APPLICATION NO:
F/2002/6071

LOCATION:
176 Silverdale Road, Earley Reading.

APPLICANT:
Mr/Mrs D Thompson C/O Andesign

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **05/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
01/05/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

1171
DI

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs D Thompson
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2002/6071

Parish: **EARLEY**

Location: **176, Silverdale Road, Earley, Reading.**

Proposal: **Proposed single storey 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. 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 LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 30/04/2002

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	6071 Phillip Taylor
BUILDING CONTROL NUMBER	RL 2002/2820 Central
~~APPLICANT~~/AGENT	Andreagi
ADDRESS OF SITE	176 Silverdale Road. EARLEY
DESCRIPTION OF PROPOSED WORK	S/S rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3315	AH/E/3315
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	10/5/02	

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 : Phillip Taylor

Application Number : F/2002/6071

Applicant : Mr/Mrs D Thompson C/O Andesign.

Location : 176, Silverdale Road, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 06/03/2002

Earliest Date for Decision : 05/04/2002

Latest Consultation Date/Site Notice Expiry Date : 05/04/2002

This application will have expired on: 01/05/2002. 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 :

Earley Town Council - No objection
Transco - No objection
Ancient Monuments - No objection
English Nature - No objection
Woodland Trust - No objection

Planning Issues :

Impact upon Neighbouring Properties
Impact upon character of the Area

Policy: LBE1, LBE2
WBE1, WOS3
LD3

Application Number: F/2002/6071 – 176 Silverdale Road, Earley

Appraisal

The application property is a semi-detached house located on the south side of Silverdale road. It is within identified settlement and also borders ancient woodland at the end of the garden. A single garage was added in 1960 but since then there have been no other developments.

The proposal is for a single storey rear extension to provide a family room, store/utility and shower room. It would project 4.5m from the house and extend across to the neighbours boundary. A recess would be filled behind the garage. The roof would be pitched but with a parapet wall to house the guttering.

The neighbouring properties are the attached No.178 and the unattached No.174. Both neighbours have single storey rear extensions. No.178's projects level with part of the proposed extension. It is also higher with a flat roof and terrace. No.174 has a garage running along their boundary with a single storey extension behind it. There is no expected risk of overlooking, overshadowing or overbearing on the neighbours.

Only a small section of roof and parapet wall would be visible form the road. Because this would be behind the garage the streetscene is unlikely to be harmed.

√ Approval

Application Number F/2002/6071
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: 176 Silverdale Road Earley Reading. APPLICATION NUMBER: F/2002/6071	OFFICER: Phillip Taylor DATE OF SITE VISIT: 23/04

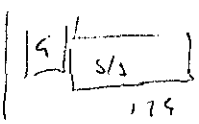
1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS Suburb - road non-detail

3. DESCRIPTION OF SITE/BUILDING Semi integral gage.

4. RELATIONSHIP TO ADJOINING PROPERTIES 178 - S/S ext - shrubs

174 - S/S rear + gage



5. SITE CONSTRAINTS — parking are they taking up some gage spaces

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number : F/2002/6071	**Map No :** 52
Case Officer : PT	**Site Area :** 0.05
Valid Date : 6/03/02	**Received Date: 06/03/2002**

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling.

Location : 176, Silverdale Road, Earley, Reading.

Parish : EA **Ward : LIT**

Applicant : Mr/Mrs D Thompson C/O Andesign.

Fee Required: £95 **Fee Received: £95** (9)

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	EAST ELEVATION TO SHOW ROOF.	13/03	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	CHECK FOR ENCROACHMENT. ✓	13/03	
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

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

FORESTRY COMMISSION - ANCIENT WOODLAND
DINTON PASTURES
ENGLISH NATURE - WILDLIFE HERITAGE SITE
WOODLAND TRUST

NEIGHBOURS

S/W + see map

.....

.....

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco ✓

Environment Agency

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

.....

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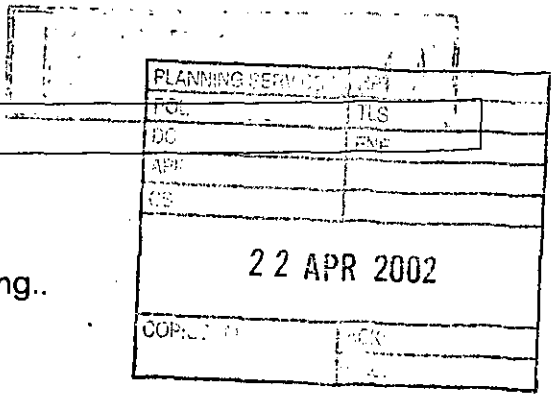
FROM: Phillip Taylor

DATE: 13 March 2002



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6071

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 176, Silverdale Road, Earley, Reading.

Applicant: Mr/Mrs D Thompson C/O Andesign.

Your observations are required in respect of this application **by 05/04/2002** .

No Objection

SIGNED: _____ DATE: 18 APR 2002

Clerk To Earley Parish/Town Council.

ENGLISH NATURE

Thames & Chilterns Team
Foxhold House Crookham Common Thatcham Berkshire RG19 8EL
Tel 01635 268881 Fax 01635 268940
email thames.chilterns@english-nature.org.uk
www.english-nature.org.uk

PLANNING SERVICES | HP 54695
POL | TLS
DC PT | ENF
APP |
CS |
27 MAR 2002
COPIES TO | AGT
FILE

Phillip Taylor
Wokingham Unitary
Environmental Services Dept.
Planning services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Your ref: F/2002/6071
Our ref: C7.17.05/1
Date: 25 March 2002

Dear Mr. Taylor,

176 SILVERDALE ROAD EARLEY READING

Thank you for your letter dated 18 March 2002 in relation to the above planning application.

English Nature does not object to the above planning application, however I would like to draw your attention to the following;

The chimney and walls of the building may provide an existing habitat for bats. Bats are a protected species and therefore a material matter in planning. English Nature recommends that the local authority checks whether bats are known to use this building using readily available local information. If bats are suspected to be present then please contact English Nature to organize a survey.

Thank you for consulting English Nature.

Yours sincerely

DAVID SLATER
Assistant Conservation Officer
david.slater@english-nature.org.uk

100% Recycled paper
INVESTOR IN PEOPLE
Awarded for excellence
working today for nature tomorrow

WOODLAND TRUST

The Woodland Trust
Autumn Park
Dysart Road
Grantham
Lincolnshire
NG31 6LL

Telephone
01476 581111
Facsimile
01476 590808
Website
www.woodland-trust.org.uk

PLANNING SERVICES	HPT
POL	TLS
DC PT	ENF
APP	
CS	
26 MAR 2002	
COPIES TO	ACK:
	FILE:

CONSULTATION RESPONSE

Planning Authority:	Wokingham Unitary Council			
	Planning Reference:	F/2002/6071	**Date:**	22 Mar 02

Proposal:	Single storey rear extension to dwelling
Location:	176 Silverdale Road, Earley, Reading
Applicant:	Mr & Mrs D Thompson

COMMENTS:

The Woodland Trust does not have any objections to this proposal on the basis that it will not significantly impact on the ancient woodland contiguous to the rear boundary of the property.

Reference:	G D Bradley	**Date:**	22-Mar-02

100% recycled paper.

Founded in 1972 by Kenneth Watkins, OBE. Registered Charity No 294344. A non-profit making company limited by guarantee. Registered in England No 1982873.
The Woodland Trust logo is a trademark of the Woodland Trust.

PLAN	DEC	HPT 54671
		TLS
PT		ANF
27 MAR 2002		
COPIES TO		ACK:
		FILE:

Transco

South LDZ
Asset Management Team

3 Hampshire Corporate Park
Templars Way
Chandlers Ford
Hampshire SO53 3RY

Telephone 02380 258258
24 hour gas escape number 0800 111 999 *

* Calls will be recorded and may be monitored

Your ref: Phillip Taylor/F/2002/6071

WOKINGHAM DISTRICT COUNCIL
PLANNING SERVICES
DX33506
WOKINGHAM

21 March 2002

Our ref:49078/NRSWA

Dear Sir / Madam

Re:SILVERDALE ROAD 176,EARLEY

Thank you for your enquiry of 13/03/02.

Having checked our records, I can confirm that there is no Transco plant in the area that you have specified.

Please do not hesitate to contact me with any further enquiry.

Should you need to contact the Network Records Team direct, please telephone 02380 258281 or Fax 02380 258288.

Yours faithfully,

Network Records Team

Phillip Taylor

From: Andy Glencross
Sent: 20 March 2002 14:38
To: Phillip Taylor
Subject: Planning Application F/2002/6071 176 Silverdale Rd Earley

Hi Phillip

There appear to be no ecological grounds on which to object to this planning application.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

PLANNING SERVICES	HP 54396
POL	TLS
DC PT	ENF
APP	
CS	
19 MAR 2002	
COPIES TO	OK

Mr Philip Taylor
Planning Officer
Wokingham District Council
P.O: Box 157
Shute End
Wokingham
Berks RG40 1WR

ref:4216

18th March 2002

Dear Mr Taylor,

re: Application No. F/2002/6071 - 176 Silverdale Road, Earley

Further to your letter dated 13th March 2002, for the avoidance of doubt, I can confirm that no part of the proposed extension including overhangs of roof, gutter or foundations project beyond the legal boundaries and therefore the Certificate 'A' has been duly correctly completed and I would be obliged if you would proceed on this basis. If you have any further queries please do not hesitate to contact my office.

Yours faithfully,

A. Hester

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

Tel: (0118) 974 6442

Date: 13 March 2002

My ref: F/2002/6071

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 C Smith
7 Northam Close
Lower Earley
RG6 3AJ

Dear Councillor

Application Number: F/2002/6071
176, Silverdale Road, Earley, Reading.
Proposed single storey rear 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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

----------✂----------

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/6071**
176, Silverdale Road, Earley, Reading.
Proposed single storey rear 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 C Smith

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

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

Tel: (0118) 974 6442

Date: 13 March 2002

My ref: F/2002/6071

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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/2002/6071
176, Silverdale Road, Earley, Reading.
Proposed single storey rear extension to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6071**
176, Silverdale Road, Earley, Reading.
Proposed single storey rear 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 Carpenter

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

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

Tel: (0118) 974 6442

Date: 13 March 2002

My ref: F/2002/6071

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D Swindells
12 Culford Close
Lower Earley
RG6 3AS

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/2002/6071
176, Silverdale Road, Earley, Reading.
Proposed single storey rear extension to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6071**
176, Silverdale Road, Earley, Reading.
Proposed single storey rear 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 Swindells

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

Received by Wokingham District Council

Application No: F/2002/6071

PROPOSAL:
Proposed single storey rear extension to dwelling.

LOCATION:
176, Silverdale Road, 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/2002/6071 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 Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/04/2002. 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
13 March 2002

Organisation_Name	Building_Name	address1	Postcode
		174SILVERDALE ROADREADING	RG6 7LY
		178SILVERDALE ROADREADING	RG6 7LY
		105SILVERDALE ROADREADING	RG6 7NE
		107SILVERDALE ROADREADING	RG6 7NE
		109SILVERDALE ROADREADING	RG6 7NE

Neighbours consultation list

F/2002/6071

6071

Environmental Services

For office use only.
Application number: 06.MAR2002* 6071

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 · D · THOMPSON
	Address and postcode	176 SILVERDALE ROAD EARLEY BERKS RG6 7LY
	Phone number	9616288
	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TILING TO MATCH COLOUR ONLY FACING BRICK TO MATCH
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: NO CHANGE	Proposed:
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.	6	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR & MRS. D. THOMPSON

Date 4/3/2002

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

ADDRESS 176 SILVERDALE ROAD PARISH EARLEY

PLOT No. ORD. SHEET No. SU.7571 (52

BUILDER Cooper Estates Limited

Plan No.	Applicant	Description of Development	Date of Decision	Decision
490/53	Imperial Chemical Industries Ltd	Outline	7/8/53	N/A. Cl
918/56	Cooper Estates Ltd	House – Semi/Det.	4/12/56	App. C
PD/110/60	Mr. J. W. Young	Garage	12/4/60	App. N
F/2002/6071	Mr. & Mrs. Thompson	S/St/R ext.		

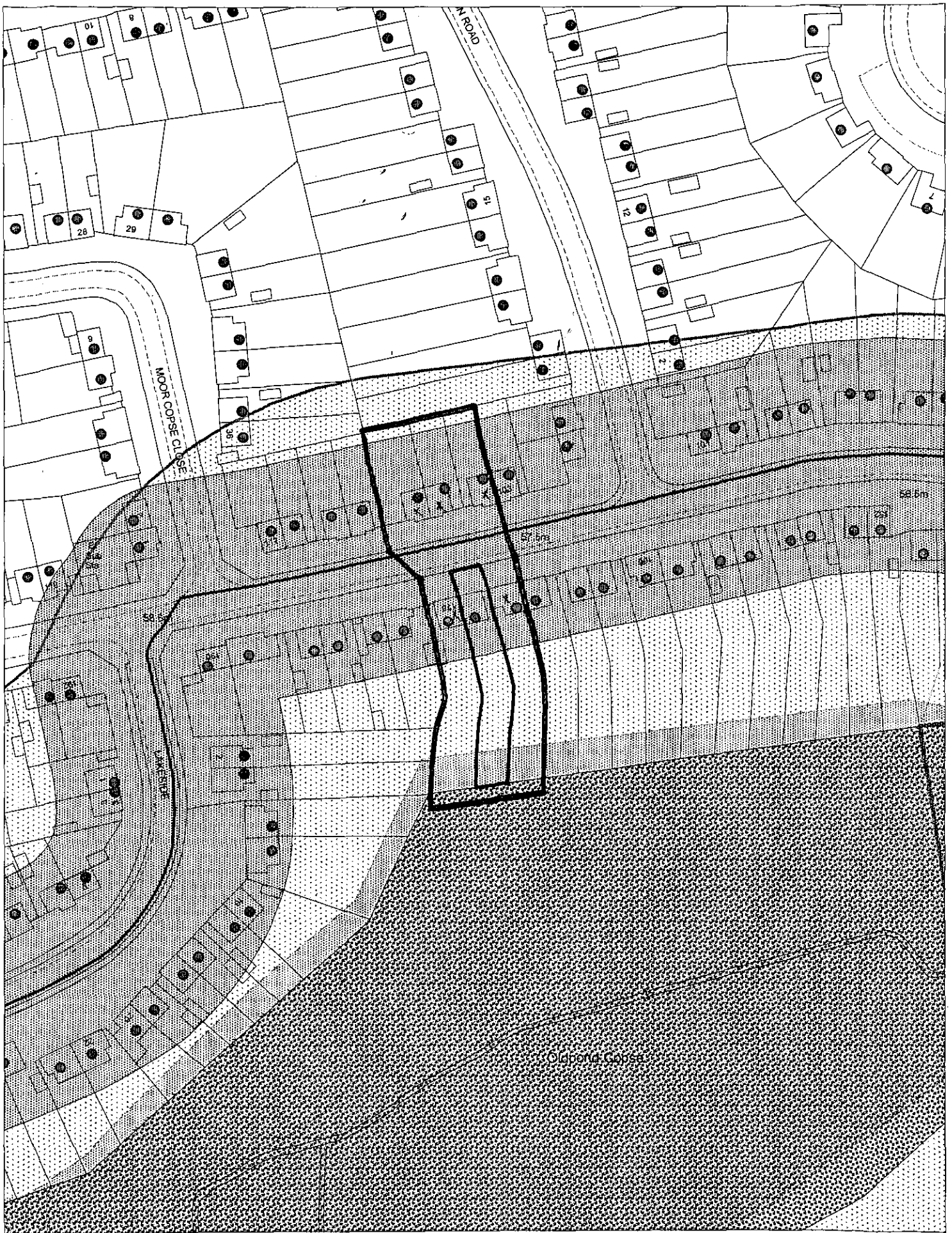
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Article 4 Applies

DRAINAGE

06.MAR2002* 6071



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Development Control Section, Environmental Services, Wokingham District Council.

11 March 2002

Scale: 1 : 1250

N
W E
S