APPLICATION NO:
F/2000/2846

LOCATION:
12 Bramshill Close, Arborfield Reading.

APPLICANT:
Mr & Mrs Hoque C/O D R Hadley

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **22/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
15/01/2001

CASE OFFICER: **Farah Humayun**

RAILEX
Mailmedia

EASIFILE EP7

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hoque
C/O D R Hadley
8 Impstone Road
Pamber Heath
TADLEY
Hants
RG26 3EG

Application Number: F/2000/2846

Parish: **ARBORFIELD**

Location: **12 Bramshill Close, Arborfield, Reading**

Proposal: **Proposed two 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.

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) no additional windows or similar openings shall be constructed in the side elevations of the extensions hereby permitted except for any which may be shown on the approved drawing(s).

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. This permission relates to the application as amended with revised drawing number 00376:01 submitted to the Local Planing Authority on 7th February 2001 showing revision of boundary conditions and does not approve the proposals as originally submitted.

Informative
2. 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 Policy SBE1
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell

John Mitchell
Development Control Manager
Date: 27/02/2001

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.

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
e-mail parishclerk@arborfield.org.uk

27 February 2001

Ms Farah Humayun
Planning Officer
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Ms Humayun

Reference: F/2000/2846, 12, Bramshill Close revised plans

The Parish Council discussed the above application and no objections were made.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

PLANNING SERVICES	HPT 40734
POL	TLS
DC FH	ENF
APP	
CS	
06 MAR 2001	
COPIES TO:	ACK:
	FILE:

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2846.	FH
BUILDING CONTROL NUMBER	FP 2001/1727	Madi
~~APPLICANT~~/AGENT	Dennis Hadley.	
ADDRESS OF SITE	12. Bramahill Close ARBORFIELD.	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00376·01A	00376·01A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	3/4/01	

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	

Date: 14 February 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2846

Location: 12, Bramshill Close, Arborfield, Reading.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr & Mrs Hoque C/O D R Hadley.

Case Officer: Farah Humayun

The new plans show the following: Revision of boundary conditions. Drawing no 00376/01.

Comments are required by 24/02/2001.

Should you have any queries regarding this application please contact the case officer Farah Humayun on 0118 974 6482.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/2846 (Planaps) / (Ludhouse) Date Rec. 7/02/01

Location: 12 BEAMHILL CLOSE, ARBORFIELD

Parish

Applicant: MR + MRS HOOLE C/O D R HADLEY

Description of attached plans REVISION OF BOUNDARY CONDITIONS

Drawing No's: 00376/01

CONSULTEES

Copies of plans will automatically be sent to Woodley Office, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees)
2. NK (Env. Design)
3. XA (Highways)
4. NF (Building Control)
5. BC/DC Liaison

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 DAYS.

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER FH.

Consultations Sent by Admin. on 14.02.PS.

Yellow - Part One Copy
Green - Officer's Copy

DENNIS HADLEY

Structural Engineering and Building Design

Heath Cottage-8, Impstone Road-Pamber Heath-Tadley-Hampshire-RG26 3EG.
Telephone-0118 9700800 Facsimile-0118 9701170

POL	LS 39647
DC FH	CRF
APP	
CS	
07 FEB 2001	
COPIES TO:	ACK:
	FILE:

Miss F. Humayan,
Planning Department,
Wokingham District Council,
P.O. box 157,
Shute End,
Wokingham.
RG40 1WR.

5th February 2001

Dear Miss Humayan,

Application F/2000/2846, 12, Bramshill Close, Arborfield.

I enclose a further 5 copies of the plans and elevations, revised in accordance with your recent discussion with the applicant.

Yours Sincerely

D. R. Hadley

2846]
REVISED PLAN

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/2846

Applicant : Mr & Mrs Hoque C/O D R Hadley.

Location : 12, Bramshill Close, Arborfield, Reading.
Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		20/12/00

Date of Neighbour Notifications : .....

Date of Site Visit : 20/12/00

Date Registered : 20/11/2000

Earliest Date for Decision : 22/12/2000

Latest Consultation Date/Site Notice Expiry Date : 22/12/2000

This application will have expired on: 15/01/2001. 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 :

ARBORFIELD + NEWLAND PARISH COUNCIL – In principle no objections, however felt prop. extn would be overbearing to adjacent dwelling.

PROPERTY DEPT - No objection as Council property each

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTY

Application Number: F/2000/2846

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is prop. two storey rear extension. The prop. extension has a pitched roof design which at two storey level is set below the existing ridge height by approx 1 metre. At single storey level the extension stands at 3.3 m to the ridge and 2.4 m to the eaves.

At two storey level the extension projects 4.3 m from the existing rear elevation. There is a distance of approx 2 m's to the adjacent neighbour of NO 14. There is an existing s/st ext to NO 14. However it is not considered the prop. will have an adverse impact upon neighbouring props, residential amenity.

The single storey part of the extension projects approx 5m from the rear of the property. There is an existing 2 m high brick wall on the boundary with NO 10. The closest window of NO 10 to the boundary is a small window to a dining room area which as existing would let in very little light. Therefore it considered the prop. dev will not have a significant detrimental impact upon the neighbouring property.

IMPACT UPON SURROUNDING AREA

As the extension is located to the rear of the property it is not considered the prop. dev will have an adverse impact upon the street scene. Although there are no such similar extensions in the surrounding area the proposal is not considered to be out of character and will not have an adverse impact upon the surrounding area.

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

Application Number F/2000/2846
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	SIDE ELEVATIONS OF THE EXTENSIONS
			INFORMATIVE
		NO2	DRG NO. 00376:01, REVISION OF BOUNDARY
			CONDITIONS, 7 FEB 2001,

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SE1
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WD3, WE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES:

28/2/01

RECORD OF SITE VISIT

SITE ADDRESS: 12 Bramshill Close Arborfield Reading.

APPLICATION NUMBER: F/2000/2846

OFFICER: Farah Humayun

DATE OF SITE VISIT: 10/12/06

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - FR FENCE.

2. DESCRIPTION OF SURROUNDINGS

RES.

3. DESCRIPTION OF SITE/BUILDING

SEMI-DETACHED PROPERTY

4. RELATIONSHIP TO ADJOINING PROPERTIES

NO F.F SIDE WINDOW NO 14 - GRD ROOF WINDOW.
S SEX TO NO 14. BUNGALOWS TO REAR. (OVERBEARING?)

HEDGING TO FRONT (-1.5M). SHED STRUCTURE TO REAR SW. OF NO 10. 1.8 M CB FENCE WITH HIGHER FENCE WALL TO NO 10.
EXISTING OUT BUILDING WITH PITCHED ROOF. 1 REAR FACING WINDOW TO DINING ROOM - U. SMALL IN SIZE SO CONSIDERED TO BE

5. SITE CONSTRAINTS OVERSHADOWING IMPACT.

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 2M CB FENCE TO BOUNDARY

OTHERS

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: January 12, 2001
My ref: FH/F/2000/2846
Your ref:

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

Mr D R Hadley
9 Impstone Road
Pamber Heath
Tadley
Hants
RG26 3EG

Dear Mr Hadley

PLANNING APPLICATION F/2000/2846
PROPOSED TWO STOREY REAR EXTENSION TO DWELLING
12 BRAMSHILL CLOSE, ARBORFIELD

I am writing with regards to the above. Further to a full consideration of the application I must inform you that the proposed application at present is an unacceptable proposal due to the potential overshadowing impact to the neighbouring property of 10 Bramshill Close.

I would propose that the extension would be considered more acceptable if the rear single storey extension to the north side of the site is reduced to a projection of approximately 3.2 to 3.5 metres. This would reduce the overshadowing impact upon the neighbouring property.

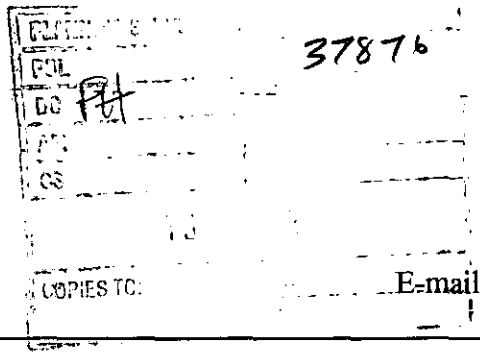
It is advisable to submit 6 copies of revised plans within 10 days so we can proceed with the application. Please do inform me of your intentions regarding this matter. If you require any further information please do not hesitate to contact me.

Yours sincerely

MISS F HUMAYUN
Planning Assistant

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
E-mail parishclerk@arborfield.org.uk



13th December 2000

Ms Farah Humayun
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Humayun

Reference: Planning Application F/2000/2846, 12, Bramshill Close, Arborfield

The Parish Council discussed the above planning application and although in principal no objections were raised it was felt that due the large scale of the proposed extension this would effect the adjacent dwelling.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

~~To~~ FROM:
Property Dept

To: ~~From:~~ Farah Humayun



Date: 11 December 2000

Application Number: F/2000/2846

Proposal: Proposed two storey rear extension to dwelling..

Site Address:
12, Bramshill Close, Arborfield, Reading.

Applicant:
Mr & Mrs Hoque C/O D R Hadley.

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

This section has no objection to the above proposal.

The property is a sold Council house, ~~[illegible]~~ sold under the tenants right to buy system in November 1988. The properties on either side have both been sold so the Council has no adjoining interest.

Sarah Hunter
For Head of Property Section.

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

Tel: 0118 974 6482

Date: **28 November 2000**

My ref: F/2000/2846

Mr Cowan
Birch House
Eversley Road
Arborfield Cross
Berkshire

CONFIDENTIAL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2846
12, *Bramshill Close, Arborfield, Reading.*
Proposed two 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 **Farah Humayun** on **0118 974 6482.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2846**
12, Bramshill Close, Arborfield, Reading.
Proposed two 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: _____

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

Received by Wokingham District Council

Application No: F/2000/2846

Proposal:
Proposed two storey rear extension to dwelling.

Location:
12, Bramshill Close, Arborfield, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/12/2000. Written comments submitted will become available for public inspection.

***In view of the very large number of planning applications and letters of* comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.**

Head Planning and Transportation

28 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20 NOV 2000	Map No. 97: Site 005
Officer: FH | Application No. F/2000/2846	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING

Location: 12 BRAMSHILL CLOSE

Parish: ARBORFIELD Ward: Arborfield 27.11.2000 D.

Applicant: MR | MRS HOQUE

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (5) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 27.11.2000 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:

S/N + 25, 26, 10, 14 Bramshill Close
120, 121, 122 Valon Road

ADDRESS 12 [illegible] PARISH Rowlagh

PLOT No. ORD. SHEET No.

BUILDER 1652/73 WDC Res. Dev. 22 dwellings 18.4.74 C/

Plan No.	Applicant	Description of Development	Date of Decision	Decision
3665D	MR. G. KEENAGH	RADIO AERIAL / 1 ROOM TO OPERATE TAXI BUSINESS	23.1.91	2yrs

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

20.NOV.2000* 2846

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 Address and postcode Phone number	MR + MRS HOQUE 12 BRAMSHILL CLOSE ARBORFIELD BERKS RG2 9PT
2	Agent's Name Address and postcode Phone number	D. R. HADLEY 8 IMPSTONE RD PAMBER HEATH TADLEY HANTS RG26 3EG. 01189 700 800
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.	12 BRAMSHILL CLOSE ARBORFIELD
4	Give brief details of the proposal for example, two storey side extension. About the application	2 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 ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK & RENDER TO MATCH EXISTING TILES TO MATCH
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.

£95

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: D R Hadley

on behalf of L. HOARE

Date 11.11.2000

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2846**
CASE OFFICER: **Farah Humayun**
SECTION 106 AGREEMENT Yes ☐ No ☐

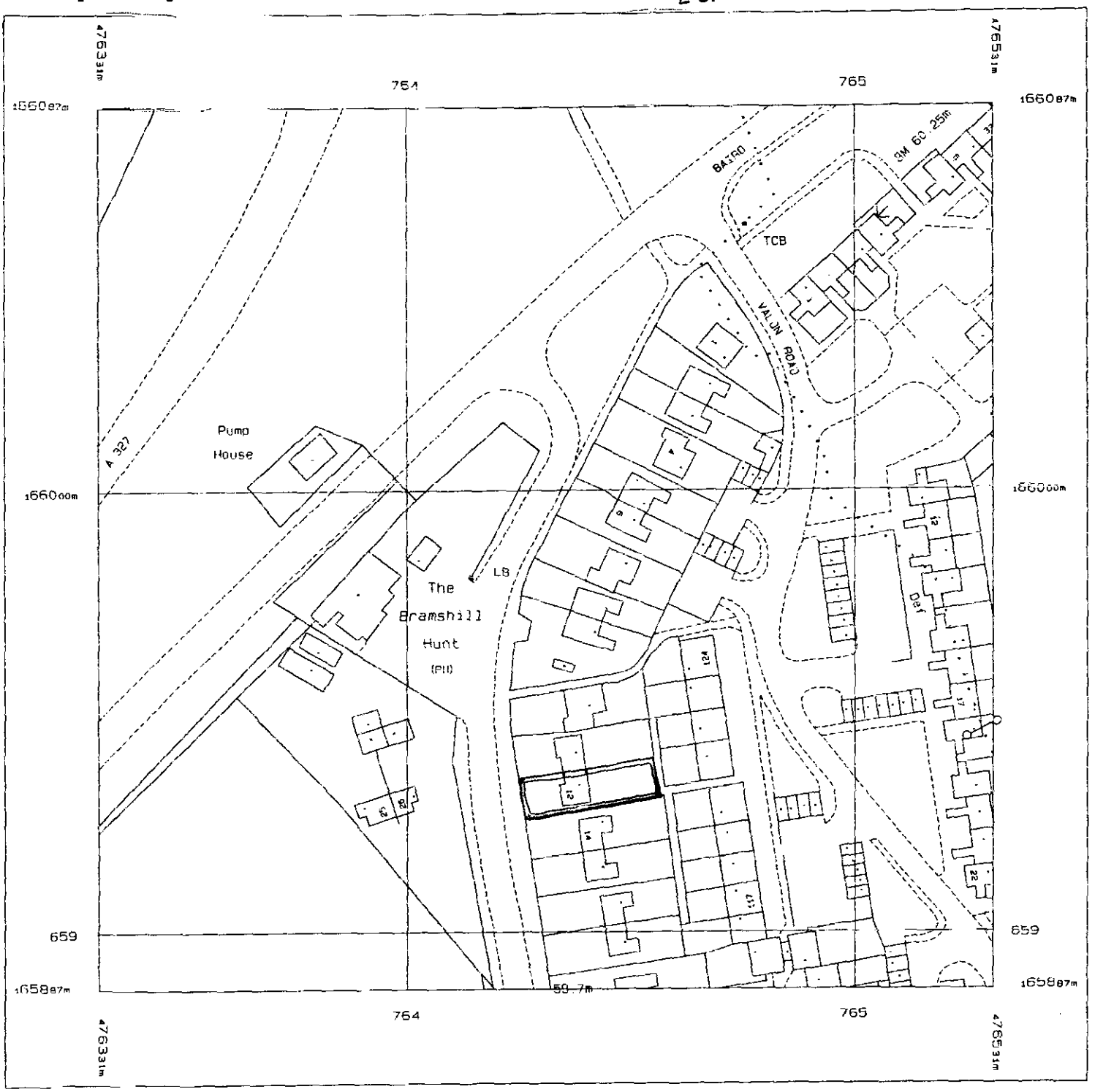
STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

Ordnance Survey

Superplan®

Planning Extract - 1

20.NOV.2000 Site 2846 Introd



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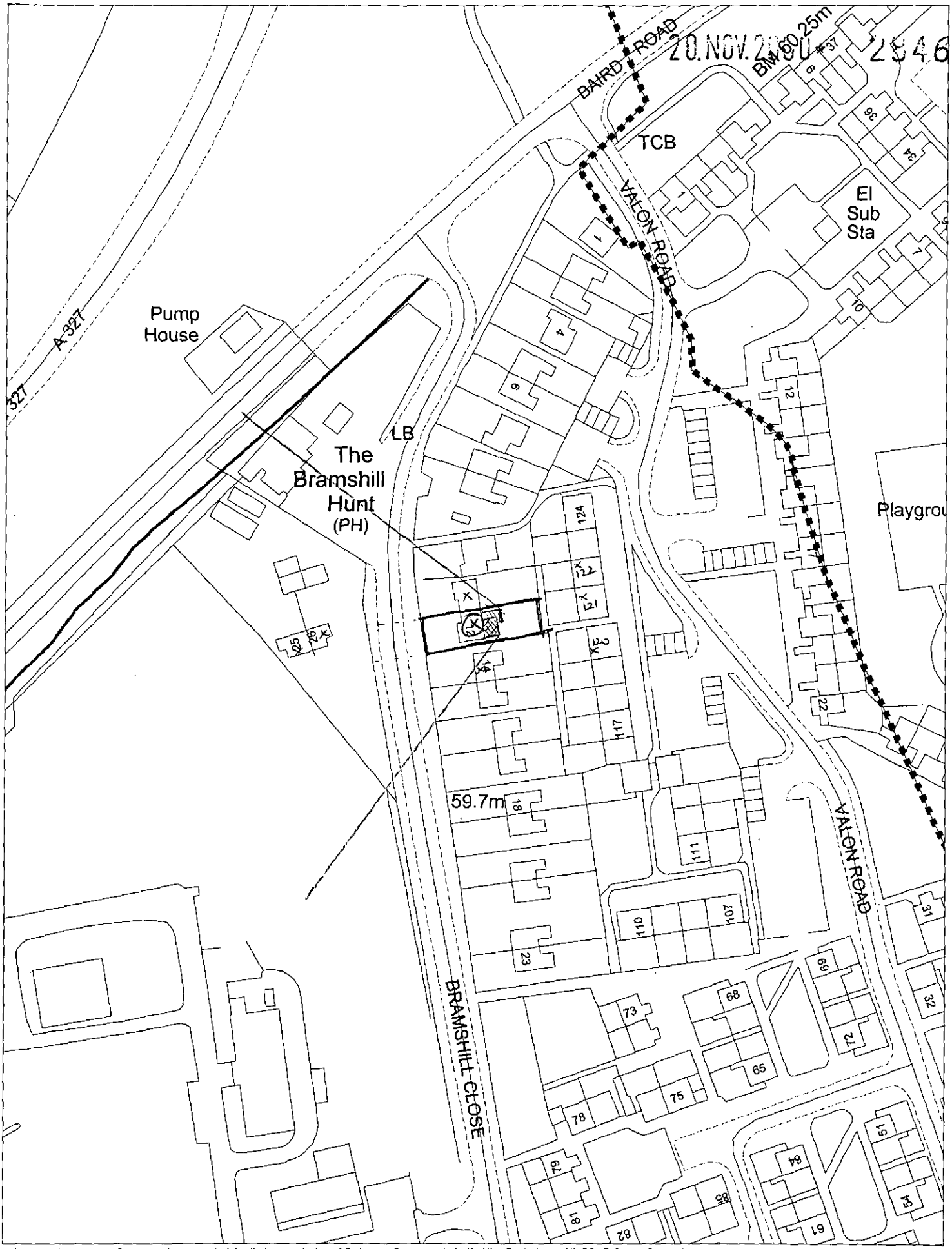
Scale 1: 1250

Part or all of this Superplan is enlarged from mapping produced at one or more of the following scales: 1:1250, 1:2500 & 1:10000

National Grid sheet reference at centre of this Superplan: SU7665

The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.



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Development Control Section, Environmental Services, Wokingham District Council.
24 November 2000 Scale: 1 : 1250