APPLICATION NO:
F/2002/5973

LOCATION:
123 Nash Grove Lane, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Woodason C/O Day Tanner Partnership

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **29/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
18/04/2002

CASE OFFICER: **Helen Pollock**

RECEIVED

1090

DO

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Woodason
C/O Day Tanner Partnership
Bagshot House
37- 39 High Street
Bagshot
Surrey
GU19 5AF

Application Number: F/2002/5973

Parish: **FINCHAMPSTEAD**

Location: **123, Nash Grove Lane, Finchampstead, Wokingham.**

Proposal: **Proposed single 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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the south side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. 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:

South East Area Local Plan Policies SBE1, SBE2 and SC19.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WCC1, WCC2 and WCC7.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 15/04/2002

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.

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5973	HP
BUILDING CONTROL NUMBER	FI 2002	3115 South
APPLICANT/AGENT	Day Tanner.	
ADDRESS OF SITE	123 Nashgrove Lane FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	S/S Sdeect	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1831/01A	1831/01
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	24/5/02	

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/2002/5973

Applicant : Mr & Mrs Woodason C/O Day Tanner Partnership.

Location : 123, Nash Grove Lane, Finchampstead, Wokingham.

Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		2/04/04

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 21/02/2002

Earliest Date for Decision : 29/03/2002

Latest Consultation Date/Site Notice Expiry Date : 29/03/2002

This application will have expired on: 18/04/2002. 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 :

Parish : No objection

Planning Issues :

Streetscene.
Neighbours

Rural Area
Green Gap.

Application Number: F/2002/5973

Appraisal :

The proposed development is for a single storey side extension to a detached bungalow to form a living room. The proposed extension is 6m wide + 7m long + would stand 2.3m to the eaves and 4m to the ridge (0.5m below the existing ridge). It is also proposed to erect a chimney to the South end elevation which would stand 5.3m to the top of the chimney pot.

The property is located in a rural area + is set in a large plot, the closest neighbouring property to the proposals is 20m away. It is not considered that the proposed extension would have any impact on the neighbouring property given the distance between the two + the fact no windows are proposed to face it (infact an existing window that does will be removed).

The property is located along a private access track some 65+m back from Nash Grove Lane. It is ∴ considered the proposal would have no impact to the street scene.

The proposed extension represents a 27.4% ↑ on the original dwelling, is designed to be inkeeping with + subservient to the existing + it is ∴ considered that the proposal would have no impact on the character of the area.

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

Application Number F/2002/5973
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C007	R007	
2	C014	R014	
3	C044	R044	'South side elevation of the extension'

RECORD OF SITE VISIT

SITE ADDRESS: 123 Nash Grove Lane Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/5973

OFFICER: Helen Pollock

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on tree @ Site entrance

2. DESCRIPTION OF SURROUNDINGS

Rural

3. DESCRIPTION OF SITE/BUILDING

detached bungalow on large plot.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

5. SITE CONSTRAINTS

TREES None affected

ACCESS/PARKING double garage + 4+ driveway

LEVELS —

BOUNDARY TREATMENT 1m fence enclosure

OTHERS

No impact.

2 windows + a door in bungalow opposite - no impact from proposal.

2 v. large Conifers obscure most of view. → If anything overlooking of window existing would not be in extension

FROM: Helen Pollock

DATE: 05 March 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/5973

Proposal: Proposed single storey side extension to dwelling..

Site Address: 123, Nash Grove Lane, Finchampstead, Wokingham.

Applicant: Mr & Mrs Woodason C/O Day Tanner Partnership.

Your observations are required in respect of this application **by 29/03/2002**.

POL	T.S
DC	ENF
APP	
CS	
02 APR 2002	
COPIES TO	ACK:
	FILE:

The Parish Council has no objections to this application.

SIGNED: C.S.Cl

DATE: 28-3-02.

Clerk To Finchampstead Parish/Town Council.

Date: 08 April 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/5973

Location: 123, Nash Grove Lane, Finchampstead, Wokingham.

Proposal: Proposed single storey side extension to dwelling.

Applicant: Mr & Mrs Woodason C/O Day Tanner Partnership.

Case Officer: Helen Pollock

The new plans show the following: Additional side elevation.

For information only.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

(RING ONE)

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

App No. F/2002/5973 (Planaps) / (Ludhouse) Date Rec. 15/03/02

Location: 123 Nash Grove Lane

Parish fnc

Applicant: C/O Day Tanner

Description of attached plans additional Side elevation.

Drawing No's: 1

CONSULTEES

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

Additional Info Only.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

		Drawing No's
1.	NK (Landscape & Trees)	
2.	NK (Env. Design)	
3.	XA (Highways)	
4.	NF (Building Control)	
5.	BC/DC Liaison	

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

NEIGHBOURS: _____

_____ Date for Responses ✓

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER Helen P.

Consultations Sent by Admin. on 08.04.B

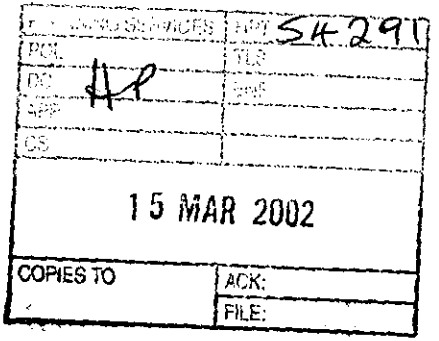
Yellow - Part One Copy
Green - Officer's Copy

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

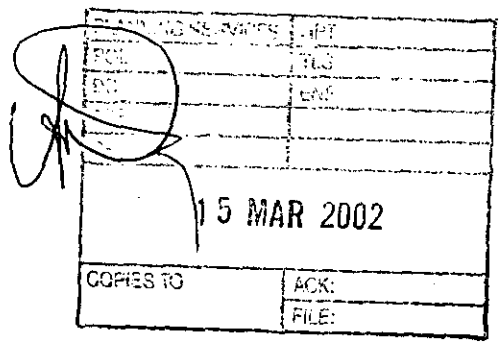
BAGSHOT HOUSE, 37-39 HIGH STREET
BAGSHOT, SURREY GU19 5AF
TEL: 01276 451456 FAX: 01276 451553
tony@daytanner.freeserve.co.uk



with compliments

Please submit elevation to show chimney

ENCLOSED X 6



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

With Compliments

Site Address: 123, Nash Grove Lane, Finchampstead, Wokingham.
Proposal: Proposed single storey side extension to dwelling.

Thank you for the above application, which has now been accepted along with the sum of £95 in fees.

We will try to determine your application within 8 weeks.

If for any reason your application cannot be registered as valid we will contact you again as soon as possible. However, it is not always obvious that insufficient information and/or inaccurate drawings have been submitted until after the case officer has visited the site. If we do not notify you otherwise within 28 days of this letter you may assume the application is valid and the 8 week determination date of **18/04/2002** also mentioned in the next paragraph is correct.

If you have not received notification of the outcome of your application by **18/04/2002** you have the right to appeal to the Secretary of State for the Environment, Transport and the Regions. Appeals must be made within 6 months of this date on a form which is available from the Department of the Environment, Transport and the Regions & they can be contacted on (0117) 987 8000.

If you have any queries concerning your application contact your case officer, **Helen Pollock,** on **0118 974 6480** quoting reference number **F/2002/5973.**

Please note that you may also require Building Regulation approval & for further advice contact the Public Protection Section on (0118) 974 6375.

Yours faithfully,

Helen Pollock

Development Control Officer

Received by Wokingham District Council

Application No: F/2002/5973

Proposal:
Proposed single storey side extension to dwelling.

Location:
123, Nash Grove Lane, Finchampstead, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5973 to enable the library staff to locate the correct information.

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 29/03/2002. 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 be possible for an individual reply to be issued 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

05 March 2002

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

Tel: 0118 974 6480

Date: 05 March 2002

My ref: F/2002/5973

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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/2002/5973
123, Nash Grove Lane, Finchampstead, Wokingham.
Proposed single storey side extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Helen Pollock** on **0118 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Helen Pollock** Application Number: **F/2002/5973**
123, Nash Grove Lane, Finchampstead, Wokingham.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor R Cundy

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

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

Tel: 0118 974 6480

Date: 05 March 2002

My ref: F/2002/5973

WOKINGHAM UNITARY
Aiming for Excellence

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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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Application Number: F/2002/5973
123, Nash Grove Lane, Finchampstead, Wokingham.
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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Helen Pollock** Application Number: **F/2002/5973**
123, Nash Grove Lane, Finchampstead, Wokingham.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor T Charlesworth

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 FEB 2002	
Officer: HP	Application No. F/2002/5973

90/98

Map No. ..... Site ...0.23....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: (F.) PROPOSED SINGLE STOREY ~~FRONT~~ SIDE EXTENSION TO DWELLING

Location: 123 NASH GROVE LANE

Parish: FINCHAMPSTEAD Ward: Finch / North

5.302B

Applicant: MR/MRS. WOODASON

Fee (4) 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	other side elevation (to show chimney)	5/3.	
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 : 5.3.02-TB Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A .....
Adjacent Parish .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) .....
Sport England .....

OTHERS:

..... Rural Area .....
..... Green Gap & Wedges .....
..... Countryside .....

NEIGHBOURS:

.....
.....
..... S/N + See map .....
.....
.....
.....
..... No pre-apps .....
.....
.....

21 FEB 2002 3

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

AID/LC/1831

20 February 2002

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs

EXTENSION TO 123 NASHGROVE LANE, FINCHAMPSTEAD

We enclose the following documents in order to submit a Householder application for an extension to this existing bungalow:

Six copies of our drawing number 1831/01 together with location plan
Six copies of Householder application form
Deposit cheque in the sum of £95.00

We hope that you will be able to recommend this application for approval and we look forward to hearing from you in due course.

Yours faithfully

A I Day

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE
OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

BAGSHOT HOUSE, 37-39 HIGH STREET
BAGSHOT, SURREY GU19 5AF
TEL: 01276 451456 FAX: 01276 451553
tony@daytanner.freeserve.co.uk
www.daytanner.co.uk

Partners:
A I Day S Tanner J E Day C H Tanner

1933

LYNCHAMPSTEAD

ADDRESS 123 NASH GROVE LANE PARISH BARKHAM

PLOT No. ORD. SHEET No. SU. 7966 (9

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
32716	MR. A. PURSEY	O/L. RESI. DWELLING	13.4.89	Re
36349	"	AMT. BUNGALOW & GARAGE	26.9.90	Cl
BLA 9344	"	"	10.9.90	APP
F/2002/5973	Mr. + Mrs. Woodason	S/SC/F		

MINISTRY DECISION 32716 - APPEAL ALLOWED - 19.4.90

SPECIAL ORDERS

21 FEB 2002 / 5273

ENVIRONMENTAL SERVICES

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.
1	YOUR NAME	MR & MRS G WOODASON
	ADDRESS	123 NASHGROVE LANE
		FINCHAMPSTEAD
		BERKSHIRE
	POST CODE	TEL.NO
2	AGENT'S NAME	DAY TANNER PARTNERSHIP
	ADDRESS	BAGSHOT HOUSE, 37-39 HIGH STREET
		BAGSHOT
		SURREY
	POST CODE	GU19 5AF TEL.NO 01276 451456
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	123 NASHGROVE LANE FINCHAMPSTEAD BERKSHIRE
4	ABOUT THE APPLICATION Give brief details of the proposal e.g. two storey side extension.	SINGLE STOREY EXTENSION
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	ALL 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.	NO
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	NO

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	**NO**	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) *If no fee is payable please say why below*	✓ ✓	
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

~~I certify that:~~

~~*~~ I have/the applicant has given the required notice to everyone else who, at the ~~beginning~~ of the period of 21 days ending with the date of the accompanying application ~~was~~ the owner (a) of any part of the land to which the application relates, as listed below.

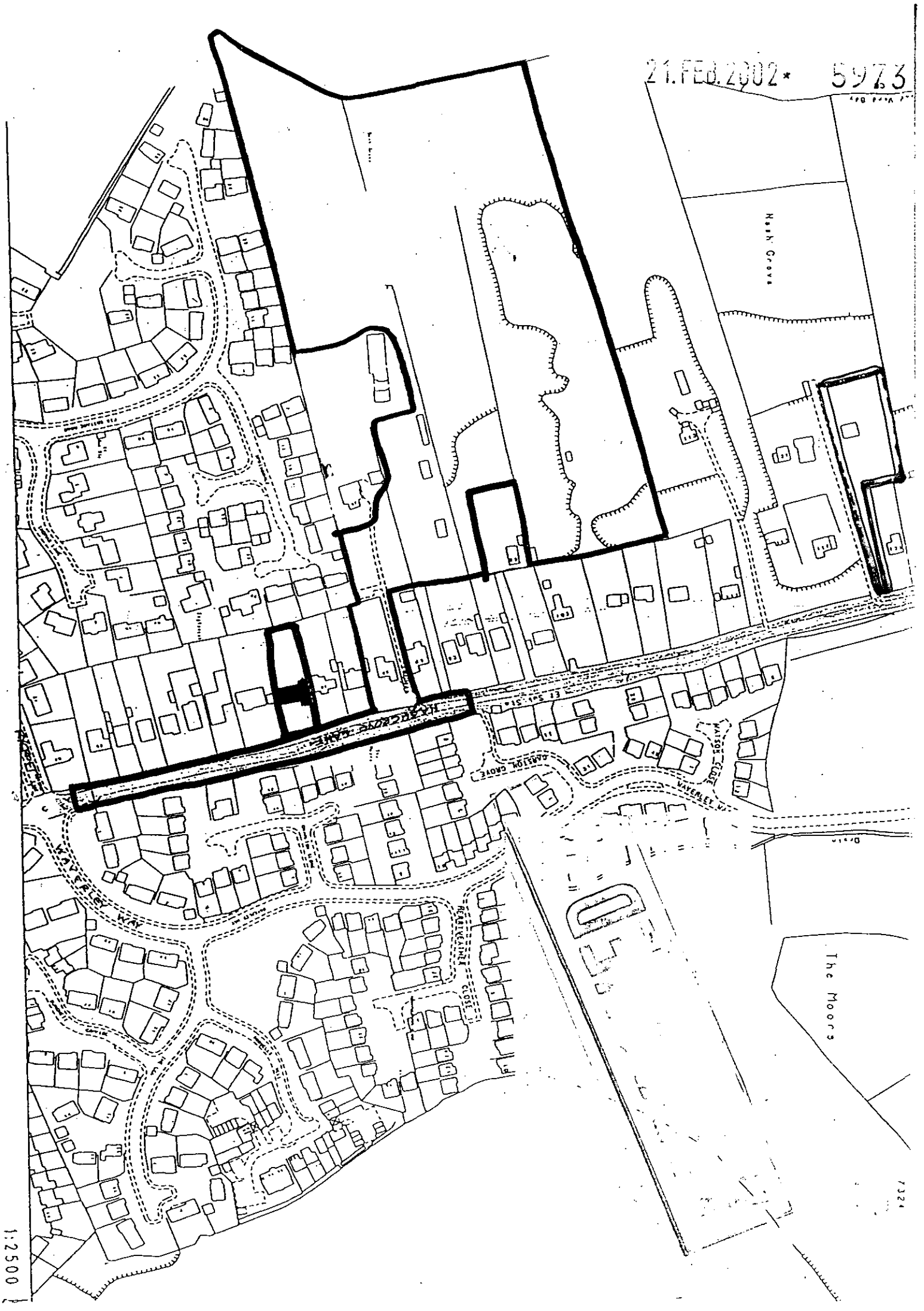
Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding.

SIGNED [signature] ON BEHALF OF **MR & MRS G WOODASON**

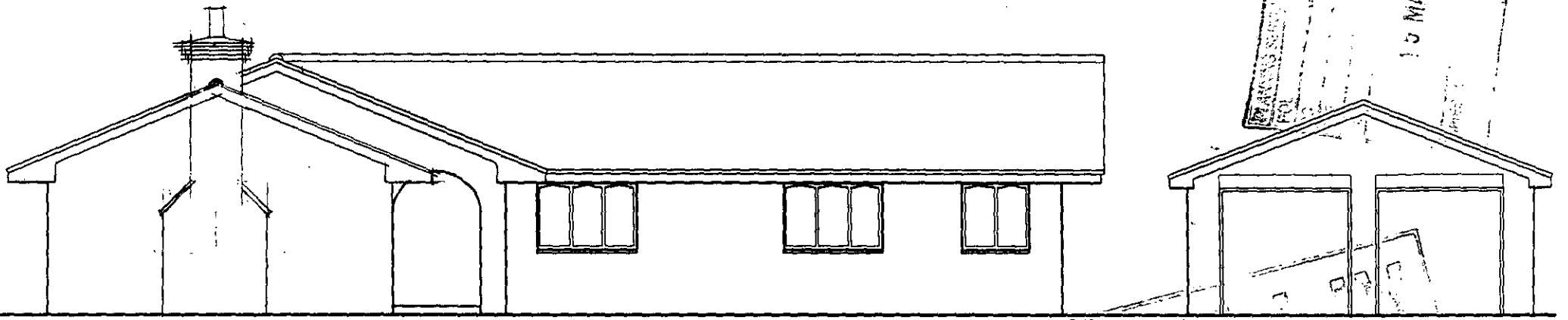
DATE 20 February 2002

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐


21.FEB.2002* 5973
Nash Grove
HASHGROVE LANE
WAVERLEY WAY
GARSTON GROVE
HATSON CLOSE
HERRIVEATHER CLOSE
The Moors
1:2500

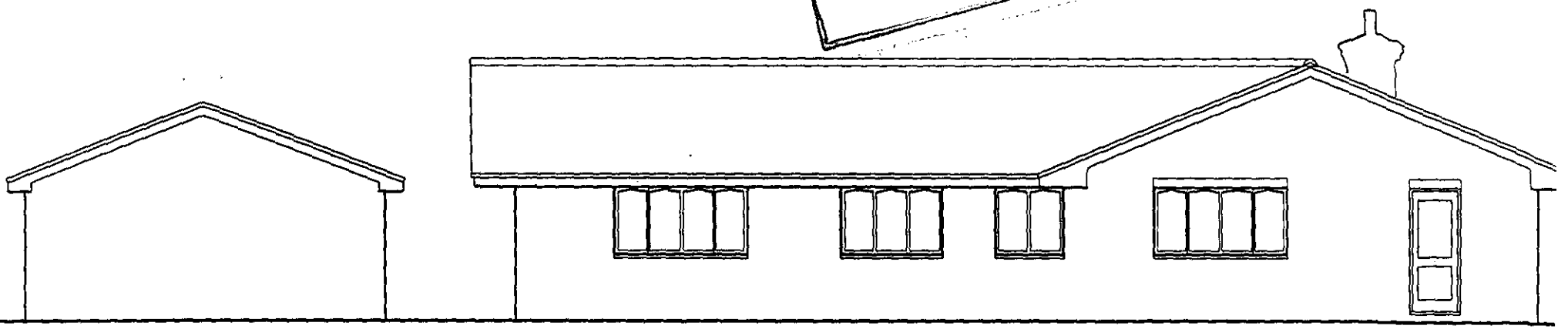
ADDITIONAL PLAN
5973

15 MAR 2002



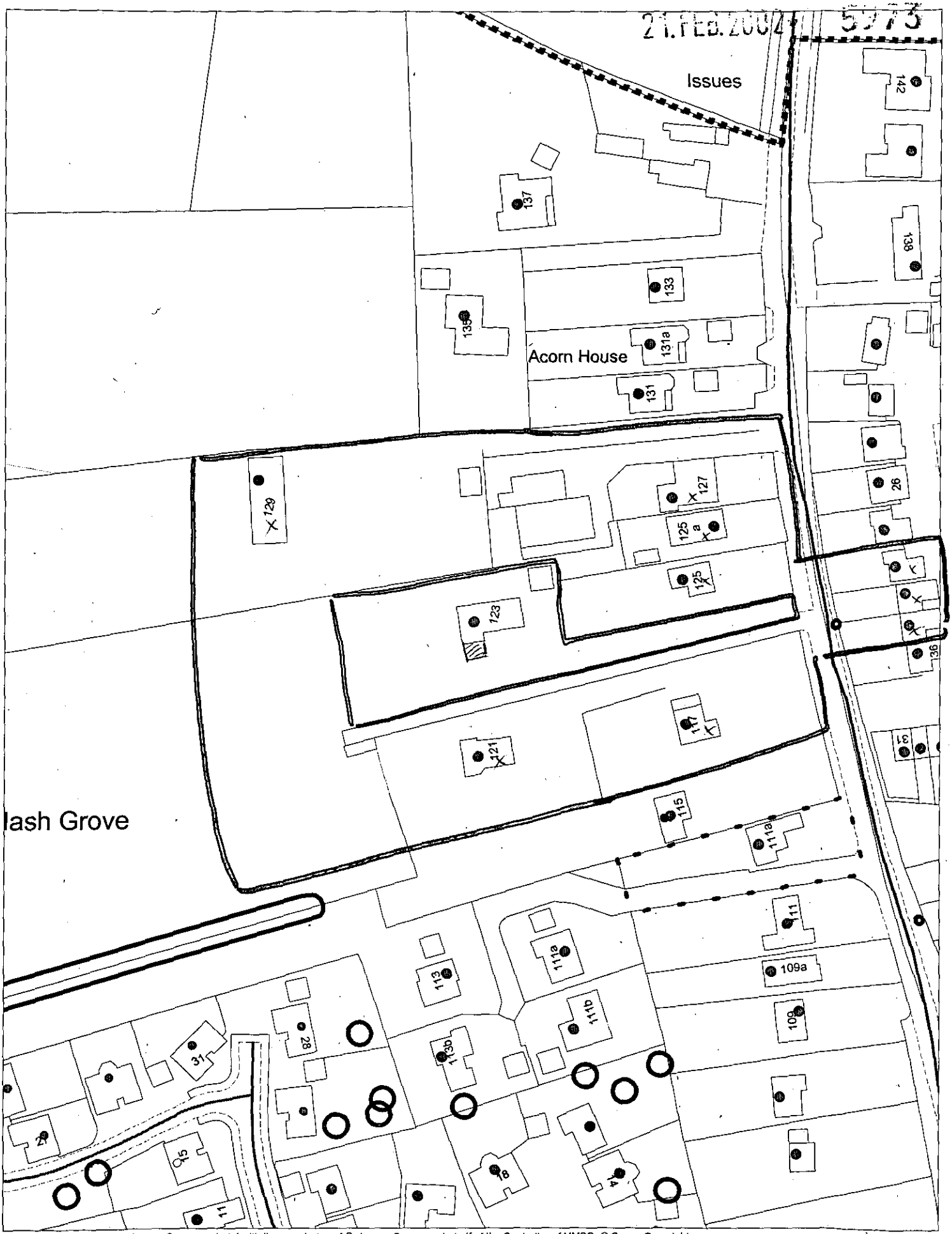
SOUTH ELEVATION

Approved



NORTH ELEVATION

APPLICATION REF F/2002/5973



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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.
26 February 2002 Scale: 1 : 1250

N
W E
S