APPLICATION NO:
F/2000/1667

LOCATION:
85 Ridgeway, Wargrave Reading.

APPLICANT:
Mr & Mrs M Jamieson C/O Colin Dawson And Associates

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **09/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
02/08/2000

CASE OFFICER: **Heather Morgan**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Jamieson
C/O Colin Dawson And Associates
1 Malvern Way
TWYFORD
Berkshire
RG10 9PY

Application Number: F/2000/1667

Parish: **WARGRAVE**

Location: **85 Ridgeway, Wargrave, Reading**

Proposal: **Proposed two storey side 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing number D 520-02 Rev. A submitted to the Local Planning Authority on 26th June 2000 providing a smaller, higher velux window.

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the side elevation of the building facing 14/16 Langhams Way.

Condition
6. The velux windows hereby approved shall have a minimum cill height of 1.5m and shall be installed strictly in accordance with Drawing No. D 520-02 Rev. A which indicates the height.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. For the avoidance of doubt.

Reason
5. In the interests of residential amenity.

Reason
6. In the interests of residential amenity.

John Mitchell
Development Control Manager
Date: 19/07/2000

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.

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1667.	HM
BUILDING CONTROL NUMBER	A2000/0959	Andy
~~APPLICANT~~/AGENT	Colin Darton + Associates	
ADDRESS OF SITE	85 Ridgeway WARGRAVE	
DESCRIPTION OF PROPOSED WORK	2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D520-02B	D520-02A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	9/8/00	

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	

12/7/00

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

Tel: (0118) 974 6446

Date: **14 June 2000**

My ref: F/2000/1667

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/2000/1667
85, Ridgeway, Wargrave, Reading.
Proposed two storey side 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 **Heather Morgan** on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1667**
85, Ridgeway, Wargrave, Reading.
Proposed two storey side extension to dwelling.
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 6446

Date: **14 June 2000**

My ref: F/2000/1667

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1667**
85, Ridgeway, Wargrave, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

Received by Wokingham District Council

Application No: F/2000/1667

Proposal:
Proposed two storey side extension to dwelling.

Location:
85, Ridgeway, Wargrave, 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 Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/07/2000. 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

14 June 2000

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/1667

Applicant : Mr & Mrs M Jamieson C/O Colin Dawson And Associates.

Location : 85, Ridgeway, Wargrave, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		23/6/00

Date of Neighbour Notifications : 14/6/00

Date of Site Visit : 20/6/00

Date Registered : 07/06/2000

Earliest Date for Decision : 09/07/2000

Latest Consultation Date/Site Notice Expiry Date : 09/07/2000

This application will have expired on: 02/08/2000. 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 :

① Highways - No objection subject to condition. (SC 23, SR26)

② Wargrave PC - Objects to insertion & type of window in the front roof as it is out of keeping. Could set a precedent. Information - hours of construction and restriction on roof size

③ Consultations - None received.

Planning Issues :

Planning History

No relevant history, with the exception of a building regs application in 1984 to enlarge the garage from a single to a double.

The site lies in the identified settlement and there is no objection in principle, subject to the proposal meeting all other relevant policies in the development plan.

Application Number: F/2000/1667

Appraisal :

1/ Visual impact

The scheme proposes a 2 storey side extension, which contains existing rear and entrance lobby, plus front and rear walls. It has been designed to provide a new bay windows and first floor windows which balances up the existing features. Whilst it is normal to require a setback and subdown, in this instance it is considered the design as proposed is acceptable, and in keeping appropriate.

2/ Impact on residential amenity

No 88, the adjoining property adjacent, will be unaffected by the proposal. The side extension will move the bulk of the dwelling closer to the rear boundary of 14 Langhams Way. The distance is deemed adequate to ensure No 14 does not experience any sense of overdominance. No side windows are proposed to result in overlooking, and a condition will be imposed to prevent this. No 6 Langhams Way is located to the rear of No 88. The rear garden is already overlooked by the existing dwelling and the extension proposed would not materially worsen this situation.

No 86 Ridgeway lies to the north of No 88. Due to the relationship between the two, the flank boundary of the application site borders the side of No 87. There is an increase in levels of 0.5m - 0.75m between the two, No 87 being higher. An additional velux window is proposed in the roof of the proposed extension, to provide light to a study. On the basis, that the lower cill level of the velux is 1.8m, to prevent any perceived overlooking, it is not considered the privacy of No 87 would be adversely affected.

3/ Parking provision.

The proposed extension will result in the provision of 4 bedrooms. In accordance with the Councils parking standards 3 parking spaces have been provided. The level of provision is acceptable.

Recomendation : Approval: ☑ [redacted] ☐
(tick appropriate box)

4/ The Parish Councils comments in respect of the proposed velux windows have been addressed in the main body of the report. It is not deemed reasonable to restrict hours of operation for the extension, nor to restrict long size. Conditions for these would not meet the relevant tests laid down in the Circular and informatives would not be enforceable

Application Number F/2000/1667
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1	SC01	SR02	
2	SC53	SR12	
3	SC23	SR06	parking / garaging / turning
4	SC04	SR04	dwg nos D520-02 Rev A received on 26 June 2000 providing a smaller, higher velux window.
5	SC08	SR10	side elevation ... 14/16 Langhams way
6		SR10	The velux window hereby approved shall have a minimum cill height of 1.5m and shall be installed [redacted] strictly in accordance with dwg no D520-02 Rev A which indicates toes height.

John Mitchell
19/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 85 Ridgeway Wargrave Reading.

APPLICATION NUMBER: F/2000/1667

OFFICER: Heather Morgan

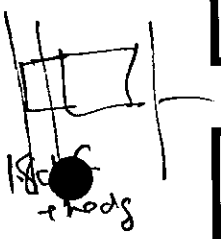
DATE OF SITE VISIT: 20/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS Residential.

3. DESCRIPTION OF SITE/BUILDING Neo georgian style detached house. Bay window to lounge. Currently has double garage to the side.

4. RELATIONSHIP TO ADJOINING PROPERTIES No 83 not affected. Property to rear no greater overlooking than existing. Property to front approx. 0.5m higher & wall 1.8m high. No side w'dows. Prop. to other side gable ended chalet style with bed w'dow. Adeq. distance available



1.8 cbf.

check value

may need to be higher

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING Existing double garage and h'standing to the front.

LEVELS Flat site.

BOUNDARY TREATMENT 1.8 m cbf & hedging

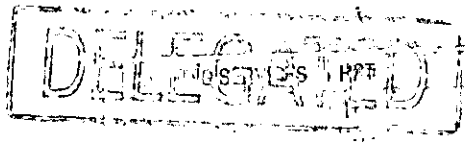
OTHERS

Inf - if study bed → 1 cps needed.

Pat

FROM: Heather Morgan

DATE: 14 June 2000



WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/1667

Proposal: Proposed two storey side extension to dwelling..

COPIES TO:	ACK:
	FILE:

Site Address: 85, Ridgeway, Wargrave, Reading.

Applicant: Mr & Mrs M Jamieson C/O Colin Dawson And Associates.

Your observations are required in respect of this application **by 09/07/2000** .

The Parish Council objects to the insertion (and type) of a window in the front roof as it is out of keeping with the locality and may set an unwelcome precedence.

Informative: The Parish Council would like to see a condition controlling the earliest building work start time and size of lorry in the Close to minimise disruption to neighbouring properties.

SIGNED: _____ DATE: 10/7/2000

Clerk To Wargrave Parish/Town Council.

By hand 23/6/00

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: . **(0118) 9343322** *Fax:* **(0118) 9343322**.

The Chief Planning Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berks

For the attention of Mrs H Morgan

PLANNING DEPARTMENT	
POL	TLS
DC	SNF
APP	31024
CS	
26 JUN 2000	
COPIES TO:	ACK:
	FILE:

Our Ref; CED/BK/520
22nd June 2000

Dear Madam

RE; 85 RIDGEWAY, WARGRAVE, READING,BERKS
PROPOSED TWO STOREY EXTENSION

In response to our telephone conversation regarding the proposed velux roof window on the above project, please find enclosed 6 revised copies of my drawing indicating a smaller high level roof window with a cill height of 1.5 metres above floor level.

I would appreciate if you could accept these revised drawings as an amendment to the application as submitted.

If you require any further information or clarification, please do not hesitate to contact me.

Yours faithfully

Colin Dawson
Encs;

HIGHWAYS CONSULTA[redacted]SHEET

From: Heather Morgan **Date:** 14 June 2000

Application Number: F/2000/1667

Proposal: Proposed two storey side extension to dwelling.

Parish: WARGRAVE PARISH

Site Address:
85, Ridgeway, Wargrave, Reading.

Applicant:
Mr & Mrs M Jamieson C/O Colin Dawson And 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).

SC:23 (INSERT: Garaging Parking & Turning)

SR:06

Signed: _____ **Print name:** Stephanie Knowles

22/06/00

21/6

Spoke to Agent.
Concerned at possible
o'looking from relat.
Need I.S - 116m min.
all height, whether
front or back.
Will spk to client

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 JUN 2000	
Officer: HM	Application No. F/2000/1667

Map No. 21. Site 8:04....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 85 RIDGEWAY

Parish: WARGRAVE Ward: Wargrave
14.6.2000

Applicant: MR/MRS JAMIESON

Fee Received 95-00 (7) 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			
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 : 14.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

NO... pre-apps.....

.....

.....

NEIGHBOURS: SLN + 4, 6, 8, 14 + 16 LANGHAMS WAY.....

.....

.....83, + 87 RIDGEWAY. ✓

.....

.....

.....

.....

.....

.....

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: . **(0118) 9343322** *Fax:* **(0118) 9343322**.

06 JUN 2000 * 1667

The Director of Environmental Services
Wokingham District Council
P O Box 157
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

WOKINGHAM DISTRICT COUNCIL
-7 JUN 2000
DIRECTOR OF
ENVIRONMENTAL SERVICES

Our Ref; CED/BK
Tuesday, 06 June 2000

Dear Sir

RE: 85 RIDGEWAY, WARGRAVE, READING, BERKS

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application under delegated powers or place it before the next Meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £95.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

Colin E Dawson. MBIAT. ABEng
Incorporated Architectural Technologist & Building Surveyor

ADDRESS 85 RIDGEWAY PARISH WARGRAVE

PLOT No. 36 (GREENWINGS) ORD. SHEET No. SU.7928 (

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/42/62	TRUSTEES OF SIR WILLIAM CAIN	O/APP. RESIDENTIAL DEV.	22.2.62	N/A REFU
C/84/66	" "	" "	17.3.66	N/A REFU
0/151/66	MESSRS BRIDGE PALMER HOMES	" "	19.5.66	N/A REFUS
0/242/66	" "	" "	30.8.66	N/A REFUS
0/16/69	NEW IDEAL HOMESTEADS LTD.	" "	2.1.69	N/A REFU
0/106/70	" "	LAYOUT - 83 HOUSES & GARAGES ROADS	22.7.70	N/A C/A
82/70	" "	CONSTRUCTION - ROADS & SEWERS 80 HOUSES & GARAGES	3.9.70	APP. N/A
101/70	McLEAN HOMES SOUTHERN LTD.	DETACHED HOUSE DOUBLE GARAGE	29.10.70	APP. C/A
BR23408	MR. L. SMITH	SINGLE GARAGE TO DOUBLE	10.9.64	APP N/A

DATE OF COMPLETION

MINISTRY DECISION 0/16/69 - ~~GRANTED ON~~ APPEAL POSTPONED

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: [illegible] 1667

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 M Jamieson
	Address and postcode	85 Ridgeway, Wargrave, Reading Berks
	Phone number	
	Agent's Name	Colin Dawson & Associates
	Address and postcode	1 Malvern Way, Twyford, Reading, Berks RG109PY
	Phone number	0118 9343322
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.	85 Ridgeway, Wargrave, Reading, Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	Two storey side extension
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	Red interlocking concrete roof tiles to match existing. Beige Tyrolean render to match existing walls and red facing brick plinth with white windows and fascias
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: 3	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

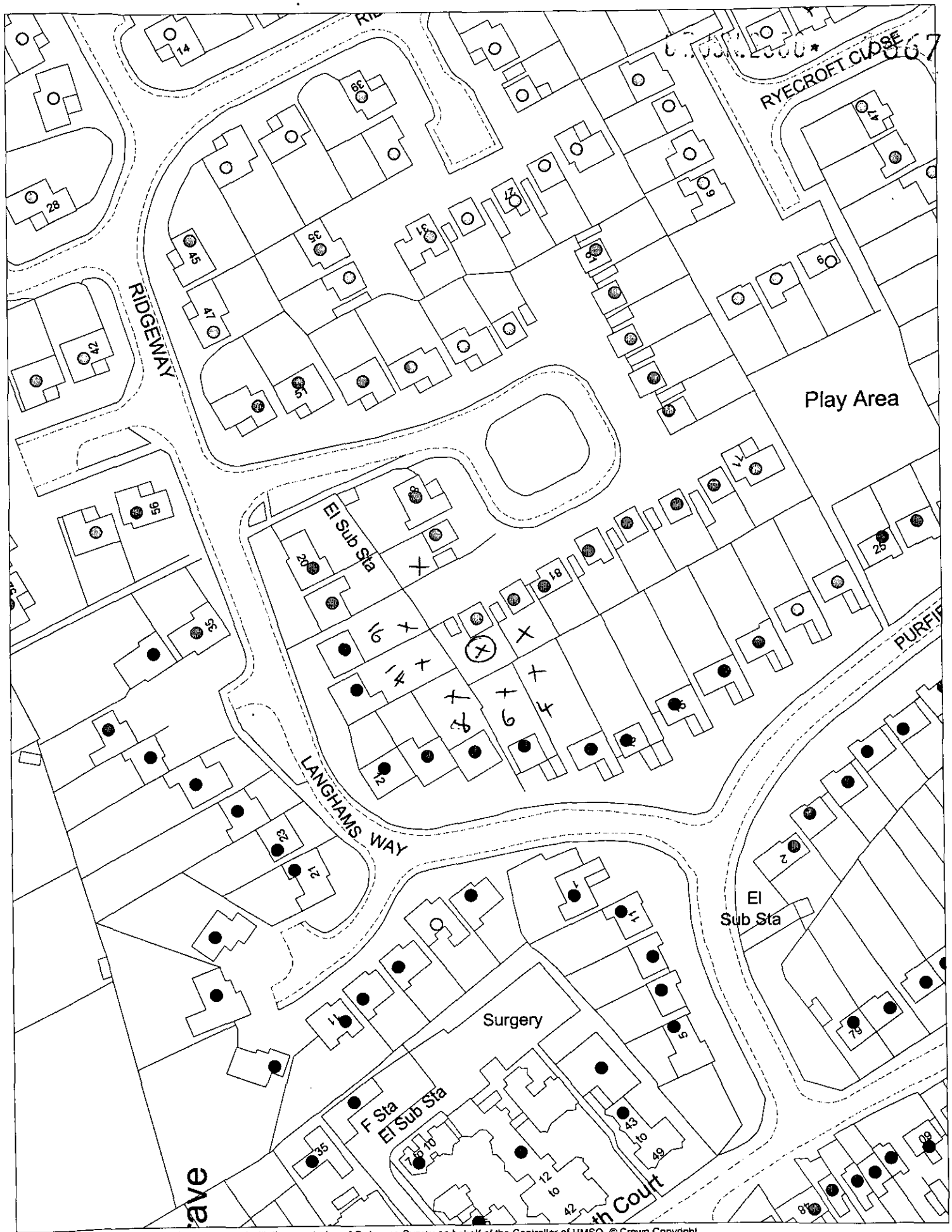
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs M Jamieson

Date 06/06/00

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

Development Control Section, Environmental Services, Wokingham District Council.
12 June 2000

Scale: 1 : 1250

N
W E
S