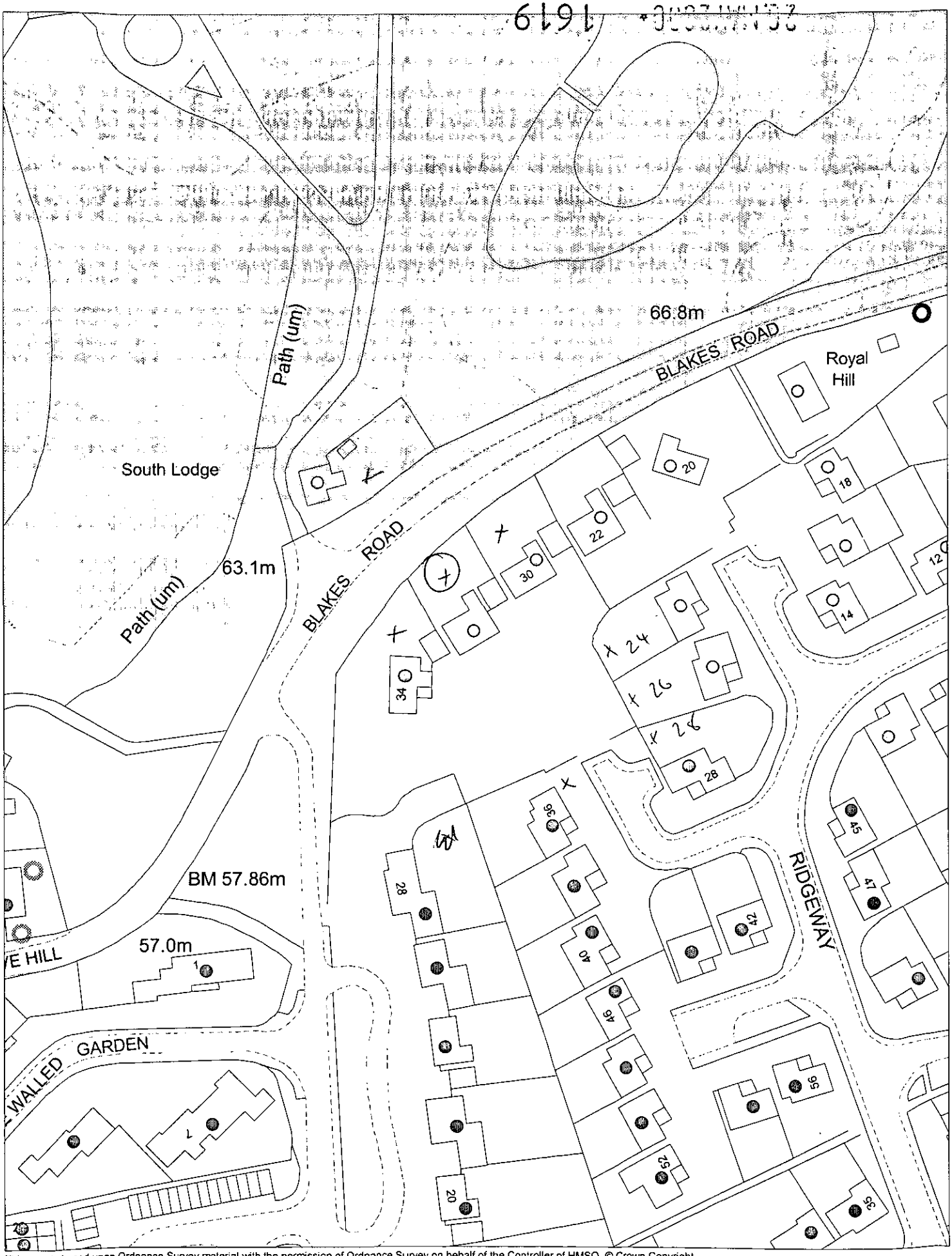

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Development Control Section, Environmental Services, Wokingham District Council.

2 June 2000

Scale: 1 : 1250

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