APPLICATION NO:
F/2001/5379

LOCATION:
20 Thornbury Close, Crowthorne.

APPLICANT:
Mr & Mrs N Howard C/O Walter Glover & Associates

PROPOSAL:
Proposed two storey side extension to dwellin plus first floor front and rear extensions and single storey rear extension.

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

APPLICATION WILL HAVE EXPIRED ON:
25/01/2002

CASE OFFICER: **Heidi Lynch**

APPROVED

No 088 28.01.02 SV

489

D8

RAILEX
Marbleboard

EASIFILE EP7

Enlarged

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

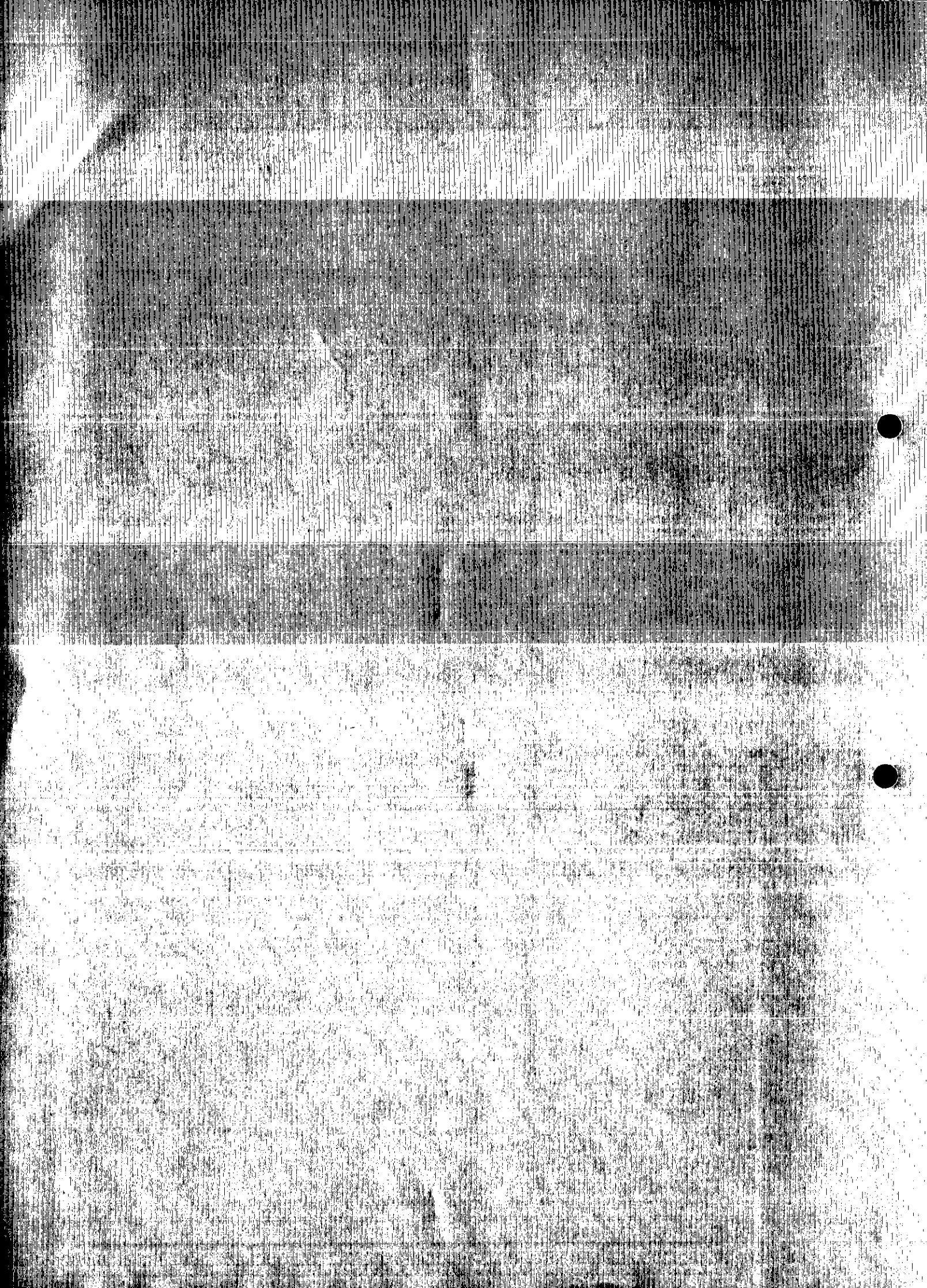
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5379	Heidi Lynch
BUILDING CONTROL NUMBER.	BP 2002/2719 South	
APPLICANT/AGENT	Walter Glover Ass.	
ADDRESS OF SITE	20 Thornbury Close Crowthorne WOK WITHOUT	
DESCRIPTION OF PROPOSED WORK	2 storey side ext First floor front + rear exts + S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	1746-4A	1746-4
FLOOR PLANS	1746-3A	1746-3A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	19/2/02	

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	



(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs N Howard
C/O Walter Glover & Associates
8 Abbey Road
Virginia Water
Surrey
GU25 4RS

Application Number: F/2001/5379

Parish: **WOKINGHAM WITHOUT**

Location: **20, Thornbury Close, Crowthorne.**

Proposal: **Proposed two storey side extension to dwelling plus first floor front and rear extensions and single storey rear extension.**

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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 EN1.
South East Area Local Plan Policies SBE1, SBE2 and ST5.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WT6.

Anna Cronin
Head of Planning & Transportation
Date: 23/01/2002

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.

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5379

Applicant : Mr & Mrs N Howard C/O Walter Glover & Associates.

Location : 20, Thornbury Close, , Crowthorne.
Proposal : Proposed two storey side extension to dwelling plus first floor front and rear extensions and single storey rear extension.

Site Notice Displayed ? :

YES	NO	DATE
	✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 16/01/02

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 :

Highways - approval with conditions C049 & C122
Wokingham Without Parish - proposal is aesthetically displeasing & object to the flat roofed dormer windows.
Trees - no objections

Planning Issues :

Identified settlement } ENI, SBE1, SBE2
Impact on street } WOS3, WBE1
Impact on neighbours }
Parking - STS, NT6

Protected tree TPO 736/1995 T1
South East Local Plan

Application Number F/2001/5379
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	

RECORD OF SITE VISIT

SITE ADDRESS: 20 Thornbury Close Crowthorne.

APPLICATION NUMBER: F/2001/5379

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 16/1/02

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS
corner site. Similar styled house next door.
Short section.

3. DESCRIPTION OF SITE/BUILDING
steep pitched roof with front dorme & single storey attached garage to side

4. RELATIONSHIP TO ADJOINING PROPERTIES
n° 19 also similar house & has had similar extension at front & back dorme
no windows on side of house.
0.875
Rear flank wall same as n° 19 & habitable room doors are 2'½ folder lengths from side of house. Doors are 4¾ folder lengths.

5. SITE CONSTRAINTS

TREES NA

ACCESS/PARKING Garage + room for 1-2 cars

LEVELS level

BOUNDARY TREATMENT Between 19 & 20 - hedges/shrubs & a 1.5m high fence.

OTHERS

no terracing effect as enough gap present

Application Number: F/2001/5379

Appraisal:

The proposed development is a two-storey side extension, a single storey rear extension and first floor rear extension to a detached house. The property is located on a corner site in a residential street within an identified settlement. The house is two-storeyed and has an attached garage to the side. The two-storey extension will take place above and behind this garage. The roof is currently steeply pitched and there is a large dormer window extension on the front roof slope. The surrounding houses are also detached and many have garages.

The two-storey side extension will take place above and behind the existing garage. It will therefore be 0.75m from the side boundary of the adjoining property. The first floor will be flush with the front and rear flank walls of the house. The first floor will see the continuation of the front dormer window. The roofline will be the same as the existing roof. The single storey rear extension will be 3.0m deep from the rear flank wall of the house and will be utilized as a t.v room. It will have a flat roof with a height of 2.5m. The first floor rear extension will basically be a dormer window extension similar to the existing one the front elevation.

1. Impact upon neighbouring properties

The proposed two-storey side extension has no windows in the side elevation and the windows to the front of the proposal would result in no further overlooking compared to what already exists on-site. The first floor rear dormer extension will create three windows at first floor level facing the rear of the site and two of these are habitable rooms. This will cause more over-looking to the adjoining property no.19 than currently. However the windows do not face into the neighbouring property and the additional overlooking that will occur does not warrant refusal. No.19 also has a rear-facing dormer with windows in it.

The two-storey side extension and first floor rear dormer extension will not affect the adjoining property (no.19) in terms of daylighting. The single storey rear extension is only 3.0m in depth and will therefore cause little significant daylight loss to the habitable room at ground floor level on no.19. As the single storey extension has a flat roof of 2.5m height it is not considered to be over-bearing to the adjoining property.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

The Wokingham Without Parish have submitted comments stating they object to the flat roof dormer extension. The existing dormer on the front elevation has a flat roof, as does the rear and front elevation dormer windows on the neighbouring property no.19. It is therefore considered that the proposed extension to the dormer window on the front elevation and the proposed new rear dormer are not out of character with flat roofs. They are more in keeping with the adjacent property.

The two-storey extension above the existing garage will continue the line of the existing roof. There will still be 1.5m between no.19 and the application site meaning there should be no terracing effect caused despite the closing in of open space at first floor level.

The proposed extension is designed to be in-keeping with the existing dwelling and would be constructed of materials matching the existing. The extensions would not be so dissimilar to similar developments nearby and the extended house would not appear over-dominant in its setting. It is therefore considered that there would be no adverse effects upon the character of the street scene.

3. Impact upon highway safety

The number of bedrooms is remaining at three and the garage is being retained. No further car park spaces are therefore required on site. The highways department are satisfied the parking standard has been meet and providing the parking is permanently maintained there would be no implications to the highway safety of the site.

Recommendation: Approval: ✓ ~~**Refusal:**~~

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 4 January 2002

Location:	20 Thornbury Close, Crowthorne, Wokingham Without
Proposal:	Proposed two storey side extension to dwelling plus first floor front and rear extensions and single storey rear extension
Application Number:	F/2001/5379

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

A scots pine protected by a TPO is growing within the site. The proposals will not affect the tree as the extension is on the opposite side of the property than the tree. I therefore have no objections to the proposals.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 04 December 2001

Application Number: F/2001/5379

Proposal: Proposed two storey side extension to dwelling plus first floor front and rear extensions and single storey rear extension.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
20, Thornbury Close, , Crowthorne.

Applicant:
Mr & Mrs N Howard C/O Walter Glover & Associates.

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

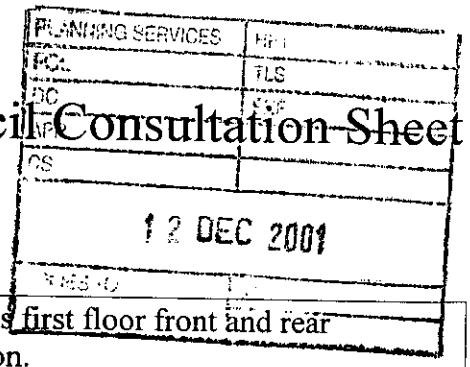
✓ below as applicable;

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).

C049, R049
C122, R122.

Signed: _____ **Print name:** AC 6/12/01

Wokingham Without Parish Council Consultation Sheet



Officer	Heidi Lynch
No	F 2001 5379
Proposal	two storey side extension to dwelling plus first floor front and rear extensions and single storey rear extension.
Site	20 Thornbury Close, Crowthorne.

Committee's Comments

the committee felt that aesthetically the proposal was displeasing, but the only specific detail they felt was a valid objection was the flat roofed dormer windows, which they believed contravened established policy?

Signed : _____
Clerk to Wokingham Without Parish Council

11 December 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5379
CASE OFFICER: Heidi Lynch

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

Received by Wokingham District Council

Application No: F/2001/5379

Proposal:
Proposed two storey side extension to dwelling plus first floor front and rear extensions and single storey rear extension.

Location:
20, Thornbury Close, , Crowthorne.

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/2001/5379 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch 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 6442

Date: **04 December 2001**

My ref: F/2001/5379

CONFIDENTIAL

Councillor Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

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/2001/5379
20, Thornbury Close, , Crowthorne.
Proposed two storey side extension to dwelling plus first floor front and rear extensions and single storey rear extension.

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5379**
20, Thornbury Close, , Crowthorne.
Proposed two storey side extension to dwelling plus first floor front and rear extensions and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Helliar-Symons

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

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

Tel: (0118) 974 6442

Date: **04 December 2001**

My ref: F/2001/5379

CONFIDENTIAL

Councillor Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

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

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Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5379**
20, Thornbury Close, , Crowthorne.
Proposed two storey side extension to dwelling plus first floor front and rear extensions and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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

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

Tel: (0118) 974 6442

Date: **04 December 2001**

My ref: F/2001/5379

CONFIDENTIAL

Councillor Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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/2001/5379
20, Thornbury Close, , Crowthorne.
Proposed two storey side extension to dwelling plus first floor front and rear extensions and single storey rear extension.

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If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5379**
20, Thornbury Close, , Crowthorne.
Proposed two storey side extension to dwelling plus first floor front and rear extensions and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~28 NOV 2001~~ 30 NOV 2001	Map No. 108 Site 0.04
Officer: HL — Application No. F/2001/5379	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING PLUS FIRST FLOOR FRONT & REAR EXTENSIONS AND SINGLE STOREY REAR EXTENSION

Location: 20 THORNBURY CLOSE

Parish: WOK W/OUT Ward: WOK W/OUT

Applicant: MR/MRS HOWARD

Fee (4) 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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	BEDROOM 3 FRONT WINDOW DIFFERENT TO SIZE ON ELEVATION. LOUNGE EXTERNAL DOOR IN FLOOR PLAN DIFFERENT TO SHOWN IN ELEVATION.	27/11	✓ 30/11
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 .....
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:

No. pre-apps.

NEIGHBOURS:

2 x S/M + see map

1305A

Environmental Services

For office use only
Application number: 10 NOV 2011 * 5379

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. N. HOWARD
	Address and postcode	20 Thornbury Close CROWTHORNE Berkshire
	Phone number	01344 - 761863
2	Agent's Name	Walter Glover & Assoc.
	Address and postcode	8 Abbey Road Virginia Water Surrey GU25 4RS
	Phone number	01344 - 845856
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.	20 Thornbury Close Crowthorne Berkshire.
4	Give brief details of the proposal for example, two storey side extension About the application	Demolish Dbg Garage & Build 2 storey side extension plus ~~first floor~~ and first floor Rear/Front extensions & single storey rear extension
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐ NO TREES AFFECTED with building works.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	All materials to match existing house.
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

Please turn over

1305B

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 Mrs. N. HOWARD

Date 20.11.01

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

ADDRESS 20 Thornbury Close

PARISH Wok | Without

PLOT No.

ORD. SHEET No. SU. 8364 (108)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/163/66	Mrs Sherwood Taylor etc	25 houses + garages	7·7·66	N/A C/App
153/66	Hunderwood Construction Co	Det house & garage	13·1·67	App C/ App
BR 108 S·S	MR. A. WISE	[illegible]	1·6·74	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 736/95

DRAINAGE

091074

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/5379**
CASE OFFICER: **Heidi Lynch**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

30.NOV.2001 5579



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Development Control Section, Environmental Services, Wokingham District Council.

23 November 2001

Scale: 1 : 1250

N
W E
S