APPLICATION NO:
**F/2002/7037**

LOCATION:
**35 Springdale, Earley Reading.**

APPLICANT:
**Mr/Mrs M Porter C/O Patricia Newman Practice**

PROPOSAL:
**Proposed single storey side extension to dwelling.**

EARLIEST DATE FOR DECISION: **08/08/2002**
28 day expiry 12/Aug/02
**APPLICATION WILL HAVE EXPIRED ON:**
**29/08/2002**

CASE OFFICER: **Mr F Leo**

Sat/Sun

APPROVED

D1 961

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr & Mrs M Porter**
**C/O Patricia Newman Practice**
**9 St Marys Street**
**WALLINGFORD**
**Oxon**
**OX10 OEL**

**Application Number: F/2002/7037**

**Parish:** **EARLEY**

**Location:** **35 Springdale, Earley, Reading**

**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.

**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.

**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 LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

T. G Watson

Trevor Watson
Development Control Manager
Date: 27/08/2002

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.**

7037

FROM: Mr F Leo

DATE: 15 July 2002

DELEGATED

## EARLEY TOWN CONSULTATION SHEET

**Application Number:** F/2002/7037

**Proposal:** Proposed single storey side extension to dwelling

**Site Address:** 35, Springdale, Earley, Reading.

**Applicant:** Mr/Mrs M Porter C/O Patricia Newman Practice

Your observations are required in respect of this application **by 08/08/2002**

PLANNING SEC
POL
DC
APP
CS
28 AUG 2002
COPIES TO

NO OBJECTION

SIGNED: _____ DATE: 22 AUG 2002

Clerk To Earley Parish/Town Council.

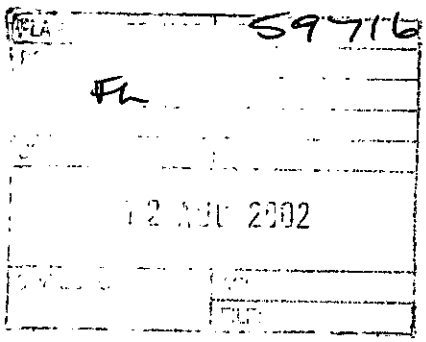
7037

ENVIRONMENT AGENCY

**Our Ref :** SP/2002/006153-1/1
**Your Ref :** f/2002/7037

**Date :** 08 August 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR




Dear Sir/Madam

**SINGLE STOREY SIDE EXTENSION TO DWELLING**

**35, SPRINGDALE, EARLEY, READING**

Thank you for your letter dated 15 July 2002, received on 18 July 2002. Please quote the following reference in any correspondence: SU77SW/5/8. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development.

**Landfills**

According to our records, there is one landfill site within 250 metres of the site, as follows:

| Grid reference | Distance from site | Landfill name |
|---|---|---|
| SU745710 | 245m | Bovis Homes Early |

In view of both the distance to site and the nature of fill it is unlikely that landfill gas will present a risk to this proposal.

**ADVICE:**

**Environment Protection**

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

**Environment Agency**
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

## Water Conservation

### Household Use

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

### Domestic Appliances

If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

### Gardens

As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):

* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:

* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

### Grey & Rain Water Recycling

Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

**Environment Agency**
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

**DECISION NOTICE**

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

**REBECCA CHEATLEY**
**Planning Liaison Officer**

Direct dial: 01276 454492
Direct fax: 01276 454352
Email: rebecca.cheatley@environment-agency.gov.uk

CC: Mrs P Newman Patricia Newman Practice

To be signed 27 Aug.

**WORK SHEET FOR :** Mr F Leo

**Application Number :** F/2002/7037

**Applicant :** Mr/Mrs M Porter C/O Patricia Newman Practice.

**Location :** 35, Springdale, Earley, Reading.
**Proposal :** Proposed single storey side extension to dwelling.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 16/8/02

**Date Registered : 04/07/2002**

**Earliest Date for Decision : 08/08/2002**

**Latest Consultation Date/Site Notice Expiry Date : 08/08/2002**

**This application will have expired on: 29/08/2002. 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 :**

Env Agency landfill :

**Planning Issues :** I'd see

LBE1. LBE2

WOS3. WBE1

EN1

**Application Number: F/2002/7037** **Officer : Francis Leo**
35 Springdale, Earley, Reading

**Appraisal :**

**Development**
Proposed single storey side extension to dwelling.

The site is a semi-detached property in the identified settlement of Earley located within the Loddon Area Local Plan and Wokingham District Local Plan.

**Impact upon neighbouring properties**
At present no 36, adjoining property to the east has a garage to the side abutting a timber shed type car porch to application site. The proposal is to build a single storey extension on the car porch area and extending it 350mm beyond the rear extension at no 36. The proposal being a single storey it would have no adverse impact upon the neighbouring property.

**Impact upon the character of the area**
The proposal would appear similar to the garage at no 36 except for a window at the front to the study room and would have no adverse impact upon the character on the area.

Parking: The site has 3 bedrooms and no new bedrooms are proposed but because the space of the car porch would be built over, two parking spaces would be required. The front of the site measures 10m in depth x 8m in width capable of accommodating 2 car parking spaces considered acceptable for the site.

**Recommendation : approval** ☑ **Refusal** ☐

**Application Number: F/2002/7037**

**Appraisal :**

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

## Application Number F/2002/7037
## Conditions/Reasons for Refusal

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1 | C001 | R001 | |
| 2 | C014 | R014 | |
| | | | |
| | | | |
| | |

# RECORD OF SITE VISIT

SITE ADDRESS: 35 Springdale Earley Reading.

APPLICATION NUMBER: F/2002/7037

OFFICER: Mr F Leo

DATE OF SITE VISIT: 16/8/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes. (but taken down 3wk)

2. DESCRIPTION OF SURROUNDINGS Chalet type bungalow with front dormer + 2 Storey houses. ship lap boarding at front.

3. DESCRIPTION OF SITE/BUILDING 2 Storey. Semi-di. car space at the side along side garage with No 36.

4. RELATIONSHIP TO ADJOINING PROPERTIES No 36 has a garage to the side: adjoining parking space at No 35. At the rear of no 36. there is a single storey extn. No effect

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING 2 spaces at the front.

LEVELS

BOUNDARY TREATMENT 1 Burlish Fence.

OTHERS

| Application Number : F/2002/7037 | Map No : 58 |
|---|---|
| Case Officer : FL | Site Area : 0.03 |
| Valid Date : 4.7.02 | Received Date: 04/07/2002 |

**Level : Delegated Application**

**Description : Proposed single storey side extension to dwelling.**

**Location : 35, Springdale, Earley, Reading.**

**Parish : EA** **Ward : RED** 15.7.02

**Applicant : Mr/Mrs M Porter C/O Patricia Newman Practice.**

**Fee Required: £0** **Fee Received: £0** PD rights removed?

**Additional: ..... or Refund: .....**

**Enforcement Section to be notified** ☐ (tick if required)

---

**Additional information required for validation;**

| REASON | NOTES | DATE REQ | DATE RECD |
|---|---|---|---|
| LOCATION PLANS | | | |
| BLOCK PLANS | | | |
| FORMS UNSIGNED | | | |
| S.66 MISSING/INCORRECT/ UNSIGNED | | | |
| ELEVATION PLANS | | | |
| FLOOR PLANS | | | |
| NO SCALE OR SCALE IS IMPERIAL | | | |
| ENCROACHMENT LETTER REQUIRED | Confirm no encroachment | ✓ | |
| OTHER | | | |

**Is the site in a Conservation Area:** ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

---

## INTERNAL CONSULTATIONS 15.7.02 73

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

## EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency landfill

Railtrack

Police Arch Officer

## HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

## OTHERS

DO - pre-apps

## NEIGHBOURS

1 S/N + see map.

| Organisation_Name | Building_Name | address1 | Postcode |
|---|---|---|---|
| | | 12WOODMERE CLOSEREADING | RG6 5QU |
| | | 14WOODMERE CLOSEREADING | RG6 5QU |
| | | 15WOODMERE CLOSEREADING | RG6 5QU |
| | | 34SPRINGDALEREADING | RG6 5PR |
| | | 35SPRINGDALEREADING | RG6 5PR |
| | | 36SPRINGDALEREADING | RG6 5PR |
| | | 37SPRINGDALEREADING | RG6 5PR |
| | | 6SPRINGDALEREADING | RG6 5PR |
| | | 7SPRINGDALEREADING | RG6 5PR |
| LAND ADJOINING 7 | | | |

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

Tel: 0118 974 6502

Date: 15 July 2002

My ref: F/2002/7037

**WOKINGHAM UNITARY**
**Aiming for Excellence**


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


Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

**Application Number: F/2002/7037**
**35, Springdale, Earley, Reading.**
**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 **Mr F Leo** on **0118 974 6502** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**
Case officer: **Mr F Leo** Application Number: **F/2002/7037**
**35, Springdale, Earley, Reading.**
**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 A Spratling

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

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

Tel: 0118 974 6502

Date: 15 July 2002

My ref: F/2002/7037

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS


Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham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Yours sincerely
***Trevor Watson***
Development Control Manager

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**35, Springdale, Earley, Reading.**
**Proposed single storey side extension to dwelling.**
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_____

_____

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 F Rolls

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

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

Tel: 0118 974 6502

Date: 15 July 2002

My ref: F/2002/7037

**WOKINGHAM UNITARY**
**Aiming for Excellence**


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


Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

**Application Number: F/2002/7037**
**35, Springdale, Earley, Reading.**
**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.

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Yours sincerely
***Trevor Watson***
Development Control Manager

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Case officer: **Mr F Leo** Application Number: **F/2002/7037**
**35, Springdale, Earley, Reading.**
**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 D Hare

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

**Received by Wokingham District Council**

# Application No: F/2002/7037

**PROPOSAL:**
Proposed single storey side extension to dwelling.

**LOCATION:**
35, Springdale, Earley, Reading.

**The application is available for inspection at the locations & during the times detailed below:**

**WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)**
**OR**
**WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (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/2002/7037 to enable the library staff to locate the correct information.**
**OR**
**EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mr F Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/08/2002. 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.**

**Trevor Watson**
**Development Control Manager**
**15 July 2002**

7037

## Environmental Services

For office use only.
Application number
04.JUL.2002 7037

04 JUL 2002

## Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

| | | |
|---|---|---|
| 1 | Your name | Mr & Mrs. M. PORTER |
| | Address and postcode | 35, Springdale,<br>Earley, Reading<br>RG6 5PR |
| | Phone number | |
| 2 | Agent's Name | Patricia Newman Practice |
| | Address and postcode | 9, St. Mary's Street.<br>Wallingford,<br>OXON OX10 0EL |
| | Phone number | 01491 833373 |
| 3 | Site<br>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. | 35, Springdale<br>Earley<br>Reading |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | single storey side extension |
| 5 | Are there any trees on the site?<br>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. | felt flat roof<br>matching face brick walls<br>matching UPVC windows and door |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

Crystal Mark
Clarity approved by

**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. | | |
| | APPLICATION ONLY REQUIRED BECAUSE OF REMOVAL OF PERMITTED DEVELOPMENT | | |
| 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. | | |

04 JUL 2002

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: Patricia Newman Practice

on behalf of Mr & Mrs M PORTER

Date 02.07.2002

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

ADDRESS 35 SPRINGDALE PARISH EARLEY

PLOT No. ~~89~~ 62 ORD. SHEET No. SU. 7470

BUILDER Gough Cooper (Wessex) LTD

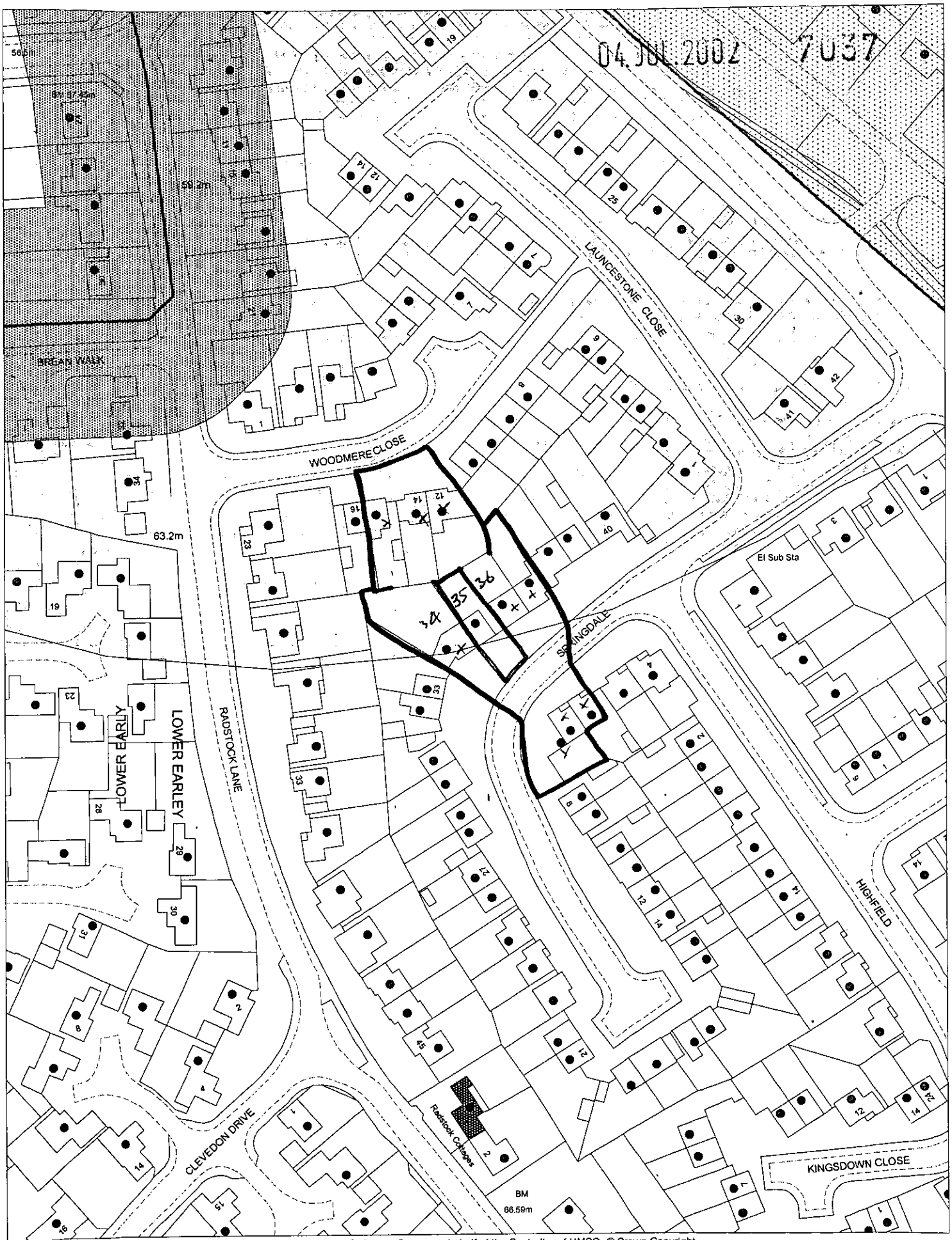
| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 433/56 | C. Bunce | Outline | 10.7.56 | N/A Refus |
| 0/225/60 | M.P. Kent Ltd | " | 6.10.60 | N/A Refus |
| 0/6/68 | Gough Cooper Ltd | " | 9.5.68 | N/A Refus |
| 396/71 | " | Semi/Det Hse | 17.6.71 | App C/A |
| 1579/72 | | Semi/Det Hse | 28.9.72 | - C/A |
| F/2002/7037 | Mr. & Mrs. Porter | S/St/S Ext. | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION 0/6/68 Appeal Allowed 30.5.69

SPECIAL ORDERS

DRAINAGE

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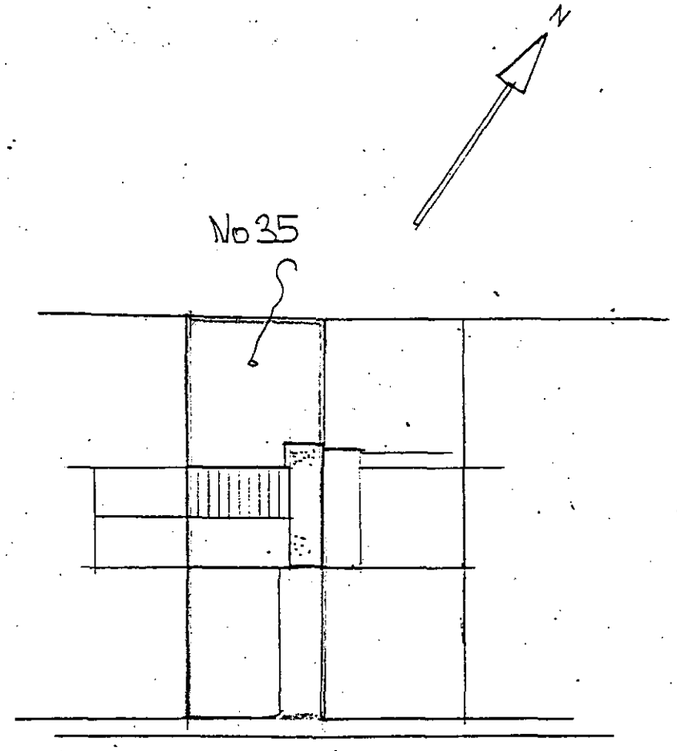
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

8 July 2002

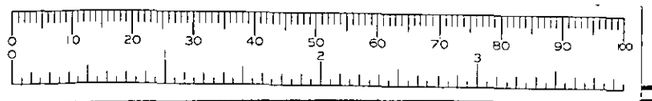
Scale: 1 : 1250

N
W E
S



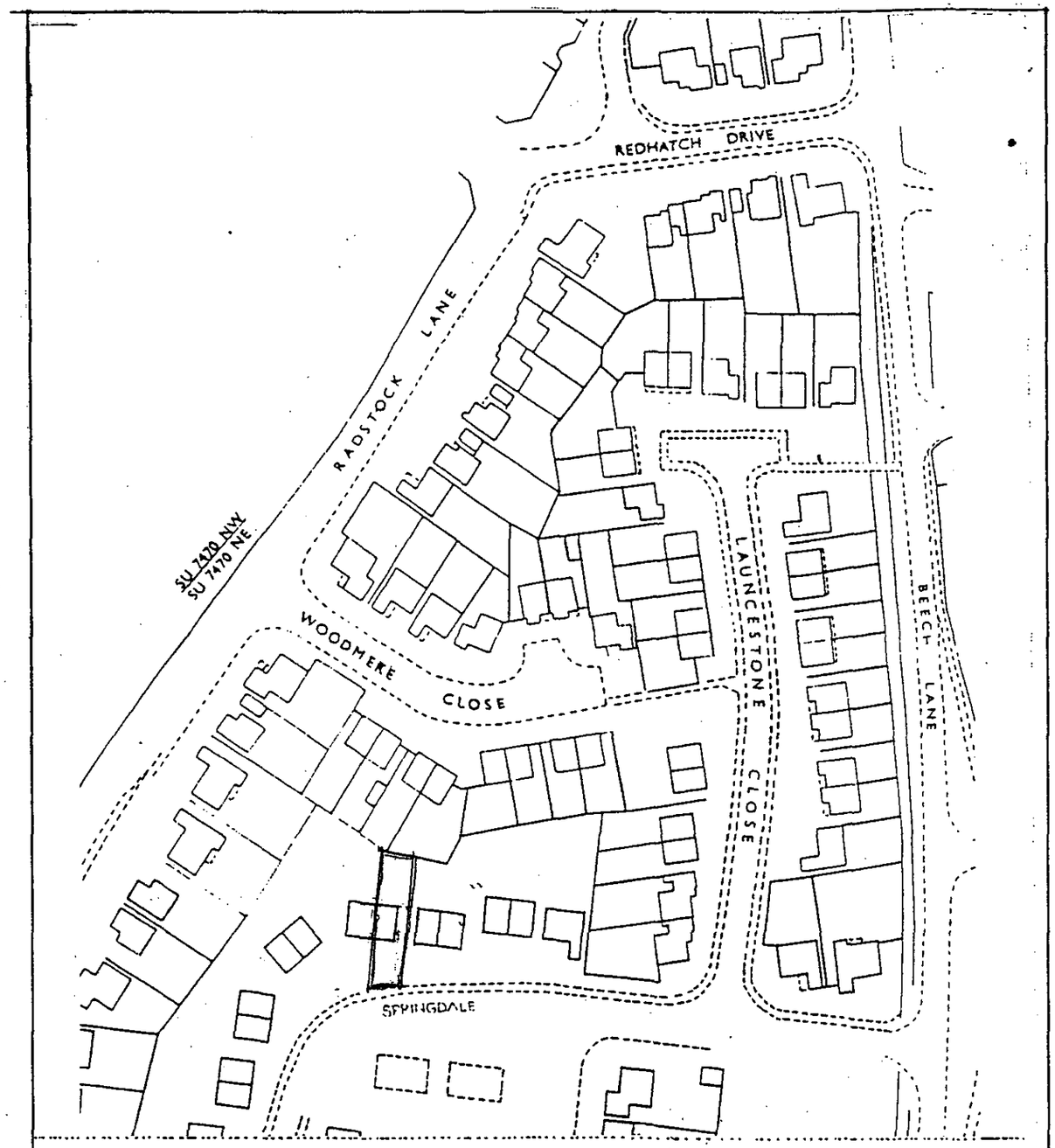

Site Plan 1:500

35, Springdale. Farley




**Patricia Newman Practice**
Chartered Building Surveyor,
9, St. Mary's Street, Wallingford,
OXON. OX10 0EL

7037 04 JUL 2002




**Location Plan** scale 1:1250

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