APPLICATION NO:
F/2000/1317

LOCATION:
158 Reading Road, Woodley Reading.

APPLICANT:
Mr P Jones C/O Impulse Design

PROPOSAL:
Proposed dormer extensions to dwelling and alterations to roof and rear ground floor extension.

EARLIEST DATE FOR DECISION: **03/06/2000**

APPLICATION EXPIRY DATE: **14/06/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Jones
C/O Impulse Design
36 Loxwood
Earley
Berkshire
RG6 5QZ

Application Number: F/2000/1317

Parish: **WOODLEY**

Location: **158, Reading Road, Woodley, Reading.**

Proposal: **Proposed dormer extensions to dwelling and alterations to roof and rear ground floor extension.**

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 external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Informative
The garage as shown on the plan is not part of this application and as such does not have planning permission

John Mitchell
Development Control Manager
Date: 13/06/2000

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.

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 6 September, 2000
My ref. BC/DC/F/2000/1317

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) 977 8909
DX: 33506 – Wokingham

Mr Philip Pryce-Jones
158 Reading Road
Woodley
Reading
RG5 3AA

Dear Sirs

PLANNING PERMISSION F/2000/1317
SITE: 158 READING ROAD, WOODLEY

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2000/1317 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

N Lake.

Nicola Lake
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	13/7	NC
BUILDING CONTROL NUMBER.	BN/2000/0985	Paul
APPLICANT/~~AGENT~~	Mr L Pryce-Jones	
ADDRESS OF SITE	158 Reading Road WOODLEY.	
DESCRIPTION OF PROPOSED WORK	dormer exts & alterations to roof & rear S/S ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	1174-00-6	1174-00-6.
FLOOR PLANS	1174-00-4 1174-00-5	1174-00-4 1174-00-5

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	13/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	25/8/00	

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 : Nicola Lake

Application Number : F/2000/1317

Applicant : Mr P Jones C/O Impulse Design.

Location : 158, Reading Road, Woodley, Reading.
Proposal : Proposed dormer extensions to dwelling and alterations to roof and rear ground floor extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		18.5.2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....18.5.2000.....

Date Registered : 19/04/2000

Earliest Date for Decision : 03/06/2000

Latest Consultation Date/Site Notice Expiry Date : 03/06/2000

Application Expiry Date: 14/06/2000

Consultation Responses :

Woodley T.C - Concerned over possible overlooking.

Planning Issues :

Site Description - within the identified Settlement.

1.) Impact upon the neighbouring dwellings

2.) Impact upon the Street Scene.

Application Number: F/2000/1317

Appraisal :

1.) Impact upon neighbouring dwellings

The proposed development is for a rear ground floor extension with the roof slope connecting with the lodge. The proposed rear extension would project out by 3.15m on the East side and by 0.65cm on the west as there is an existing rear wall projection on this side. The proposed development would increase the ridge height from 6.2m to 7.5m. There would be one side facing, first floor window on the East side elevation, which would face the side of No 156.

As such there will be no overlooking, over-shadowing or overbearing. Hence, there will be no detrimental impact upon the amenity of the neighbouring dwellings

2.) Impact upon the street scene.

No 156 is a 2/3 dwelling while No 160 has had a similar type of extension. The proposed development is in keeping with the character of the existing dwelling and the wider area. As such there will be no detrimental impact upon the street scene.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/1317
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02.	
2	SC53	SR12.	Loading.
3	SC23	SR04	Parking.
	INFORMATIVE 1		The garage as shown on the plan is not part of this application and as such does not have planning permission.

13/6/02

RECORD OF SITE VISIT

SITE ADDRESS: 158 Reading Road Woodley Reading.

APPLICATION NUMBER: F/2000/1317

OFFICER: Nicola Lake

DATE OF SITE VISIT: 8.5.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on gate

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

Bungalow with front and rear facing Dormer windows Detached.

4. RELATIONSHIP TO ADJOINING PROPERTIES The proposal is for a rear cost at Ground floor, with a sloping roof down from the ridge, with rear Dormers. The large flat roofed front dormer will be replaced by a small pitched roof Dormers. 2/3 House to No 156 and 3/5 Bungalow to the 160.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 10 May 2000

Application Number: F/2000/1317

Proposal: Proposed dormer extensions to dwelling and alterations to roof and rear ground floor extension.

Parish: WOODLEY TOWN

Site Address:
158, Reading Road, Woodley, Reading.

Applicant:
Mr P Jones C/O Impulse Design.

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).

SC 23: (INSERT PARKING, GARAGING & TURNING)

SR06

Signed: _____ 31/5/00 **Print name:** _____

Received by Wokingham District Council

Application No: F/2000/1317

Proposal:
Proposed dormer extensions to dwelling and alterations to roof and rear ground floor extension.

Location:
158, Reading Road, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/06/2000. 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 normally be possible for an individual reply 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

10 May 2000

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

Tel: (0118) 974 6481

Date: **10 May 2000**

My ref: F/2000/1317

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/2000/1317
158, Reading Road, Woodley, Reading.
Proposed dormer extensions to dwelling and alterations to roof and rear ground floor extension.

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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1317**
158, Reading Road, Woodley, Reading.
Proposed dormer extensions to dwelling and alterations to roof and rear ground floor extension.
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 6481

Date: **10 May 2000**

My ref: F/2000/1317

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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158, Reading Road, Woodley, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1317**
158, Reading Road, Woodley, Reading.
Proposed dormer extensions to dwelling and alterations to roof and rear ground floor extension.
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 6481

Date: **10 May 2000**

My ref: F/2000/1317

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 4QS

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/2000/1317
158, Reading Road, Woodley, Reading.
Proposed dormer extensions to dwelling and alterations to roof and rear ground floor extension.

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If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1317**
158, Reading Road, Woodley, Reading.
Proposed dormer extensions to dwelling and alterations to roof and rear ground floor extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

FROM: Nicola Lake

DATE: 10 May 2000

ENGLAND

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1317

Proposal: Proposed dormer extensions to dwelling and alterations to roof and rear ground floor extension..

Site Address: 158, Reading Road, Woodley, Reading.

Applicant: Mr P Jones C/O Impulse Design.

PLANNING SERVICES	RPT 29899
POL DC	TLS LDF
APP	
CS	
26 MAY 2000	
COPIES TO:	ACK:
	FILE:

Your observations are required in respect of this application ~~by 03/06/2000~~.

The committee had some concern that there was no indication on the drawings of what the proposed garage would look like.

Members were also concerned at possible overlooking of neighbours from the back dormer extensions.

SIGNED: _____ DATE: 24.5.00

Clerk To Woodley Parish/Town Council.

PLANNING ... 29398
PCL
DC
APP
CS
10 MAY 2000
COPIES TO:
ACK:
FILE:

IMPULSE DESIGN

ARCHITECTURAL DESIGN CONSULTANTS

36 LOXWOOD
EARLEY
READING
BERKS
RG6 5QZ

TEL: 0118 921 2282
FAX: 0118 921 2282

Date: 13th May 2000
Our ref: 1174/PROF

Planning Department
Wokingham District Council
P.O Box 157
Shute End
Wokingham
Berks
RG40 1WR

F.A.O. Nicola Lake.

Dear Ms Lake,

RE: 158, READING ROAD, WOODLEY, BERKS. (app No: F/2000/1317)

Please find enclosed the card confirming display of the site notice for the above project.

Please note that the garage shown on the site plan is not a subject of this application and we do not wish it to be considered as such.

If and when a replacement garage is constructed in place of the timber frame item which exists at present it will be positioned at least 5000mm away from the rear of the building, will be no more than 30m sq in total area and a max of 4m in height, therefore not requiring planning consent.

Yours sincerely

Paul R. O'Farrell.

spoke to agent about the garage and said that a flat roof garage would have to be 3m in height or below.

NL.

1782

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/1317. relates.

Address of site 158, READING RD, WOODLEY

~~158~~ READING, BERKS.

Signed _____

Date 15TH MAY 2000

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: [illegible] 2000

Officer: NL | Application No. F/2000/1317.

Map No. [illegible] Site ...009...

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F) PROPOSED DORMER EXTENSIONS TO DWELLING AND ALTERATIONS TO ROOF + REAR GROUND FLOOR EXTENSION

Location: 158 READING ROAD

Parish: WOODLEY Ward: Coronation 10.5.2000

Applicant: P JONES

Fee Received 95-00 (6) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
(2)	1:500 block plan showing existing & proposed dev. + adj. Properties	Is garage proposed?		
3	Forms unsigned			
4	Correct S 66 certificate			
(5)	Elevation plans	garage? ✓		
6	Floor plans	"		
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	PARKING LAYOUT? ✓		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 10:5:2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

no pre-apps .....

.....

.....

NEIGHBOURS:

S/N + 156 + 160 Reading Road ✓ .....

11 + 13 Wyndham Crescent .....

.....

.....

.....

.....

.....

.....

.....

Environmental Services

For office use only.
Application number:

[illegible] 1517

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	P. JONES ESQ
	Address and postcode	158, READING ROAD
		WOODLEY
		BERKS.
	Phone number	
	Agent's Name	IMPULSE DESIGN
	Address and postcode	36, LOXWOOD
		EARLEY
		READING
		BERKS. RG6 5QZ.
	Phone number	0118 9212282.
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.		158, READING ROAD
		WOODLEY,
		BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	EXTENSIONS AND ALTERATIONS
		TO PROVIDE ADDITIONAL
		ACCOMODATION.

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 ☐ NOT AFFECTED BY PROPOSALS.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	PLAIN TILES TO MATCH EXTG BRICKWORK TO MATCH EXTG. PAINTED CASEMENTS AS EXTG
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: 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.	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: P.R.O'FARRELL on behalf of P.JONES ESQ.

Date 11TH APRIL 00

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

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.	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.		

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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: P.R.O'FARRELL on behalf of P.JONES ESQ.

Date 11TH APRIL 00

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

ADDRESS 158 READING ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU. 7573 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
28122			7.8.87	CA
BA 3009	Mr & Mrs Edwards	Roof conv., garage, ext.	31.7.87	RAR
BA 3779	"	" "	6.11.87	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



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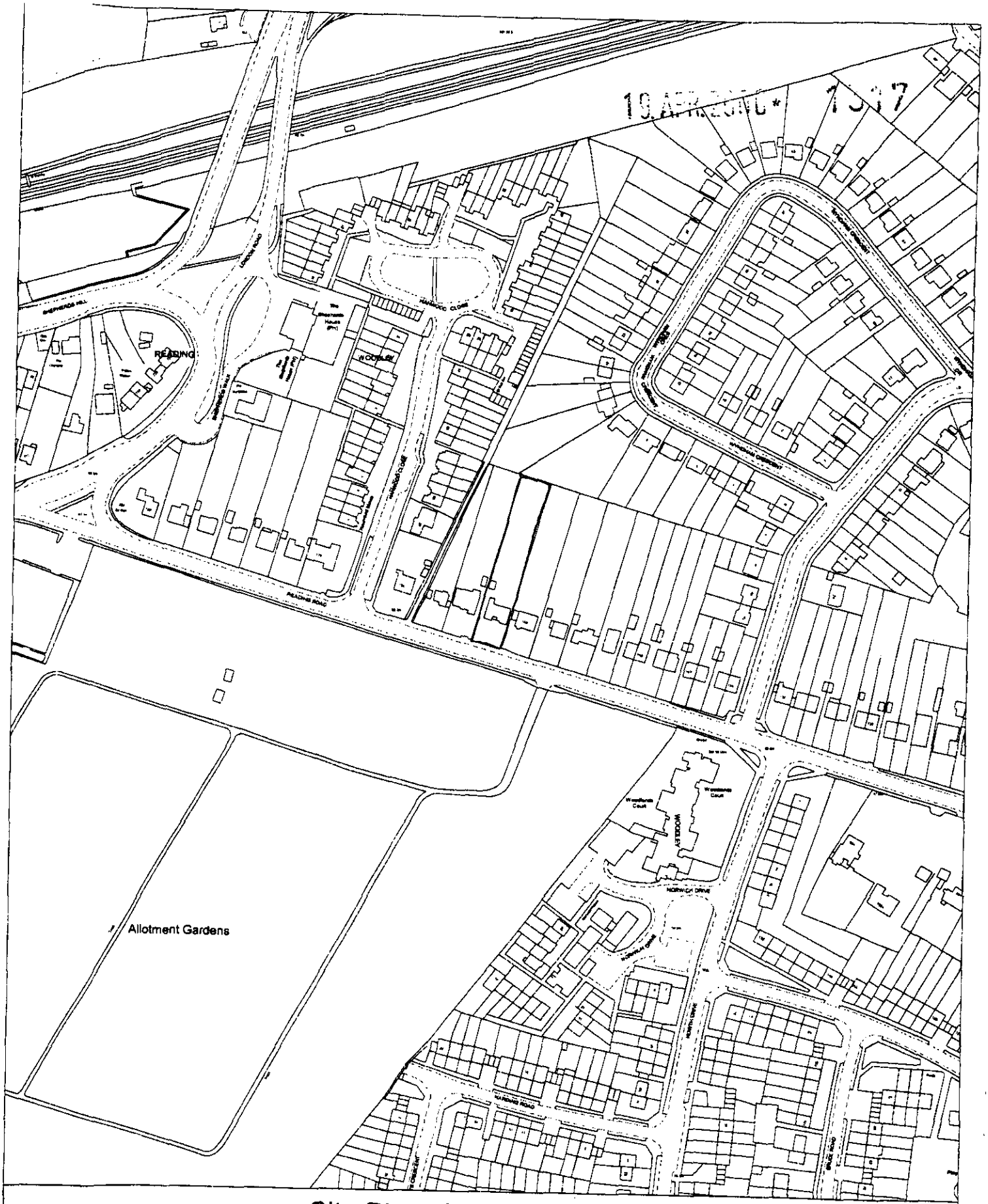
Development Control Section, Environmental Services, Wokingham District Council.

3 May 2000

Scale: 1 : 1250



Site Plan, Scale: 1 to 2500

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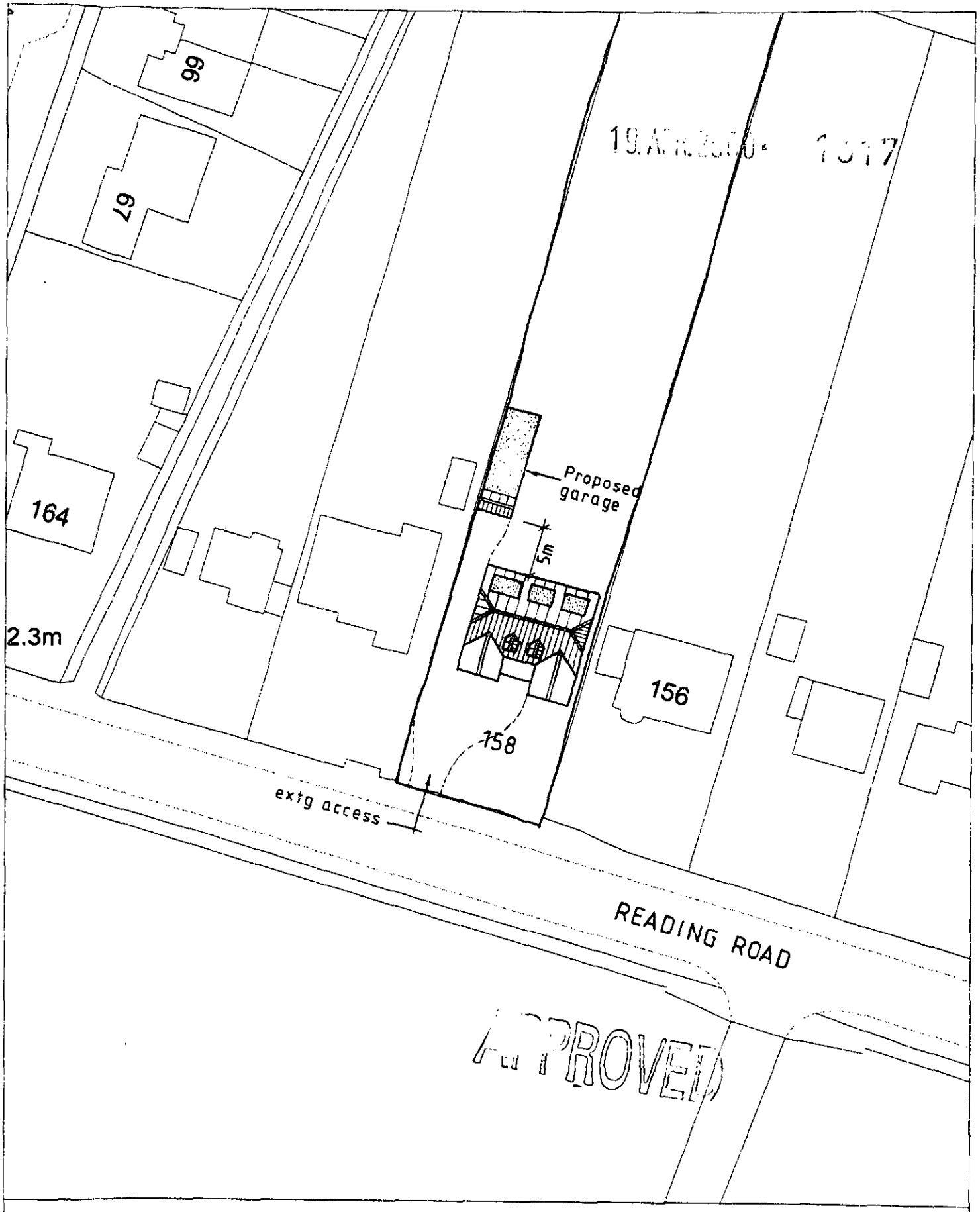
Date: 11 April 2000

N
W E
S



Site Plan, Scale: 1 to 500

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Date: 11 April 2000