23/3/2000

APPLICATION NO:
F/2000/0495

LOCATION:
30 Norton Road, Woodley Reading.

APPLICANT:
Mr & Mrs P Baker C/O Colin Dawson And Associates

PROPOSAL:
Proposed single storey front extension to dwelling and rear boundary wall.

EARLIEST DATE FOR DECISION: **05/03/2000**

APPLICATION EXPIRY DATE: **29/03/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2000/0495

Parish: **WOODLEY**

Location: **30 Norton Road, Woodley, Reading**

Proposal: **Proposed single storey front extension to dwelling and rear boundary wall**

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 shower room window in the south 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. In the interests of the amenities of the occupants of this property and other properties nearby.

Head of Planning and Transportation
Date: 28 March 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. 15 May, 2000
My ref. BC/DC/2000/0495

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 P Baker
c/o Colin Dawson & Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Dear Sirs

PLANNING PERMISSION 2000/0495
SITE: 30 NORTON ROAD, WOODLEY, READING

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 2000/0495 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 your client 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 faithfully

Natalie Brown
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0495	NB
BUILDING CONTROL NUMBER.	FP2000/0606	Nick.
~~APPLICANT~~/AGENT	Colin Dawson.	
ADDRESS OF SITE	30. Norton Road Woodley.	
DESCRIPTION OF PROPOSED WORK	S/S front ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D514-01A	D514-01
ELEVATIONS	— —	— —
FLOOR PLANS	— —	— —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/3/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	9/5/00.	

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	

Application Number F/2000/0495
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	INS: WORK
	SC20	SR29	SHOWER ROOM
			SOUTH ELEVATION

RECORD OF SITE VISIT

SITE ADDRESS: 30 Norton Road Woodley Reading.

APPLICATION NUMBER: F/2000/0495

OFFICER: Natalie Brown

DATE OF SITE VISIT: 6/3/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - stake by wall in f. garden & on fence at rear (for Evelyn Court)

2. DESCRIPTION OF SURROUNDINGS

Residential - mixed design.

3. DESCRIPTION OF SITE/BUILDING

semi-D with integral garage.
side of property low 1m wall with road. extn will protrude forward from b.line - no effect to No 32.

f. extn to garage/porch.

4. RELATIONSHIP TO ADJOINING PROPERTIES

semi-D with No 32.
Rear - garden encased by 1.8m fence.
Garages for Evelyn Court at rear & side & Garden of No 32.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING 1 l garage + 4 one on driveway.

LEVELS

BOUNDARY TREATMENT front low wall at front/side.
hedging/shrubs with No 32.

OTHERS

1.8m fence/concrete posts surrounding at rear.
Hedging with No 32. (1.8m fence between properties - then hedging after app 2-3m to rear)

will not be affected by boundary wall.

No 24 wall at front & front sides greater than 1m height

Tel: (0118) 974 6492

Date: 13/3/2000

My ref: F/2000/0495

CONFIDENTIAL

Councillor C E Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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/2000/0495
30 , Norton Road, Woodley, Reading.
Proposed single storey front extension to dwelling and rear boundary wall.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 23/3/2000

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0495**
30 , Norton Road, Woodley, Reading.
Proposed single storey front extension to dwelling and rear boundary wall.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C E Clacey

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 13/3/2000

My ref: F/2000/0495

CONFIDENTIAL

Councillor A Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

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
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Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0495**
30 , Norton Road, Woodley, Reading.
Proposed single storey front extension to dwelling and rear boundary wall.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor A Clifford

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 13/3/2000

My ref: F/2000/0495

CONFIDENTIAL

Councillor D Thair
13 Tennyson Road
Woodley
RG5 3RH

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/2000/0495
30 , Norton Road, Woodley, Reading.
Proposed single storey front extension to dwelling and rear boundary wall.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 23/3/2000

Yours faithfully

Chris Smith
Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0495**
30 , Norton Road, Woodley, Reading.
Proposed single storey front extension to dwelling and rear boundary wall.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Thair

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0495

Applicant : Mr & Mrs P Baker C/O Colin Dawson And Associates.

Location : 30 , Norton Road, Woodley, Reading.
Proposal : Proposed single storey front extension to dwelling and rear boundary wall.

Site Notice Displayed ? :

YES	NO	DATE
✓		6/3/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 6/3/2000

Date Registered : 02/02/2000

Earliest Date for Decision : 05/03/2000

Latest Consultation Date/Site Notice Expiry Date : 05/03/2000

Application Expiry Date: 29/03/2000

Consultation Responses :

Woodley PC: no response received - Received 9/3 "No comments"

Trees: 6/3/2000: "The application is acceptable"

Public Right of Way: no response received

Highways: recommend approval with no conditions

Neighbours/SN: no response received

Planning Issues : (ID'd set)

① Impact upon neighbouring properties } WBE1, LBE1+2
② Impact upon the streetscene }

(As no objections from Trees + highways - no planning issue)

1.8m

Application Number: F/2000/0495

Appraisal :

(1) Impact upon neighbouring properties.
The proposed development is for a single storey front extn extending garage + hall so as to make room for a utility & shower room.
The will be 1.8m beyond the forward building line and 5m width, 2.4m to eaves & 3.7m to ridge (monopitched roof)
There is hedging & shrubs with N° 32 (semi-detached with N° 30) - so the single storey front extn will be obscured from N° 32 and from Norton Road (leading from Colemans Moor Lane Entrance).
The second element of the proposal is for a side/rear boundary wall (rear boundary, tall conifers & 1.8m extending app 2.3m from rear building line with N° 32 to remain unchanged). Currently there is 1.8m fencing with concrete posts to replaced with a wall app 1.9m in height (top of brick pillars) with wooden panels inbetween.
The side/rear of property is Evelyn Court - garages for the properties of the Evelyn court are at the side & rear
The proposed d'mens at N° 30 will have no detrimental impact to neighbouring properties by overlooking (shower room window conditioned to be obscurely glazed), overshadowing or through its being overbearing.

(2) Impact upon the streetscene.
Materials will match existing & bricks for wall will match those of the main dwelling.
The front extn will not be apparent from Norton Road (access from Iddon Bridge Road) due to location of dwelling in relation to road - the extn will be obscured from Norton Road (Colemans Moor Lane) entrance by hedging with N° 32 :. no detrimental impact to the street scene. (& not will be visible)

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	02 FEB 2000
Officer: NAB	Application No. F/2000/0495

Map No. 47 Site ...O..03...

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING AND REAR BOUNDARY WALL

Location: 30 NORTON ROAD

Parish: WOODLEY Ward: ~~Loddon~~ 10-2-2000

Applicant: MR / MRS BAKER

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
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 : 10.2.2000 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:

.....2 x S/N — To front & side of building ✓.....

.....

.....

.....

.....

.....

.....

.....

.....

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0495**

30 , Norton Road, Woodley, Reading.

Proposed single storey front extension to dwelling and rear boundary wall.

PLANNING SERVICES	HPT
PCL	TLS
DC	CMF
APP	
CS	

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: D A Thair Date: 20/3/00 24 MAR 2000

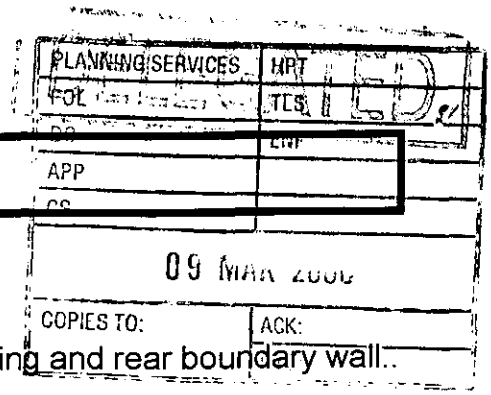
COPIES TO:	ACK:
	FILE:

Councillor D Thair

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

FROM: Natalie Brown

DATE: 10 February 2000



Woodley Town Council Consultation Sheet

Application Number: F/2000/0495

Proposal: Proposed single storey front extension to dwelling and rear boundary wall..

Site Address: 30 , Norton Road, Woodley, Reading.

Applicant: Mr & Mrs P Baker C/O Colin Dawson And Associates.

Your observations are required in respect of this application **by 05/03/2000** .

No comments.

SIGNED: Anne Keeson DATE: 8.3.00.

CLERK TO Woodley Town Council

TO: DEVELOPMENT CONTROL
Natalie Brown

FROM: Environmental Design

DATE: 3rd March 2000

Location: 30 Norton Road Woodley

Proposal: Proposed single storey front extension to dwelling and rear boundary wall

Application Number: F/2000/0495

In response to your consultation dated 10th February 2000 for the above application, the landscape comment is as follows:

This application is acceptable.

Patricia Green.

Patricia Green
Landscape Consultant

15 FEB 2000

To:
Neil Etherington
Senior Arboricultural Officer

From: Natalie Brown

Date: 10 February 2000

Application Number: F/2000/0495

Proposal: Proposed single storey front extension to dwelling a

R - 29/2
no TPO

Site Address:
30 , Norton Road, Woodley, Reading.

Applicant:
Mr & Mrs P Baker C/O Colin Dawson And Associates.

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

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 10 February 2000

Application Number: F/2000/0495

Proposal: Proposed single storey front extension to dwelling and rear boundary wall..

Site Address:
30 , Norton Road, Woodley, Reading.

Applicant:
Mr & Mrs P Baker 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).

Signed: N.S. Trotter **Print name:** N TROTTER

15-02-00

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

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

0495

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks RG40 1WR

Our Ref; CED/BK
Tuesday, 01 February 2000

Dear Madam

RE: 30 NORTON ROAD, WOODLEY, 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 deligated 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 30. NORTON ROAD. PARISH WOODLEY.

PLOT No. Cer 19. ORD. SHEET No. SU 7672(4

BUILDER W Harris

Plan No.	Applicant	Description of Development	Date of Decision	Decision
477/49	Wokingham R.D.C.	Site of additions to Sewage disposal works	14-12-49	N/A - C/
237/49	B.C.W. Estates & Contractors Ltd.	Layout of Estate	14-6-49	N/A - C/
507/57	Mr C J Harris	Layout/Resid. Develo	2.8.57	App - C/
776/57	"	Semi/Det House	8.10.57	App - App
115/58	"	"	10-6-58	App - N/

DATE OF COMPLETION Jan 59 (776/57 & 115/58)

MINISTRY DECISION

SPECIAL ORDERS S.25 (115/58)

DRAINAGE

Environmental Services

For office use only.
Application number: 02.FEB.2000* 0495

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 P Baker
	Address and postcode	30 Norton Road, Woodley, Reading, Berks
	Phone number	
2	Agent's Name	Colin Dawson & Associates
	Address and postcode	1 Malvern Way, Twyford, Reading, Berks RG10 9PY
	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.	30 Norton Road, Woodley, Reading, Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey front extension and new rear boundary wall
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 facing bricks to match existing walls. Orange interlocking clay tiles to match existing roof. Dark stained verical boarding panels to wall
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.		
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 P Baker

Date 1st Feb 90

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

Received by Wokingham District Council

Application No: F/2000/0495

Proposal:
Proposed single storey front extension to dwelling and rear boundary wall.

Location:
30 , Norton Road, Woodley, 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)*

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 05/03/2000. 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



Site Plan, Scale: 1 to 1250

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Date: 4 February 2000

N
W E
S