SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

SYSTEMS LTD

APPLICATION NO:
F/2000/1713

LOCATION:
8 Westmorland Close, Wokingham.

APPLICANT:
Mr & Mrs Ridgway-Manson C/O Greenshadows Design

PROPOSAL:
Proposed two storey side extension to dwelling conversion of garage to playroom and front porch extension.

EARLIEST DATE FOR DECISION: **14/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
04/08/2000

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Ridgway-Manson
C/O Greenshadows Design
Greenshadows 9
Waterloo Road
Crowthorne
Berkshire
RG45 7PB

Application Number: F/2000/1713

Parish: **WOKINGHAM**

Location: **8, Westmorland Close, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling conversion of garage to playroom and front porch 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 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 and garaging 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. 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 first floor level or above in the side elevation of the extension.

Condition
5. The dormer windows for the ensuite and wardrobe room in the front elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. In the interests of the amenities of the occupants of this property and other properties nearby.

John Mitchell

John Mitchell
Development Control Manager
Date: 17/08/2000

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.

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 28 November, 2000
My ref. BC/DC/2000/1713
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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs Ridgway-Manson
c/o Greenshadows Design
9 Waterloo Road
Crowthorne
Berkshire RG45 7PD

Dear Mr & Mrs Ridgway-Manson

PLANNING PERMISSION 2000/1713
SITE: 8 WESTMORLAND CLOSE, WOKINGHAM, BERKSHIRE

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1713 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

NATALIE BROWN
Planning Assistant

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1713	NB
BUILDING CONTROL NUMBER.	A2000/1273 Paul.	
~~APPLICANT~~/AGENT	Greenshadows Design	
ADDRESS OF SITE	8 Westmorlands Close Woosehill WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext + front porch + garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	01 B	01
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC.NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	17/8/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	10/11/00	

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	

Received by Wokingham District Council

Application No: F/2000/1713

Proposal:
Proposed two storey side extension to dwelling conversion of garage to playroom and front porch extension.

Location:
8, Westmorland Close, , Wokingham.

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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/07/2000. 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

19 June 2000

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

Tel:

Date: **19 June 2000**

My ref: F/2000/1713

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2000/1713
8, Westmorland Close, , Wokingham.
Proposed two storey side extension to dwelling conversion of garage to playroom and front porch 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 **Natalie Brown** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1713**
8, Westmorland Close, , Wokingham.
Proposed two storey side extension to dwelling conversion of garage to playroom and front porch extension.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel:

Date: **19 June 2000**

My ref: F/2000/1713

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1713**
8, Westmorland Close, , Wokingham.
Proposed two storey side extension to dwelling conversion of garage to playroom and front porch extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel:

Date: **19 June 2000**

My ref: F/2000/1713

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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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8, Westmorland Close, , Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1713**
8, Westmorland Close, , Wokingham.
Proposed two storey side extension to dwelling conversion of garage to playroom and front porch extension.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1713

Applicant : Mr & Mrs Ridgway-Manson C/O Greenshadows Design.

Location : 8, Westmorland Close, , Wokingham.
Proposal : Proposed two storey side extension to dwelling conversion of garage to playroom and front porch extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13/7

Date of Neighbour Notifications : .....

Date of Site Visit : 13/7 .....

Date Registered : 09/06/2000

Earliest Date for Decision : 14/07/2000

Latest Consultation Date/Site Notice Expiry Date : 14/07/2000

This application will have expired on: 04/08/2000. 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 :

WOK TC: no objection 19/7

Highways: 27/6: conditions

Neighbours/SN: 11/7 — 15 Spencer close concerned re overlooking

Planning Issues :

1) Impact upon neighbouring properties } WBE1
2) Impact upon the streetscene } SBE1/2
3) Impact upon highway safety.

Application Number: F/2000/1713

Appraisal :

front extn forming porch,

• Development: x garage conversion: playroom and first floor extn above the breakfast ~~Utility~~ / playroom forming a bedroom with en-suite & wardrobe room. (NB there would be no increase in the number of bedrooms on site). The 1st floor element would be set back from the front - with the forwardmost part of the proposed dormer windows being behind the existing 1st floor of the main dwelling. The ridge height would be 0.9m below the ridge height ~~height~~ of the dwelling with a ½ hip facing the path (between ~~path~~ Westmorland & Spencer close).

• Boundaries: 1.8m fence & tall conifers with path
1.8m fence with Nos 7 + 9.

Properties in Spencer close if No 15+16 are set back 13-14m from the boundary with No 8 Westmorland close - along the path there is a 1.8m fence on either side - the side of 8 Westmorland close is visible from the cul-de-sac of Spencers close between Nos 14 + 15 Spencer close.

1) impact upon neighbouring properties.
1 letter of objection was received - concerned re overlooking due to two windows in the rear elev.
It is considered that there would be no overlooking from the rear window - a condition has been added restricting windows in the 1st floor & above in the side elev. This elev was visible from a cul-de-sac in Spencers close.
There would be no detrimental impacts to neighbouring properties through overlooking/overshadowing/overbearing.

2) Impact upon the streetscene.
Materials would match existing. Lowered ridge height means the extn would remain a 2° feature to the main dwelling ∴ it is considered that there would be no detrimental impact upon highway safety.

3) Impact upon highway safety.
Provided spaces remain available for parking - there would be no detrimental impact upon highway safety.

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

Application Number F/2000/1713
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	SC01	SR02	
(2)	SC53	SR12	WORK.
(3)	SC23	SR06	Parking + garaging
(4)	SC08	SR05	first floor level or above in the side elevation of the extension.
(5)	SC20	SR24	Dormer windows for the ensuite + wardrobe room in the front elevation

17/8/00

SV from Spencer close ✓
path between Nº 8 & Spencer close ✓

RECORD OF SITE VISIT

SITE ADDRESS: 8 Westmorland Close Wokingham. APPLICATION NUMBER: F/2000/1713	OFFICER: Natalie Brown DATE OF SITE VISIT: 13/7

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - firs - access to driveway.

2. DESCRIPTION OF SURROUNDINGS
Detached with garages (some integ some detached)
open plan f. gardens.
Varying in style & design

3. DESCRIPTION OF SITE/BUILDING
flat roof extn at rear behind garage
well set back from cul-de-sac at end of road.
Side integ double garage.
Rear garden well screened by various tall trees/shrubs.
Black woodwork. leaded windows.
Open plan garden area with tall firs at bottom garden close to road.
Pitched (mono) above porch - following to pitched roof over garage -

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached - see plan.
- Proposed x 2 small dormers in front elev so ridge height can be reduced from main ridge height & be set back at front
- No windows proposed in side elev facing path (app/m from this boundary)
- will be level with rear elev - but reduced ridge height

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Existing double garage - all to be converted. Large tarmaced area for parking

LEVELS

BOUNDARY TREATMENT 1.8m fence & tall conifers with path between house + Spencers close.

OTHERS 1.8m fence with Nos 7 + 9.

- small ob. glazed windows in side elevs of Nos 7 + 9.
Nos 10 + 12 are 3 windows across 1st floor.

- Side of ~~elev~~ Nº 8 is visible from cul-de-sac between 14 + 15 Spencer close.

from [illegible] way entrance to path

End of house (existing) is app level with lamp post on adj path.

NB: section of facing adj to flat roof extn has no conifers ∴ would require prominent on this corner.

Applicationo	Name & Address
F/2000/1713	Mr & Mrs C Herridge 15 Spencer Close Wokingham RG41 3BW

App approved
Letter sent 22/08/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 09 JUN 2000	Map No. 75A Site 0-04
Officer: NAB	Application No. F/2000/1713
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO storey SIDE EXTENSION TO DWELLING CONVERSION OF GARAGE TO PLAYROOM AND FRONT PORCH EXTENSION

Location: 8 WESTMORLAND CLOSE

Parish: WOKINGHAM Ward: Evendons 19.6.2000

Applicant: MR/MRS RIDGWAY-MANSON

Fee Received 95-00 Required ..... Additional ..... Refund .....
(6)

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 : 19.6.2000 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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
~~Highways~~ O. ✓.....

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 + 4, 5, 7, 9, 11 Westmorland Close
14, 15, 16 Spencer Close ✓

PLANNING SERVICES UNIT
TPS
ENF
CS
14 JUL 2000
COPIES TO:
ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1713

Proposal: Proposed two storey side extension to dwelling, conversion of garage to playroom and front porch extension.

Site Address: 8 Westmorland Close, Wokingham.

Applicant: Mr & Mrs Ridgeway- Manson C/O Greenshadows Design

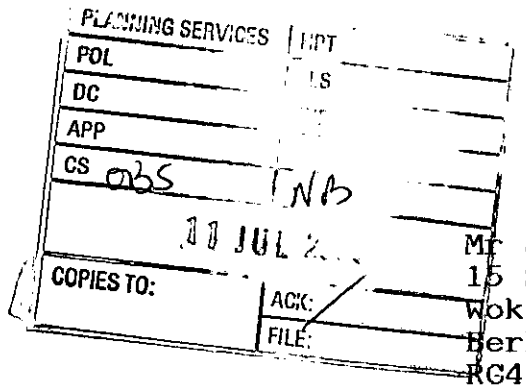
Your observations are required in respect of this application by **14/07/2000**

No objection

SIGNED: _____ **DATE:** 12/07//00

CLERK TO Wokingham Town Council

By Hand 11/07.



Mr & Mrs C.J.Herridge.
15 Spencer Close.
Wokingham.
Berkshire.
RG41 3BW.

Tel. 0118 9774015.

Your Ref: Natalie Brown
F/2000/1713

10th July 2000.

Dear Sir

In reply to your letter regarding the proposed extension to 8.Westmorland Close, Wokingham, Application Number F/2000/1713.

I am concerned that the two storey extension will bring two windows over looking my property nearer in fact very much so once the leaves are off the trees.
I would ask that the extension should only have one window thus reducing the possibity of my privacy being invaded.

Your faithfully,

P.Herridge

HIGHWAYS CONSULTATION SHEET

DELEGATED

From: Natalie Brown **Date:** 19 June 2000

Application Number: F/2000/1713

Proposal: Proposed two storey side extension to dwelling conversion of garage to playroom and front porch extension.

Parish: WOKINGHAM TOWN

Site Address:
8, Westmorland Close, , Wokingham.

Applicant:
Mr & Mrs Ridgway-Manson C/O Greenshadows Design.

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 (Parking and Garaging).

SR: 06.

Signed: Stranla. **Print name:** Stephanie Knowles

@ 22/06/00.

ADDRESS 8 WESTMORLAND CLOSE PARISH WOKINGHAM

PLOT No. 8 Area 11c Woosehill ORD. SHEET No. 5B68 (75)

BUILDER 7968

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18761	Charles Church	Det. House & Garage	10/2/83	N/A c/A
BR20183	"	"	23/3/83.	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:
09. JUN. 2008* 1713

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 RIDGWAY-MANSON
	Address and postcode	8 WESTMORLAND CLOSE WOOSEHILL WOKINGHAM
	Phone number	
2	Agent's Name	GREENSHADOWS DESIGN
	Address and postcode	GREENSHADOWS 9 WATERLOO ROAD CROWTHORNE BERKS RG45 7PB
	Phone number	01344 773775
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.	8 WESTMORLAND CLOSE WOOSEHILL WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY EXTENSION OVER EXTG GARAGE, CONVERT EXTG GARAGE, SINGLE STOREY PORCH 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.	FACING BRICKWORK TO MATCH EXTG BROWN INTERLOCKING TILES TO MATCH EXTG
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.

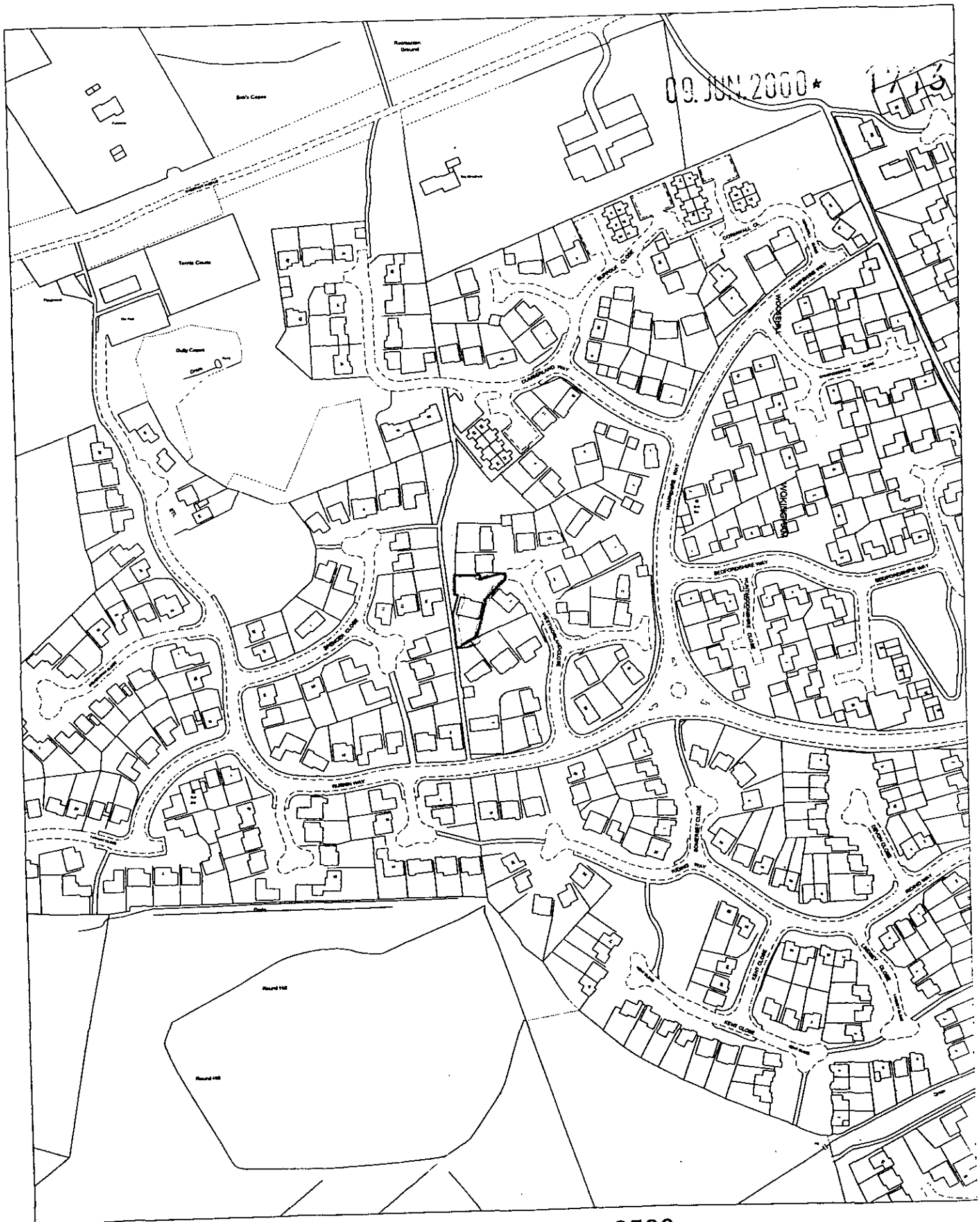
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of MR & MRS RIDGWAY-MANSON

Date 24 May 2010

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



Site Plan, Scale: 1 to 2500

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Date: 28 February 2000

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Development Control Section, Environmental Services, Wokingham District Council.

14 June 2000

Scale: 1 : 1250

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W E
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