X SYSTEMS LTD

APPLICATION NO:
F/2000/3060

LOCATION:
9 Soham Close, Lower Earley Reading.

APPLICANT:
Mr M Hester

PROPOSAL:
Proposed conversion of garage to dining room.

EARLIEST DATE FOR DECISION: **27/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
13/02/2001

CASE OFFICER: **Helen Pollock**

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Hester
9, Soham Close
Lower Earley
Reading
Berkshire
RG6 4JD

Application Number: F/2000/3060

Parish: **EARLEY**

Location: **9, Soham Close, Lower Earley, Reading.**

Proposal: **Proposed conversion of garage to dining room.**

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 part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space for 3 vehicles 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 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:

Loddon Area Local Plan Policies LBE1, LBE2 and LTV1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 12/02/2001

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.

Mr Hester

2000 | 3060

HP for file

we do not require a fee for this application as it would normally be permitted development. The application has to be determined though.

Mrs Hurst
Planning Admin.

Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

With Compliments

Lloyds Bank

MARKET PLACE READING BRANCH
1 Market Place Reading Berks RG1 2EQ

30-96-96

Date 19-12-00

PAY WOKINGHAM DISTRICT COUNCIL

NINTY FIVE POUND

£ 95-00

M B HESTER

M. Hester

2APR98 Cheque No. Branch No. Account No. Trans. Code

⑈000101⑈ 30⑈9696⑆ 0699184⑈02

Received by Wokingham District Council

Application No: F/2000/3060

PROPOSAL:
Proposed conversion of garage to dining room.

LOCATION:
9, Soham Close, Lower Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 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 or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

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 27/01/2001. 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 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 of Planning and Transportation

03 January 2001

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

Tel: 0118 974 6480

Date: **03 January 2001**

My ref: F/2000/3060

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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/2000/3060
9, Soham Close, Lower Earley, Reading.
Proposed conversion of garage to dining room.

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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/3060**
9, Soham Close, Lower Earley, Reading.
Proposed conversion of garage to dining room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

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

Tel: 0118 974 6480

Date: **03 January 2001**

My ref: *F/2000/3060*

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Proposed conversion of garage to dining room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: 0118 974 6480

Date: **03 January 2001**

My ref: F/2000/3060

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/3060**
9, Soham Close, Lower Earley, Reading.
Proposed conversion of garage to dining room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

Graduated

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3060	HP
BUILDING CONTROL NUMBER	FP2000/1416	Martin
APPLICANT/~~AGENT~~	Mr M. Hester	
ADDRESS OF SITE	9 Soham Close Lower Earley	
DESCRIPTION OF PROPOSED WORK	garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓ Rec'd 19/12/00
ELEVATIONS	Rec'd 19/12/00	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC. RECEIVED & APPROVED	12/2/01	
APPLIC. RECEIVED-NO DECISION		
APPLIC. REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	26/2/01	

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	

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/3060

Applicant : Mr M Hester .

Location : 9, Soham Close, Lower Earley, Reading.
Proposal : Proposed conversion of garage to dining room.

Site Notice Displayed ? :	YES	NO	DATE
	✓		08/01/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 08/01/01.....

Date Registered : 19/12/2000

Earliest Date for Decision : 27/01/2001

Latest Consultation Date/Site Notice Expiry Date : 27/01/2001

This application will have expired on: 13/02/2001. 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 :

E.A : No objection
Earley T.C : No objection
Highways : C/A

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon Street Scene
3) Impact upon highway Safety - Parking Provision

Application Number F/2000/3060
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	Insert '... Vehicle parking and turning space for 3 vehicles to be maintained approved...'

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2, LTV1
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

John Rutter
12/2/01

Application Number: F/2000/3060

Appraisal:

The proposed development is for a conversion of the garage to additional living space. This requires permission because condition 9 of consent 20314 removes the right to convert the garage from its use as a garage.

The conversion would initial the removal of up and over garage door and its replacement with a window in the front elevation. This would be the only external alteration.

1. Impact upon neighbouring properties

The conversion would involve only the insertion of a new window and it is considered there will be no adverse impact upon the neighbouring property.

2. *Impact upon the street scene*

The proposal involves the removal of an up and over garage door in the front elevation and its replacement with a window, in matching materials to the *existing. It is considered that there would be no adverse effects upon the* character of the street scene.

3. Impact upon highway safety –parking provision

The property has 4 bedrooms and would therefore need to provide 3 vehicle-parking spaces on site. This requirement has been met, as there will be 3 parking spaces on the driveway. Provided that this parking area is maintained, there would be no adverse effects upon highway safety.

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

RECORD OF SITE VISIT

SITE ADDRESS: 9 Soham Close Lower Earley Reading.

APPLICATION NUMBER: F/2000/3060

OFFICER: Helen Pollock

DATE OF SITE VISIT: 08/01/01

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

2. DESCRIPTION OF SURROUNDINGS Residential, modern detached 2 Storey Houses

3. DESCRIPTION OF SITE/BUILDING detached 2 Storey hse with integral garage (existing door + window in side elevation of garage)

4. RELATIONSHIP TO ADJOINING PROPERTIES
Shared boundary with nº 10 has a roughly 1m high beech hedge.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 2 on drive way + extra flags layed along side of front hedge for 1 extra car.

LEVELS —

BOUNDARY TREATMENT 1m Beech hedge to nº10 + = 1m fence to

OTHERS nº 6, 7 + 8.

Our ref: SP\2001\002967\001
Your ref: F/2000/3060

Date: 24th January 2001

ENVIRONMENT AGENCY

POL	TLS 39153
DC	ENF
APP	
CS	
26 JAN 2001	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire RG11 1BN

Attention: Helen Pollock

Dear Madam

PROPOSED CONVERSION OF GARAGE TO DINING ROOM AT 9 SOHAM CLOSE, LOWER EARLEY, READING

Thank you for your letter dated 3 January 2001 which was received on 8 January 2001. You are asked to quote the following reference in any correspondence: SU76NE/21/7.

The Environment Agency has no objection to the proposed development.

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*
SU 755 696	220 metres	Lower Earley Way

In view of the distance involved and the nature of the development proposed, it is considered unlikely that landfill gas will present a risk to this proposal.

A copy of this letter has been sent to the applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

p/p **Sarah Paxman**
Development Planning Officer

cc. Malcolm Hester, 9 Soham Close, Lower Earley, Reading, Berks RG6 4JD

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/3060**

9, *Soham Close, Lower Earley, Reading.*

Proposed conversion of garage to dining room.

~~I wish this application to be listed~~ should the officers recommendation be for refusal

~~and my reason(s) are~~ please contact me

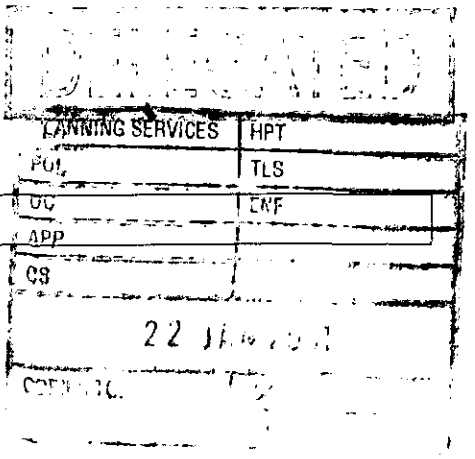
Signed: Z Rolls Date: 4/1/01

Councillor Rolls

Recd 3.30pm 4.1.01.

FROM: Helen Pollock

DATE: 03 January 2001



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/3060

Proposal: Proposed conversion of garage to dining room..

Site Address: 9, Soham Close, Lower Earley, Reading.

Applicant: Mr M Hester .

Your observations are required in respect of this application **by 27/01/2001** .

NO OBJECTION

SIGNED: _____ DATE: 18 JAN 2001

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 08 January 2001

Application Number: F/2000/3060

Proposal: Proposed conversion of garage to dining room.

Parish: EARLEY TOWN

Site Address:
9, Soham Close, Lower Earley, Reading.

Applicant:
Mr M Hester .

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 (INSERT: '... vehicle parking and turning space for 3 vehicles herein approved...

R122.

Signed: _____ **Print name:** Adam Coggins

16/01/01

1764

ADDRESS 9 Soham Close

PARISH Earley

PLOT No. 223 AREA P PH III

ORD. SHEET No. SU-7139 66

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20314	BRYANT	DET. HOUSE & GARAGE	17.11.83	CIA
BR22665	"	"	13.8.84	APP
22205	"	SUBST. "	16.10.84	CIA
23504 —	"	ELEVATIONAL AMENDMENTS	19.6.85	CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

By hand 19.12.00.

Environmental Services

For office use only.
Application number:

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	MALCOLM HESTER
	Address	9, SOTHAM CLOSE
	19.DEC.2000* 3560 and postcode	LOWER EARLEY
		READING, BERKS
		RG6 4JD
	Phone number	01189869090
2	Agent's Name	
	Address	
	and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS I ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE CONVERSION INTO DINNINGROOM
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.	SAND & CEMENT RENDER FINISH, WITH TIMBER TO MATCH EXISTING
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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
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

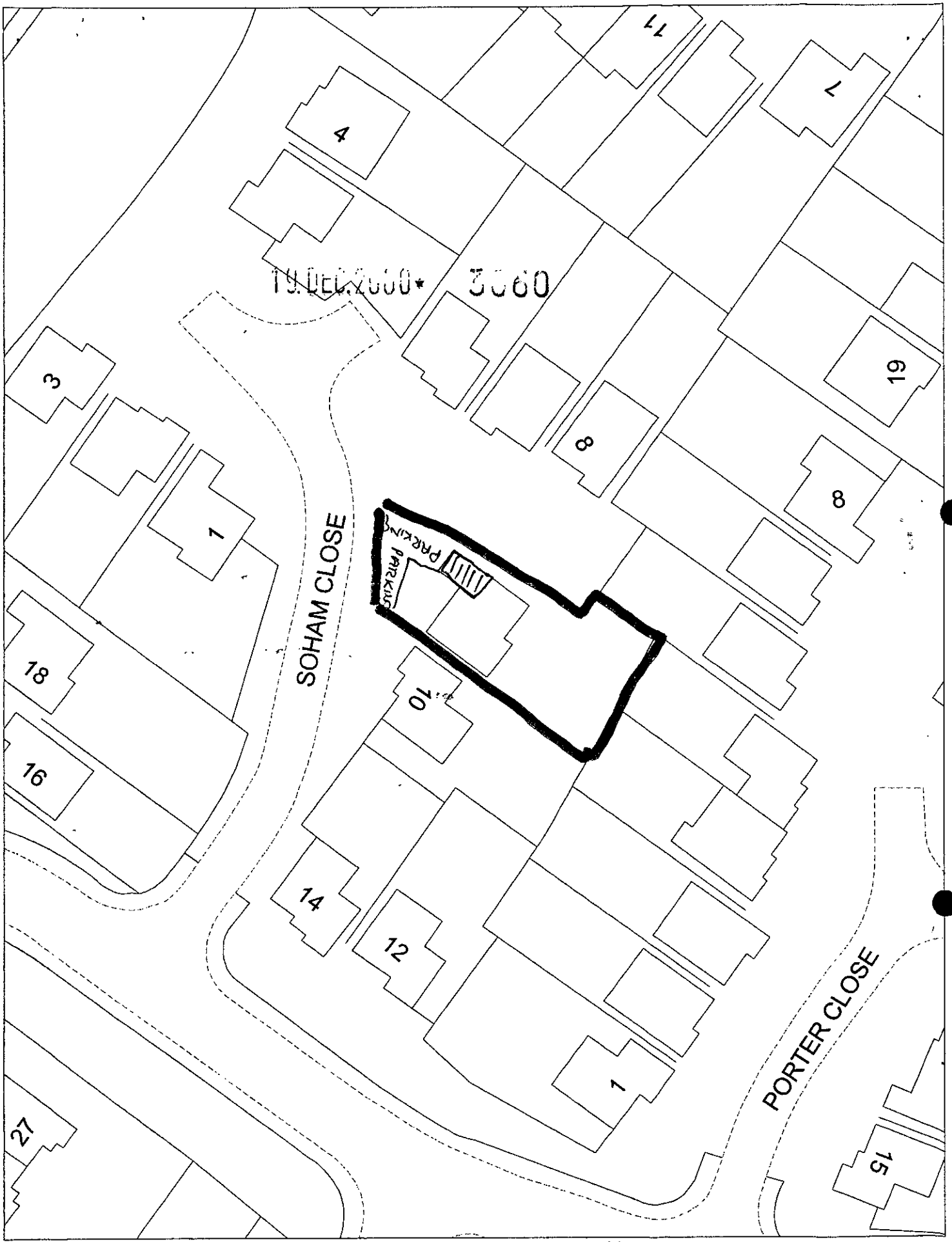
None of the land forms part of an agricultural holding.

Your signature: M. Hall

on behalf of

Date 18-12-00

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



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Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Central Support Section, Environmental Services, Wokingham District Council.
14 December 2000

Scale: 1 : 500

N
W E
S

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 DEC	
Officer: HP	Application No. F/2000/3060

Map No. 66.. **Site** ..9:04.....
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F) PROPOSED CONVERSION OF GARAGE TO DINING ROOM

Location: 9 SOHAM CLOSE

Parish: EARLEY Ward: REDHATCH 03.01.01

Applicant: MR M HESTER

PD rights removed?

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

Enforcement Section (8) 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	~~Scale 1:1250?~~		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	~~Need rear and side elevations~~		
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 : 03:01:01..... 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 250m landfill ✓ consultation

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:

Site notice and see map ✓

Environmental Services

For office use only.
Application number:

Householder planning application form

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1	Your name	MALCOLM HESTER
	Address and postcode	9, SOHAM CLOSE, LOWER EARLEY READING, BERKS RG6 4JD
	Phone number	01189869090
2	Agent's Name	
	Address and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
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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 ☑

19 DEC 2000 * 3560

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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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: M. Hoath

on behalf of

Date 18-12-00

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

1764

ADDRESS 9 SOHAM CLOSE PARISH EARLEY

PLOT No. 223 AREA P PH III ORD. SHEET No. SU. 7539 66

BUILDER

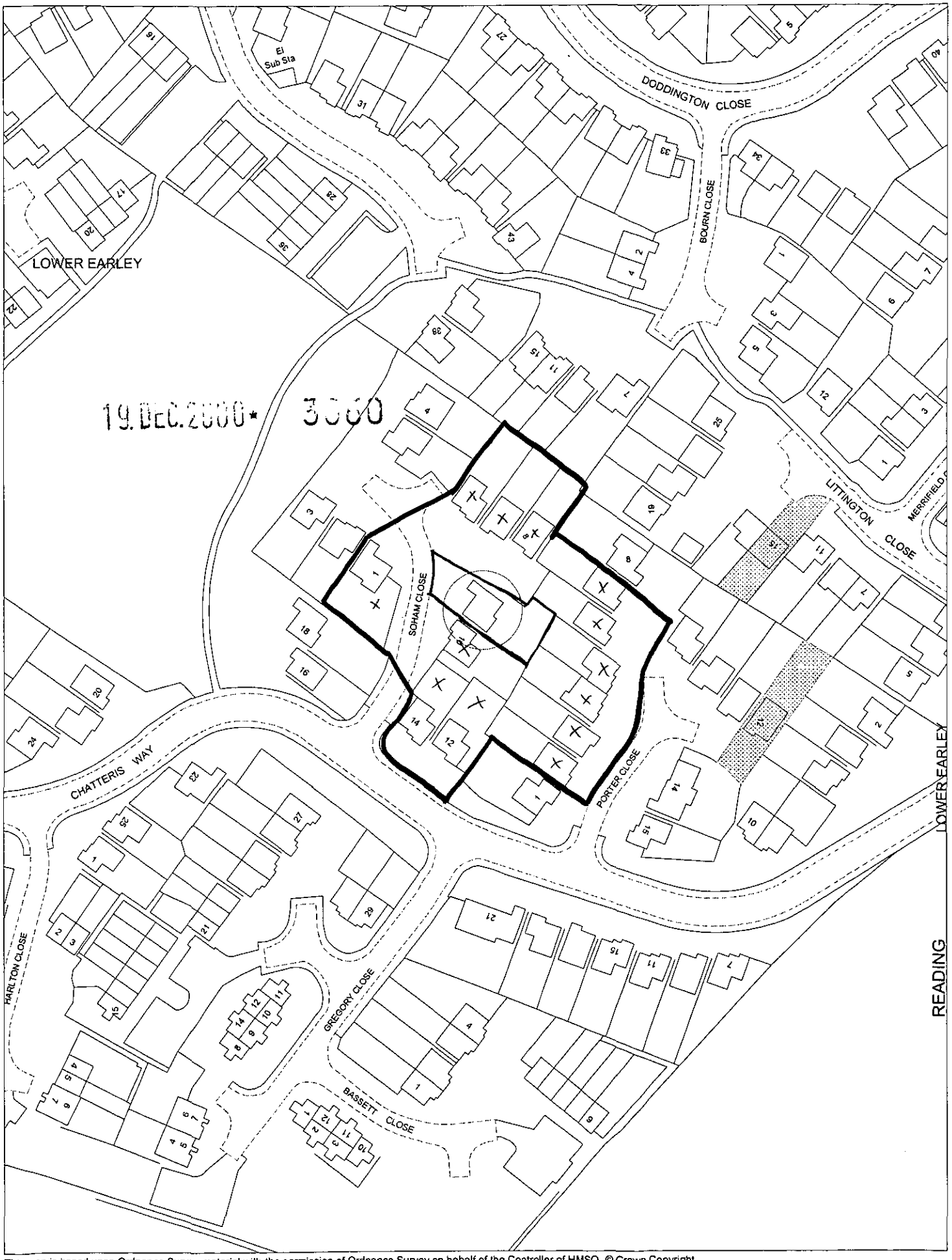
Plan No.	Applicant	Description of Development	Date of Decision	Decision
20314	BRYANT	DET. HOUSE & GARAGE	17.11.83	C/A
AR22665	"	"	13.8.84	APP
22205	"	SUBST "	15.10.84	C/A
23504	"	ELEVATIONAL AMENDMENTS	19.6.85	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



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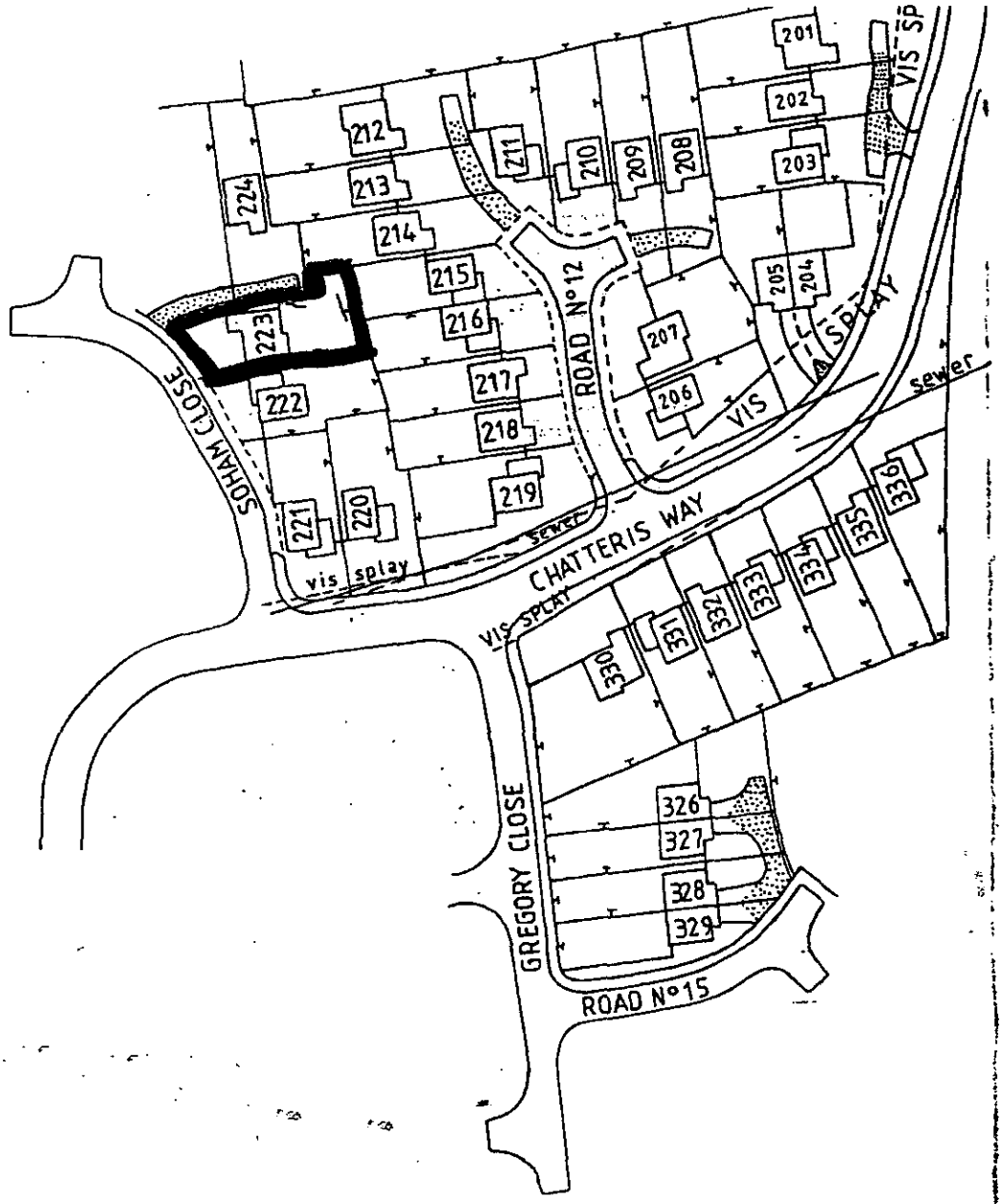
Development Control Section, Environmental Services, Wokingham District Council.

2 January 2001

Scale: 1 : 1250

N W E S

Alan Crawford
Mary Crawford



19.DEC.2000* 3060

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H.M. LAND REGISTRY PLANS BRANCH

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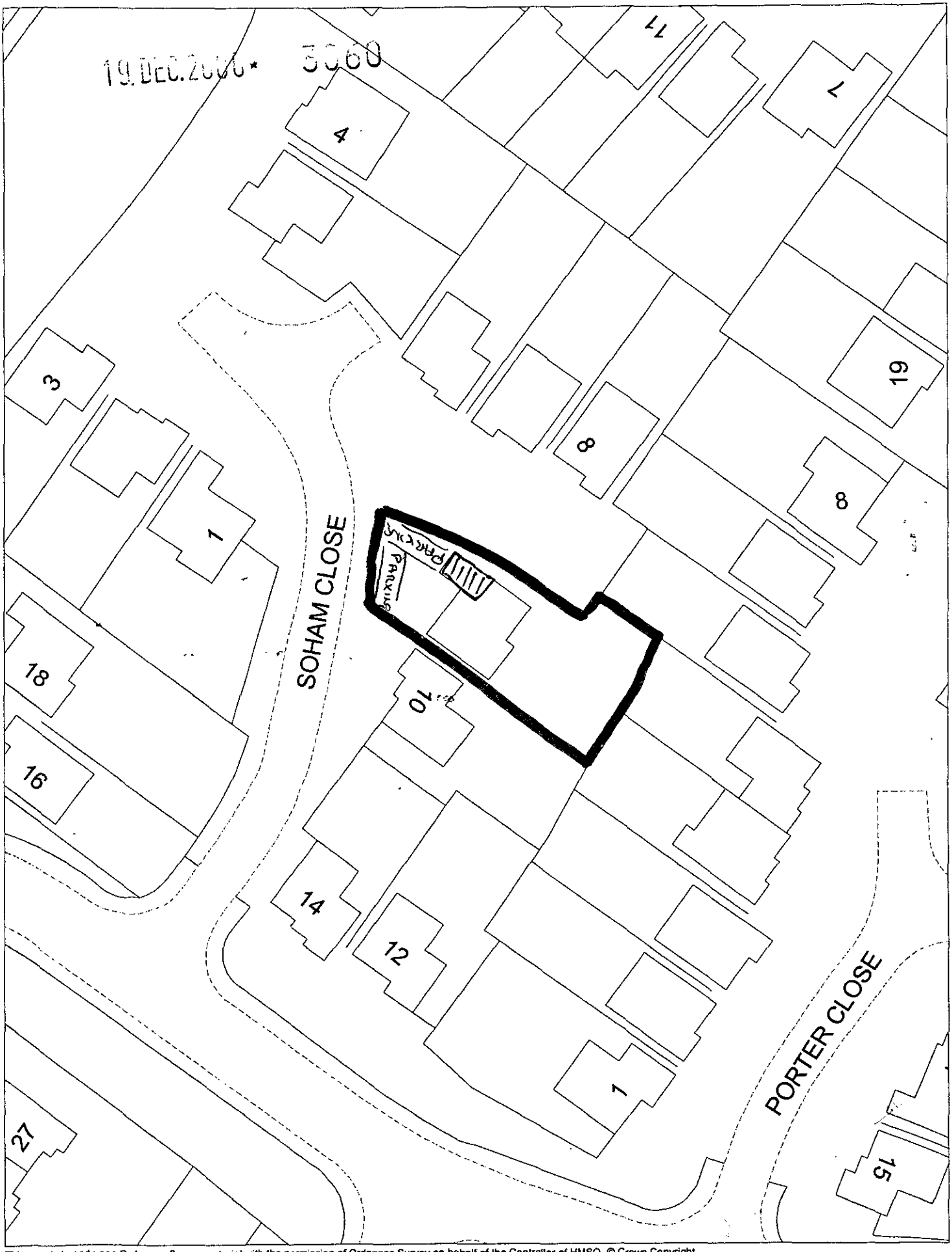

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Central Support Section, Environmental Services, Wokingham District Council.
14 December 2000

Scale: 1 : 500

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W E
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