APPLICATION NO:
F/2000/1511

LOCATION:
Stoneyhurst Milestone Avenue, Charvil Reading.

APPLICANT:
Mrs Mobey C/O Romans Professional Services

PROPOSAL:
Proposed first floor side extension to dwelling

EARLIEST DATE FOR DECISION: **19/06/2000**

APPLICATION EXPIRY DATE: **17/07/2000**

CASE OFFICER: **Joss Miller**

SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Mobey
C/O Romans Professional Services
4 King Street Lane
Winnersh
Berkshire
RG41 5AS

Application Number: F/2000/1511

Parish: **CHARVIL**

Location: **Stoneyhurst, Milestone Avenue, Charvil, Reading.**

Proposal: **Proposed first floor side extension to dwelling**

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

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

Condition
2. The area shown on the permitted drawings for vehicle parking and garaging 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.

Condition
3. Before development commences, a parking plan showing provision for 4 parking spaces shall be submitted to and approved in writing by the Local Planning Authority.

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

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level and above in the north elevation.

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

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

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

Reason
4. To ensure a satisfactory external appearance.

Reason
5. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell

John Mitchell
Development Control Manager
Date: 16/07/2000

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 6463 (Direct Line)

Date. 21 March, 2001

My ref. JM/JM/F/2000/1511

Your ref. PWW/A99/054

Mr P Williams
Romans
4 King Street Lane
Winnersh
Berkshire
RG41 5AS

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
E-mail:

Dear Mr Williams,

RE: CONDITIONS FOR STONEYHURST, MILESTONE AVENUE, CHARVIL. (F/2000/1511)

Thankyou for your letter which was received on 14 February 2001.

I can inform you that condition 3, relating to the submission of a parking plan showing 4 parking spaces has not been received. However, the site plan clearly shows that there is sufficient space for the specified number of cars and, therefore, this condition can be disregarded.

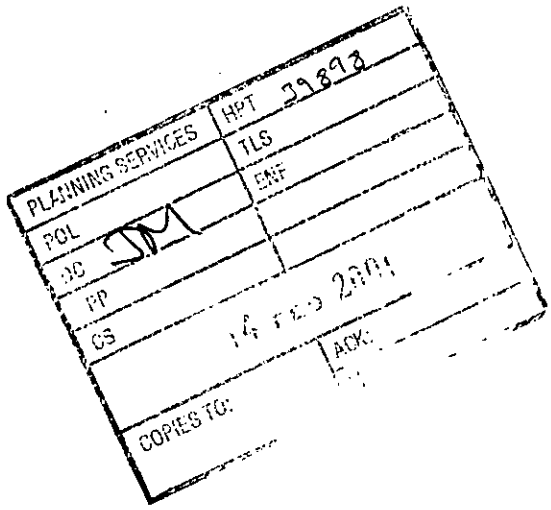
I hope this information is of use to you. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL
Development Control Manager

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

Please reply to the Winnersh Office



Joss Miller
Planning Services
Environmental Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Our Ref.: PWW/A99/054

13 February, 2001

Dear Joss,

Re: Planning Permission 2000/1511, 1st Floor Extension, Stoneyhurst, Milestone Avenue, Charvil

Further to your letter dated 7th Feb 01, and my telephone call to your office on 12th February 01, I am writing to confirm that the conditions 1-5, as outlined in letter from the Planning Department of 25th July 00, have since been approved. If, for some reason there are outstanding matters to be addressed, please contact me on my direct line below.

In the meantime should you require any additional information please do not hesitate to contact me.

Yours sincerely

PAUL W WILLIAMS BSc ABIAT
Architectural Technologist

Direct Line: 0118 936 6654
E-mail: pwilliams@romans.co.uk

Head Office

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

Tel
0118 936 6699

Fax
0118 936 6623

First Floor Offices
600 Bearwood Road
Bearwood
Warley
Birmingham
B66 4BN

Tel
0121 434 3128

Fax
0121 434 3031

35 The Avenue
Southampton
Hampshire
SO17 1XN

Tel
02380 820110

Fax
02380 820119

www.romans.co.uk

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 7 February, 2001
My ref. BC/DC/2000/1511

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 N Mobey
c/o Paul Williams - Romans Professional Services
4 King Street Lane
Winnersh
Berks.
RG41 5AS

Dear Sirs

PLANNING PERMISSION 2000/1511
SITE: STONEYHURST, MILESTONE AVENUE, CHARVIL, READING

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 2000/1511 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

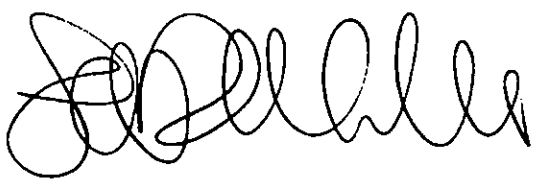
The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the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



JOSS MILLER
Planning Assistant

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1511	JM
BUILDING CONTROL NUMBER.	FP2001/1470	NMK.
~~APPLICANT~~/AGENT	Romans.	
ADDRESS OF SITE	Stoneyhurst Milestone Avenue CHARVIL	
DESCRIPTION OF PROPOSED WORK	first floor side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		A99-054-03
ELEVATIONS	A99-054 04	A99.054-02
FLOOR PLANS	A99-054 03	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/7/2001	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	12/1/01	

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 : Joss Miller

Application Number : F/2000/1511

Applicant : Mrs Mobey C/O Romans Professional Services.

Location : Stoneyhurst, Milestone Avenue, Charvil, Reading.

Proposal : Proposed first floor side extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		12/6/00

Date of Neighbour Notifications : 26/5

Date of Site Visit : 12/6

Date Registered : 22/05/2000

Earliest Date for Decision : 19/06/2000

Latest Consultation Date/Site Notice Expiry Date : 19/06/2000

Application Expiry Date: 17/07/2000

Consultation Responses :

Planning Issues :
Effect on Street scene & neighbouring properties WBC1.
Identified settlement.

Application Number: F/2000/1511

Appraisal :

This application is for a first floor side extension.

Neighbours.

The nearest neighbour is Upton Cottage. which is approx. 8.5m from the extension. Although the extension is south of this neighbour, there is sufficient distance for any impact regarding overbearing overshadowing and privacy issues to be minimised. Views from the windows to neighbouring properties will be oblique and the extension is a sufficient distance from all properties for any impact to be minimised.

Street scene.

The extension will be approx 17m from the highway and is considered to be modest and of a similar design to the existing property. Therefore any impact on the street scene will be minimised.

There is sufficient space for provision to be made for four cars.

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

(tick appropriate box)

Application Number F/2000/1511
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	Parking & queueing
3			Before development commences, a parking plan showing provision for 4 parking spaces shall be submitted to and approved in writing by the Local Planning Authority
4	SC53	SR12	works
5	SC05	SR05	first floor level & above. north elevation'

John Mercer
16/7/02

RECORD OF SITE VISIT

SITE ADDRESS: Stoneyhurst
Milestone Avenue Charvil Reading.

APPLICATION NUMBER: F/2000/1511

OFFICER: Joss Miller

DATE OF SITE VISIT: 12/6

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes at front entrance.

2. DESCRIPTION OF SURROUNDINGS
Detached houses on one side of road - field on other.

3. DESCRIPTION OF SITE/BUILDING
Detached house of brick and tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Has side windows
Upton Cott - 1.8m fence & 4m shrubery - windows obstruct views from windows.
Orchard Stumbles - Trees and shrubery to side
Other side 1.8m wall to front.
2.5m hedge to rear.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING 3 spaces

LEVELS —

BOUNDARY TREATMENT See above

OTHERS —

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

Tel: (0118) 974 6463

Date: **26 May 2000**

My ref: F/2000/1511

CONFIDENTIAL

Councillor Pierce
Rowanbury
99 Western Avenue
Woodley
RG5 3BL

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/2000/1511
Stoneyhurst, Milestone Avenue, Charvil, Reading.
Proposed first floor side 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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1511**
Stoneyhurst, Milestone Avenue, Charvil, Reading.
Proposed first floor side extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pierce

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

Received by Wokingham District Council

Application No: F/2000/1511

Proposal:
Proposed first floor side extension to dwelling

Location:
Stoneyhurst, Milestone Avenue, Charvil, 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/06/2000. 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

26 May 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

28/52

Start date: ~~26 APR 2000~~ Valid 22 MAY 2000

Officer: JM | Application No. F/2000/1511

Map No. 28 Site ..0..12....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: STONEY HURST MILESTONE AVENUE

Parish: CHARVIL Ward: Charvil 26.5.2000

Applicant: MRS MOBEY

Fee Received 95-00 (2) 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		915	✓
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	1st side elevation does not show projecting part of new dormer.	915	✓
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 26.5.2000 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	: Sonning
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: (River Valley Policies Area)

.....

.....

No Pre-apps

NEIGHBOURS:

S/N + Upton Cottage, Milestone Avenue
Orchards, Milestone Avenue
Stumbles, Charvil House Rd
1 Charvil House Rd.

1933

ADDRESS STONEYHURST MILESTONE AVENUE PARISH CHARVIL

PLOT No. ORD. SHEET No. 54.7776 2E

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20540	MR & MRS M. MOBEY	DWELLING & GARAGE	15-12-83	C/A
BR 21764	"	"	23-11-83	APP

MINISTRY DECISION

SPECIAL ORDERS TPO 53

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

Please reply to the Winnersh Office

Planning Services
Environmental Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

22.MAY2000* 1511

Our Ref.: LM/dlw/A99/054

25th April 2000

Dear Sir

Re: 1st Floor Extension, Stoneyhurst, Milestone Avenue, Charvil

Please find enclosed the following documentation in support of our detailed planning application for a first floor extension and alterations at the above property:

- Six number householder planning application forms.
- Six copies of drawing number A99/054/01 and A99/054/02.
- Six copies of the location plan with the site outlined in red.
- A cheque to the sum of £95.00 for the application fee.

I trust the enclosed is satisfactory and look forward to receiving an acknowledgement with regards to this application. If you require any additional information please do not hesitate to contact me.

Yours faithfully

LUKE McANDREW BSc

Direct Line: (0118) 936 6611
DX: 92952 LOWER EARLEY
E-Mail: lmcandrew@romans.co.uk

Enc.

Head Office

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

Tel
0118 936 6699

Fax
0118 936 6623

Roman House
118 Broadway
Bracknell
Berkshire
RG12 1AR

Tel
01344 404 725

Fax
01344 304 433

112-114 London Road
North End
Portsmouth
Hampshire
PO2 0LZ

Tel
01705 668 499

Fax
01705 655 009

www.romans.co.uk

Registered Address: 4 King Street Lane, Winnersh, Berkshire RG41 5AS
Registered in England 2606388
VAT 572688496

ROMANS

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

Please reply to the Winnersh Office

PLANNING SERVICES	...T
POL	LS
DC	SDF
APP	
CS	
22 MAY 2000	
COPIES TO:	ACK:
	FILE:

Mrs C Hurst
Senior Technical Assistant
Planning Services
Environmental Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

22 MAY 2000

22.MAY2000 1511

Our Ref.: LM/dlw/A99/054

19th May 2000

Dear Madam

Re: First Floor Extension at Stoneyhurst, Milestone Avenue, Charvil

Following your letter dated 9th May 2000 please find enclosed the revised documentation in support of our detailed planning application for a first floor extension and alterations at the above property:

- Six copies of a site plan scale 1:200 drawing number A99/054/03.
- Six copies of householder planning application forms.
- Six copies of drawing number A99/054/01 and A99/054/02.
- Six copies of the location plan with the site outlined in red.
- A cheque to the sum of £95.00 for the application fee.

I trust the enclosed is satisfactory and look forward to receiving an acknowledgement with regards to this application. If you require any additional information please do not hesitate to contact me.

Yours sincerely

LUKE McANDREW BSc

Direct Line: (0118) 936 6611
DX: 92952 LOWER EARLEY
E-Mail: lmcandrew@romans.co.uk

Enc.

Head Office

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

Tel
0118 936 6699

Fax
0118 936 6623

Roman House
118 Broadway
Bracknell
Berkshire
RG12 1AR

Tel
01344 404 725

Fax
01344 304 433

112-114 London Road
North End
Portsmouth
Hampshire
PO2 0LZ

Tel
01705 668 499

Fax
01705 655 009

www.romans.co.uk

Registered Address: 4 King Street Lane, Winnersh, Berkshire RG41 5AS
Registered in England 2606388
VAT 572688496

ROMANS

Environmental Services

For office use only.
Application number: 22.MAY2030* 1511

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	MRS. MOBEY
	Address and postcode	STONEYHURST MILESTONE AVENUE CHARVIL BERKSHIRE
	Phone number	
2	Agent's Name	ROMANS PROFESSIONAL SERVICES
	Address and postcode	4 KING STREET LANE WINNERSH BERKSHIRE RG42 5AS
	Phone number	01189 366699
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.	STONEYHURST MILESTONE AVENUE CHARVIL BERKSHIRE
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR EXTENSION WITH ALTERATIONS
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.	ALL TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	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: Luke Mitchell on behalf of MR & MRS MOSEY

Date 24.03.00

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

STONEYHURST
MILESTONE AVENUE
CHARVIL, RG10 9TN

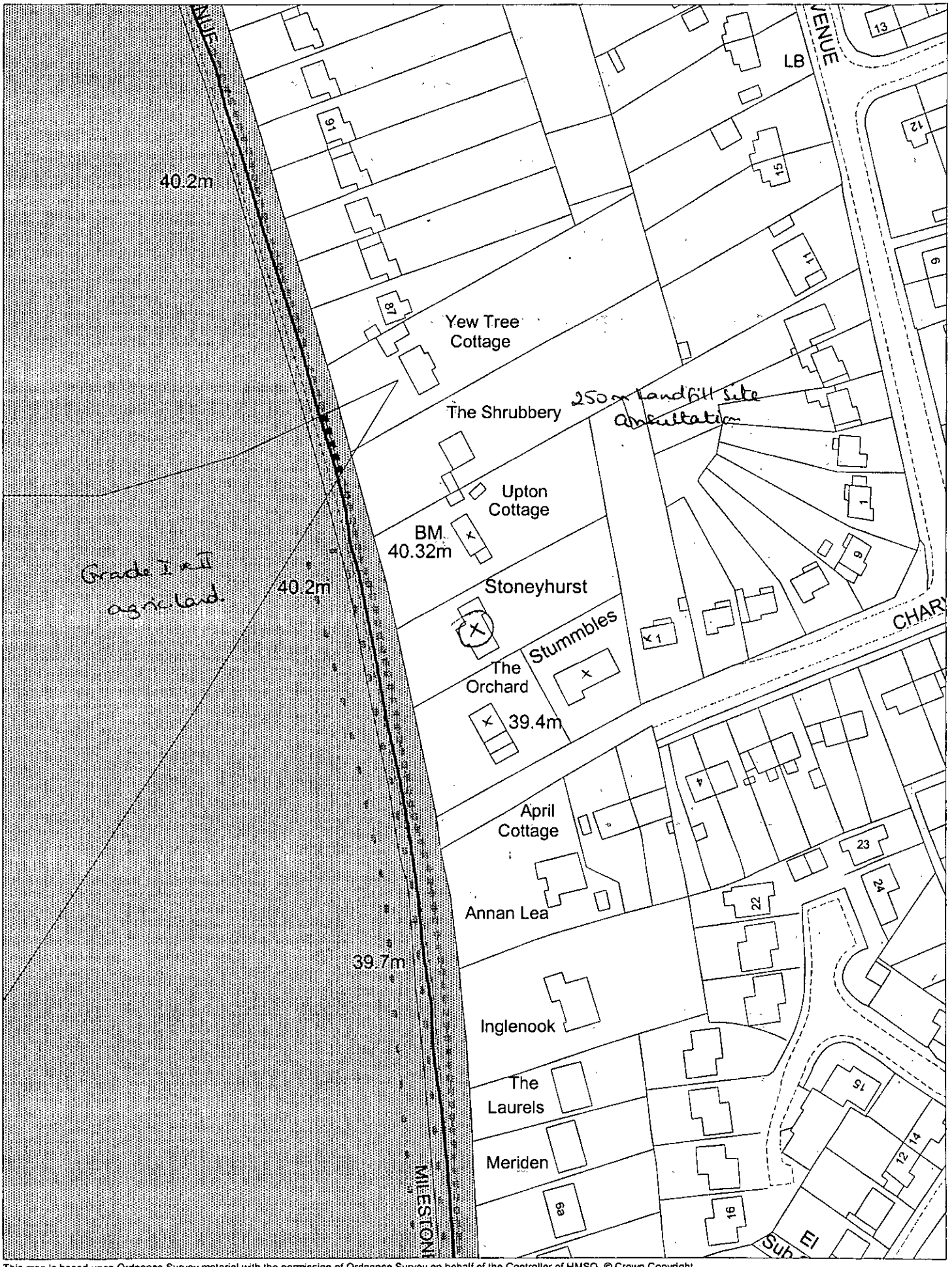
APPROVED



© Crown copyright 2000 All rights reserved. Based on Ordnance Survey digital data Survey Scale - 1:2500 Plotted Scale - 1:1250
(Scales other than at Survey Scale should not be used for accurate measurement) Business occupancy data ©2000 Thomson Directories Ltd

ROMANS ARCHITECTURE
0118 936 6699

22 MAY 2000* 1511



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Development Control Section, Environmental Services, Wokingham District Council.

8 May 2000

Scale: 1 : 1250

22.MAY2000* 1511