SOUTHPORT U.K. Tel.01704-28866 Fax.01704-25614

APPLICATION NO:
F/2002/6105

LOCATION:
8 Enstone Road, Woodley Reading.

APPLICANT:
Mr/Mrs C Lane

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **14/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
06/05/2002

CASE OFFICER: **Richard Kelly**

APPROVED

57

D2

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs C Lane
8 Enstone Road
Woodley
Berks
RG5 4QY

Application Number: F/2002/6105

Parish: **WOODLEY**

Location: **8, Enstone Road, Woodley, 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. The applicant is reminded that this 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. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
3. 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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

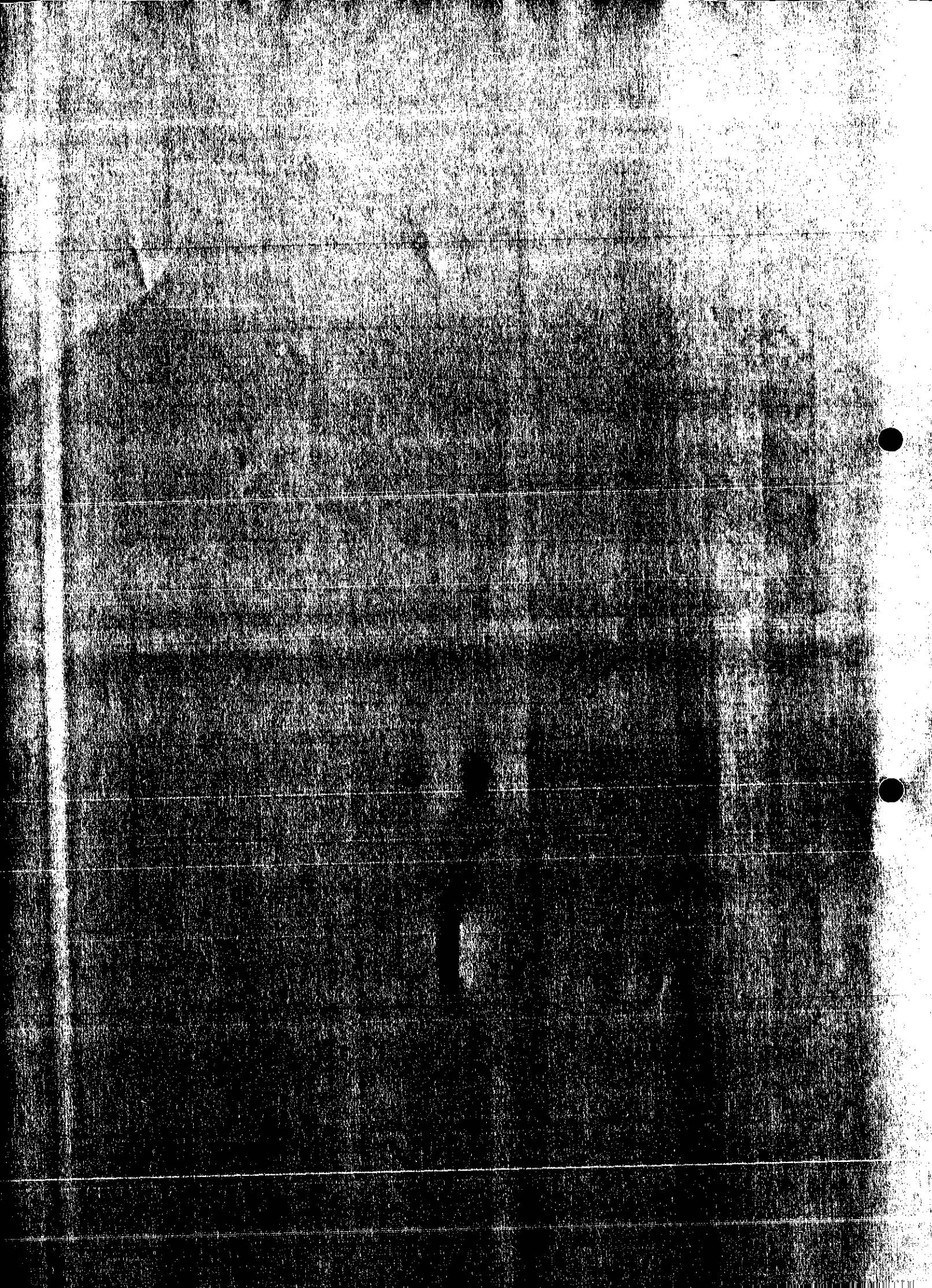
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6105	RK
BUILDING CONTROL NUMBER.	BP 2002/3019 North	
APPLICANT/~~AGENT~~	Mr + Mrs C. Lane.	
ADDRESS OF SITE	8. Enstone Road Woodley	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	location	
ELEVATIONS	recd 16/4/02	recd 11/3/02
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	17/5/02.	

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	



Applicationo	Name & Address
F/2002/6105	Mr S J Wright & Mrs J R Wright 6 Enstone Road WOODLEY RG5 4QU
Application Approved	Letters sent 03.05.02

WOKINGHAM UNITARY
Aiming for Excellence

VORK SHEET FOR : Richard Kelly

Application Number : F/2002/6105

Applicant : Mr/Mrs C Lane .

Location : 8, Enstone Road, Woodley, 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 : 14/04/2002

Latest Consultation Date/Site Notice Expiry Date : 14/04/2002

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 :

Neighbas at No. 6: objects on grounds of noise + overbearing
PC. object same as above

Planning Issues :

Application Number: F/2002/6105

Appraisal :

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

Application Number F/2002/6105
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 8 Enstone Road Woodley Reading.

APPLICATION NUMBER: F/2002/6105

OFFICER: Richard Kelly

DATE OF SITE VISIT: 25/4/07

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS Terraced houses.

3. DESCRIPTION OF SITE/BUILDING End of terrace. Small rear garden with patio for 3-4m then lawn. Proposal would come up to edge of patio.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Attached to No. 6. - opposite side is garage court.

5. SITE CONSTRAINTS

TREES None affected

ACCESS/PARKING Unaffected

LEVELS Flat.

BOUNDARY TREATMENT 1.8m fence to 6 + rear and back - 4m conifers on rear bdy.

OTHERS Window in No 6 up to boundary - probably kitchen.

Involves demolition of existing flat roofed conservatory which is in poor condition.

Application Number: F/2002/6105 – 8 Enstone Road, Woodley, Reading

Appraisal:

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

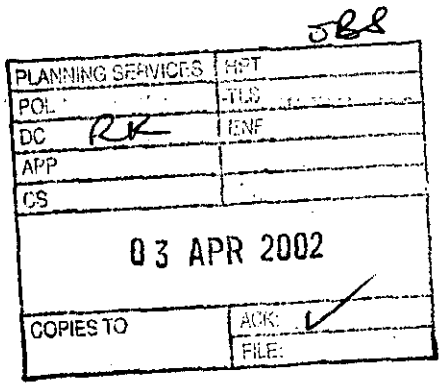
Impact on adjoining properties; LBE1, WBE1

The property is an end terraced property, and adjoins No 6 to the north. The property has an existing extension which is in a poor state. This projects 2.1m from the original rear wall and is 2.6m high. The proposed replacement would be 2.7m high and project 3.9m from the rear wall. The boundary treatment at this point is a 2m fence. Whilst the proposal is close to the boundary of No6, its modest height and flat roofed construction make it unlikely to have sufficient impact to warrant refusal. It is worth observing that but for the fact the side passage of the house has been enclosed (not shown on the plans) this extension would have constituted permitted development.

Approve ~~**Refuse**~~

JBS

PLANNING SERVICES	HPT
POL	TLS
DC RK	ENF
APP	
CS	
03 APR 2002	
COPIES TO	ACK: ✓
	FILE:



6 Enstone Road,
Woodley,
Reading,
Berks,
RG5 4QU.

1st April 2002

Richard Kelly,
Development Control Officer,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berks,
RG40 1WR.

Dear Sir,

Application number F/202/6105
Site Address 8 Enstone Road, Woodley, Reading, Berks.
Proposal Proposed single storey rear extension to dwelling

With reference to the above application which concerns the property adjoining ours, we feel there are several comments we would like to make.

We have lived at 6 Enstone Road for 23 years. Up until November 1999 these had been fairly happy and peaceful years. Our problems started when Mrs Lane (then Mrs Honor and living at 8 Enstone Road with her then husband and three children) suffered a house fire. Fortunately the family were out at the time so there were no injuries but the property was badly damaged. The whole of the first floor was completely gutted and part of the roof was destroyed. Obviously we had to put up with a lot of noise and disruption while their property was repaired but this was understandable.

In April 2000 Mrs Lane (then Mrs Honor) moved back into no. 8 with her three children and Mr. Lane. Naturally we expected a bit more noise and disruption while they settled in particularly when they fitted a new kitchen but Mr. Lane, who appears to be unemployed, seems to spend much of his time on D.I.Y. Since the beginning of this year he has already erected new fence panels, built a shed in his garden and put in a door at the side of their house into the hall, which, incidentally is not shown on the plans we saw.

We don't know if Mr. Lane is going to attempt the building of this proposed extension himself or whether he will be employing a qualified building contractor. In view of all the disturbance and noise we have suffered over the past two and a half years we would like assurances that the work will be carried out as quickly and as efficiently as possible with the minimum amount of disruption and noise. We would also like to

have some idea when the proposed work is likely to take place and how long it will take to complete.

During the summer (weather permitting), like a lot of people, we like to spend time in our garden either relaxing after work or having friends/family around for a barbecue. Because the proposed extension is right next to our garden and will cover at least half the length of the garden it will make this virtually impossible if the building work is carried out during this time. It will probably mean we cannot use our garden much at all, not even for hanging our washing out.

Another big concern we have is over the intended use of the proposed new extension. The plans show the existing extension is a 'Garden house' but we understand it is used as a bedroom for Mr. Lane's two teenage sons who also now live at no. 8. The proposal is to knock the existing extension down and build a larger one to use as a Playroom. Mrs Lane is a childminder and looks after several children during the day as well as more children after school. As you can appreciate with Mr. Lane's two sons and Mrs Lane's daughter and two sons all living in a 3 bedroom terraced house along with the children Mrs Lane looks after during the day it can be quite noisy especially after school and during school holidays. We are worried that with a playroom built onto the house it will give Mrs Lane the green light to look after even more children.

The Lane's already have a big climbing frame in their garden, which is ideal for the children to climb up on and peer into our garden and kitchen. We have had to put net curtains up in our dining room to give us a bit of privacy from prying eyes. Over this Easter weekend Mr Lane has put the frame onto concrete blocks, which he appears to have fitted into the grass. This is right in front of where the proposed extension will be and means that all the noise from children's activities is concentrated down the side of their garden, which borders ours. We have three children of our own so we appreciate the need for children to let of steam now and again but we do not want to find ourselves living next to a crèche/playgroup/nursery.

We have always understood that the fences between our neighbouring rear gardens should be no more than 4ft high. A few years ago Mrs Lane's former husband erected a 6ft high fence between our properties which we raised no objections to particularly as it did not seem to effect the light but this proposed extension is a different matter altogether. We don't know how this will effect our light, but if the bordering fences are supposed to be only 4 ft high, how can you have an extension that is going to be at least 10ft high.

We hope that you will consider the points we have raised particularly regarding the length of the extension in comparison to the garden, the intended use of the extension and the noise and disturbance we may be subjected to yet again.

Yours sincerely,

S.J. Wright J.R. Wright

Mr. S.J. Wright and Mrs J.R. Wright

c.c. Woodley Town Council

FROM: Richard Kelly

DATE: 22 March 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6105

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 8, Enstone Road, Woodley, Reading.

Applicant: Mr/Mrs C Lane .

Your observations are required in respect of this application **by 14/04/2002** .

PLANNING SERVICES	HPT
FOL	PLS
SC	ENF
APP	
04 APR 2002	
COPIES TO	ACK:
	FILE:

One letter of objection had been received and as two residents were present the Chairman adjourned the meeting to allow them to explain their objections.

Although Members had some sympathy with a number of the neighbours' concerns it was considered that they were not necessarily relevant in planning terms.

After the meeting was reconvened, the committee supported the neighbours' comments and expressed the following concerns about the application:

- the size of the extension would take up a major part of the garden
- the garden shed was not shown on the plan
- the new side door was not shown on the plan

Members also asked that if permission was granted it was important to attach condition on working hours.

SIGNED: [signature] DATE: 3.4.02.

Clerk To Woodley Parish/Town Council.

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

Tel: (0118) 974 6229

Date: 22 March 2002

My ref: F/2002/6105

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Dredge
67 Welford Road
Woodley
RG5 3QS

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/2002/6105
8, Enstone Road, Woodley, 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/2002/6105**
8, Enstone Road, Woodley, 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 Dredge

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

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

Tel: (0118) 974 6229

Date: 22 March 2002

My ref: F/2002/6105

WOKINGHAM UNITARY
Aiming for Excellence

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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 sincerely
Trevor Watson
Development Control Manager

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8, Enstone Road, Woodley, 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 McCann

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

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

Tel: (0118) 974 6229

Date: 22 March 2002

My ref: F/2002/6105

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

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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8, Enstone Road, Woodley, Reading.
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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Richard Kelly** Application Number: **F/2002/6105**
8, Enstone Road, Woodley, 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 Lennard

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

Organisation_Name	Building_Name	address1	Postcode
		10ENSTONE ROADREADING	RG5 4QU
		6ENSTONE ROADREADING	RG5 4QU
		~~8ENSTONE ROADREADING~~	~~RG5 4QU~~
		64TIPPINGS LANEREADING	RG5 4RY
		66TIPPINGS LANEREADING	RG5 4RY
		68TIPPINGS LANEREADING	RG5 4RY

Neighbour consultation list
F/2002/6105

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6105
CASE OFFICER: Richard Kelly

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

Received by Wokingham District Council

Application No: F/2002/6105

Proposal:
Proposed single storey rear extension to dwelling.

Location:
8, Enstone Road, Woodley, 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/2002/6105 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 14/04/2002. 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

22 March 2002

Application Number : F/2002/6105	Map No : 42
Case Officer : RK	Site Area : 0.02
Valid Date : 11/03/02	Received Date: 11/03/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling.

Location : 8, Enstone Road, Woodley, Reading.

Parish : WY Ward : COR

Applicant : Mr/Mrs C Lane .

Fee Required: £95 Fee Received: £95 (10)

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	Show ext on block plan.	22/03	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

SN + see map

.....

.....

No pre-apps

6105

Environmental Services

For office use only. Application number: 11.MAR2002* 6105

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MR + MRS C LANE 8 SUSTONE ROAD WOODLEY BERKS RG5 4QH 0118 9219014
2	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 I own it
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey rear extension to dwelling.
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.	Matching Brickwork UPVC windows + door Soft wood fascia + soffit
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following:		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 8.3.02

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

Rc 23 55e 008

ADDRESS 8 ENSTONE ROAD PARISH WOODLEY

PLOT No. 44 (Stage 4) GRD. SHEET No. SU 7773 (A2)

BUILDER P. H. Smith (Reading) Ltd

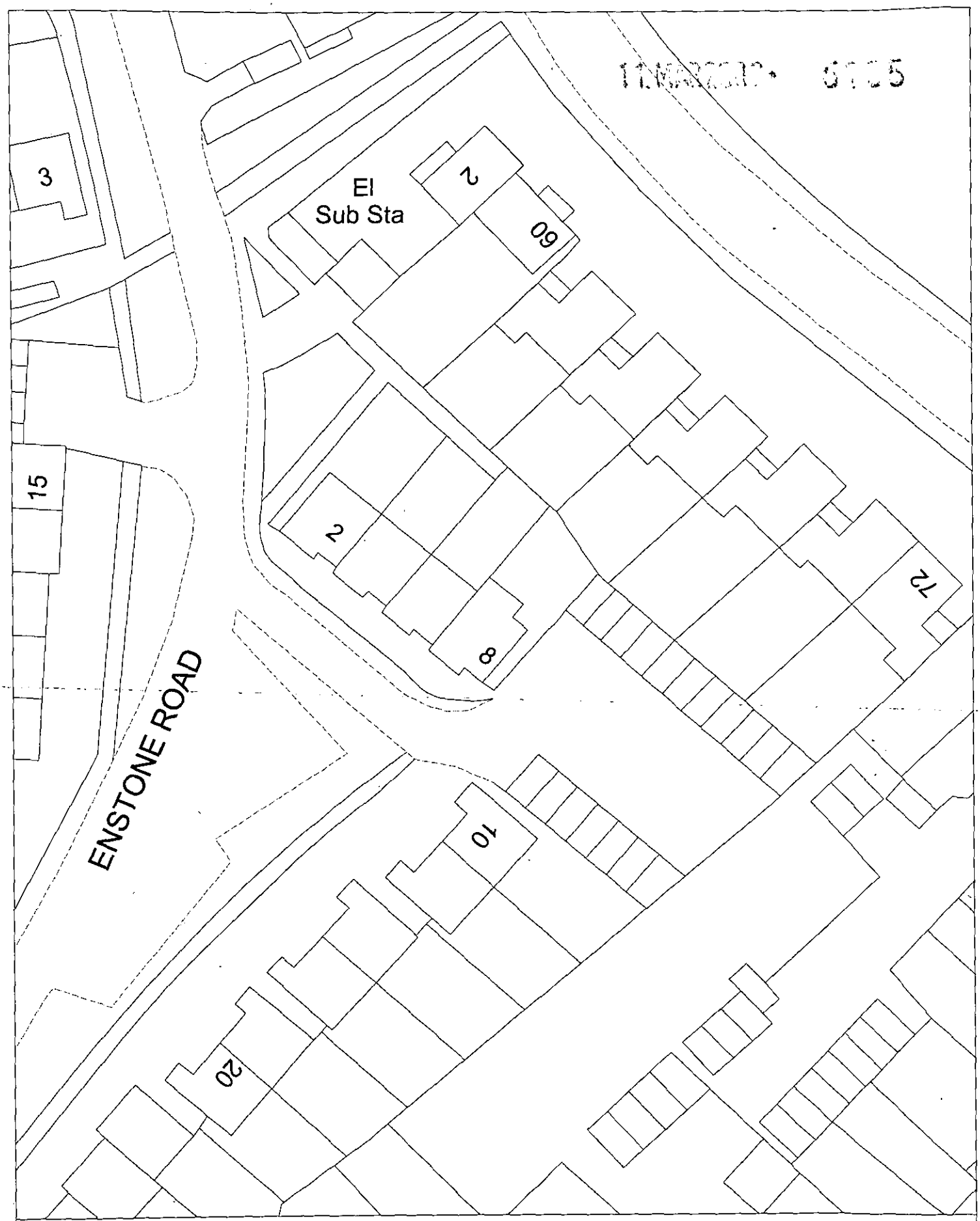
Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/152/62	Trustees of Poor's Land	Outline {Residential Development}	4.10.62	N/A. Refuse
O/76/63	"	"	18.4.63	N/A. C/A.
116/68	P.H. Smith (Reading) Ltd	Layout	28.11.68	N/A. C/A.
53/69	"	Terraced House	7.8.69	App. C/A.
"	" Revised Type	Terraced House	1.1.70	App. C/A
PO/219/73	Mrs J. Wright	Sun Lounge	22.3.73	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



Site Plan, Scale: 1 to 500

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Date: 11 March 2002

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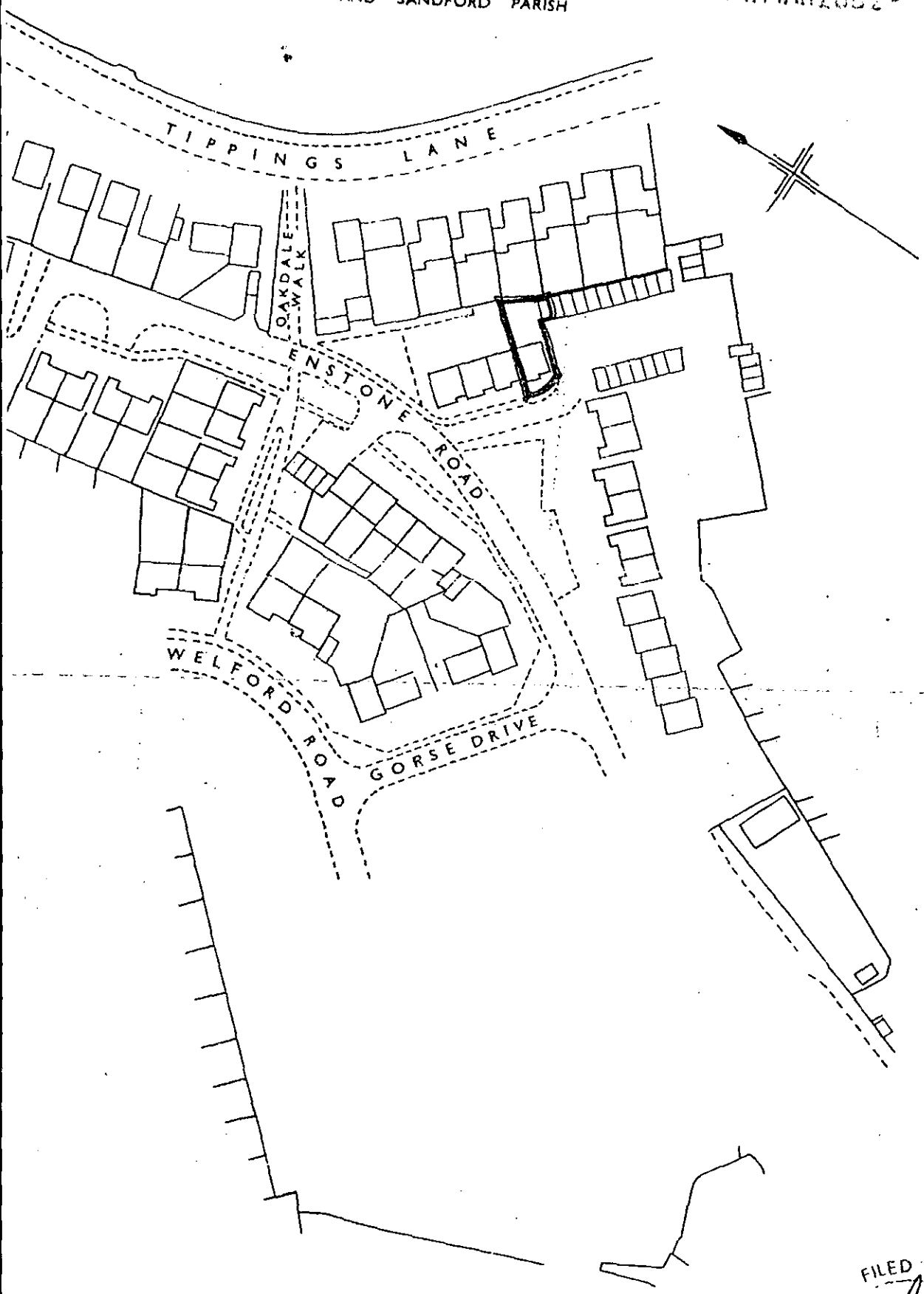
WOODLEY AND SANDFORD PARISH

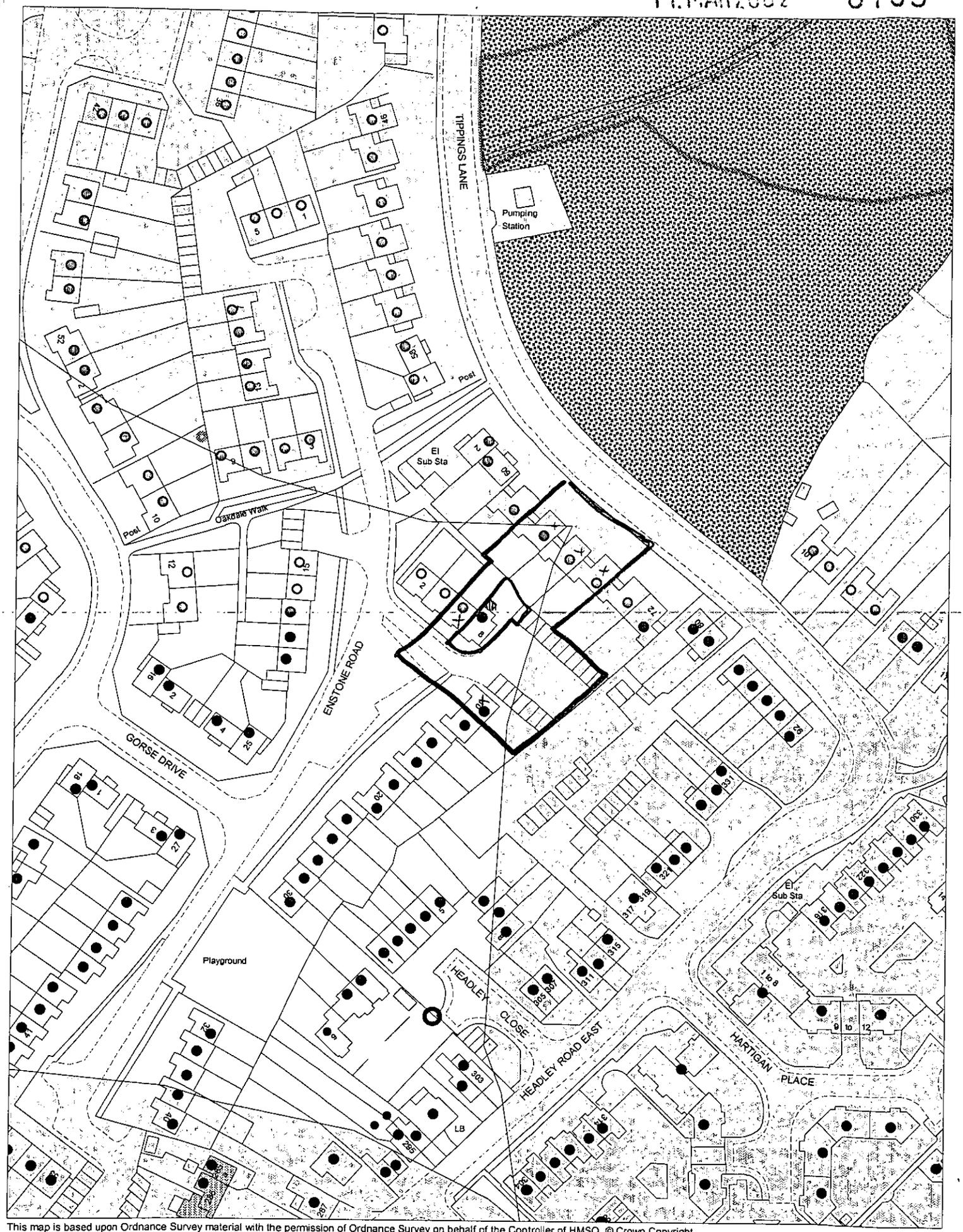
11.MAR2002 6705



8 ENSTONE ROAD.
LOCATION PLAN
1:1250.

FILED PLAN
H.M. LAND
3/11
REGISTRY

11.MAR2002 • 6105



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Development Control Section, Environmental Services, Wokingham District Council.
18 March 2002

Scale: 1 : 1250

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