APPLICATION NO:

F/2000/2952

LOCATION:

24 Purfield Drive, Wargrave Reading.

APPLICANT:

Mr & Mrs J Smith C/O Colin Dawson And Associates

PROPOSAL:

Proposed first floor side and rear extension to dwelling.

EARLIEST DATE FOR DECISION: **06/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
25/01/2001

CASE OFFICER: **John Leggett**

RAILEX
Marbleboard

EASIFILE EP7

(JL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J Smith
C/O Colin Dawson And Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Application Number: F/2000/2952

Parish: **WARGRAVE**

Location: **24, Purfield Drive, Wargrave, Reading.**

Proposal: **Proposed first floor side and rear 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. Except where stated otherwise on the approved drawings, 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. 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
5. The ensuite bathroom window in the north-east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

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

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

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Reason
5. 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:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

John Mitchell
Development Control Manager
Date: 08/02/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2952	JL
BUILDING CONTROL NUMBER	FP2001/1652	Andy
~~APPLICANT~~/AGENT	Colin Dawson & Associates	
ADDRESS OF SITE	24 Purfield Drive WARGRAVE	
DESCRIPTION OF PROPOSED WORK	First floor rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D542-01A	D542-01
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	16/3/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : John Leggett

Application Number : F/2000/2952

Applicant : Mr & Mrs J Smith C/O Colin Dawson And Associates.

Location : 24, Purfield Drive, Wargrave, Reading.
Proposal : Proposed first floor side and rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	21/12/00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 30/11/2000

Earliest Date for Decision : 06/01/2001

Latest Consultation Date/Site Notice Expiry Date : 06/01/2001

This application will have expired on: 25/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

HIGHWAYS – APPROVAL WITH STD CONDITIONS

WARGRAVE PARISH COUNCIL – OBJECT DUE TO SAME REASONS AS NEIGHBOUR @ No. 22 CONSIDERED NOT A SIGNIFICANT IMPACT DUE TO REASONS OUTLINED BELOW.

NEIGHBOURS (No. 22) – CONCERNS AT REDUCTION OF PRIVACY + SUNLIGHT. CONSIDERED NOT TO BE OF ADVERSE IMPACT DUE TO SET BACK OF EXISTING BUILDING + NON OBSCURED WINDOW NOT FACING GARDEN.

Planning Issues :

IMPACT ON NEIGHBOURS — CONSIDER NEITHER OVERBEARING OR OVERLOOKING

IMPACT ON STREET SCENE — SET BACK + OTHER EXAMPLES IN STREET ∴ PROPOSES NO IMPACT

HIGHWAYS — PARKING ADEQUET FOR STANDARDS OF 4 BED HOUSE.

Application Number F/2000/2952
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
	C001	R001	
	C015	R015	
	C049	R049	
	C014	R014	
	C045	R045	THE ENSUITE BATHROOM WINDOW IN THE
			NORTH-EAST ELEVATION OF THE DEVELOPMENT
			HEREBY PERMITTED SHALL NOT AT ANY
			TIME BE GLAZED OTHER THAN WITH
			OBSCURED GLASS.

RECORD OF SITE VISIT

SITE ADDRESS: 24 Purfield Drive
Wargrave Reading.

APPLICATION NUMBER: F/2000/2952

OFFICER: John Leggett

DATE OF SITE VISIT: 28/12/00

1 SITE/STATUTORY NOTICE DISPLAYED ? N. (DISPATCHED 27.12.00)

2. DESCRIPTION OF SURROUNDINGS

MODERN BRICK BUILT DETACHED + SEMI D RESIDENTIAL ESTATE.

3. DESCRIPTION OF SITE/BUILDING

PKG'S BRICK BUILT DETATCHED PROPERTY IN MID POSITION OF ROAD

4. RELATIONSHIP TO ADJOINING PROPERTIES

IN STEPPED FORMATION WITH IDENTICAL PROPERTIES AS ALL ON CURVE OF ROAD WITH SIMILAR STYLE SIDE ON OPPOSITE SIDE OF ROAD.

5. SITE CONSTRAINTS

TREES N

ACCESS/PARKING GARAGE + WIDE DRIVE FOR 2 VEHICLES

LEVELS N

BOUNDARY TREATMENT N A.

OTHERS

Application Number F/2000/2952

Appraisal:

The existing property at no. 24 Purfield Drive is a 1960's detached 3-bedroom household with single storey rear and side extension and conservatory. The application being considered proposes a first floor side and rear extension.

Impact Upon Neighboring Dwellings

The application proposes to extend the height of the rear part of the side extension (set back from the remaining garage) with a forward facing pitched roof submissive to the existing building. The proposed first floor is an increase of 2.5 m (rising to 4m at the pitched roof point) and extends to the same width as the existing garage, which is approximately 2.7m wide with roof extending to meet the original. The neighbouring property (no. 26) is situated forward to the applicant property as existing, therefore it is considered that the extension to this creates no significant increase in overbearing. The proposal does include a bathroom window for this side, however this will be conditioned to be obscure glazed and create no additional overlooking. No. 22 is set back from both the applicant's property and the proposal itself with no side windows. Therefore it is considered that will be no overbearing or overlooking effects on this aspect as well. There is no discernable impact to the rear of the property considering the length of rear gardens and shielding trees.

Impact on the street scene

The property, which is the subject of this application, is one of several similar examples in Purfield Drive. There are several examples of side and rear extensions in this road, particularly the neighbouring dwelling of no. 31 opposite the proposal site. The extension is set back from the main household to the rear of the side of the property and will project out no wider than the existing garage. Given the setback of this development and the garage existing, it is not considered that this change will appear out of character in the area, or will have a negative impact upon the street scene.

Highways
Although the proposal increases the bedrooms by 1, the parking arrangements are still sufficient for a household with 4 bedrooms.

Recommendation: Approve planning permission subject to conditions.

Received by Wokingham District Council

Application No: F/2000/2952

Proposal:
Proposed first floor side and rear extension to dwelling.

Location:
24, Purfield Drive, 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 John Leggett P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/01/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

13 December 2000

Applicationo	Name & Address
F/2000/2952	Mr & Mrs A Cawley 22 Purfield Drive Wargrave RG10 8AP

App approved letter
Sent 14.02.01

PL

FROM: John Leggett

DATE: 13 December 2000

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

38180

INF
TLS
ENF

JC

Application Number: F/2000/2952

Proposal: Proposed first floor side and rear extension to dwelling..

Site Address: 24, Purfield Drive, Wargrave, Reading.

Applicant: Mr & Mrs J Smith C/O Colin Dawson And Associates.

Your observations are required in respect of this application **by 06/01/2001** .

OBJECT

The proposal would cause an unacceptable loss of amenity/privacy to the neighbouring property and result in excessive bulk and massing.

SIGNED: _____

Clerk To Wargrave Parish/Town Council.

DATE: 8th January 2001

Tel: (0118) 974 6502 (Direct Line)
Fax: (0118) 974 6484
E-mail john.leggett@wokingham.gov.uk
Date: January 12, 2001
My ref: F/2000/2952/visit
Your ref: /

Mr Mrs J Smith
24 Purfield Drive
Wargrave
Berks, RG10 8AP

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 Mr Mrs Smith

24 PURFIELD DRIVE

I am writing in reference to your planning application at the above property. In order to determine my decision on your application I need to view your property as existing. I have visited 24 Purfield however as no one was in, I could not view the relevant part of your building. I have contacted your agent to request he contact you to make arrangements but as yet have had no response. In order to ensure a decision could be made in time the sooner I can make this viewing, the better.

Understanding you may be working in the day, I am happy to discuss with you a suitable time to visit.

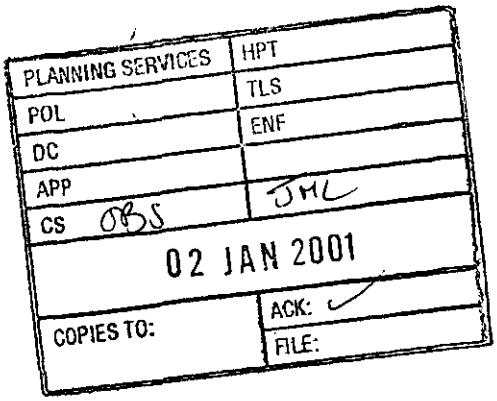
Please do not hesitate to contact me on any of the above.

Yours faithfully

Mr J M Leggett
Planning Assistant
Minerals and Waste / Enforcement

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 01 January 2001 21:01
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications



****

NatureofEmail: Object
ApplicationNumber: F/2000/2952
Correspondent_FullName: Mr. and Mrs. A.R.Cawley
Correspondent_StreetAddress: 22, Purfield Drive,
Correspondent_Address2:
Correspondent_Town: Wargrave,
Correspondent_County: Berkshire,
Correspondent_PostCode: RG10 8AP
Correspondent_Telephone:
Correspondent_Email:

Comments:

Re 24 Purfield Drive - proposed extensions.
As owners and occupiers of No.22 Purfield Drive, we would like to lodge an objection to the proposed extensions on the grounds of loss of privacy and appearance.

The houses on this estate were staggered to provide a degree of privacy in the back gardens. These extensions will severely reduce the privacy in our back garden which would be overlooked by the windows of the extensions to a far greater degree than with the current layout. Since we spend a lot of our spare time in the garden when the weather permits, we would find this most objectionable.

With regard to appearance, the proposed changes will result in a loss of separation between the houses at first floor level, giving a very crowded appearance from the front. The extension of the rear of the house across the full width at the back will present an overpowering slab of building.

In our view, these extensions would be an overdevelopment of No.24, losing the original developer's spacing and giving an unfortunate crowding of the properties.

A similar development nearby has had a bad effect on the privacy of the adjoining property and we would wish to avoid the same situation.

We have lived at No.22 since 1969.

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

Tel: 0118 974 6502

Date: **13 December 2000**

My ref: F/2000/2952

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/2000/2952
24, Purfield Drive, Wargrave, Reading.
Proposed first floor side and rear 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 **John Leggett** on **0118 974 6502**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **John Leggett** Application Number: **F/2000/2952**
24, Purfield Drive, Wargrave, Reading.
Proposed first floor side and rear 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 6502

Date: **13 December 2000**

My ref: F/2000/2952

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

Dear Councillor

Application Number: F/2000/2952
24, Purfield Drive, Wargrave, Reading.
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If you have any questions please do not hesitate to contact **John Leggett** on **0118 974 6502**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **John Leggett** Application Number: **F/2000/2952**
24, Purfield Drive, Wargrave, Reading.
Proposed first floor side and rear 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**********

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 NOV 2000	Map No. 21 Site 0.04
Officer: JL / Application No. F/2000/2952	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description: (F.) PROPOSED FIRST FLOOR SIDE & REAR EXTENSION TO DWELLING

Location: 24 PURFIELD DRIVE

Parish: WARGRAVE Ward: Wargrave

12-12-2000-B'

Applicant: MR / MRS J SMITH

Fee Received 95-00 (1) 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 : 12.12.2000 ⇒ 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 (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:

.....
.....
.....No...pre-apps.....

NEIGHBOURS:

.....S/N + see map.....

HIGHWAYS CONSULTATION SHEET

From: John Leggett **Date:** 13 December 2000

Application Number: F/2000/2952

Proposal: Proposed first floor side and rear extension to dwelling.

Parish: WARGRAVE PARISH

Site Address:
24, Purfield Drive, Wargrave, Reading.

Applicant:
Mr & Mrs J Smith 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).

C049, R049
C122, R122

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

16/12/00

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

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

30.NOV.2000* 2952

WOKINGHAM DISTRICT COUNCIL
30 NOV 2000
DIRECTOR OF ENVIRONMENTAL SERVICES

The Director of Environmental Services
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Ref: CED/BK/542
Tuesday, 21 November 2000

Dear Sir

RE;24 PURFIELD DRIVE, 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

Environmental Services

For office use only.
Application number: 30 NOV 2000 2952

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.

WOKINGHAM DISTRICT COUNCIL

1 Your name: Mr & Mrs J Smith
Address: 24 Purfield Drive
...g, Berks RG10 8AP

...ociates
...ford, Reading,

...Wargrave, Reading

...extension

☐ No ☒

...king concrete tiles
...roof. Red/pink brickwork
...walls.Dark stained
...existing

☐ No ☒

☐ No ☒

ADDRESS 24, PURFIELD DRIVE
PARISH WARGRAVE
PLOT No. 78
ORD. SHEET No. SU 7978 (21)
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/300/61	Mrs J. Shelty	Outline Res Dev	12 12 61	N/A
121/63	J. Mc Kean & Son Ltd	Layout 62 houses	4 10 63	N/A
PD/650/63	" "	Detail 62 "	28 11 63	App
27/65	" "	" 65 "	3 5 65	N/A
PD/179/65	" "	Detail 65 "	13 5 65	App
BR 11305	Mr A. Conroy	Sidney Extension	25.7.79	App
32642	Mr & Mrs Smith	5th Front + rear Ext	17.6.89	Cdt
BRA 7056	"	"	29.3.89	App
97/64854/F	"	Conservatory Chimney	26.02.97	Cl

DATE OF COMPLETION
MINISTRY DECISION
SPECIAL ORDERS
DRAINAGE

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
MR A Crawley	22 Purfield Drive Wargrave Berks	29/11/00

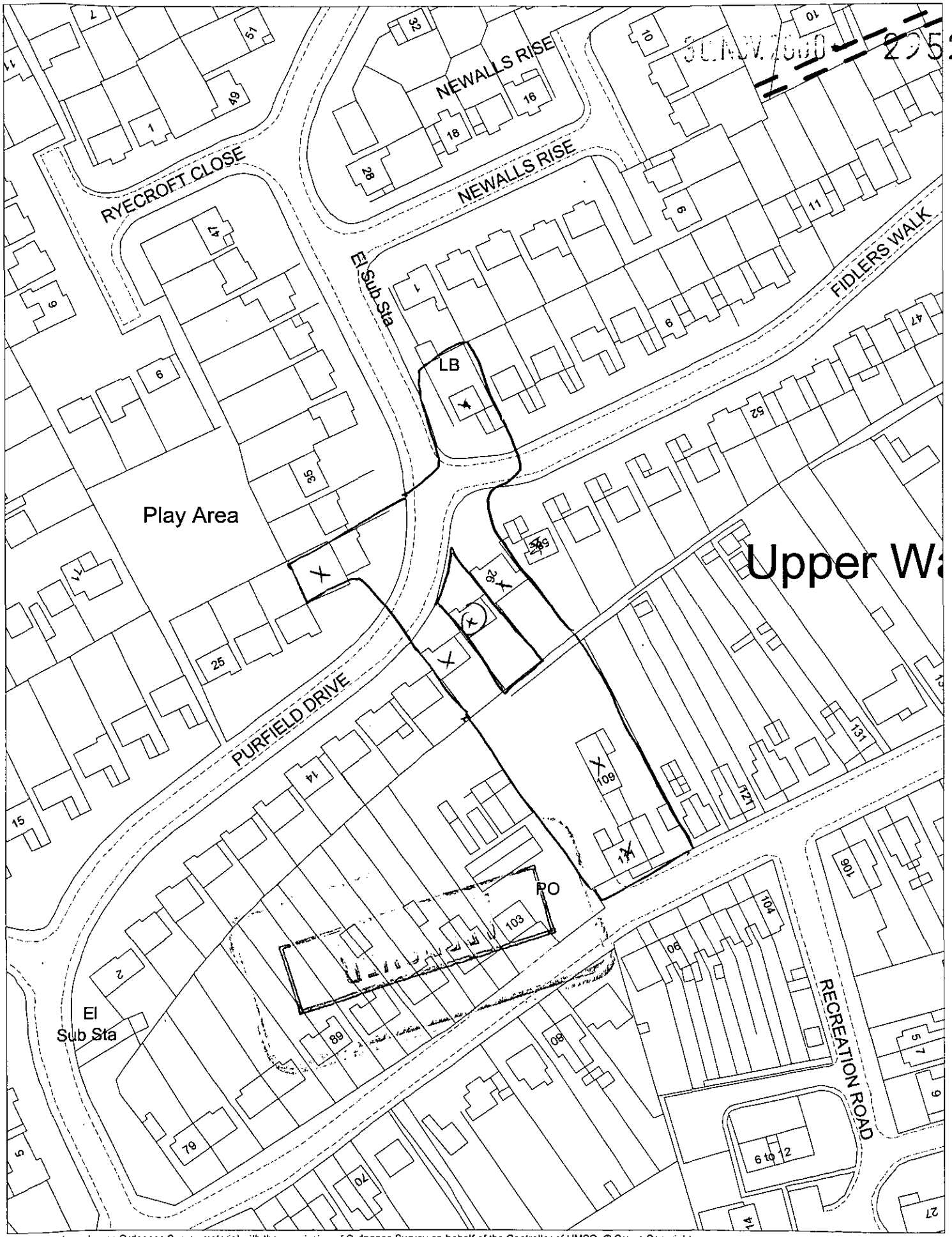
None of the land forms part of an agricultural holding.

Your signature: W R Dawson

on behalf of Mr & Mrs J Smith

Date 29/11/00

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



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Development Control Section, Environmental Services, Wokingham District Council.

8 December 2000 Scale: 1 : 1250