2/10

APPLICATION NO:
F/2002/7441

LOCATION:
9 Tamarind Way, Earley Reading.

APPLICANT:
Mr/Mrs P Hodge C/O Abracad

PROPOSAL:
Proposed single storey front and side extensions to dwelling.

EARLIEST DATE FOR DECISION: **28/09/2002**

APPLICATION WILL HAVE EXPIRED ON:
17/10/2002

CASE OFFICER: **Louise Smith**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs P Hodge
C/O Abracad
The Atrium
Broad Lane
Bracknell
Berks
RG12 9BX

Application Number: F/2002/7441

Parish: **EARLEY**

Location: **9, Tamarind Way, Earley, Reading.**

Proposal: **Proposed single storey front and side extensions 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
1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative

2. 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 Policy EN1.
Loddon Area Local Plan Policies LBE1, LBE2 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

T. G Watson

Trevor Watson
Development Control Manager
Date: 14/10/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	7441	LS
BUILDING CONTROL NUMBER	FP 2003/3859 Andybrett	
~~APPLICANT~~/AGENT	Abracad	
ADDRESS OF SITE	9 Tamarind Way EARLEY	
DESCRIPTION OF PROPOSED WORK	S/S side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PHD/02B	PHD/02A
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/10/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - front lounge ext omitted	
DATE	27/1/03	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
[illegible] APPLICATION	

WORK SHEET FOR : Louise Smith

Application Number : F/2002/7441

Applicant : Mr/Mrs P Hodge C/O Abracad.

Location : 9, Tamarind Way, Earley, Reading.
Proposal : Proposed single storey front and side extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 9/9/2

Date Registered : 22/08/2002

Earliest Date for Decision : 28/09/2002

Latest Consultation Date/Site Notice Expiry Date : 28/09/2002

This application will have expired on: 17/10/2002. 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 :
PC - concerned over proximity to highway

Planning Issues :
Identified Settlement.
Impact on neighbouring Dwellings
Impact on street scene

Application Number: F/2002/7441 9 Tamarind Way
Appraisal

Development
The site is a detached dwelling with detached garage to the rear of the plot, situated within the identified settlement boundary. This application proposes single storey side and front extension.

1) Impact upon Neighbouring Properties
Due to the scale, design and siting of the extensions, no adverse impacts are considered for neighbouring properties. The ground floor bathroom window could be conditioned obscure glazed to prevent overlooking into neighbouring sites.

2) Impact upon the Character of the Area
Tamarind Way is part of an open plan housing estate. The proposed single storey side extension would project 2.7m to the north of the dwelling, meaning that it would be set a minimum of 0.2m from the back edge of the pavement along Clove Close. There is an existing side boundary wall which runs along the back edge of this pavement but this begins 3.6m back from the front wall of the dwelling.

No 9 Tarragon Close and No 24 Taramind Way project very close to the pavement at two storey level. These dwellings are located on corner plots similar to the site in question. Given the single storey nature of the development and the hipped design of the roof, it is not considered to detract from the open plan character of the estate. Furthermore, the design and materials would be in-keeping with the original dwelling.

Approved

Application Number F/2002/7441
Conditions/Reasons for Refusal

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

If any of the consultee's have requested a copy of the decision notice please list them below;

Informative for approvals

N16 No 6

LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LTV1

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: CLBE1 WOS3 WOS2

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: LD3 EN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: J.S. Andrewartha
(Development Control Manager)

Date: 14/10/02

RECORD OF SITE VISIT

SITE ADDRESS: 9 Tamarind Way
Earley Reading.

APPLICATION NUMBER: F/2002/7441

OFFICER: Louise Smith

DATE OF SITE VISIT: 9/9/2

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS
Res. Rd - detached dwellings 2/s.
integral gges
open plan estate
gge rear of plot.

3. DESCRIPTION OF SITE/BUILDING
detached 2/s dwelling - corner plot.
brick wall along side boundary

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES N/A - hedge to be trimedback/removed

ACCESS/PARKING N/A.

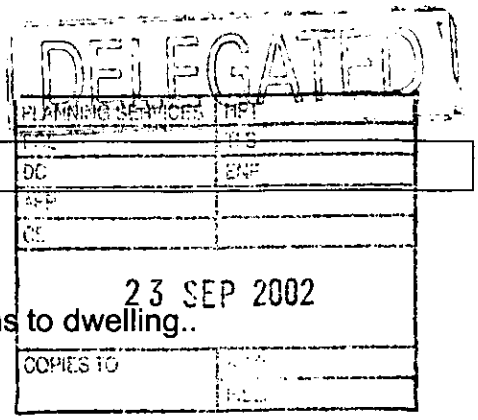
LEVELS even.

BOUNDARY TREATMENT —

OTHERS
monopitch roofline of porch would be continued across width of dwelling. (-in K)

FROM: Louise Smith

DATE: 04 September 2002



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/7441

Proposal: Proposed single storey front and side extensions to dwelling..

Site Address: 9, Tamarind Way, Earley, Reading.

Applicant: Mr/Mrs P Hodge C/O Abracad.

Your observations are required in respect of this application **by 28/09/2002** .

Councillors considered that this application should be refused since, it was felt, that the proposed extension would come too close to the road which would be of detriment to the street scene. Furthermore, there was also concern that the proposed extension would encroach on the building line.

SIGNED: _____ DATE: 20 SEP 2002

Clerk To Earley Parish/Town Council.

R

LISTING FORM

Rec'd 11.15AM 6-9-02

Case officer: **Louise Smith** Application Number: **F/2002/7441**

9, Tamarind Way, Earley, Reading.

Proposed single storey front and side extensions to dwelling.

I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

PLANNING	HPT
POL	TLS
DC LS	ENF
APP	
CC	
09 SEP 2002	
COPIES TO	ACK
	FILE

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: [signature] Date: 6/8/02

Councillor F Rolls

I do not like the way it comes so close to the pavement but am not sure it can be refused. Is highway land OK? What about effect on street scene?

CALL TO DISCUSS

Wokingham District Council Tel: (0118) 974 6000 www.wokingham.gov.uk

INVESTOR IN PEOPLE

Application Number : F/2002/7441	Map No : 58
Case Officer : LS	Site Area : 0 03
Valid Date : 22-8-02	Received Date: 22/08/2002

Level : Delegated Application

Description : Proposed single storey front and side extensions to dwelling.

Location : 9, Tamarind Way, Earley, Reading.

Parish : EA Ward : RED 4.9.02

Applicant : Mr/Mrs P Hodge C/O Abracad.

Fee Required: £110 Fee Received: £110 (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			
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 4.9.02 3.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

No - pre - apps

NEIGHBOURS

2 S/N + See map

1 for Clove Close

1 for Tamarind Way

Organisation_Name	Building_Name	address1	Postcode
		1CLOVE CLOSEREADING	RG6 5GJ
		10CLOVE CLOSEREADING	RG6 5GJ
		8CLOVE CLOSEREADING	RG6 5GJ
		9CLOVE CLOSEREADING	RG6 5GJ
		1PARSLEY CLOSEREADING	RG6 5GN
		10TAMARIND WAYREADING	RG6 5GR
		5TAMARIND WAYREADING	RG6 5GR
		7TAMARIND WAYREADING	RG6 5GR
		9TAMARIND WAYREADING	RG6 5GR

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

Tel: (0118) 974 6463

Date: 04 September 2002

My ref: F/2002/7441

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2002/7441
9, Tamarind Way, Earley, Reading.
Proposed single storey front and side extensions to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/7441**
9, Tamarind Way, Earley, Reading.
Proposed single storey front and side extensions to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Spratling

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

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

Tel: (0118) 974 6463

Date: 04 September 2002

My ref: F/2002/7441

WOKINGHAM UNITARY
Aiming for Excellence

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Development Control Manager

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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor F Rolls

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

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

Tel: (0118) 974 6463

Date: 04 September 2002

My ref: F/2002/7441

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

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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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Louise Smith** Application Number: **F/2002/7441**
9, Tamarind Way, Earley, Reading.
Proposed single storey front and side extensions to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Hare

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

Received by Wokingham District Council

Application No: F/2002/7441

PROPOSAL:
Proposed single storey front and side extensions to dwelling.

LOCATION:
9, Tamarind Way, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (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/2002/7441 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/09/2002. 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.

Trevor Watson
Development Control Manager
04 September 2002

ARCHITECTURE
URBAN DESIGN
COMPUTER GRAPHICS

ABRACAD

Website: www.abracad.org
e-mail: alistair@abracad.org

designing better buildings

The Atrium,
Broad Lane,
Bracknell,
Berkshire,
RG12 9BX
Tel: 01344 481047
Fax: 01344 459152
Mob: 07763 058779

22.AUG.2002 7441

22 AUG 2002

7441

Planning Department,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham,
Berks.,
RG40 1WR

20th August 2002

Dear Sir,

Proposed single storey side and front extension to 9 Tamarind Way for Mr & Mrs P. Hodge

Further to application F/2000/1736 for a 2 storey side extension which was refused, please now find enclosed a planning application for a single storey extension which we trust is now acceptable.

We look forward to hearing from you.

Yours faithfully,

Alistair Lloyd.

Alistair Lloyd

cc Mr & Mrs P. Hodge

1959/a

HOUSEHOLDER PLANNING APPLICATION

22. AUG. 2002 1041

WOKINGHAM DISTRICT COUNCIL

22 AUG 2002

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS P. HODGE
	ADDRESS	9 TAMARIND WAY,
		EARLEY, READING
		BERKS., 01189
	POST CODE	RG6 5GR Tel. No. 863762
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ABRACAD
	ADDRESS	THE ATRIUM,
		BROAD LANE,
		BRACKNELL, BERKS., 01344
	POST CODE	RG12 9BX Tel. No. 481047
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	9 TAMARIND WAY, EARLEY
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY SIDE & FRONT EXTENSION

5. ARE THERE ANY TREES ON THE SITE? (YES) NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.
(Front tree could be damaging drains)

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
BRICK & TILE TO MATCH EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? (YES) / ~~NO~~
Please show details of the existing access and any proposed changes on the plans.
(No change except paving in place of front tree to go)

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. ~~YES~~ (NO)

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? ~~YES~~ (NO)
If YES, please show the route and any proposed alternative on the plans.

① MASTER CARD FOR

ADDRESS TAMARIND WAY PARISH EARLEY

PLOT No. AREA HH LOWER EARLEY (BARRATT + COSTAIN) ORD. SHEET No. SU. 7470 Ja

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/219/64	UNIVERSITY READING	O/L. EXPANSION OF UNIV.	16.9.64	N/A CIA
969/73	"	O/L. RES. DEV.	22.11.73	N/A R
01945 =	PYE & OTHERS	LOWER EARLEY PLAN	APP. ACC. TO MINUTES	
07235 95	BOVIS	B.F.K.L.T.Y. INTR. ROADS	26.11.77, 15.12.77	N/A CIA
21021	BARRATT ONLY	SITE COMPOUND	8.3.84	N/A CIA 31.7.8 TP
22725	"	SIGNS & FLAGS	9.1.85	
22511	COSTAIN ONLY	SITE COMPOUND	15.11.84	N/A CIA 15.11
22484	"	2 NON-ILLUMINATED	15.11.84	N/A REF
22482	"	BARRIER TO SALES & 2 SHOW HOUSES	8.12.84	N/A CIA
22893	"	SIGNBOARD & 3 FLAGS	30.1.85	31.7.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 159

DRAINAGE

091074

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated	✓
(b) The fee (the current scale of fees is attached)	£110-00
If no fee is payable please say why below	
	✓

(c) 6 copies of plans and drawings

(i) 1:2500 scale location plan with application, site outlined in red.	✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings	✓
(iii) 1:100 or 1:200 scale floor plans and elevations	✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

CERTIFICATE A

I certify that:

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

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

CERTIFICATE B

I certify that:

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

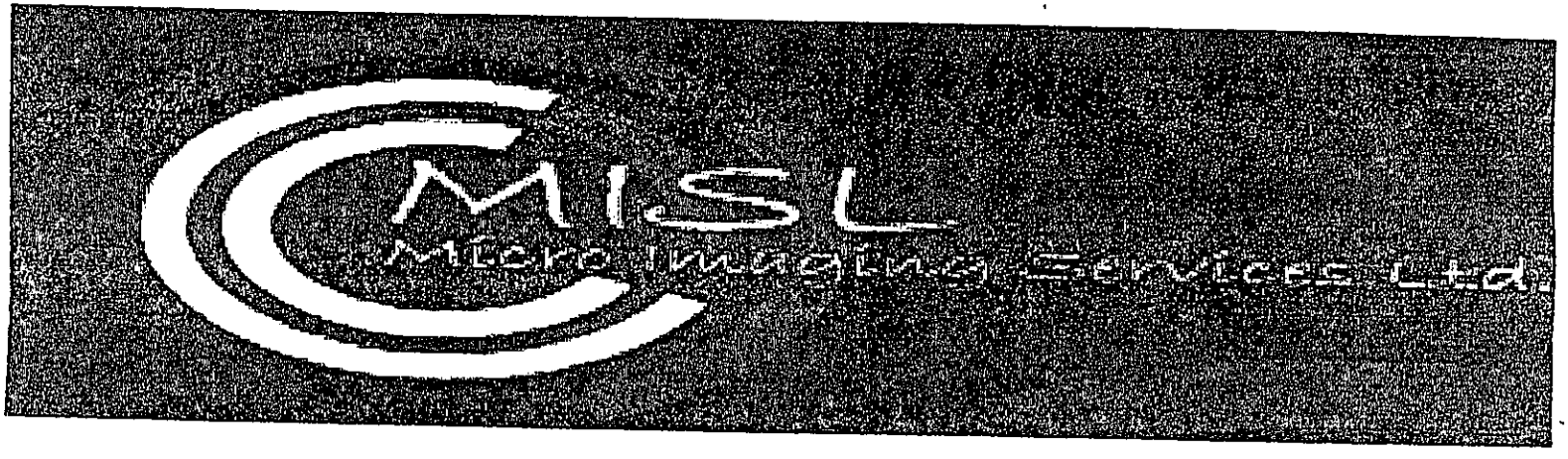
Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED Alistair Lloyd ON BEHALF OF Mr & Mrs P. Hodge

DATE 20/8/02

THE FOLLOWING SCANNED IMAGES
ARE DOCUMENTS OF BAD QUALITY
OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY
APPEAR UNREADABLE ON SCREEN

1764

MASTER CARD FOR

ADDRESS TAMARIND WAY PARISH EARLEY

PLOT No. AREA HH LOWER EARLEY (McLEAN) ORD. SHEET No. SU. 7470 S8

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
24874	McLEAN	NON-ILL. SIGN	29.1.86	RE
25000	" 17.18	COMPOUND	24.2.86	CI
24997	" 1	OFFICE	19.5.86	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

ADDRESS 9 TAMARIND WAY PARISH EARLEY

PLOT No. 21 AREA HH ORD. SHEET No. SU. 7470 S8

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21357	COSTAIN	DET HOUSE & GARAGE	4.5.84	N/A CIA
BR 22886	"	"	27.6.84	APP N/A
F/2000/1736	Mr + MB Hodge	2st/S/extension	28.7.00	Ref
F/2002/7441	"	S/St/F&S Roots		

DATE OF COMPLETION

MINISTRY DECISION Appeal Dismissed F/2000/1736 21.02.01

SPECIAL ORDERS

DRAINAGE

091074