RAILEX SYSTEMS LTD
SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 8181

JN 588

APPLICATION NO:
F/2002/6232

LOCATION:
12 Lysander Close, Woodley Reading.

APPLICANT:
Mr/Mrs Clements C/O Mr G Pottle

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **02/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
21/05/2002

CASE OFFICER: **Francis Leo**

182

D1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Clements
C/O Mr G Pottle
40 Glenalla Road
Ruislip
Middx
HAA 8DL

Application Number: F/2002/6232

Parish: **WOODLEY**

Location: **12, Lysander Close, Woodley, 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. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Informative

2. 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 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 20/05/2002

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	6232	FL
BUILDING CONTROL NUMBER.	FX 2002/2956	Nmtl
~~APPLICANT~~/AGENT	Mr G. Pottle	
ADDRESS OF SITE	12 Lysander Close 4008 LST	
DESCRIPTION OF PROPOSED WORK	S/S side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1597/01	1597/01
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	23/5/02	

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/2002/6232

Applicant : Mr/Mrs Clements C/O Mr G Pottle.

Location : 12, Lysander Close, Woodley, Reading.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 14/5/02

Date Registered : 26/03/2002

Earliest Date for Decision : 02/05/2002

Latest Consultation Date/Site Notice Expiry Date : 02/05/2002

This application will have expired on: 21/05/2002. 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 :

Woodley Parish : no comment.

Env Agency : no objection.

Planning Issues : I'd sett.

LBE1, LBE2.

WOS3, WBE1

EN1.

Application Number: F/2002/6232 **Officer : Francis Leo**
12 Lysander Close, Woodley, Reading

Appraisal :

Development
Proposed single storey side extension to dwelling.

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

Impact upon neighbouring properties
The proposed single storey extension is to the side of the property facing the rear gardens of nos 18 and 20 Lysander Close. The distance between buildings is 14m.The timber boundary fence north-west of site is 1.8m high and there is also a path rear of the gardens of adjoining properties. In view of this it is felt there would be no adverse impact upon neighbouring properties.

Impact upon the character of the area
The proposed extension would be seen from the front but it is set back 1.2m from the front building line. It has been designed with a sloping roof to the side and a hip to the front and is in keeping with the character of the main house. Hence there would be no adverse impact upon the character of the area.

Parking: There is no parking implication because no additional bedrooms are proposed.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/6232

Appraisal :

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

Application Number F/2002/6232
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	G014	R014	
			(1) ENV Agency. standard conditions as informatives.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2
~~SOUTH EAST AREA LOCAL PLAN POLICIES:~~
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WDS3, WBE1
~~GREEN BELT LOCAL PLAN POLICIES:~~
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1
~~MINERALS LOCAL PLAN POLICIES:~~

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 20.5.02

RECORD OF SITE VISIT

SITE ADDRESS: 12 Lysander Close
Woodley Reading.

APPLICATION NUMBER: F/2002/6232

OFFICER: Francis Leo

DATE OF SITE VISIT: 14/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Mix of 2 storey detach / semi-di properties.
Open fmt

3. DESCRIPTION OF SITE/BUILDING

Same.

4. RELATIONSHIP TO ADJOINING PROPERTIES

14, 16, 18, 20 open fmt aspect, no effect

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m high timber fence

OTHERS

FROM: Francis Leo

DELEGATED

DATE: 09 April 2002

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6232

Proposal: Proposed single storey side extension to dwelling..

Site Address: 12, Lysander Close, Woodley, Reading.

Applicant: Mr/Mrs Clements C/O Mr G Pottle.

Your observations are required in respect of this application **by 02/05/2002** .

Members had no comment to make on this application.

PLANNING SERVICES	HDU
PDL	TLS
DC	ENF
APP	
CS	
07 MAY 2002	
COPIES TO	

SIGNED: _____ DATE: 2.5.02.

Clerk To Woodley Parish/Town Council.

ENVIRONMENT AGENCY

Our Ref : SP/2002/005584-1/1
Your Ref : Francis Leo/F/2002/6232

Date : 02 May 2002

PLANNING SERVICES	5612
POL	TLS
DC FL	ENF
APP	
CS	
07 MAY 2002	
COPIES TO	AUK

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

FAO: Francis Leo

Dear Sir

1 STOREY SIDE EXTENSION

12 LYSANDER CLOSE WOODLEY READING

Thank you for your letter dated 9 April 2002, received on 11 April 2002. Please quote the following reference in any correspondence: SU77SE/18/63. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following planning informatives are included on any planning permission granted:

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

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

ADVICE

Waste Regulation

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

Grid reference	Distance from site	Landfill name	Details
SU 771733	75m	Woodley Airfield	Inert

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Land Drainage

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

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.

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.

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.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Natural Drainage
The development should incorporate Sustainable Drainage Systems (SuDS) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

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 faithfully

PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454326
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

CC: Mr. G Pottle

Application Number : F/2002/6232	Map No : 42
Case Officer : FL	Site Area : 0.02
Valid Date : 26/03/02	Received Date: 26/03/2002

Level : Delegated Application

Description : Proposed single storey side extension to dwelling.

Location : 12, Lysander Close, Woodley, Reading.

Parish : WY Ward : LOD

Applicant : Mr/Mrs Clements C/O Mr G Pottle.

Fee Required: £95 Fee Received: £95 (1)

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			
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

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency - LANDFILL SITE 250m CONSULTATION

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

5 N + see map

OTHERS

No. are - appn

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

Tel: 0118 974 6502

Date: 09 April 2002

My ref: F/2002/6232

WOKINGHAM UNITARY
Aiming for Excellence

Councillor C E Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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/2002/6232
12, Lysander Close, Woodley, 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 **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/2002/6232**
12, Lysander Close, Woodley, 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 C E Clacey

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

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

Tel: 0118 974 6502

Date: 09 April 2002

My ref: F/2002/6232

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

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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Development Control Manager

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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 A Clifford

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

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

Tel: 0118 974 6502

Date: 09 April 2002

My ref: F/2002/6232

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D Thair
13 Tennyson Road
Woodley
RG5 3RH

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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Trevor Watson
Development Control Manager

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Case officer: **Francis Leo** Application Number: **F/2002/6232**
12, Lysander Close, Woodley, 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 Thair

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

Received by Wokingham District Council

Application No: F/2002/6232

Proposal:
Proposed single storey side extension to dwelling.

Location:
12, Lysander Close, Woodley, 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 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/2002/6232 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 02/05/2002. 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

09 April 2002

Organisation_Name	Building_Name	address1	Postcode
		1LYSANDER CLOSEREADING	RG5 4ND
		10LYSANDER CLOSEREADING	RG5 4ND
		~~12LYSANDER CLOSEREADING~~	~~RG5 4ND~~
		14LYSANDER CLOSEREADING	RG5 4ND
		16LYSANDER CLOSEREADING	RG5 4ND
		18LYSANDER CLOSEREADING	RG5 4ND
		19LYSANDER CLOSEREADING	RG5 4ND
		20LYSANDER CLOSEREADING	RG5 4ND
		22LYSANDER CLOSEREADING	RG5 4ND
		24LYSANDER CLOSEREADING	RG5 4ND
		26LYSANDER CLOSEREADING	RG5 4ND
		3LYSANDER CLOSEREADING	RG5 4ND
WOODLEY C OF E PRIMARY SCHOOL			RG5 4UX

Neighbour consultation list

F/2002/6232

6232

Environmental Services

For office use only.
Application number: 26.MAR2002* 6232

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 Address and postcode Phone number	MR MRS CLEMENTS. 12 LYSANDER CLOSE. WOODLEY READING BERKS /
2	Agent's Name Address and postcode Phone number	MR. G. POTTLE. 40 GLENDALE ROAD RUISLIP MIDDX HA4 8DL 01895 - 622800
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	12 LYSANDER CLOSE WOODLEY READING. BERKS.
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? 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.	FACE BRICK TO MATCH. INTERLOCKING TILES 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 ☑

3S44 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 2
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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr Has Clements.

Date 25-3-02

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

1764

ADDRESS 12 Lysander Close PARISH Woodley

PLOT No. 43 3A Woodley Airfield ORD. SHEET No. SU. 7773 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23971	ADWEST	S/DET HOUSE	11-9-85	C/A
BR 25476	BRYANT	"	29-10-85	APP
25803	"	VAR./REMOVAL CONDS. 10/11	24-6-86	C/A

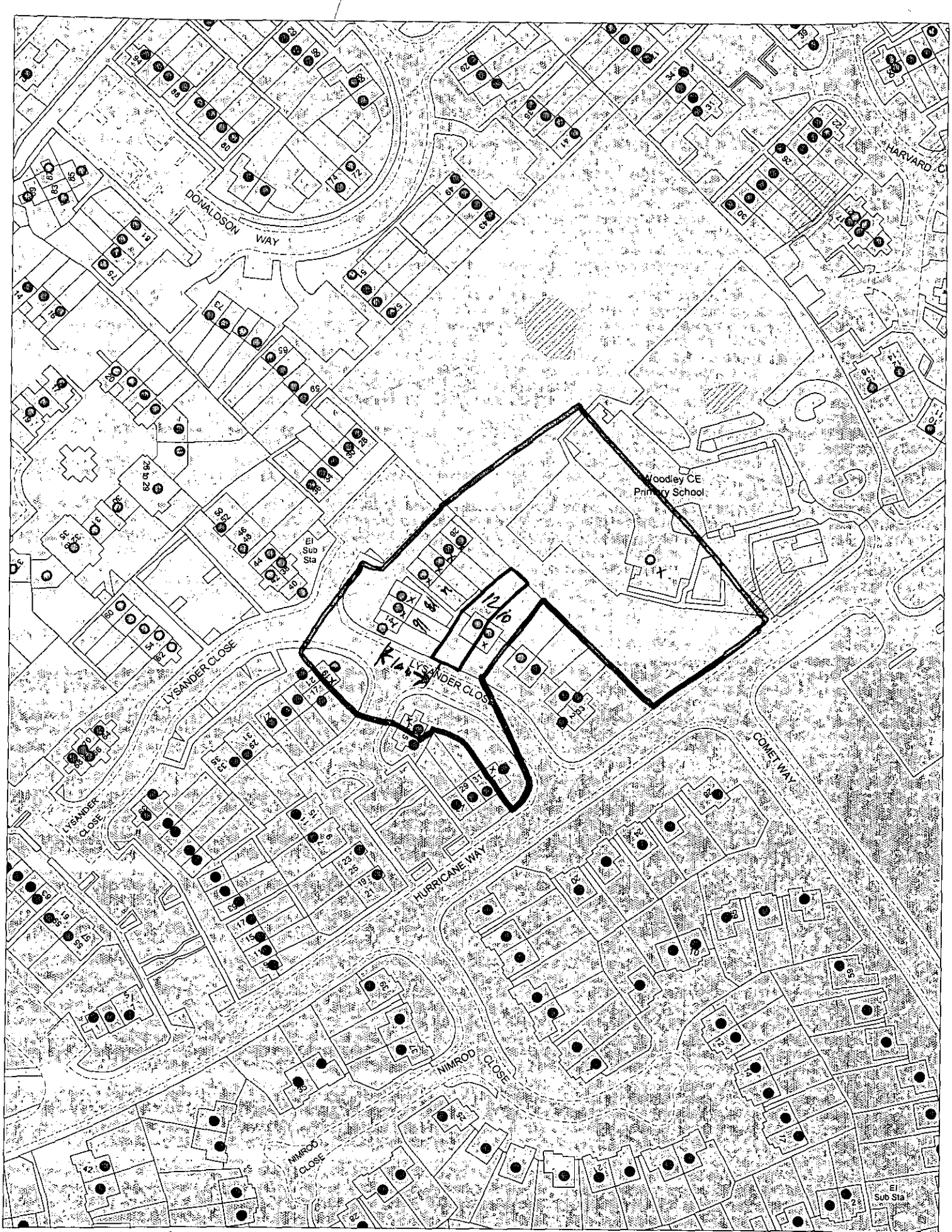
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Prop ext. Mr Clements 27.04.01

DRAINAGE

26.MAR2002* 6232



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Development Control Section, Environmental Services, Wokingham District Council.

3 April 2002

Scale: 1 : 1250

N W E S