APPLICATION NO:

F/2002/6024

LOCATION:

61 Woosehill Lane, Wokingham.

APPLICANT:

Mr/Mrs D Brown C/O Andesign

PROPOSAL:

Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **06/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
01/05/2002

CASE OFFICER: **Francis Leo**

29/4 APPROVED

1140

D1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2002/6024

Parish: **WOKINGHAM**

Location: **61, Woosehill Lane, Wokingham.**

Proposal: **Proposed first floor 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) 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. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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 a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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.
South East Area Local Plan Policies SBE1 and SBE2.
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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6024	Frances Lee
BUILDING CONTROL NUMBER.	BP2002/2822	
~~APPLICANT~~/AGENT	Andersen	
ADDRESS OF SITE	61. Woosehill Lane WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	first floor side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3320	AH/E/3320
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 : Francis Leo

Application Number : F/2002/6024

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

Location : 61, Woosehill Lane, , Wokingham.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 19/4/02

Date Registered : 06/03/2002

Earliest Date for Decision : 06/04/2002

Latest Consultation Date/Site Notice Expiry Date : 06/04/2002

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 :

Public right of Way officer comment : no objection.

Cllr Malvern : no ~~objection~~ comment

Highways : no objection.

Planning Issues : I'd sett

SBE1, SBE2

WOS3, WBE1..

EN1.

Application Number: F/2002/6024 **Officer : Francis Leo**
61 Woosehill Lane, Wokingham

Appraisal :

Development
Proposed first floor side extension.

The site is a detached property located within the identified settlement of Wokingham.

Impact upon neighbouring properties
Application site and adjoining property no 59 to the west are angled with a narrow path, public right of way, between the two properties leading to and joining with a path at the rear of property nos 53 to 69.

The space between the two properties, building to building at first floor, is about 10m at its widest part at the front. This would be reduced to 6.7m on completion of the first floor extension considered an acceptable distance between two properties at the front. No 59 has a garage on the side up to its boundary fence. On the first floor of the main building there is a bathroom window. In view of this it is felt there would be no adverse impact upon the neighbouring property.

Impact upon the character of the area
The proposed first floor extension is set back 1m from the front building line, it would have a pitched roof following the profile of the main roof but is lower by 750mm to achieve a subordinate effect. Overall it is considered that the proposal would have no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/6024

Appraisal :

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

Application Number F/2002/6024
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	R001	R001	
2	C014	R014	
3	C049	R049	
4	C022	R122	

RECORD OF SITE VISIT

SITE ADDRESS: 61 Woosehill Lane Wokingham.

APPLICATION NUMBER: F/2002/6024

OFFICER: Francis Leo

DATE OF SITE VISIT: 19/4/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

2 storm detached properties, open ~~[illegible]~~ plan put garden.

3. DESCRIPTION OF SITE/BUILDING 2 storey bld. garage on N E side single storey extn on NW side. Angled propel

4. RELATIONSHIP TO ADJOINING PROPERTIES

Alley way bet Nos 59 and 61. No 59 is angled and has a ~~[illegible]~~ single storey side extn. It has a bathroom window on flank wall of 2 storey blds. No window to single storey side flank wall

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS From Road site is about 900 mm high

BOUNDARY TREATMENT Stepped up timber fence with brick pier. 2.5m high

OTHERS N E side. timber fence

LISTING FORM

Recd 9.00AM 2/4/02

Case officer: **Francis Leo** Application Number: **F/2002/6024**

61, Woosehill Lane, , Wokingham.

Proposed first floor 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: K A Malvern Date: 1/4/02

Councillor Malvern I have looked at the plans but not compared them with our latest draft guidance on extensions. As I live very close to this home and know the family I don't wish to make any comments on this application

K A Malvern

PLANNING SERVICES	HPT
POL	TCS
DC	ENF
APP	
COMMENTS	
02 APR 2002	
COPIES TO	ACK:
	FILE:

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
SPP	

18 MAR 2002

COPIES TO

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
Engineering Services

MEMORANDUM

FROM: **GRAHAM BARNWELL,**
Public Rights of Way Officer.

MY REF: GB/NK/H14 [20019121]
Extn: 6333

TO: **FRANCIS LEO,**
Planning & Transportation.

YOUR REF:

DATE: 18th March 2002.

APPLICATION F/2002/6024
61 WOOSEHILL LANE, WOKINGHAM

I have no objection to this application.

GRAHAM BARNWELL

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 14 March 2002

Application Number: F/2002/6024

Proposal: Proposed first floor side extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
61, Woosehill Lane, , Wokingham.

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

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).

C49, R049
C122, R22.

Comment.

In this instance and without prejudice to our standards we will accept the provision of 3 parking spaces instead of 4, because the existing parking already falls short of our maximum standards.

Signed: _____ **Print name:** Adam 15/05/02

Application Number : F/2002/6024	**Map No :** 75
Case Officer : FL	**Site Area :** 0·03
Valid Date : 6. March 2002	**Received Date: 06/03/2002**

Level : Delegated Application

Description : Proposed first floor side extension to dwelling.

Location : 61, Woosehill Lane, , Wokingham.

Parish : WK **Ward : EMM** 14.3.02 TB

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

Fee Required: £95 **Fee Received: £95** (7)

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	4 PARKING SPACES	14·3	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 14.3.02 JB

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

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

NEIGHBOURS

S/N + see map

OTHERS

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
T J CASWELL		57WOOSEHILL LANEWOKINGHAM	RG412TR
		47WOOSEHILL LANEWOKINGHAM	RG412TR
		49WOOSEHILL LANEWOKINGHAM	RG412TR
		51WOOSEHILL LANEWOKINGHAM	RG412TR
		55WOOSEHILL LANEWOKINGHAM	RG412TR
		59WOOSEHILL LANEWOKINGHAM	RG412TR
		61WOOSEHILL LANEWOKINGHAM	RG412TR
		63WOOSEHILL LANEWOKINGHAM	RG412TR
		82WOOSEHILL LANEWOKINGHAM	RG412TS
		84WOOSEHILL LANEWOKINGHAM	RG412TS
		86WOOSEHILL LANEWOKINGHAM	RG412TS
		88WOOSEHILL LANEWOKINGHAM	RG412TS

Neighbours Consulted F/2002/6024 14.3.02.

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

Tel: 0118 974 6502

Date: 14 March 2002

My ref: F/2002/6024

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2002/6024
61, Woosehill Lane, , Wokingham.
Proposed first floor 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 **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6024**
61, Woosehill Lane, , Wokingham.
Proposed first floor 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 Malvern
**********FILE COPY**********

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

Tel: 0118 974 6502

Date: 14 March 2002

My ref: F/2002/6024

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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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61, Woosehill Lane, , Wokingham.
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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 Eke

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

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

Tel: 0118 974 6502

Date: 14 March 2002

My ref: F/2002/6024

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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61, Woosehill Lane, , Wokingham.
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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Francis Leo** Application Number: **F/2002/6024**
61, Woosehill Lane, , Wokingham.
Proposed first floor 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 Earnshaw

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

Received by Wokingham District Council

Application No: F/2002/6024

Proposal:
Proposed first floor side extension to dwelling.

Location:
61, Woosehill Lane, , 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/2002/6024 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/04/2002. 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**

14 March 2002

6069

Environmental Services

For office use only.
Application number: 06.MAR2002* 6024

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. BROWN
	Address and postcode	61 WOOSEHILL LANE WOKINGHAM BERKS RG41 2TR
	Phone number	9773236
2	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	FIRST FLOOR SIDE 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.	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.	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: 4	Proposed: 5
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. BROWN

Date 4/3/2002

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

① ADDRESS 61 WOOSEHILL LANE SOUTH PARISH WOKINGHAM

PLOT No. 44 ORD. SHEET No. 75 SU7968

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/63/63	Messrs. Calgary & Edmondson	O/app. res. dev. 1120 units	27.2.64	— REF
O/41/69	Land Commission	O/app res. dev.	4.12.68	— Ref.
O/42/71	Messrs. Calgary & Edmondson	O/app res. dev 360 acres.	23.12.69	— Ref.
B/31/72	Dobinson & Co.	Res. dev / mixed housing	31.8.72	— Ref.
*B/O/66/72	Dobinson & Co.	" "	18.10.72	— Ref.
*B/O/67/72	Dobinson & Co.	" "	19.10.72	— Ref.
*B/O/77/72	Fairview Estates	" "		— Ref.
B/O/78/72	Fairview Estates	" "		— Ref.
B/O/79/72	Fairview Estates	" "		— Ref.
*B/O/24/73	Consortium of landowners	Res dev. 363 acres.	28.3.74	— C/A
O/1767	Hampshire City Estates & others	Master plan & phasing schedule for dev.	20.2.75	— Ref.

DATE OF COMPLETION

MINISTRY DECISION Appeals DC + A dismissed 28.3.74. Appeal E (B/O/24/73) C/A 28.3

SPECIAL ORDERS TPO 107 12/73

DRAINAGE

091074

② ADDRESS 61 WOOSEHILL LANE SOUTH PARISH WOKINGHAM

PLOT No. 44 ORD. SHEET No. 75 SU7968

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O1680	Hampshire & City Estates & others	Master plan & phasing schedule for dev.	20.2.75	— Ref.
O2884	" " "	pedestrian underpass	7.8.75	— C/A
O3557	George Wimpey & Co Ltd	Res. dev. Area 4	~~18.10.72~~ 27.11.75	— Ref.
~~O5706~~	~~Crest Homes~~	~~" "~~	~~16.2.76~~	~~— Ref.~~
O4082	George Wimpey & Co Ltd	" "	20.7.76	— Ref.
O4634	George Wimpey	"	10.6.76	— C/A
O5351	Crest Homes	Est. roads & 45 garages det homes	28.10.76	— Ref.
O5706	" "	" 50 " "	16.12.76	— C/A
BR.6125	" "	" 50 "	14.4.77	APP N/A
BR 18705	MR. T. ATTON	EXT. TO EXISTING GARAGE	25.5.82	APP N/A
175 97	"	"	1.7.82	N/A C/A
99/690/9/F	Mr. & Mrs. D. Brown	S/St/S Exct.	15.3.99	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Mr. Brown - Exct. - 26.10.98

DRAINAGE

091074

1933

(7) 73

ADDRESS 61 WOOSEHILL LANE SOUTH. PARISH WOKINGHAM.

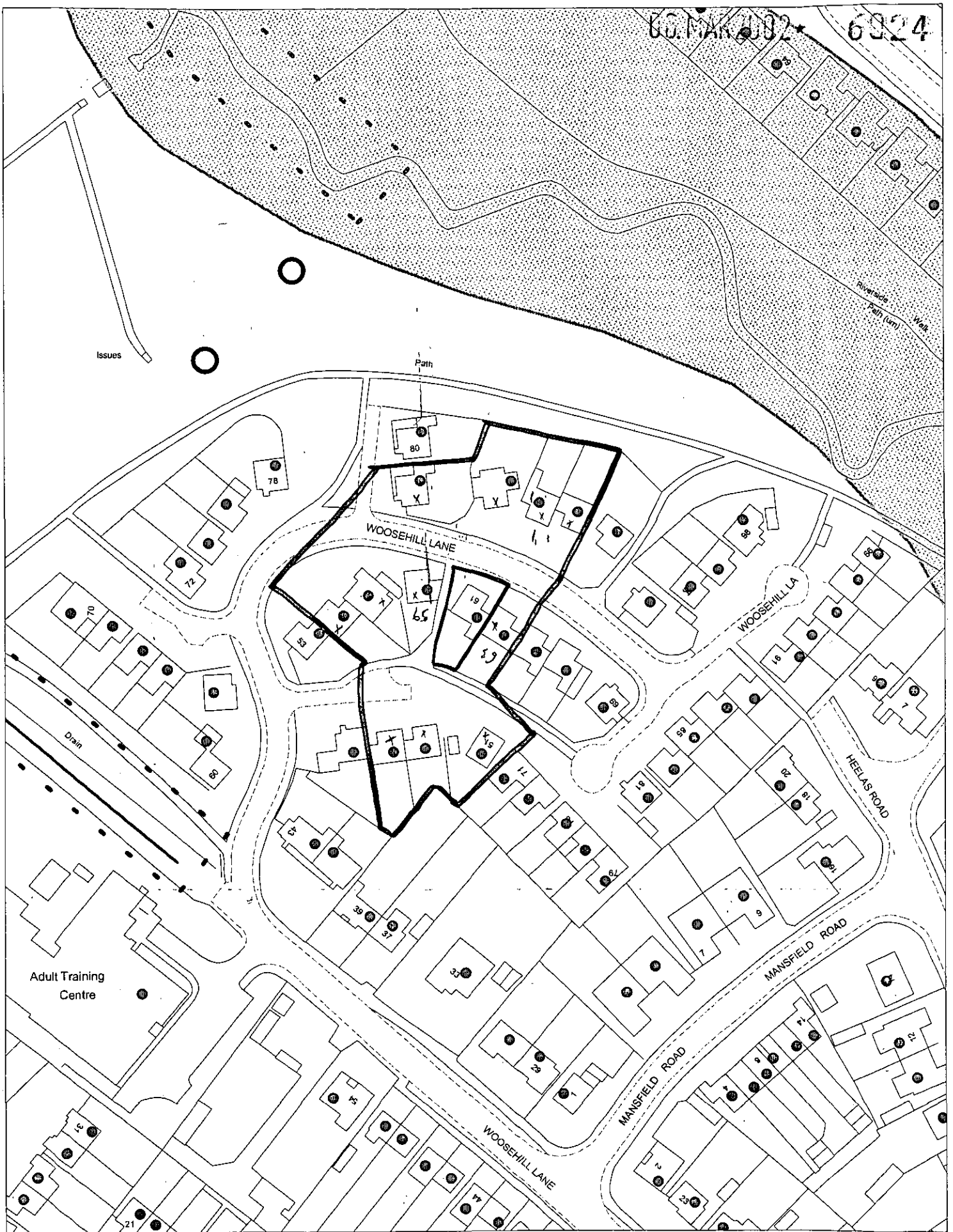
PLOT No. 44. ORD. SHEET No. 75 SU 7968

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
FP99/8421	Mr & Mrs D. Brown.	S/st side ext'n.	25/2/99	App.
F/2002/6024	"	F/F C/S ext.		

MINISTRY DECISION

SPECIAL ORDERS



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Development Control Section, Environmental Services, Wokingham District Council.

12 March 2002

Scale: 1 : 1250

N
W E
S