APPLICATION NO:
F/2001/5559

LOCATION:
21 Butts Hill Road, Woodley Reading.

APPLICANT:
Mr/Mrs H Grimwood C/O Mrs K French

PROPOSAL:
Proposed single storey rear extension to *dwelling*.

EARLIEST DATE FOR DECISION: **31/01/2002**
28 day exp
APPLICATION WILL HAVE EXPIRED ON:
15/02/2002

CASE OFFICER: **Francis Leo**

APPROVED

3 Fib

669

DO

RAILEX
Marbleboard

EASIFILE EP7

(FL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr/Mrs H Grimwood
C/O Mrs K French
31
Park View Drive South
Charvil
Berks
RG10 9QX

Application Number: F/2001/5559

Parish: **WOODLEY**

Location: **21, Butts Hill Road, Woodley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative
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:
South East Area Local Plan Policies SBE1 and SBE2
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

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.

forward

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5559	FL
BUILDING CONTROL NUMBER.	FP 2002/2891	
~~APPLICANT~~/AGENT	Mrs K French	
ADDRESS OF SITE	21 Butts Hill Road Woodley	
DESCRIPTION OF PROPOSED WORK	s/s rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	167/01b	167/01a
ELEVATIONS	167/05d	167/05a.
FLOOR PLANS	167/06	167/04a.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/4/202	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC utility no/light	
DATE	9/4/02	

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	

5559

PL File.

Dawn Hancocks

From: Andy Glencross
Sent: 23 January 2002 15:36
To: Dawn Hancocks
Subject: Planning Application F/2001/5559 21 Butts Hill Rd Woodley

FAO : FRANCIS LEO

Hi Francis

The application is not clear whether any buildings are to be demolished. If there arwe buildings to be demolished within this application then a bat survey will be required.

I have not visited the site.

Cheers

Andy

Garage being demolished
- phoned Andy 23/1

Dawn

5559

FROM: Francis Leo

DATE: 07 January 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5559

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 21, Butts Hill Road, Woodley, Reading.

Applicant: Mr/Mrs H Grimwood C/O Mrs K French.

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

Councillor Dredge declared an interest in this application and took no part in the discussion.

The applicants were present and explained that the proposed extension would be contained within the area of the present building.

The committee agreed to make no comment.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
11 FEB 2002	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 6.2.02.

Clerk To Woodley Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Francis Leo

FROM: Environmental Design

DATE: 10 January 2002

Location:	21 Butts Hill Road, Woodley
Proposal:	Proposed single storey rear extension to dwelling.
Application Number:	F/2001/5559

In response to your consultation dated 7 January 2002 for the above application, the landscape comments are as follows:

I have no objection to the proposals. There are no trees in the vicinity of the proposed extension, and I have no objection to the hydrangea being removed.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 07 January 2002

Application Number: F/2001/5559

Proposal: Proposed single storey rear extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
21, Butts Hill Road, Woodley, Reading.

Applicant:
Mr/Mrs H Grimwood C/O Mrs K French.

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).

Signed: _____ **Print name:** AC 10/1/02

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/5559**
CASE OFFICER: **Francis Leo**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

Received by Wokingham District Council

Application No: F/2001/5559

Proposal:
Proposed single storey rear extension to dwelling.

Location:
21, Butts Hill 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 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/2001/5559 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 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/2001/5559
CASE OFFICER: Francis Leo

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

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

Tel: 0118 974 6502

Date: **07 January 2002**

My ref: F/2001/5559

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/2001/5559
21, Butts Hill Road, Woodley, Reading.
Proposed single storey rear extension to dwelling.

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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2001/5559**
21, Butts Hill Road, Woodley, Reading.
Proposed single storey rear extension to dwelling.
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 6502

Date: **07 January 2002**

My ref: F/2001/5559

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

Dear Councillor

Application Number: F/2001/5559
21, Butts Hill Road, Woodley, Reading.
Proposed single storey rear extension to dwelling.

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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2001/5559**
21, Butts Hill Road, Woodley, Reading.
Proposed single storey rear extension to dwelling.
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 6502

Date: **07 January 2002**

My ref: F/2001/5559

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/2001/5559
21, Butts Hill Road, Woodley, Reading.
Proposed single storey rear extension to dwelling.

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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2001/5559**
21, Butts Hill Road, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

Applicant expect to receive Notice from Agent on sat 12 Jan. They agreed to display notice until 4 Feb 2002

ORK SHEET FOR : Francis Leo

Application Number : F/2001/5559

Applicant : Mr/Mrs H Grimwood C/O Mrs K French.

Location : 21, Butts Hill Road, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	✓	11 Jan 02

Date of Neighbour Notifications : .....

Date of Site Visit : 11 Jan 02

Date Registered : 21/12/2001

Earliest Date for Decision : 31/01/2002

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

This application will have expired on: 15/02/2002. 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 : Approval with no conditions..

Planning Issues : I'd sett.

SBE1. SBE2

WOS3. WBE1.

Application Number: F/2001/5559 **Officer : Francis Leo**
21 Butts Hill Road, Woodley, Reading

Appraisal :

Development
For a single storey rear extension to dwelling. The proposal is an 'L' shaped single storey rear extension to infil the area rear of the kitchen and garage/utility to align with the rear building line of existing lounge and to extend it up to the existing store along the southern boundary.

The site is a detached dwelling located within the identified settlement of Woodley.

Impact upon neighbouring properties
The proposal is 200mm away from the southern boundary where the fence is 1.8m high and no 23 has a garage and shed immediately next to the boundary. No 19 is 12m away from the extension. As the proposal is set away from the boundaries and is single storey there would be no adverse impact upon neighbouring properties.

Impact upon the character of the area
Being a single storey development at the rear of the dwelling and the fact the site has a 75mm deep rear garden the proposal would have no adverse impact upon the character of the area

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2001/5559

Appraisal :

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

Application Number F/2001/5559
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 21 Butts Hill Road
Woodley Reading.

APPLICATION NUMBER: F/2001/5559

OFFICER: Francis Leo

DATE OF SITE VISIT: 11 Jan 01

1 SITE/STATUTORY NOTICE DISPLAYED ? applicant expects to receive site notice from agent on sat 12 Jan. They will display until 4 Feb 2002.

2. DESCRIPTION OF SURROUNDINGS Detached houses some 2 storey and some single storey. High pitched roof. Long front and rear gardens.

3. DESCRIPTION OF SITE/BUILDING 2 storey detached property, garage to the side and former garage now used as a store immediately rear of side garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES No 23 has a garage to the side and a store bldg at the rear. 3m gap bet 19 and 23 and 13m gap bet 19 and proposed extn at 23. Dividing boundary fence 1·8m high.

5. SITE CONSTRAINTS

TREES	none
ACCESS/PARKING	no change
LEVELS	—
BOUNDARY TREATMENT	To the north : 1·8 m high Timber fence continued to the rear with 2·0m high hedge
OTHERS	To the South : 1·8m high timber fence with timber trelice over and a high hedge and planting.

Application Number : F/2001/5559	Map No : 37
Case Officer : FL	Site Area : 0·15
Valid Date : 21·12·01	Received Date: 21/12/2001

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling.

Location : 21, Butts Hill Road, Woodley, Reading.

Parish : WY Ward : COR 7/1/02

Applicant : Mr/Mrs H Grimwood C/O Mrs K French.

Fee Required: £95 Fee Received: £95 (6)

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	CHECK FOR ENCROACHMENT		
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

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 ✓

DINTON PASTURES — CHECK FOR BATS ✓

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/W + see map

OTHERS

No pre-apps

21.DEC.2001* 5559

21 DEC 2001

HOUSEHOLDER PLANNING APPLICATION

21 BUTTS HILL ROAD,
WOODLEY
READING
BERKSHIRE
RG5 4NJ

Mr & Mrs H Grimwood

Contents:

Householder Planning Application Form	
Location and Site Plan	Drg. No. 167/01a
Existing Ground Floor Plan	Drg. No. 167/02a
Existing Elevations	Drg. No. 167/03a
Proposed Ground Floor Plan	Drg. No. 167/04a
Proposed Elevations	Drg. No. 167/05a

Environmental Services

For office use only.
Application number:

21.DEC.2001* 5559

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 H. GRIMWOOD
	Address and postcode	21 BUTTS HILL ROAD WOODLEY READING RG5 4NJ
	Phone number	969 7121
2	Agent's Name	MRS K. FRENCH
	Address and postcode	31 PARK VIEW DRIVE SOUTH CHARVIL BERKS RG10 9QX
	Phone number	934 0260
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.	21 BUTTS HILL ROAD WOODLEY.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKS AND 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.	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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	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: K A Fouch

on behalf of MR + MRS H. GRIMWOOD

Date 20/12/01

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

PC 23/50 021

ADDRESS 21 BUTTS HILL ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU. 37/674

BUILDER

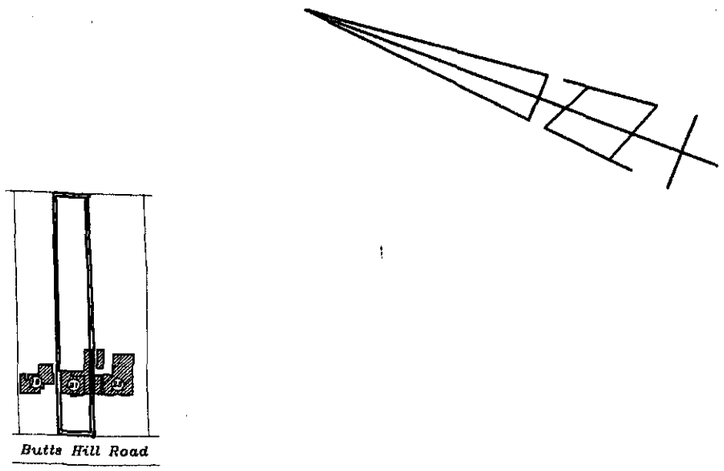
Plan No.	Applicant	Description of Development	Date of Decision	Decision	
PD/455/67	Mr. A.J. Harwood	Garage	31.8.67	APP	N/A
BR 6298	Mr R Thomas	4 storey ext for self contained flat	18.4.80 17.5.77	CANCELLED APP	N/A
062444	"	"	12.5.77	N/A	C/A
BR. 8489	Mr. A.J. Taylor.	2 storey ext. Lounge	5.5.78	APP	N/A
08434	"	"	8.6.78	N/A	C/A
27402			15.4.87		C/A
RBA 2286	"	NEW PORCH ADV	10.2.87	ADV	

DATE OF COMPLETION

MINISTRY DECISION

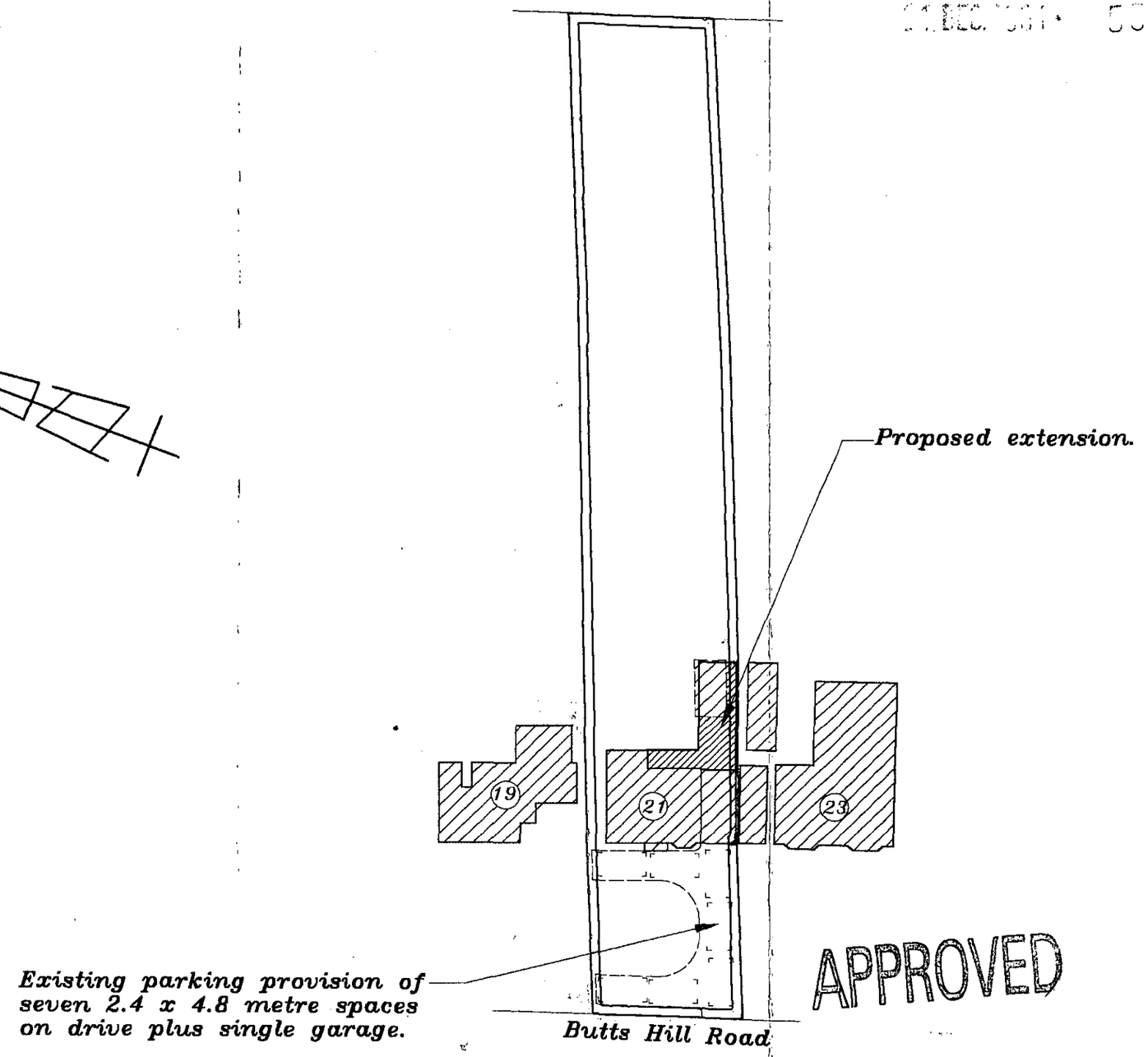
SPECIAL ORDERS

DRAINAGE



Location Plan

Scale 1:2500



APPROVED

Site Plan

Scale 1:500

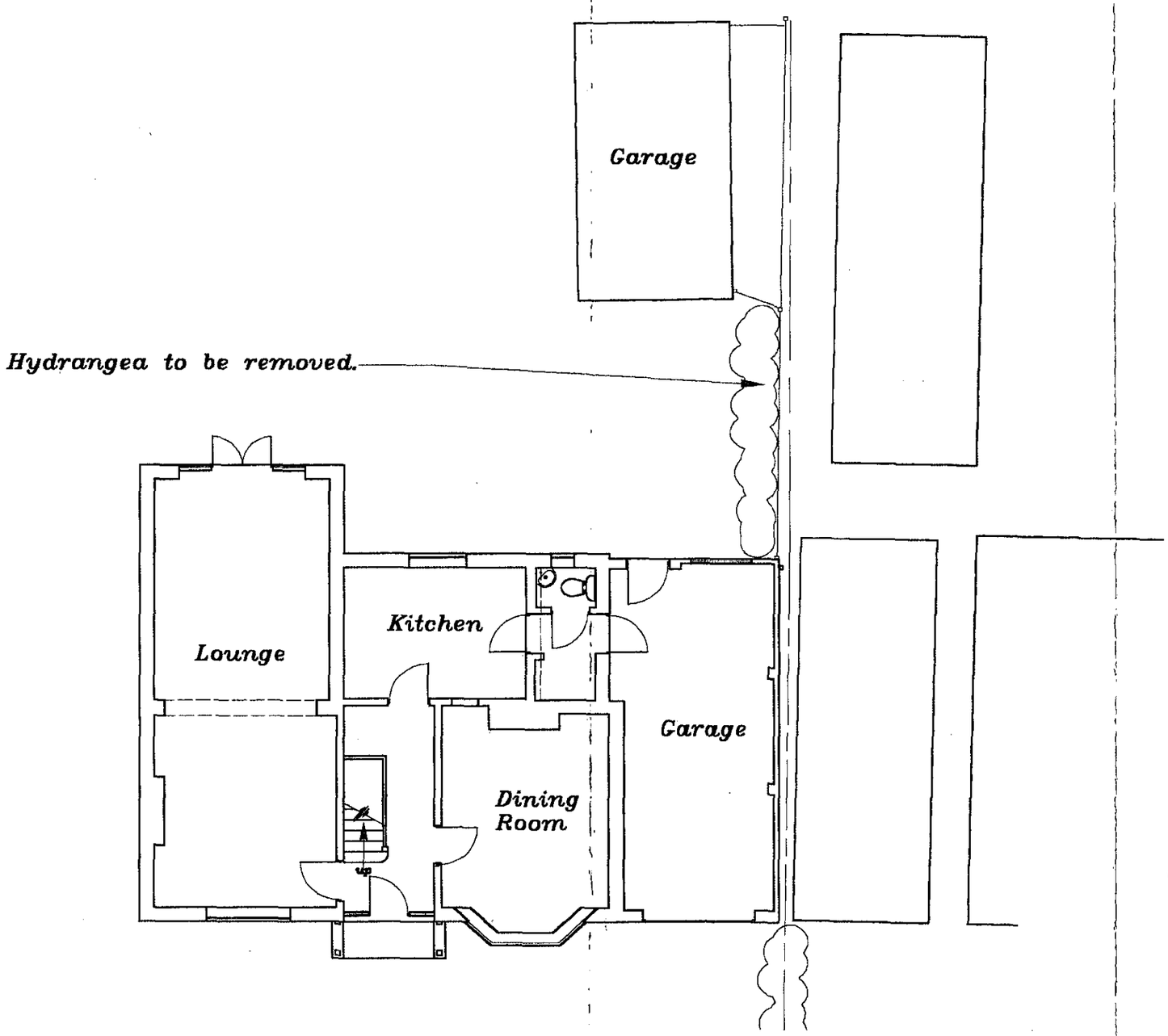
9/4/02

21 Butts Hill Road, Woodley, Reading, Berkshire, RG5 4NJ.

Drawing Number 167/01a

Scale as shown

21 DEC 1981 5059



APPROVED

0 10 20 30 40 50 60 70 80 90 100

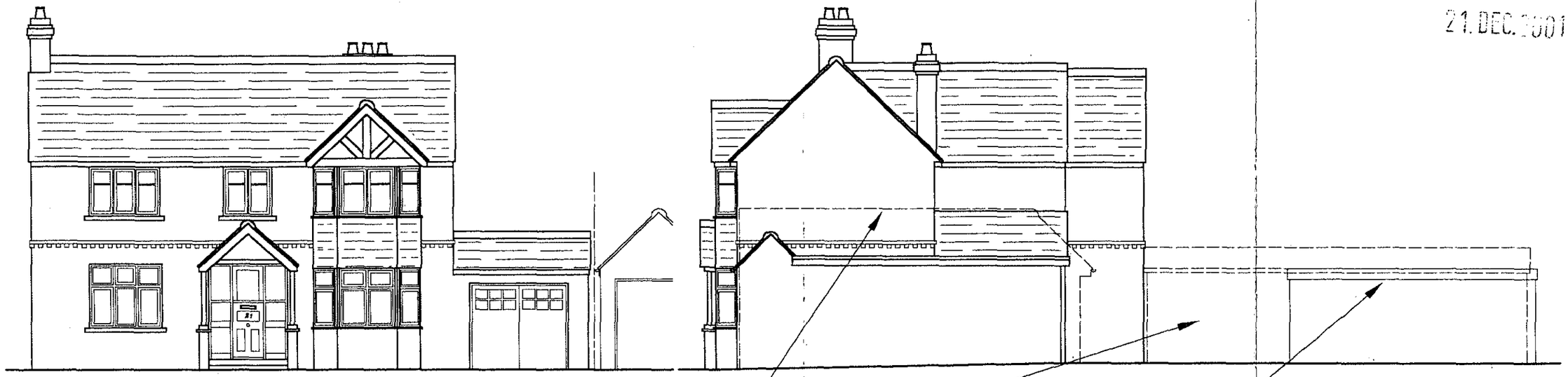
Existing Ground Floor Plan

21 Butts Hill Road, Woodley, Reading, Berkshire, RG5 4NJ.

Drawing Number 167/02a

Scale 1:100

21 DEC 2001 5559



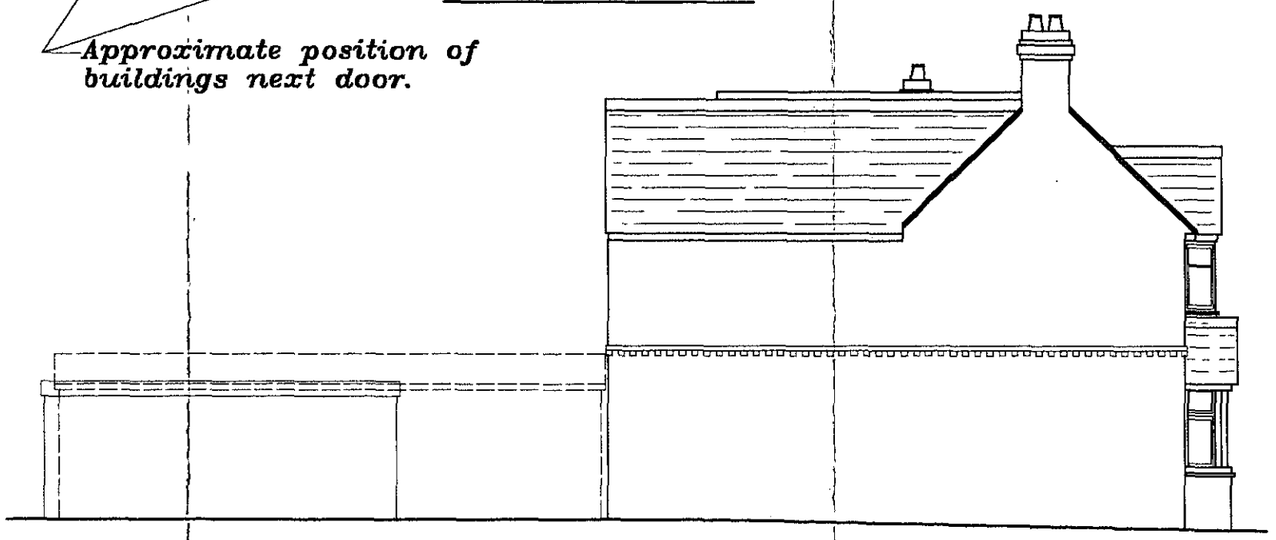
Front

South Side

Garage to be demolished.

Approximate position of buildings next door.





Rear

North Side

APPROVED

0 10 20 30 40 50 60 70 80 90 100

0 2 3

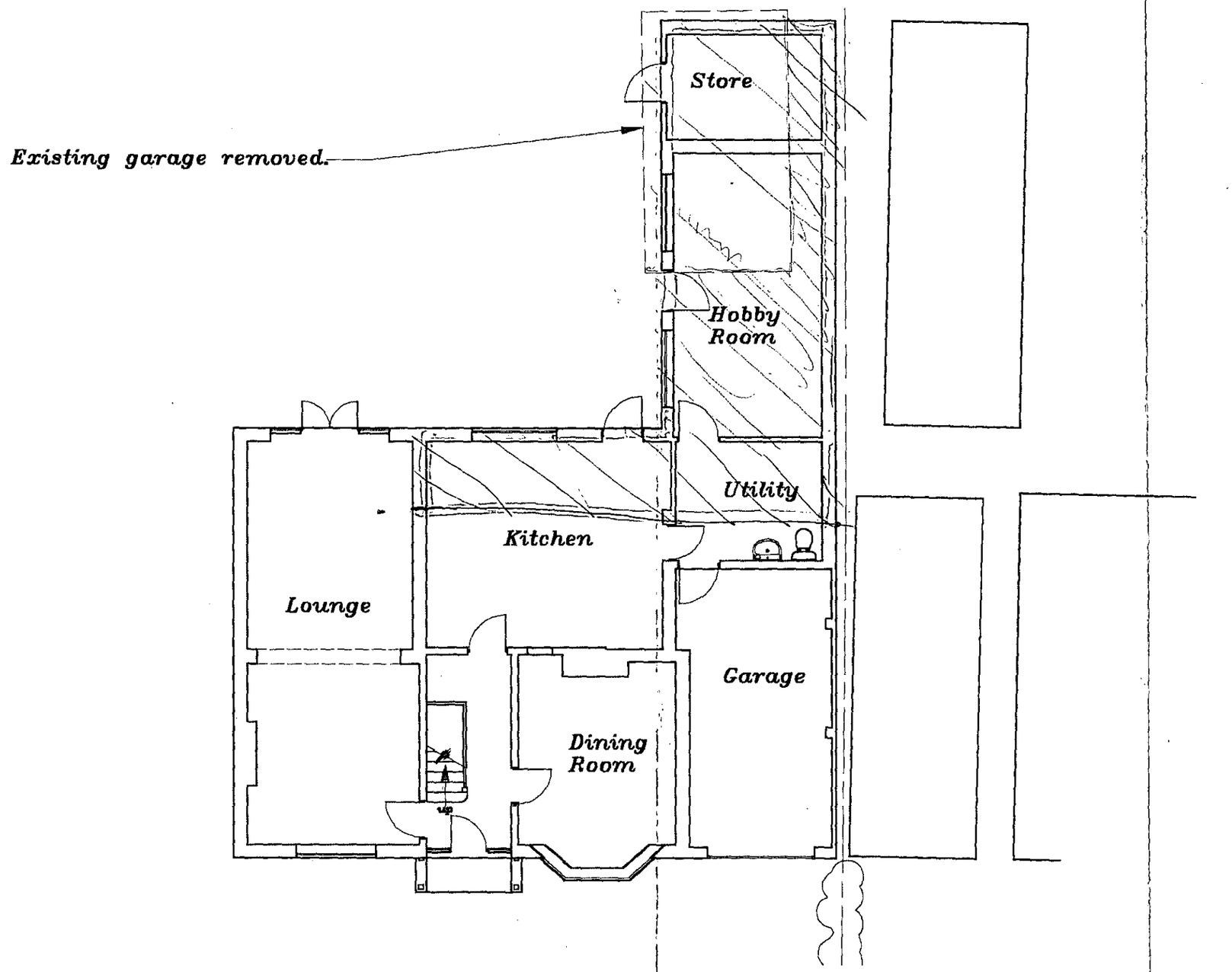
Existing Elevations

21 Butts Hill Road, Woodley, Reading, Berkshire, RG5 4NJ.

Drawing Number 167/03a

Scale 1:100

21 DEC 2001 5559



APPROVED
9/4/02

Proposed Ground Floor Plan

21 Butts Hill Road, Woodley, Reading, Berkshire, RG5 4NJ.

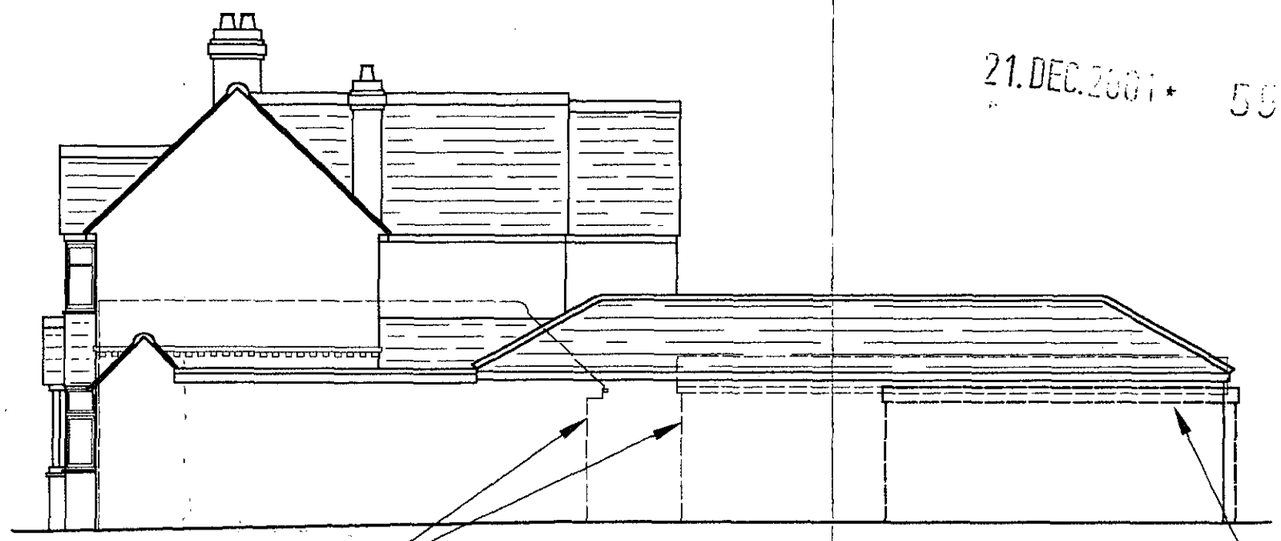
Drawing Number 167/04a

Scale 1:100

21. DEC. 2001 * 5059



Front



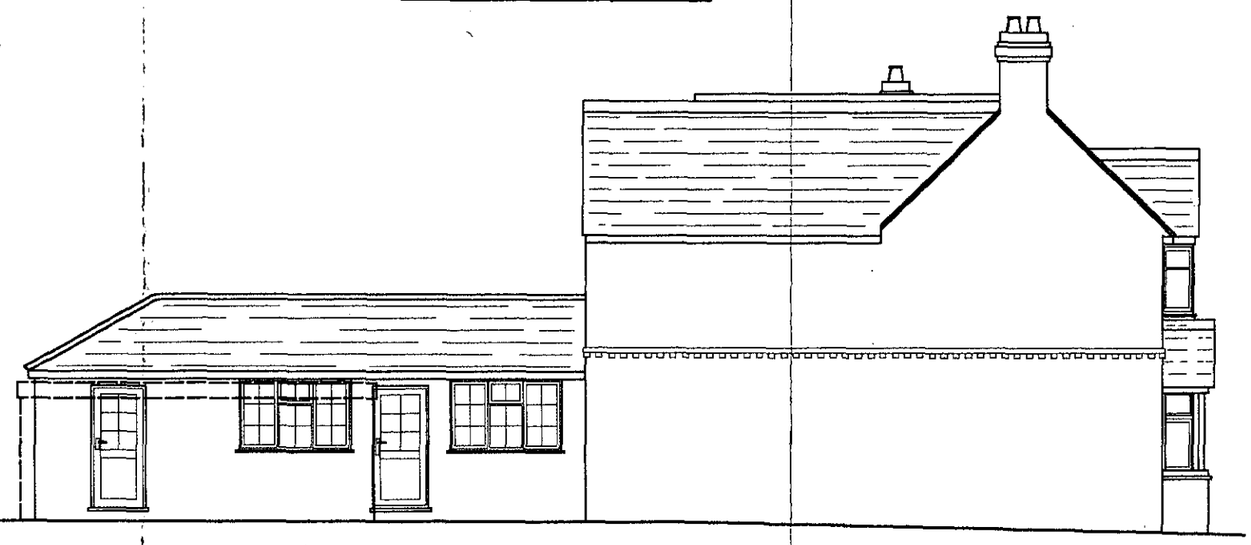
Approximate position of buildings next door.

Garage to be demolished.

South Side

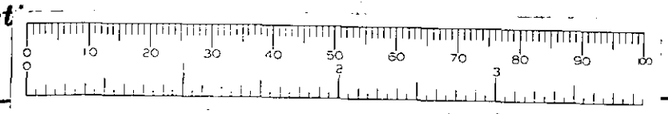


Rear



North Side

NOTE
All new bricks and tiles to match existing



Proposed Elevations

APPROVED
9/4/02

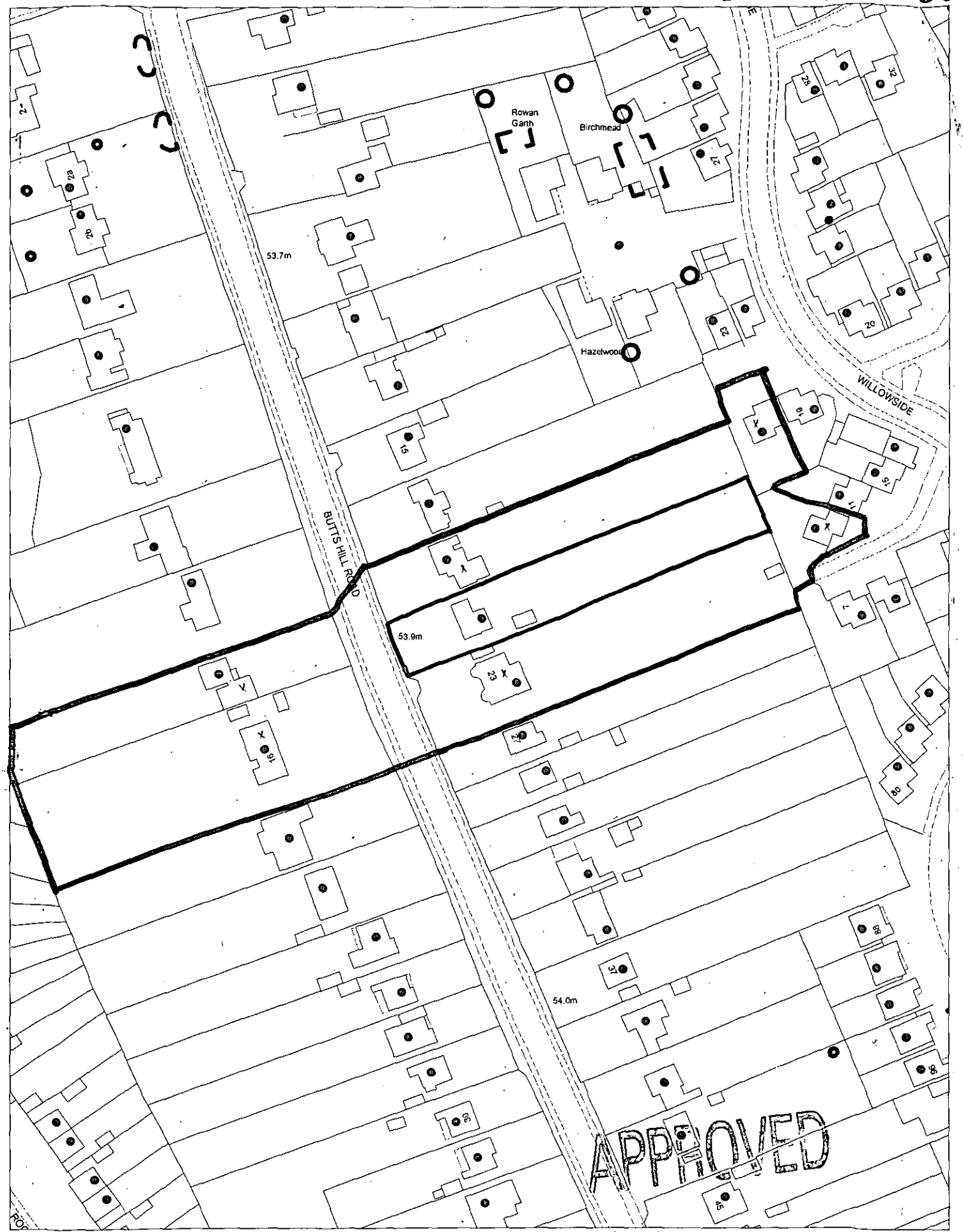
21 Butts Hill Road, Woodley, Reading, Berkshire, RG5 4NJ.

Drawing Number 167/05a

Scale 1:100

21 DEC 2001

555



APPROVED

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright. 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.

3 January 2002

Scale: 1 : 1250

N W E S