APPLICATION NO:
F/2001/5497

LOCATION:
5, Fairfields Copse Mead, Woodley Reading.

APPLICANT:
Mr A Coles C/O BDS

PROPOSAL:
Proposed front dormer extension and velux windows in rear elevation of dwelling to form rooms in loft space

EARLIEST DATE FOR DECISION: **31/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
18/02/2002

Listing Date 4/2/2

CASE OFFICER: **Louise Smith**

APPROVED

[redacted]

611

01

RAILEX
Marbleboard

EASIFILE EP7

(LS)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Coles
C/O BDS
Windward House
Hollow Lane
Shinfield
Reading
Berks RG2 9ABA

Application Number: F/2001/5497

Parish: **WOODLEY**

Location: **5, Fairfields, Copse Mead, Woodley, Reading.**

Proposal: **Proposed front dormer extension and velux windows in rear elevation of dwelling to form rooms in loft space**

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 Policies LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LT5, LT6 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT7, WT6 and WOS2.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 05/02/2002

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.

fee £95

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5497 Louise Smith
BUILDING CONTROL NUMBER	FP2001/2518 North
~~APPLICANT~~/AGENT	BDS
ADDRESS OF SITE	5 copse Mead Woodley
DESCRIPTION OF PROPOSED WORK	loft conversion with front dormer + rear rooflights

DRAWING NUMBERS	BC	DC
BLOCK PLAN		5211-01-1
ELEVATIONS	No plans on file as refer	- -
FLOOR PLANS		- -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes.	5/2/02
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	12/12/01	12/12/02

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED Phoned BDS	12/12	24/12/01	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

FROM: Louise Smith

DATE: 07 January 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5497

Proposal: Proposed front dormer extension and velux windows in rear elevation of dwelling to form rooms in loft space.

Site Address: 5, Fairfields, Copse Mead, Woodley, Reading.

Applicant: Mr A Coles C/O BDS.

Your observations are required in respect of this application by 31/01/2002

PLANNING SERVICES

POL	TLS
DC	ENF
AFT	
CS	

11 FEB 2002

COPIES TO: FILE:

The committee made no comment on this application but particularly asked that any neighbours' comments be taken into account.

SIGNED: A Coles DATE: 6.2.02.

Clerk To Woodley Parish/Town Council.

WORK SHEET FOR : Louise Smith

Application Number : F/2001/5497

Applicant : Mr A Coles C/O BDS.

Location : 5, Fairfields, Copse Mead, Woodley, Reading.
Proposal : Proposed front dormer extension and velux windows in rear elevation of dwelling to form rooms in loft space

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : 14/1/2

Date Registered : 24/12/2001

Earliest Date for Decision : 31/01/2002

Latest Consultation Date/Site Notice Expiry Date : 31/01/2002

This application will have expired on: 18/02/2002. 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 :

Highways - conditional approval.

Planning Issues :

Identified settlement
Impact on Neighbours
Impact on Streetscene.

Application Number: F/2001/5497 - 5 Copse Mead

Appraisal:

Development
The site is a detached bungalow situated within the identified settlement of Woodley.

The proposed development is for a front dormer extension and rear velux windows to form an en-suite bedroom in the loft space. The proposed dormer would incorporate a hip roof and would reach the height of the existing roofline.

1. Impact upon neighbouring properties
   The windows would be set a sufficient distance from No's 2 and 4 Copse mead so as not to provoke onlooking or infringe upon their privacy.

   The increase in massing by the dormer would have a negligible effect on neighbours at No's 3 and 7 Copse Mead due to its bulk and the distance between the dwellings in question. Furthermore No's 3 and 7 are taller chalet bungalows with steeply pitched roofs. It is not considered that the dormer would provoke overshadowing or be overbearing.

2. Impact upon the character of the area
   Numerous chalet bungalows can be found along Copse Mead, indeed both neighbours to the dwelling in question are chalet bungalows with front dormers. It is therefore considered that the development would not detract from the character of the area.

3. Impact upon highway safety (parking provision)
   The proposed development would increase this 3 bedroom property to that of a 4. However, the additional parking space required is already sufficiently met by the existing driveway and garage. Highways have no objections on the condition that these parking spaces are retained.

Approval: ~~**Refusal:**~~

✓

Application Number F/2001/5497
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	

ANY OTHER LOFT CONVERSIONS? Loddon Area LP Id'd Sett.

30 - loft conversion
28
26
20 & 12

RECORD OF SITE VISIT

SITE ADDRESS: 5, Fairfields Copse Mead Woodley Reading. APPLICATION NUMBER: F/2001/5497	OFFICER: Louise Smith DATE OF SITE VISIT: 14/2/1

1 SITE/STATUTORY NOTICE DISPLAYED ? Y Post in front Gdn

2. DESCRIPTION OF SURROUNDINGS
Quiet residential rd. - trees, houses set back
Mixture 2 storey, chalet bungalows - all detached
Red brick / white render Grey/Brown concrete roof tiles

3. DESCRIPTION OF SITE/BUILDING
open front gdn - hedges - set back from road
Rear Conservatory

Taller property with steeply pitched roofs

4. RELATIONSHIP TO ADJOINING PROPERTIES
Neighbours are chalet bungalows with front + rear dormers.
Gges
No 7 - front 1.6m cb fence & then hedge 1.8m
- rear 1.3m cb fence. - tall conifers to rear → wooded area behind
No 3 - 1.7m cb fence.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS 0.2m higher (if that.) on No 5

BOUNDARY TREATMENT

OTHERS Neighbours have rear dormers No 3 No 7.

Hip roof of dormer would reduce massing.

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 07 January 2002

Application Number: F/2001/5497

Proposal: Proposed front dormer extension and velux windows in rear elevation of dwelling to form rooms in loft space

Parish: WOODLEY TOWN

Site Address:
5, Fairfields, Copse Mead, Woodley, Reading.

Applicant:
Mr A Coles C/O BDS.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049
C122, R122.

Signed: _____ **Print name:** AC 10/01/02.

Received by Wokingham District Council

Application No: F/2001/5497

Proposal:
Proposed front dormer extension and velux windows in rear elevation of dwelling to form rooms in loft space

Location:
5, Fairfields, Copse Mead, 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/2001/5497 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/01/2002. 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.

Head Planning and Transportation

07 January 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5497
CASE OFFICER: Louise Smith

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

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

Tel: (0118)974 6444

Date: **07 January 2002**

My ref: F/2001/5497

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

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/2001/5497
5, Fairfields, Copse Mead, Woodley, Reading.
Proposed front dormer extension and velux windows in rear elevation of dwelling to form rooms in loft space

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Louise Smith** on **(0118)974 6444**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2001/5497**
5, Fairfields, Copse Mead, Woodley, Reading.
Proposed front dormer extension and velux windows in rear elevation of dwelling to form rooms in loft space

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lennard

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

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

Tel: (0118)974 6444

Date: **07 January 2002**

My ref: F/2001/5497

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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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5, Fairfields, Copse Mead, Woodley, Reading.
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If you have any questions please do not hesitate to contact **Louise Smith** on **(0118)974 6444**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2001/5497**
5, Fairfields, Copse Mead, Woodley, Reading.
Proposed front dormer extension and velux windows in rear elevation of dwelling to form rooms in loft space

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

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

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

Tel: (0118)974 6444

Date: **07 January 2002**

My ref: F/2001/5497

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 3QS

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/2001/5497
5, Fairfields, Copse Mead, Woodley, Reading.
Proposed front dormer extension and velux windows in rear elevation of dwelling to form rooms in loft space

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If you have any questions please do not hesitate to contact **Louise Smith** on **(0118)974 6444**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2001/5497**
5, Fairfields, Copse Mead, Woodley, Reading.
Proposed front dormer extension and velux windows in rear elevation of dwelling to form rooms in loft space
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

Application Number : F/2001/5497	Map No : 37
Case Officer : LS	Site Area : 0·11
Valid Date : 24/12/01	Received Date: 14/12/2001

Level : Delegated Application

Description : Proposed front dormer extension and velux windows in rear elevation of dwelling to form rooms in loft space

Location : 5, Fairfields, Copse Mead, Woodley, Reading.

Parish : WY Ward : COR 7/2/02.

Applicant : Mr A Coles C/O BDS.

Fee Required: £95 Fee Received: £95 (3)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	CLARIFY LOCATION	20/12	✓ 24/12
BLOCK PLANS	REQUIRES PARKING LAYOUT		✓ 24/12
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 7.1.02 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 : ~~Sonning~~

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

No pre-apps

NEIGHBOURS

.....

.....

.....

BDS

Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers

The Association of BUILDING ENGINEERS

Windward House, Hollow Lane, Shinfield, Reading RG2 9AB.
www.bdssurveyors.co.uk

Tel: (0118) 988 4477 Fax: (0118) 988 5268
Email:mail@bds-surveyors.freeserve.co.uk

24.DEC.2001* 5497

51211

Mrs Shobna
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS SR	
24 DEC 2001	
COPIES TO:	ACK:
	FILE:

Our ref JPM 5211-6

21 December 2001

Dear Mrs Shobna

RE: FAIRFIELDS, 5 COPSE MEAD, WOODLEY

Further to your telephone call to this office of 20th December 2001, please find attached a revised block and location plan as requested.

If you have any further queries, please do not hesitate to contact me.

Yours sincerely

J P MILLER

Encl

Alan V. Sylvester BA(Hons) FRICS. F.B.Eng.
Associate: Richard C. Coleman C.Eng.,M.I. Struct.E.
Senior Building Surveyor: Tony C. Grover Dip.Surv

ENVIRONMENTAL SERVICES

24.DEC.2001 * 5497

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME	**MR A COLES**
	ADDRESS	**5 COPSE MEAD**
		WOODLEY
		READING
		BERKSHIRE
	POST CODE	**RG5 4RP** TEL.NO.
2	AGENT'S NAME	**BDS Chartered Surveyors**
	ADDRESS	**Windward House,**
		Hollow Lane,
		Shinfield
		Reading
	POST CODE	**RG2 9AB** TEL.NO. **0118 988 4477**
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	**5 COPSE MEAD** **WOODLEY** **READING** **BERKSHIRE** **RG5 4RP**
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	**ATTIC CONVERSION**
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	**NO**
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	**CLAY INTERLOCKING TILES 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.	**NO**
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	**NO**

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: 3	Proposed: **4**
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	**NO**	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding.

SIGNED [signature] ON BEHALF OF **MR A COLES**

DATE **13.12.01**

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

"FAIRFIELDS"

Pc 323 39100005 00

ADDRESS 5 COPSE MEAD

PARISH WOODLEY

PLOT No.

ORD. SHEET No. SU. 37 7674

BUILDER S. Paddick & Sons Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1033/55	S. Paddick & Sons Ltd	Outline {Residential Development	20.2.56	N/A. Refuse
275/57	"	" "	23.5.57	N/A. Refuse
0/71/59	"	" "	14.4.59	N/A. C/A.
144/60	Mr. H. Bailey-West.	Detached Bungalow	14.7.60	App C/A

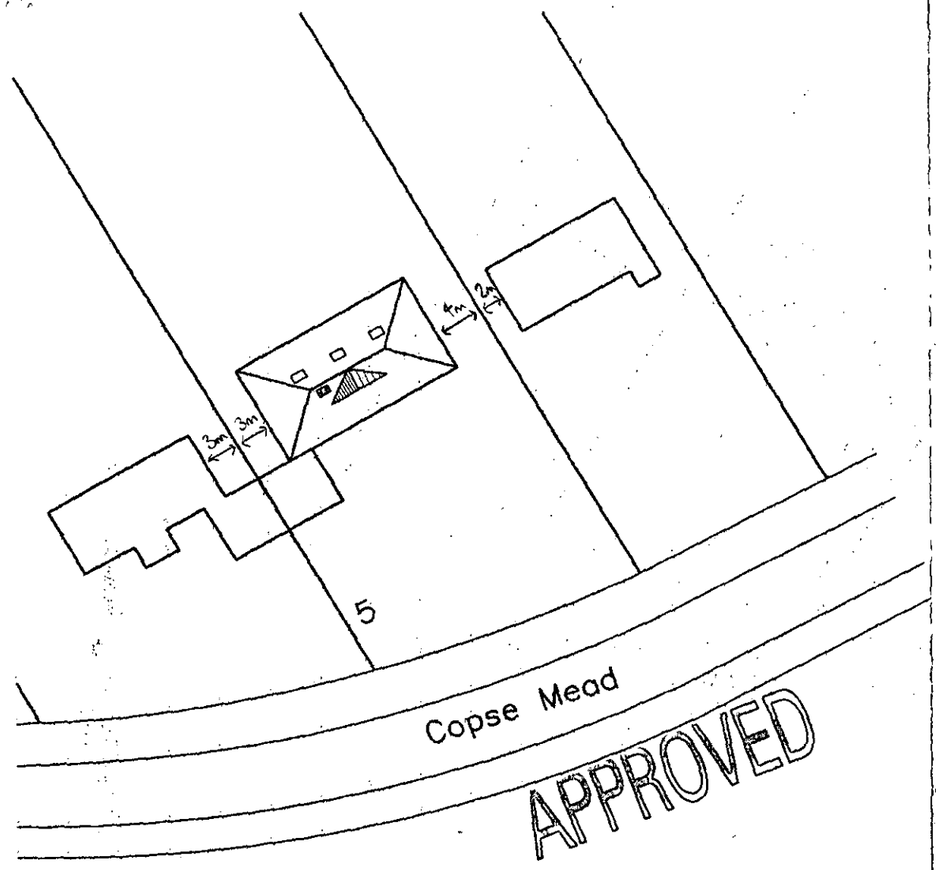
DATE OF COMPLETION November 1960

MINISTRY DECISION

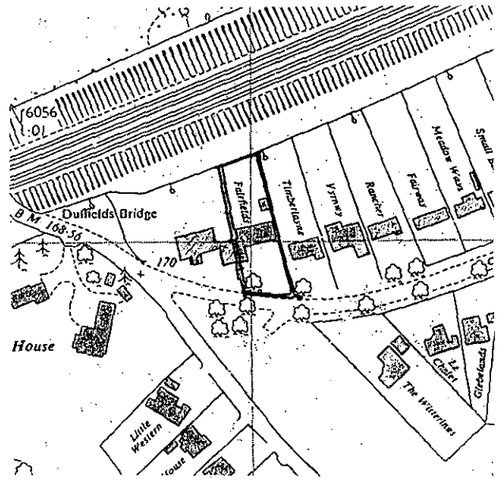
SPECIAL ORDERS

DRAINAGE

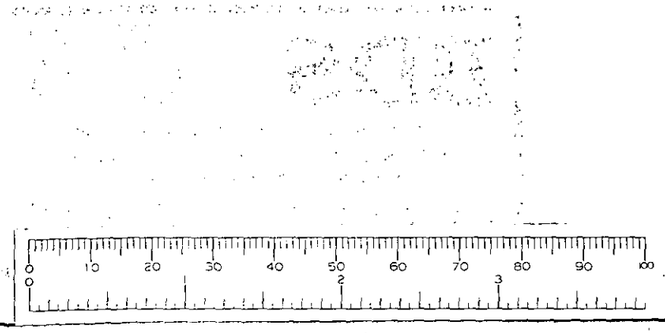
24.DEC.2001 5497



Block Plan Scale 1:500



Location Plan
Scale 1:2500



BDS

Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers

Windward House, Hollow Lane, Shinfield, Reading, RG2 9AB
Tel: 0118 988 4477 website: www.bdssurveyors.co.uk
Fax: 0118 988 5268 e-mail: mail@bdssurveyors.co.uk

Project: Loft conversion at: 5 COPSE MEAD WOODLEY RG 5 4RP			
Drawing title: BLOCK AND LOCATION PLAN	Date: 21.12.01	Scale: 1:500 1:2500	
Client: MR A COLES	Drawing number: 5211:01:3		Rev



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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.
18 December 2001 Scale: 1 : 1250

N
W E
S