APPLICATION NO:
F/2001/5378

LOCATION:
29 Aston Lane, Remenham Henley-On-Thames.

APPLICANT:
Mr & Mrs G Taylor C/O Mr C M Haines

PROPOSAL:
Proposed conversion of garage to kitchen, WC and garden store.Formation of new parking bay and patio areas.

EARLIEST DATE FOR DECISION: **28/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
25/01/2002

CASE OFFICER: **Helen Pollock**

D4 488

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs G Taylor
C/O Mr C M Haines
82 The Pastures
Downley
High Wycombe
Bucks
HP13 5RX

Application Number: F/2001/5378

Parish: **REMENHAM**

Location: **29, Aston Lane, Remenham, Henley-on-Thames.**

Proposal: **Proposed conversion of garage to kitchen, WC and garden store. Formation of new parking bay and patio areas.**

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.

Condition
3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping using native species on the land and bank adjacent to Aston Lane. The approved landscaping scheme shall be implemented prior to use of the development hereby approved and retained.

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.

Reason
3. In the interests of visual amenity.

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

Berkshire Structure Plan Policy C4.
Loddon Area Local Plan Policy LC3.
Green Belt Local Plan Policy 9.
Deposit Draft Wokingham District Local Plan Policies WGB1, WGB3 and WLL2.

Anna Cronin
Head of Planning & Transportation
Date: 26/02/2002

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.

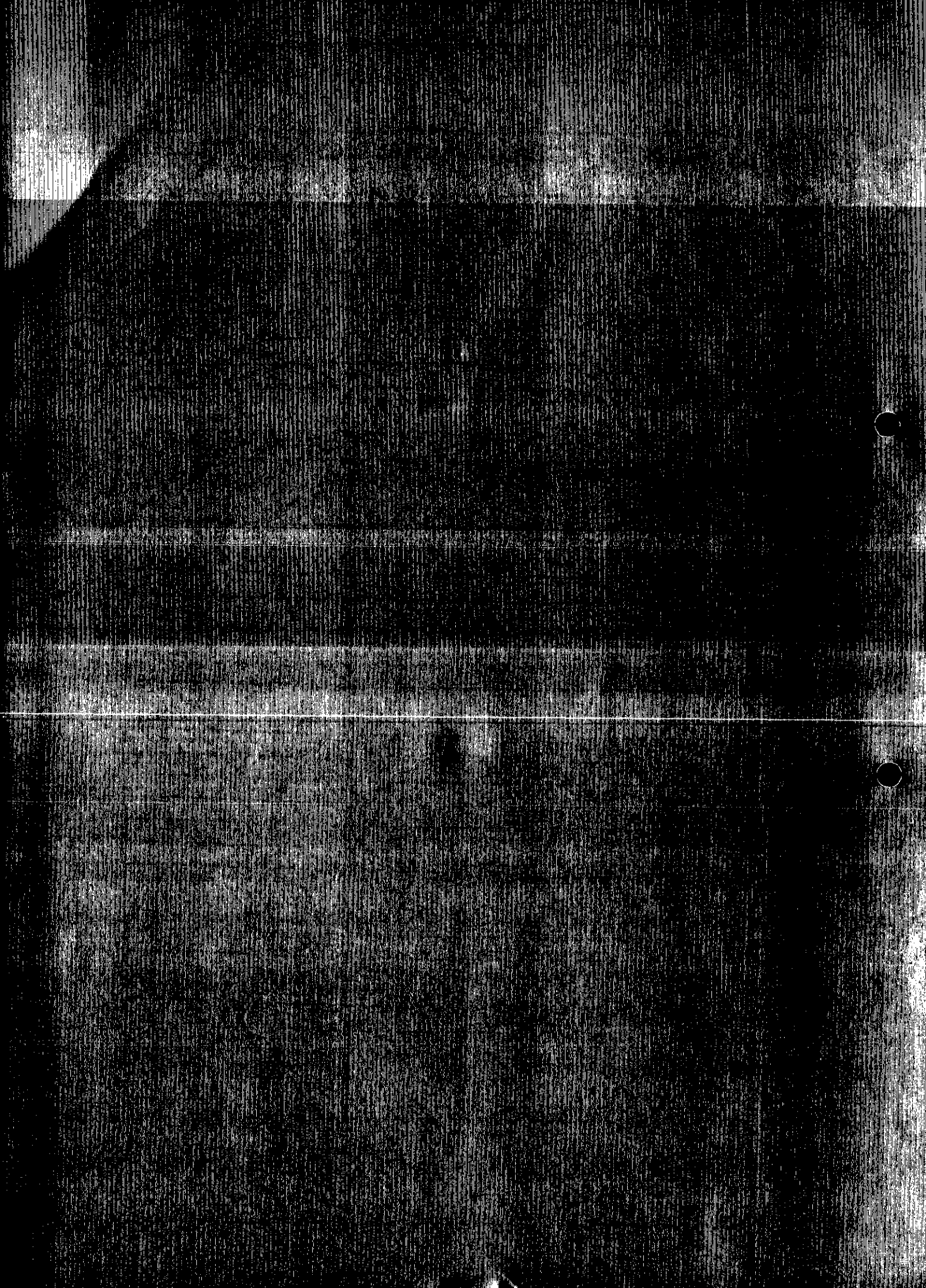
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	:	5378
BUILDING CONTROL NUMBER	:	W 2002/2985
APPLICANT/AGENT	:	Mr C M. Haines
ADDRESS OF SITE	:	19 Aston Lane, Romsnham.
DESCRIPTION OF PROPOSED WORK	:	garage conversion

DRAWING NUMBERS	BC	DC
BLOCK PLAN		Rec'd 30/2/01
ELEVATIONS	1.04/4	1.04/4
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	10/4/02.	

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 : Helen Pollock

Application Number : F/2001/5378

Applicant : Mr & Mrs G Taylor C/O Mr C M Haines.

Location : 29, Aston Lane, Remenham, Henley-On-Thames.

Proposal : Proposed conversion of garage to kitchen, WC and garden store.Formation of new parking bay and patio areas.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 30/11/2001

Earliest Date for Decision : 28/12/2001

Latest Consultation Date/Site Notice Expiry Date : 28/12/2001

This application will have expired on: 25/01/2002. 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 :

Remenham P.C.: No objection

Highways: C/A

Landscape: No objection to garage conv. Require planning Scheme with native species.

Planning Issues :

Green Belt

AGLV

(1) Impact upon highway safety

(2) Impact upon Character of area.

Application Number: F/2001/5378

Appraisal :

The proposed Conversion of the existing garage to a kitchen, WC + garden store would involve the replacement of one set of the existing garage doors with a window and the existing front door with a window; And the addition of a new door and window to the rear elevation. The application also involves the formation of a new parking area to the side of the main house and a patio area to the rear.

(1) The property has 4 bedrooms and as such requires 3 off rd parking spaces, this Criteria has been met, so providing the parking is permanently maintained the proposed garage Conversion would have no Impact upon highway Safety.

(2) The proposal would have no significant impact upon the character of the area, which is both Green Belt + an Area of Special Landscape Importance. Only the proposed parking bay will be visible from Aston lane and it is considered that so long as adequate planting is Carried out in Conjunction with the proposal it would not harm the character of the area. The garage Conversion will be done in materials to match the existing house + will not have an Impact on the aspect of the property. The proposed patio areas will not be visible from Aston Lane, but have been designed to be inkeeping with the existing property.

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

Application Number F/2001/5378
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C005	R007	
2	~~C014~~ C014	R014	
3	—	—	No dev. shall take place until there has been submitted to + approved in writing by the LPA a scheme of landscaping using native species on the land + bank adjacent to Aston Lane. The approved landscaping scheme ~~[illegible]~~ shall be implemented prior to use of the development hereby approved + retained.
		R150	

RECORD OF SITE VISIT

SITE ADDRESS: 29 Aston Lane
Remenham Henley-On-Thames.

APPLICATION NUMBER: F/2001/5378

OFFICER: Helen Pollock

DATE OF SITE VISIT: 10/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on fence to front

2. DESCRIPTION OF SURROUNDINGS

Rural → v. quite lane.

3. DESCRIPTION OF SITE/BUILDING

Semi detached 2 Storey old Cottage.
Previously extended with double attached gage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING 2 garage + 2 driveway.

LEVELS raised up from Rd by = 1.5 - 2m

BOUNDARY TREATMENT open plan to front. + 1m open fence to enclose side/rear garden

OTHERS

double front opening doors ☐☐

No Impact on Street Scene.

no ↑ in flor area.

See Nicky re: pat'o.

TO: **DEVELOPMENT CONTROL**
Helen Pollock

FROM: Environmental Design

DATE: 19 December 2001

Location:	29 Aston Lane, Remenham
Proposal:	Proposed conversion of garage to kitchen, WC and garden store. Formation of new paring bay and patio areas.
Application Number:	F/2001/5378

In response to your consultation dated 4 December 2001 for the above application, the landscape comments are as follows:

The site is located in the Green Belt and ASLI. I have no objection to the conversion of the garage. The formation of the parking bay and patio areas will involve changes in the existing ground level around the house. This will have an affect on the tree in the rear garden as some roots will have to be removed to build the retaining wall. Although the tree is shown to be retained it may have to be removed during construction of the wall and in this case a replacement will have to be provided. I have no objection to the external changes within the site, as it will have a limited impact on the ASLI, provided that a planting scheme is provided for the land, including the bank, adjacent to Aston Lane consisting of native species.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 04 December 2001

Application Number: F/2001/5378

Proposal: Proposed conversion of garage to kitchen, WC and garden store.Formation of new parking bay and patio areas.

Parish: REMENHAM PARISH

Site Address:
29, Aston Lane, Remenham, Henley-On-Thames.

Applicant:
Mr & Mrs G Taylor C/O Mr C M Haines.

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).

C122, R122.

Signed: _____ **Print name:** Adam Coggins 6/12/01

Helen Pollock

From: Remenham@aol.com
Sent: 13 December 2001 17:11
To: helen.pollock@wokingham.gov.uk
Cc: JAHWEST@aol.com
Subject: Application no F/2002/5378

Application no F/2002/5378

Dear Helen

Remenham Parish Council has no comments to add to Application no F/2002/5378 at 29 Aston Lane. The proposal does not affect the footprint of the house, or encourage more parking on the street.

Francis Burley
Remenham Parish Clerk
E mail: Remenham@aol.com

Received by Wokingham District Council

Application No: F/2001/5378

Proposal:
Proposed conversion of garage to kitchen, WC and garden store.Formation of new parking bay and patio areas.

Location:
29, Aston Lane, Remenham, Henley-On-Thames.

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/2001/5378 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/12/2001. 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

04 December 2001

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

Tel: 0118 974 6480

Date: **04 December 2001**

My ref: F/2001/5378

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/2001/5378
29, Aston Lane, Remenham, Henley-On-Thames.
Proposed conversion of garage to kitchen, WC and garden store.Formation of new parking bay and patio areas.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5378**
29, Aston Lane, Remenham, Henley-On-Thames.
Proposed conversion of garage to kitchen, WC and garden store.Formation of new parking bay and patio areas.
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 6480

Date: **04 December 2001**

My ref: F/2001/5378

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/5378
29, Aston Lane, Remenham, Henley-On-Thames.
Proposed conversion of garage to kitchen, WC and garden store.Formation of new parking bay and patio areas.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5378**
29, Aston Lane, Remenham, Henley-On-Thames.
Proposed conversion of garage to kitchen, WC and garden store.Formation of new parking bay and patio areas.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14 NOV 2001	30 NOV 2001
Officer: HP	Application No. F/2001/5378

Map No. 9 ... Site ...0.06.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED CONVERSION OF GARAGE TO KITCHEN, W.C & GARDEN STORE. FORMATION OF NEW PARKING BAY & PATIO AREAS

Location: 29 ASTON LANE

Parish: REMENHAM Ward: REMENHAM

Applicant: MR | MRS TAYLOR

Fee (b) Received 95-00 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	highlight position of vans + all parking spaces.	26/11	✓
3	Forms unsigned			30 NOV 2001
4	Correct S 66 certificate	agric cert deleted.	26/11	✓
5	Elevation plans	Other side elevation to show changes to side door of garage.	26/11	✓
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 4/12 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape Area of Special Landscape Importance .....
Trees ✓ .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS: (Green Belt Area of Special Character)

.....

Note to officer: Site lies within a groundwater protection zone - see note from Conrad for planning informatives.

No new pre-apps.

NEIGHBOURS:

S/N + see map (green line is as for 3099)

30.NOV.2001 * 5378

Christopher M. Haines
(Architectural Technologist)
82 The Pastures, Downley, High Wycombe Bucks HP13 5RX
Tel: 01494 525967 (Evenings) 01628 475711 (Daytime)

PLANNING SERVICES
ENVIRONMENTAL SERVICES DEPARTMENT
WOKINGHAM DISTRICT COUNCIL
P.O. BOX 157
SHUTE END
WOKINGHAM
BERKSHIRE
RG40 1WR

13th November 2001

Dear Sirs

29 ASTON LANE, REMENHAM

Please find enclosed a Householder planning application.
Basically the proposal is for conversion of part of the existing double garage into an enlarged kitchen and W.C. provision of an extra parking space and construction of a patio area which involves an amount of earth removal works
My clients are already in the process of converting one of the four bedrooms at first floor level into a bathroom which does not form part of the application
I trust you will find the enclosed all in order and look forward to receiving notification of receipt shortly

Yours faithfully
C.M. HAINES

ENCLOSED
6 NO COPIES OF EXISTING & PROPOSED DRAWINGS
6 NO COPIES OF LOCATION & BLOCK PLANS
6 NO COPIES OF COMPLETED HOUSEHOLDER FORMS
MY CLIENTS CHEQUE IN THE SUM OF £95-00

30.NOV.2001 5378

Christopher M. Haines
(Architectural Technologist)
82 The Pastures, Downley, High Wycombe Bucks HP13 5RX
Tel: 01494 525967 (Evenings) 01628 475711 (Daytime)

PLANNING SERVICES
ENVIRONMENTAL SERVICES DEPARTMENT
WOKINGHAM DISTRICT COUNCIL
P.O BOX 157
SHUTE END
WOKINGHAM
BERKS RG40 1WR

30th NOVEMBER 2001

Att Mrs Hurst.

Dear Sir

29 ASTON LANE, KEMBERHAM

Further to my recent planning application, I now enclose 6no copies of revised drawings drawing nos 11/04/2 & 11/04/04 as requested, which show the elevation of the garage door as existing and proposed

Yours faithfully
C M Haines
CM HAINES

Environmental Services

For office use only.
Application number: 30.NOV.2001* 5378

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	MR & MRS G. TAYLOR
	Address and postcode	29 ASTON LANE REMENHAM HENLEY ON THAMES BERKSHIRE RG9 3EJ
	Phone number	01491 413320
2	Agent's Name	MR. C. M. HAINES
	Address and postcode	82 THE PASTURES DOWNLEY HIGH WYCOMBE BUCKS HP13 5RX
	Phone number	01628 475711
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.	29 ASTON LANE REMENHAM HENLEY ON THAMES BERKSHIRE RG9 3EJ
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF GARAGE PART TO KITCHEN & WC NEW PARKING BAY & PATIO AREAS
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.	BRICKS TO MATCH EXISTING STOCK TILES TO MATCH EXISTING SLATES WINDOW PAINTED WHITE
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: 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.~~ ✓ STET

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 MR & MRS G. TAYLOR

Date 13-11-2001

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

ADDRESS 29 [illegible]TON LANE PARISH REHENHAM.

PLOT No. ORD. SHEET No. SU 7623 N/

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/573/72	Mr A.R. Read	Ext. to Kitchen & ballroom	3.8.72	App N/
BR 1446	" " "	Remove front door vestage window & rec entrance porch	25.9.74	App. N
01551	" "	" " "	31.10.74	N/A C
20256	"	O/L House on land adj	20.10.83	N/A R
26491	"	S/St. & 2/St. Extensions	3.11.86	at
BRA 2037	"	Bedroom & Garage Ext	23.12.86	App N/
F/2000/3099	Mr. & Mrs. Yolland	1st floor frt. ext. convert gar.	16.02.01	Ref

DATE OF COMPLETION

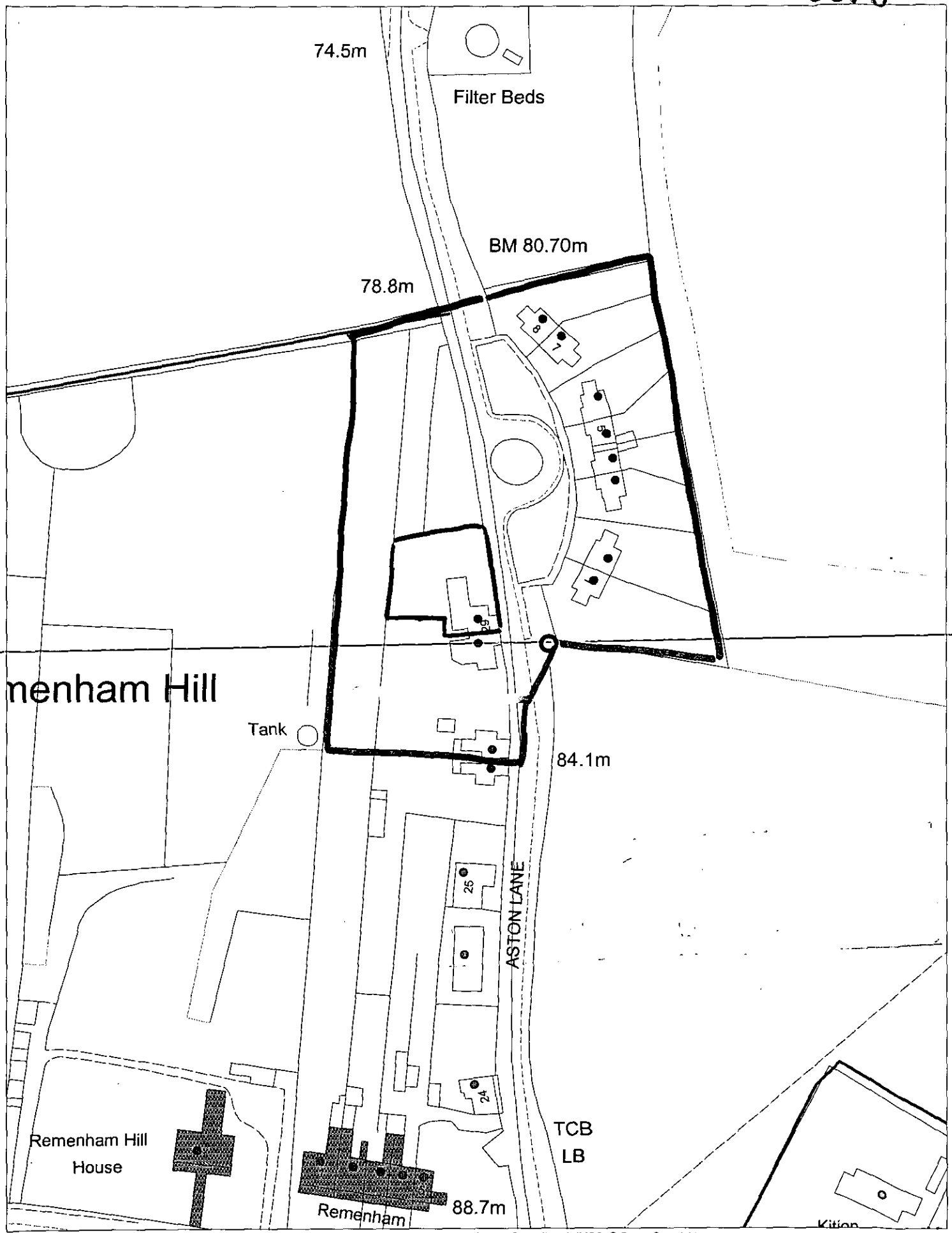
MINISTRY DECISION 20256 - APPEAL DISMISSED 24.9.84

SPECIAL ORDERS PD Enq - Taylor - Alts - 3/9/01 - check letter

DRAINAGE

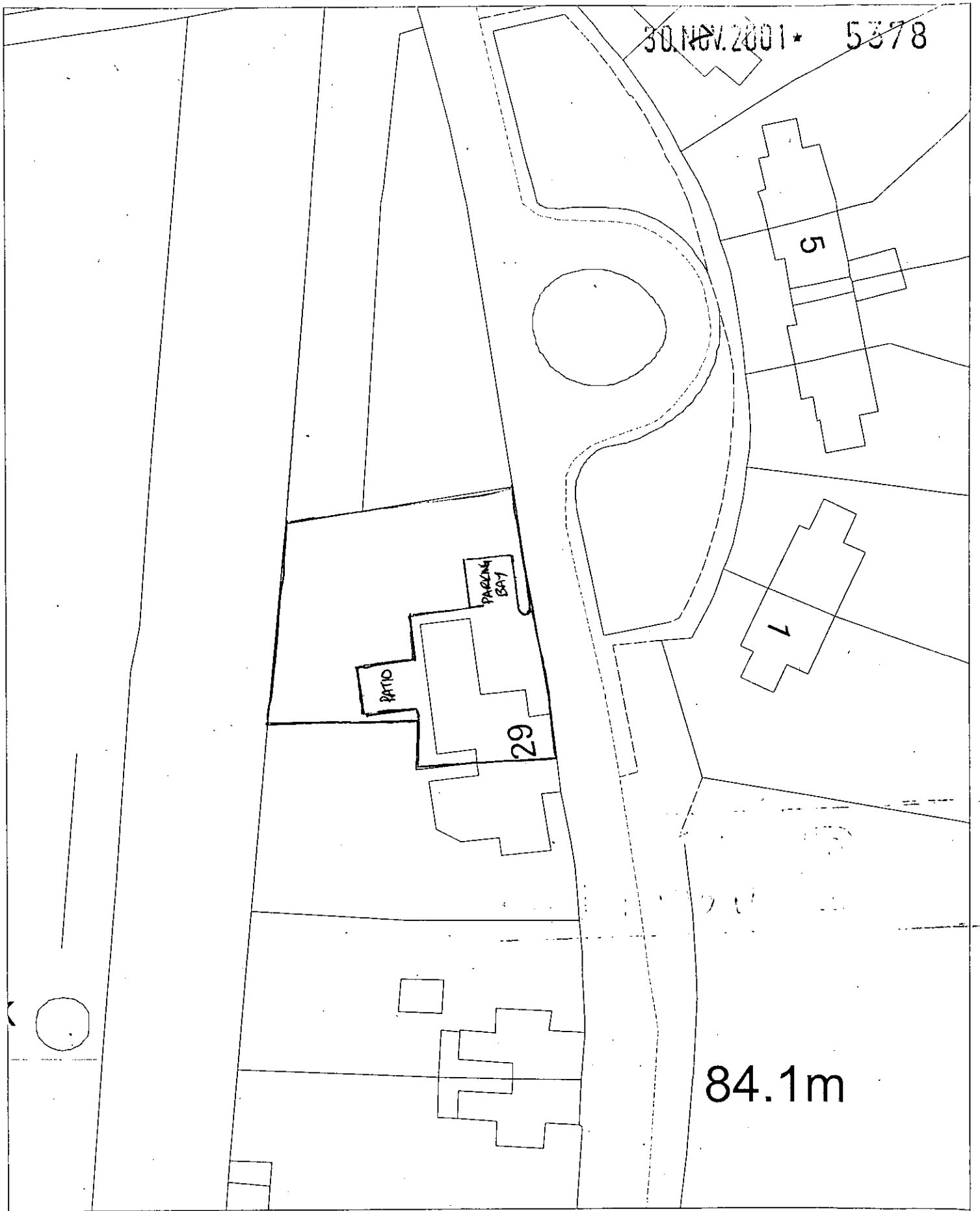
091074

30.NOV.2001 • 5578



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
22 November 2001 Scale: 1 : 1250



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 13 November 2001

N
W E
S

30.NOV.2001 5378



Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 13 November 2001

N
W E
S