APPLICATION NO:
F/2002/5943

LOCATION:
20 Rochester Avenue, Woodley Reading.

APPLICANT:
Mr S Bailey

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **24/03/2002**
28 day expiry 28/3/02
APPLICATION WILL HAVE EXPIRED ON:
15/04/2002

CASE OFFICER: **Francis Leo**

APPROVED

1060

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Bailey
20 Rochester Way
Reading
Berks
RG5 4NA

Application Number: F/2002/5943

Parish: **WOODLEY**

Location: **20, Rochester Avenue, 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. This permission relates to the application as amended with revised plan submitted to the Local Planning Authority on 7th March 2002 and does not approve the proposals as originally submitted.

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:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 12/04/2002

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.

Applicationo	Name & Address
F/2002/5943	Mr R & Mrs C. Burgess 22 Rochester Avenue WOODLEY RG5 4NA
Application Approved	Letters sent 17.04.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5943

Applicant : Mr S Bailey .

Location : 20, Rochester Avenue, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		28/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : 26/2/02

Date Registered : 18/02/2002

Earliest Date for Decision : 24/03/2002

Latest Consultation Date/Site Notice Expiry Date : 24/03/2002

This application <u>will have expired on</u>: <u>15/04/2002.</u> 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 :

Woodley Parish : no comment.

Adjoining Owner: Object to building ~~top to t~~ on boundary wall line.
- applicant has responded and moved extension ~~to~~ bet 100mm - 150m ~~with it~~ from boundary wall

Planning Issues : 1st sett.

HBE1 HBE2
WOS3. WBE1
ENI

Application Number: F/2002/5943 **Officer : Francis Leo**
20 Rochester Avenue, Woodley, Reading

Appraisal :

Development
Proposed single storey rear extension to dwelling. It measures 2.35m in width x 3.830 in depth x 2.6m in height.

The site is a semi-detached property located in the identified settlement of Woodley within the Loddon Area Local Plan and Wokingham District Local Plan.

Impact upon neighbouring properties
The proposed single storey rear extension would be set-in between 100mm-150mm from the northern boundary wall at the request of adjoining owner at no 22. The boundary wall is 1.5m high built of block work. Because of the height of the boundary wall and that there exists a space of 2.5m between the boundary wall and adjoining property no 22 it is felt there would be no adverse impact upon the neighbouring property.

Impact upon the character of the area
The proposal is at the rear sandwiched between the garage at the front, boundary wall to one side and the existing building on the other and would hardly be visible. Hence it would have no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/5943

Appraisal :

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

Application Number F/2002/5943
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: 20 Rochester Avenue Woodley Reading.

APPLICATION NUMBER: F/2002/5943

OFFICER: Francis Leo

DATE OF SITE VISIT: ~~26/3/02~~

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

~~East~~ Garage to side 2 storey semi-di-house

3. DESCRIPTION OF SITE/BUILDING 2 storey semi-di garage to side

4. RELATIONSHIP TO ADJOINING PROPERTIES No 22 has a space on the side.

5. SITE CONSTRAINTS

TREES Rear of garden.

ACCESS/PARKING —

LEVELS

BOUNDARY TREATMENT Brick wall 1.8m high ~~fencing~~ ~~trees~~ ~~with some bushes~~ bet no 20 & 22

OTHERS

Tel. 0118 974 6443 (Direct Line)

Date. 22 April, 2002

My ref. CD/FP2002/3015(5943)

Mr S Bailey
C/o Link Building Services
Link House
Unit A, Kelpatrick Road
SLOUGH
Berkshire
SL1 6BW

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) 977 8909
DX: 33506 – Wokingham
E-mail:

PLEASE ADDRESS ALL CORRESPONDENCE TO MRS C DODSWORTH

Dear Sir,

SINGLE STOREY REAR EXTENSION AT 20 ROCHESTER AVENUE, WOODLEY

Thank you for your Building Regulations Application Number FP2002/3015 received on 15 April.

I note that there are discrepancies between this application and the approved Planning Application Number F/2002/5943:

- Superseded plans showing extension on the boundary line sent to Building Control. There is an informative on the planning approval stating that the original plans are not approved.

Would you please send me 2 copies of suitably revised elevations and floor plans showing the extension away from the boundary, for Building Control by 13 May.

It would be helpful if you quoted the above reference in all correspondence.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5943	FL
BUILDING CONTROL NUMBER	RP 2002/3015 North	
~~APPLICANT~~/AGENT	Link Building Services	
ADDRESS OF SITE	20 Rochester Avenue WOODLEY	
DESCRIPTION OF PROPOSED WORK	s/s rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	—	—
ELEVATIONS	dated feb 2002 received 15/4/02	revised 7/3/02
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/4/02.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? Informative approved plans revised 7/3/02	BC - superseded plans sent.	
DATE	19/4/02.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED for BC	22/4/02		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

OB8

PLANNING SERVICES	HPT
POL	TLS
DC FL	EMF
APP	
CS	

18 MAR 2002

COPIES TO	ACK: ✓
	FILE:

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 16 March 2002 22:14
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2002/5943
Correspondent_FullName: Burgess
Correspondent_StreetAddress: 22, Rochester Avenue
Correspondent_Address2: Woodley
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG5 4NA
Correspondent_Telephone:
Correspondent_Email: c_burgess@btinternet.com

Comments:

The proposed plans for this extension show that it will be built on some of our land. This is only a matter of a few inches but it would mean that we could no longer have our garden wall. As our garden is a walled garden with the boundary being the side of our wall facing the neighbour, we don't really want our neighbour's house to become the boundary, which is in effect further over than it should be. We have no objection to a single story extension but would rather our neighbour's kept it within the confines of their own property. We would prefer not to have our garden wall touched in any way.

PLANNING SERVICES	HPT 53947
POL	TLS
DC	ENF
APP	
CS	
07 MAR 2002	
COPIES TO	ACK.
	FILE.

20 Rochester Avenue
Woodley
Reading
Berks
RG5 4NA

6/3/2002

Dear Mr Leo

Your ref: F/2002/5943

Site Address: As above

Please note the changes to the wall adjacent to 22 Rochester Avenue (drawing enclosed) as our neighbours wish to retain their existing garden wall. The extension wall is now no longer flush with the existing utility room wall and, has been stepped in to leave a gap between this wall and the existing garden wall of our neighbours. This was agreed in consultation with them. Our builder has agreed to make good any collapse to the same standard or better, which they have agreed to.

I can therefore confirm that no part of the development will encroach onto, over or under the neighbouring property other than underpinning their existing garden wall.

Yours sincerely,

Stewart Bailey

FROM: Francis Leo

DATE: 28 February 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5943

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 20, Rochester Avenue, Woodley, Reading.

Applicant: Mr S Bailey .

Your observations are required in respect of this application **by 24/03/2002** .

PLANNING SERVICES	
POL	
DC	
APP	
CS	
08 MAR 2002	
COPIES TO	ACK
	FILE

The committee made no comment on this application.

SIGNED: [signature] DATE: 6.3.02.

Clerk To Woodley Parish/Town Council.

0188

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

Thursday, April 04, 2002

22, Rochester Avenue,
Woodley,
Reading.

Wokingham District Council,
Francis Leo,
P.O. Box 157,
Shute End,
Wokingham,
RG40 1WR
Reading.

Plan No. F/2002/5943: **Proposed single storey rear extension to dwelling – 20 Rochester Avenue**

Dear Mr. Leo,

Further to our email objection/comments of 16th March 2002, we would like to put in writing our views regarding this proposed extension.

We would like the council to consider the following before granting permission for this extension.

- No windows of any kind to be on the side facing us. This is a noise and privacy issue. It will also restrict potential improvements to our own home.
- No guttering on the side facing us. Run-off must fall to their back garden.
- We do not want it to interfere with the line of the existing boundary wall or to encroach our property in any way
- They may remove a small section of our wall but we insist that it is rebuilt in its original position.

Yours sincerely,

R. Burgess C Burgess

Mr. R. and Mrs. C. Burgess

Received by Wokingham District Council

Application No: F/2002/5943

Proposal:
Proposed single storey rear extension to dwelling.

Location:
20, Rochester Avenue, 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/2002/5943 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/03/2002. 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.

Head Planning and Transportation

28 February 2002

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

Tel: 0118 974 6502

Date: **28 February 2002**

My ref: F/2002/5943

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

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/2002/5943
20, Rochester Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **Francis Leo** on **0118 974 6502.**

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/5943**
20, Rochester Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

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

Tel: 0118 974 6502

Date: **28 February 2002**

My ref: F/2002/5943

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2002/5943
20, Rochester Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.

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If you have any questions please do not hesitate to contact **Francis Leo** on **0118 974 6502.**

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/5943**
20, Rochester Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

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

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

Tel: 0118 974 6502

Date: **28 February 2002**

My ref: F/2002/5943

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2002/5943
20, Rochester Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **Francis Leo** on **0118 974 6502.**

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

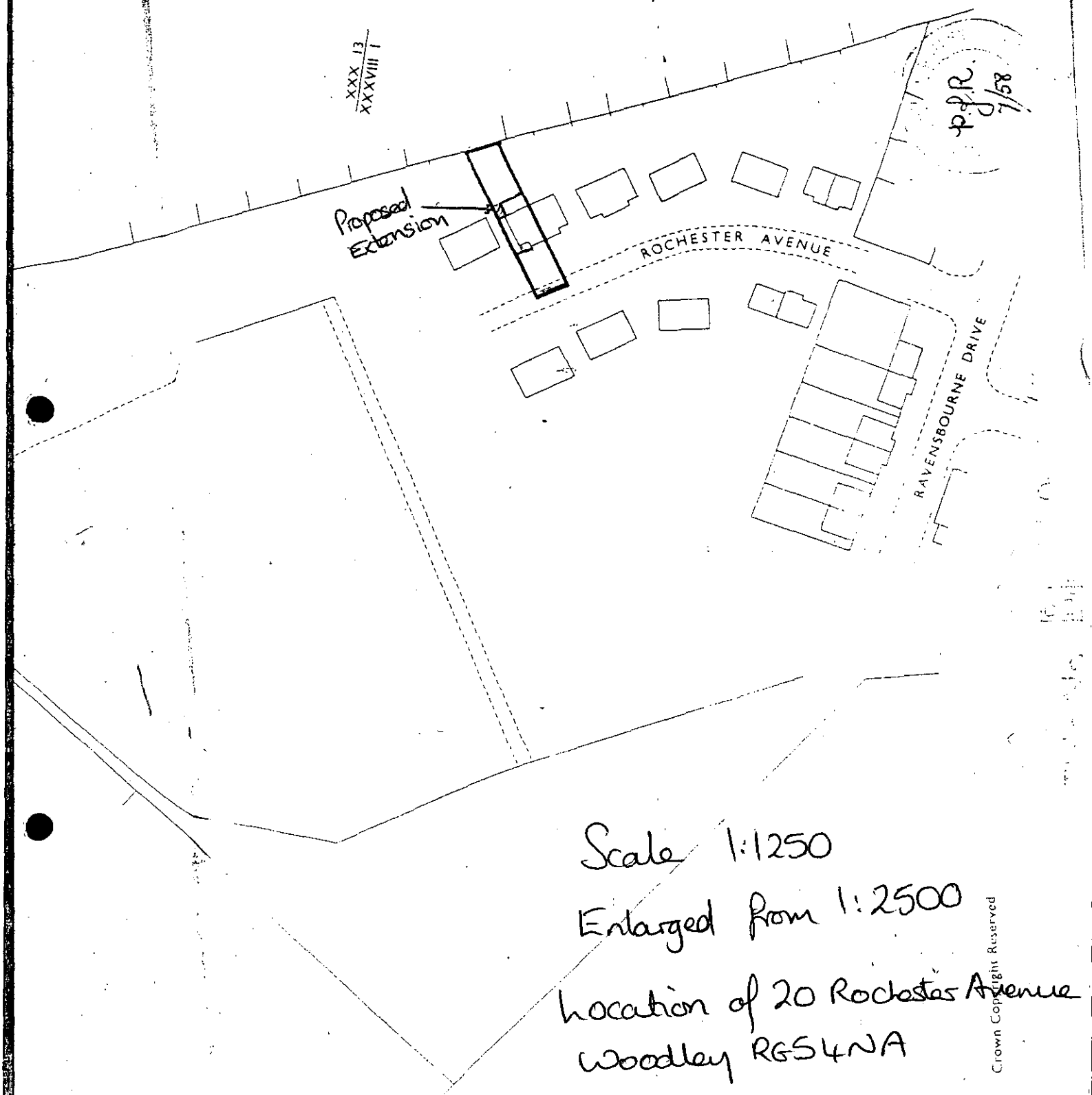
Case officer: **Francis Leo** Application Number: **F/2002/5943**
20, Rochester Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lennard

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

try

18.FEB.2002* 5943



Scale 1:1250

Enlarged from 1:2500

location of 20 Rochester Avenue
Woodley RG54NA

Crown Copyright Reserved

* 2 PRE-APPS ATTACHED *

Application Number : F/2002/5943	Map No : 37
Case Officer : AL	Site Area : 0.03
Valid Date : 18 FEB 2002	Received Date: 18/02/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling.

Location : 20, Rochester Avenue, Woodley, Reading.

Parish : WY Ward : COR

Applicant : Mr S Bailey .

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			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	CHECK FOR ENCROACHMENT .	1/03	
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

2 Pre-apps attached.

NEIGHBOURS

S/N + see map

5943

Environmental Services

For office use only.
Application number: 18.FEB.2002* 5943

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 STEWART BAILEY 20 ROCHESTER AVENUE WOODLEY READING RG5 4NA 0118 9618138
2	Agent's Name Address and postcode Phone number	N/A
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.	PLANS ATTACHED
4	Give brief details of the proposal for example, two storey side extension.	About the application (a) GROUND FLOOR SIDE 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.	FLAT ROOF AS EXISTING EXTENSION WITH BRICK TO MATCH FRENCH DOORS TO REAR
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 18/2/2002

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

E

ADDRESS 20 ROCHESTER AVENUE PARISH WOODLEY

PLOT No. 281 ORD. SHEET No. SU.7674 (3

BUILDER Messrs. Cooper Estates Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
430/50	Mr. W. J. Chaffey	use of land for excavation of Gravel	20.12.50	N/A Refuse
164/54	Mr. & Mrs. Pither	use of Land for excavation of Sand & Ballast	No decision	
188/54	Messrs. Cooper Estates Ltd	Outline	11.5.54	N/A Cl
778/57	"	Semi/Det. House	12.11.57	App. Cl
PD/100/65	Mr. B. L. Varcoe	Car Port	18.3.65	App. N/A
30395	Mr & Mrs. S. Brown	S/St. Extensions	11.5.88	Cl
BRA 4836	"	-	25.5.88	Ref
BRA 5387	"	Ext. & Alts.	13.7.88	App
F/2002/5943	Mr. S. Bailey	S/St/R Ext.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Article 4.

DRAINAGE

18 FEB 2002 5943



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Development Control Section, Environmental Services, Wokingham District Council.
20 February 2002 Scale: 1 : 1250

N W E S