APPLICATION NO:
F/2000/1631

LOCATION:
8 Kelburne Close, Winnersh Wokingham.

APPLICANT:
C Barker C/O R F Hood

PROPOSAL:
Proposed erection of single storey side extension to form conservatory (Amendment to consent 99/70043)

EARLIEST DATE FOR DECISION: **06/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
25/07/2000

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

C Barker
C/O R F Hood
12 Kirkfell Close
Tilehurst
READING
Berkshire
RG31 6QL

Application Number: F/2000/1631

Parish: **WINNERSH**

Location: **8 Kelburne Close, Winnersh, Wokingham**

Proposal: **Proposed erection of single storey side extension to form conservatory (Amendment to consent 99/70043)**

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 brickwork shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

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 OS1, ENV1
Loddon Area Local Plan : Policies LTV1, LBE1, LBE2
Deposit Draft Wokingham District Local Plan : Policies WOS2, WOS3, WBE1, WBE2

John Mitchell
Development Control Manager
Date: 13/09/2000

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.

1631

Our Ref. **4283**
Your Ref. Joss Miller /F/2000/1631
Date. 10 October 2000

Thames Water
Customer Field Services
Rose Kiln Court Rose Kiln Lane
Reading RG2 0HP
Telephone 0118 925 1515 Telefax 0118 925 1516
DX 132045 Reading 11
www.thames-water.com

R. F. Wilson, DipArch, DipTP, RIBA, MRTPI
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
Admin 35194

FC: JM	
DC	
APP	
CS	
11 OCT 2000	
COPIES TO:	ACK:
	FILE:

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Domestic Extension / Conservatories & Garages

8 Kelbourne Close
Wokingham
Berkshire
RG11

I refer to your consultation received in this office on 31/07/00

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

Should you require further information please contact the Area Service Manager at Kidlington Tel:- 0645 200800.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Cleighton
(For Technical Information Manager)

Thames Water Utilities Limited
Registered in England and Wales No 2366661
Registered office Gainsborough House
Manor Farm Road Reading RG2 0JN
Part of the Thames Water Plc Group

1611A

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1631

Applicant : C Barker C/O R F Hood.

Location : 8, Kelburne Close, Winnersh, Wokingham.
Proposal : Proposed erection of single storey side extension to form conservatory (Amendment to consent 99/70043)

Site Notice Displayed ? :	YES	NO	DATE
	☐	☑	

Date of Neighbour Notifications : 12/6

Date of Site Visit : 19/6

Date Registered : 30/05/2000

Earliest Date for Decision : 06/07/2000

Latest Consultation Date/Site Notice Expiry Date : 06/07/2000

This application will have expired on: 25/07/2000. 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 :
Neighbour – Objects – re building control issues
Winnersh PC – No comment

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

Application Number: F/2000/1631

Appraisal :

This application is for a side conservatory. Neighbours.
The extension has a width of 3·2m a depth of 5·8m an eaves height of 2·8m and a ridge height of 2·9m. It is 2m from the boundary which has a 1·8m fence and hedge on it. The structure is light and, therefore, any impact on the neighbour will be minimised.

Street scene.
There is a 1·8m trellis fence running from the front footprint of the applicant's property to the side boundary. The proposal is stepped back 4m from the front footprint of the house. Therefore any adverse impact on the street scene will be minimised.

* The neighbour at No. 7 Kelburne Cl. expressed concern regarding the drain below the conservatory. This development would not require building regs. approval therefore the drainage wouldn't be checked. Thames Water was notified of the application but did not respond. However the applicant has informed me that the builder has used a lintel over the drain then filled the void with polystyrene. This should ensure that the drain would not be under any loadbearing pressure from the development.

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

Application Number F/2000/1631
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	brickwork
		N16	BSP - OS1, ENV1
			LDLP - LOS2, LOS3 LBE1, LBE2
			LALP - LTV1, LBE1, LBE2

13/9/00

RECORD OF SITE VISIT

SITE ADDRESS: 8 Kelburne Close Winnersh Wokingham.

APPLICATION NUMBER: F/2000/1631

OFFICER: Joss Miller

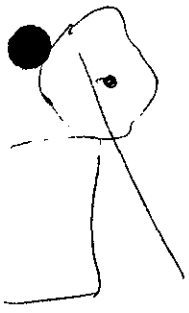
DATE OF SITE VISIT: 19/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? ~

2. DESCRIPTION OF SURROUNDINGS
60's estate with detached houses

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

4. RELATIONSHIP TO ADJOINING PROPERTIES
1.8m fence with hedge behind & other side.



5. SITE CONSTRAINTS

TREES 6m.

ACCESS/PARKING ~

LEVELS 600mm higher than road.

BOUNDARY TREATMENT See above.

OTHERS ~~Street~~ scene - Wide trellis fence flush with front footprint of ~~so~~ house to side boundary fence.

Applicationo	Name & Address
F/2000/1631	Mr P J Wickham 7 Kelburne Close Winnersh Wokingham Berkshire RG41 5JG

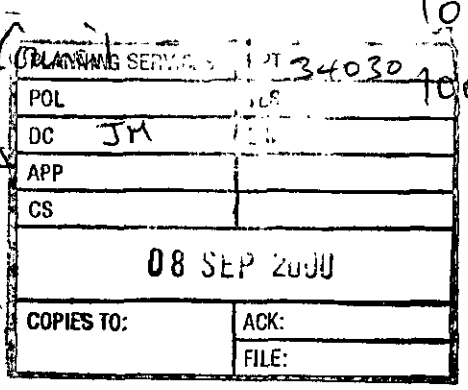
App. approved,
Letter sent 18/09/00

Wokingham District Council
Planning Services

FAO Joss Miller

c/o ComGas
Thames Valley Park Drive
Reading
RG6 1PT

5/9/00



Ref F/2000/1631

Dear Joss

Reference our recent phone call regarding the above and more specifically the drain. I can confirm I was aware that there was a drain running across the corner of the conservatory plot. My builder exposed the drain and built a protective 'lintel' over the two points where the conservatory foundations for the walls, were to be constructed. He confirmed that this was to ensure 'no load bearing' was put onto the drain. He then filled the void with 'polystyrene'.

Therefore the construction of the conservatory has not put at risk this drain. The builder was very professional and would not have put at risk this drain as any future problem, would then be very significant to rectify.

I have not got the builders contact number with me, please let me know if you require this, name Steve Asby. I trust you can now deal with my Planning application. Unless my "helpful" neighbour has any other comments

thanks for your assistance

Colin Barker

Colin Barker

Wokingham District Council
Planning Services

FAO Joss Miller

c/o COMGAS
100 Thames Valley Park Drive
Reading
RG6 1PT
5/9/00

PLANNING SERVICES	HPT
PTL	KS
DC JM	
APP	
CS	
08 SEP 2000	
COPIES TO:	ACK:
	FILE:

Ref F/2000/1631

Dear Joss

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I have not got the builders contact number with me, please let me know if you require this, name Steve Asby. I trust you can now deal with my Planning application. Unless my "helpful" neighbour has any other comments

thanks for your assistance

Colin Barker

Rang on 4/9.

Mr Barker will send a letter regarding drain beneath conservatory ASAP.

Thames Water have not responded to consultation.

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

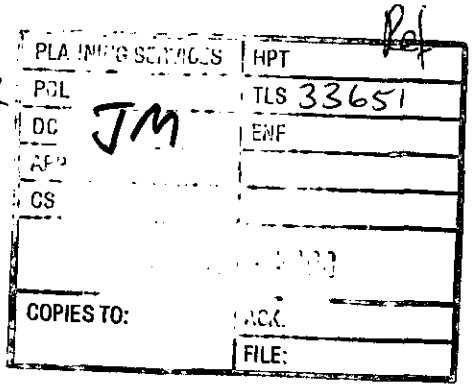
_____

Signed _____

WOKINGHAM DISTRICT COUNCIL

FAO Joss Miller

Ref 8 Kelburne Close
Wokingham
RG41 5JG



Reply reqd

30/8/00

Application F/2000/1631

Joss.

I have not heard anything about the above.

Has this been resolved.

Either fax on 00 55 11 253 7422
or phone my wife, in UK, on 0468 558764

Thanks

Carol.

Please can you consult Thames Water and inform them that there is a mains sewer running under the proposed conservatory and ask for their comments. Enclose drwgs of proposal and a copy of the map on the front of the application. Give them 7 days.

Thanks

Jess.

✓ CH 31/7.

1327

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

_____

Signed _____

FROM: Joss Miller

DATE: 12 June 2000

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/1631

Proposal: Proposed erection of single storey side extension to form conservatory (Amendment to consent 99/70043).

Site Address: 8, Kelburne Close, Winnersh, Wokingham.

Applicant: C Barker C/O R F Hood.

Your observations are required in respect of this application **by 06/07/2000** .

No comment

13 JUN 2000

SIGNED: _____ DATE: 21.06.00

Clerk To Winnersh Parish/Town Council.

Mr J Mitchell
Development Control Manager
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

P J Wickham
7 Kelburne Close
Winnersh
Wokingham
Berkshire
RG41 5JG

PLANNING SERVICES	HPT
POL	TLS
DC JM	CHS
APP	
CS	
27 JUN 2000	
COPIES TO:	ACK:

21st June 2000

Dear Sir

Ref: F/2000/1631
8 Kelburne Close Winnersh

I am in receipt of your letter dated 12th June 2000 regarding the above planning application.
My comments to the belated proposals are as follows:-

a) The extension as built contravenes Building Regulations which must be fully considered at the planning stage and not be given approval subject to conditions this matter cannot be treated as a Building Regulations item only and be ignored in the planning process.

b) I submitted a planning application for an extension to 7 Kelburne Close in 1988 which took account of the surface water sewer by providing a 3 metre clearance, reference a letter dated 2nd July 1986 received from the Engineer Wokingham District Council ref: AKW/rh/D4/4. The Conservatory at No. 8 Kelburne Close has been built over the S W sewer which is only 1.2 metres below ground level.

c) A full investigation must be carried out to ascertain any damage caused by the unauthorised building works.

d) The drawing submitted excludes the position of the existing sewer, shows foundations at a depth of 1 metre and is only 200 mm above the sewer with a new RWP discharging into a soakaway when it has already been constructed connecting into an existing RWP.

e) If approval is granted I shall hold your Council to be entirely responsible for any current or subsequent damage to the shallow S W sewer which takes surface water drainage from Nos 6, 7, & 8 Kelburne Close.

Yours faithfully

P J Wickham

P J Wickham

Wokingham District Council
Planning Services
FAO Joss Miller

Ref

PLANNING SERVICES	RPT 32063 8
POL	TLS
DC	ENF
APP	
CS	KJRM
21 JUL 2000	
COPIES TO:	ACK:
	FILE:

Kelburne Close
Winnersh
Wokingham
RG41 5JG

20/7/00

Application F/2000/1631

Joss

Reference our conversation yesterday, I am sorry that I have only just received your 'Red Display' notice for the above, due to it being re-directed to me in Brazil.!!

You said that everything should be O.K. which I appreciate. However if you do need anything you can send by post to.

c/o ComGAS, 100 THAMES VALLEY PARK DRIVE
READING RG6 1PT

or my E.mail to

colin.barker@bg-int.com
or cbarker@comgas.com.br.

Thanks again for your assistance

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

Tel: (0118) 974 6463

Date: **12 June 2000**

My ref: F/2000/1631

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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/2000/1631
8, Kelburne Close, Winnersh, Wokingham.
Proposed erection of single storey side extension to form conservatory (Amendment to consent 99/70043)

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/2000/1631**
8, Kelburne Close, Winnersh, Wokingham.
Proposed erection of single storey side extension to form conservatory (Amendment to consent 99/70043)

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

Signed: _____ Date: _____
Councillor Bray

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

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

Tel: (0118) 974 6463

Date: **12 June 2000**

My ref: F/2000/1631

CONFIDENTIAL

Councillor Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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
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John Mitchell

John Mitchell
Development Control Manager

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

Signed: _____ Date: _____
Councillor Turner

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

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

Tel: (0118) 974 6463

Date: **12 June 2000**

My ref: F/2000/1631

CONFIDENTIAL

Councillor Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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/2000/1631
8, Kelburne Close, Winnersh, Wokingham.
Proposed erection of single storey side extension to form conservatory (Amendment to consent 99/70043)

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1631**
8, Kelburne Close, Winnersh, Wokingham.
Proposed erection of single storey side extension to form conservatory (Amendment to consent 99/70043)

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

Signed: _____ Date: _____
Councillor Siggery

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

Received by Wokingham District Council

Application No: F/2000/1631

Proposal:
Proposed erection of single storey side extension to form conservatory (Amendment to consent 99/70043)

Location:
8, *Kelburne Close, Winnersh, Wokingham.*

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 06/07/2000. 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

12 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30/5/00	
Officer: JM	Application No. F/2000/1631

Map No. 60 **Site** 0:09
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description: (F) PROPOSED ERECTION OF SINGLE STOREY SIDE EXTENSION TO FORM CONSERVATORY (AMENDMENT TO CONSENT 99/70043)

Location: 8 KELBURNE CLOSE

Parish: WINNERSH Ward: Winnersh

Applicant: C BARKER

fee paid on 70043

Fee Received 00-00 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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

NO PRE-APPS

NEIGHBOURS: S/N+5, 7+9 KELBURNE CLOSE

THE FOREST SCHOOL - ROBINHOOD LANE

ADDRESS 8 KELBURNE CLOSE PARISH WINNERSH

54 60

PLOT No. 8 O.D. SHEET No. SU.7871

BUILDER Messrs. Shuker (Builder) Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/261/60	Glamford Building Co Ltd	Outline	5-11-60	N/A. Refuse
O/327/61	Mr. A. Mc. Donald	"	28-12-61	N/A. C/A
41/62	Messrs. Shuker (Builder) Ltd	Detached House	19-4-62	App. C/A.
99/70043/F	Mr. C. Barker	F/FL ext.	26.8.99	C/A
FP99/8952	Mr. C. Barker	F/FL ext.	16.7.99	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Conservatory - 2/10/98 - Mr. Colleyx

DRAINAGE

30.MAY2000* 1631

Environmental Services

For office use only
Application number 30.MAY2000* 1631

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	C. BARKER
	Address and postcode	8, KELBURNE CLOSE, WINNERSH, WOKINGHAM, BERKS RG41 5JG
	Phone number	978 2455
	Agent's Name	R. F. HOOD
	Address and postcode	12, KIRKFELL CLOSE, TILEHURST, READING RG31 6QL
	Phone number	9425277
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.	8, KELBURNE CLOSE
4	Give brief details of the proposal for example, two storey side extension. About the application	LEAN-TO CONSERVATORY ALREADY ERECTED
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.	BROWN BRICK DWARF WALL TO MATCH EXSTG TRIPLEX ROOF. WHITE UPVC FRAMING.
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: 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.		
	REVISION OF PREVIOUS APPLICATION		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red ✓		
	• 1:500 scale site layout plan. ✓		
	• 1:100 or 1:200 scale floor plans and elevations. ✓		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

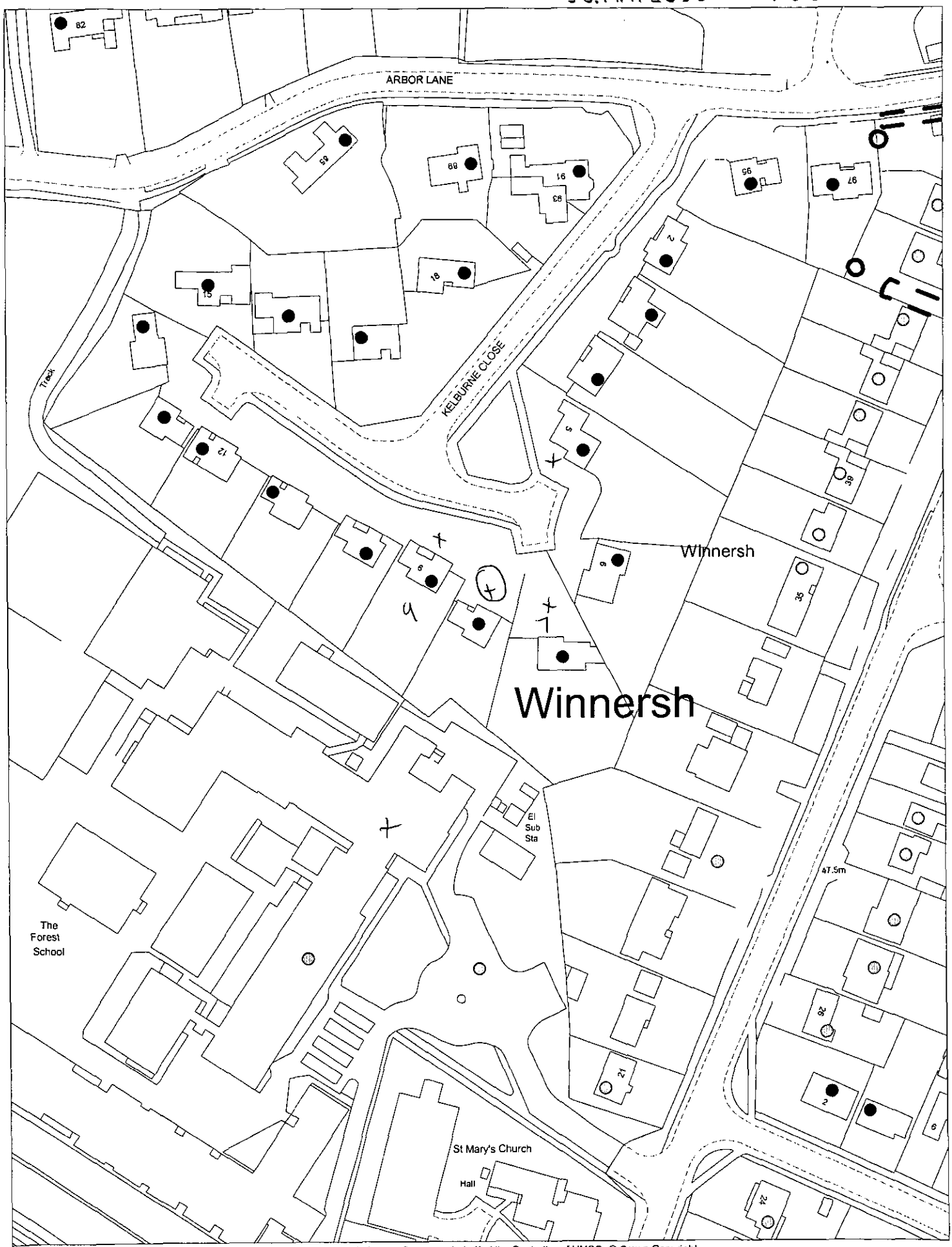
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of C. BARKER.

Date 26/5/2000

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



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Development Control Section, Environmental Services, Wokingham District Council.

5 June 2000

Scale: 1 : 1250

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