SOUTHPORT U.I
LONDON OFFIC
SYSTEMS LTD

APPLICATION NO:
F/2000/0341

LOCATION:
2 Honey Hill Wokingham.

APPLICANT:
R & C Sturdy C/O D Sturdy (Essex Design)

PROPOSAL:
Proposed first floor rear extension to dwelling and rear dormer extension.

EARLIEST DATE FOR DECISION: **17/02/2000**

APPLICATION EXPIRY DATE: **03/03/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

R & C Sturdy
C/O D Sturdy (Essex Design)
76 Eastern Road
ROMFORD
Essex
RM1 3QA

Application Number: F/2000/0341

Parish: **WOKINGHAM WITHOUT**

Location: **2 Honey Hill, Wokingham**

Proposal: **Proposed first floor rear extension to dwelling and rear dormer extension**

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

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

Condition
2. All new external work 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.

Head of Planning and Transportation
Date: 21 March 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.

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0341	EC
BUILDING CONTROL NUMBER.	A2000/0175	Brian
~~APPLICANT~~/AGENT	D. Sturdy	
ADDRESS OF SITE	2. Honey Hill WOK WITHOUT ~~HURST~~	
DESCRIPTION OF PROPOSED WORK	loft conversion + first floor rear ext.	

DRAWING NUMBERS	BC	DC	
BLOCK PLAN	91018B sheet 1 of 4 rev 2	91018B sheet 1 of 3	rev 1
ELEVATIONS	— c —	— c —	
FLOOR PLANS	— c —	— c —	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/3/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	27/3/00.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2000/0341

Proposal:

Proposed first floor rear extension to dwelling and rear dormer extension.

Location:

2 Honey Hill .

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)**

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/02/2000. 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

Date: 31 January 2000

To: Case Officer

We have received ADDITIONAL PLANS for the following planning application:

Application Number: F/2000/0341

Location: 2 , Honey Hill, Wokingham.

Proposal: Proposed first floor rear extension to dwelling and rear dormer extension.

Applicant: R & C Sturdy C/O D Sturdy (Essex Design).

Case Officer: Elaine Connor

The new plans show the following: Side elevation. Drawing no 91018B/2.

Comments are required by 10/02/00.

Should you have any queries regarding this application please contact the *case officer Elaine Connor on* (0118) 974 6451.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 2000/0341 (Planaps) / (Ludhouse) Date Rec. 26.1.00.

Location: 2, HONEY HILL, WOKINGHAM

Parish WOKINGHAM WITHOUT.

Applicant: R & C STURDY.

Description of attached plans plans to show side elevation

Drawing No's: 9018B/2.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses 10 DAYS

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER EC.

Consultations Sent by Admin. on 31/1/PS.

Yellow - Part One Copy
Green - Officer's Copy

ESSEX DESIGNS

HLCC LTD
76 Eastern Road, Nr Junction Road, Romford, Essex RM1 3QA
Telephone; 01 708 756495 Fax; 01708 733332

PLANNING SERVICES | HPT 25195
POL | TLS
DC ✓ EC | ENF
APP
CS
26 JAN 2000
COPIES TO: | ACK:
FILE:

Our ref 9101801P

Planning Services
Environmental Services Dept.
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

ADDITIONAL PLAN
0341 4

24th January 2000

Dear Sirs,

Re: Proposed Work at 2, Honey Hill, Wokingham, Berkshire, RG40 3BD

Enclosed are six copies of revised plans - ref 91018B/2 -, now showing the side elevation as you requested.

Yours faithfully,

D. Sturdy
Essex Designs.

Application Number F/2000/0341
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'WORK .'

RECORD OF SITE VISIT

SITE ADDRESS: 2 Honey Hill
Wokingham.

APPLICATION NUMBER: F/2000/0341

OFFICER: Elaine Connor

DATE OF SITE VISIT: 11-2-00.

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS
area of sporadic residential development.

3. DESCRIPTION OF SITE/BUILDING
2 st. semi detached cottage.
Lge garden to rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Semi-detached.

5. SITE CONSTRAINTS

TREES NONE AFFECTED.

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT —

OTHERS —

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0341

Applicant : R & C Sturdy C/O D Sturdy (Essex Design).

Location : 2 Honey Hill .
Proposal : Proposed first floor rear extension to dwelling and rear dormer extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		11.2.00

Date of Neighbour Notifications : .....

Date of Site Visit : 11.2.00

Date Registered : 07/01/2000

Earliest Date for Decision : 17/02/2000

Latest Consultation Date/Site Notice Expiry Date : 17/02/2000

Application Expiry Date: 03/03/2000

Consultation Responses :
WITHAM W'OUT P. COUNCIL: OBJECT - see file.
OBS : 1, HONEY HILL - see file

Planning Issues :
* IMPACT UPON NEIGHB. PROPS.

Application Number: F/2000/0341
PROP: 1st FL. REAR EXT & REAR DORMER.
Appraisal :

IMPACT UPON NEIGHB. PROPS:

The application being considered proposes a 1st floor rear extension to built over an existing S.St ground fl. extension, & a 1st floor dormer window.
The application dwellig is one of a pair of semi-detached property's. The neighb. prop. no.1 has a bedroom window @ 1st fl. level close to the boundary with no.2. ~~The~~ The proposed 1st fl extension will project slightly further than the existing rear building line. However, it is not considered that the proposal will have an adverse negative impact upon the daylighting or outlook of no. 1, Haney Hill.

It is not considered that the proposed rear dormer will have any impact upon ether no. 1 Haney Hill, given its distance from this property & no. 3 Haney Hill

OBS LETTER:
It is not considered that the proposed extension will have an adverse negative impact upon the living conditions of no. 1 Haney Hill.

PARISH COUNCIL:
The parish council's comments have also been taken into consideration. However, a daylighting test has been carried out & it is not considered that the dev. will have an adverse impact upon no. 1.

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

applicationo	Name and address
F/2000/0341	Mrs E Pursall 1 Honey Hill Wokingham Berks RG40 3BD

APP
GRANTED
LETTER SENT
24/03/00

Tel: (0118) 974 6451

Date: 16·3·00

My ref: F/2000/0341

CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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: 33605 – Wokingham

Dear Councillor

Application Number: F/2000/0341
2 Honey Hill .
Proposed first floor rear extension to dwelling and rear dormer extension.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

If you have any questions please do not hesitate to contact Elaine Connor on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 27·3·00

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/0341**
2 Honey Hill Wokingham.
Proposed first floor rear extension to dwelling and rear dormer extension.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: 17.3.00

Print Name: Ross

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6451

Date: 16.3.00

My ref: F/2000/0341

WOKINGHAM DISTRICT COUNCIL
Environmental Services Department
Planning Services
P.O. Box 157
Shute End Wokingham
Berkshire RG40 1WR
Tel: (0118) 9746000
Fax: (0118) 9746484
Minicom No: (0118) 9746991
DX: 33505 - Wokingham

CONFIDENTIAL

Councillor P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

Dear Councillor

Application Number: F/2000/0341
2 Honey Hill Wokingham.
Proposed first floor rear extension to dwelling and rear dormer extension..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

If you have any questions please do not hesitate to contact Elaine Connor on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Ward

Head of Planning and Transportation

Tel: (0118) 974 6451

Date: 16·3·00

My ref: F/2000/0341

CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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/2000/0341
2 Honey Hill .
Proposed first floor rear extension to dwelling and rear dormer extension.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

If you have any questions please do not hesitate to contact Elaine Connor on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 27·3·00

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/0341**
2 Honey Hill Wokingham.
Proposed first floor rear extension to dwelling and rear dormer extension.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6451

Date: 16.3.00

My ref: F/2000/0341

WOKINGHAM DISTRICT COUNCIL
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: 33505 - Wokingham

CONFIDENTIAL

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

Dear Councillor

Application Number: F/2000/0341
2 Honey Hill Wokingham.
Proposed first floor rear extension to dwelling and rear dormer extension..

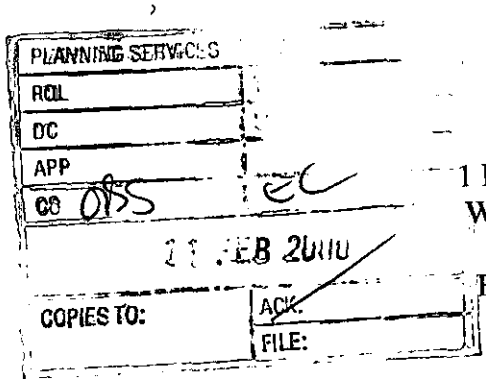
I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

If you have any questions please do not hesitate to contact Elaine Connor on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Ward

Head of Planning and Transportation



1 Honey Hill
Wokingham
Berkshire
RG40 3BD

10th February 2000
Wokingham District Council
Planning Dept
Wokingham RG40 1WR

Dear Ms Connor

Ref: F2000/0341

I should like to object to planning permission being given to Mr & Mrs Sturdy of 2 Honey Hill Wokingham RG40 3BD on the grounds that it will cut down my light which is of great concern to me.

The property they own is semi-detached and I own the other part of the semi.

These were farm cottages on an estate at the turn of the century and are approximately 90 to 100 years old. I am very concerned that unnecessary extensions are being allowed to spoil these fine old cottages.

Mr & Mrs Sturdy have recently moved to this house, which already had had an extension built to include a further bedroom upstairs making a total of four bedrooms and another room downstairs. I do not believe this further new extension is necessary which will be extending the previous extension to what was originally a small period cottage.

No consideration has been given to me in my three bedroom cottage next door. Unfortunately two of my bedrooms, sitting room and dining room are on the side of the party wall which is ***PAPER THIN*** and I feel my home is being invaded, as at the present time they are in the process of changing the whole ground floor area, moving the noisiest room (the kitchen) next to the party wall, which backs on to my sitting room area. To compensate for this they have put in a so-called sound proofing system in this kitchen area which does not work as the noise still comes through the walls. Surely the sound proofing system should cover the whole of the party wall, upstairs and downstairs, to work effectively. As you know the noise must go somewhere and it is now travelling up to the bedroom areas.

With regard to the bathroom they already have a downstairs bathroom and in my opinion it is unnecessary to have a new bathroom built upstairs which will again create further noise and intrusion.

Yours sincerely,

E Pursall

Mrs E Pursall

FROM: Elaine Connor

DATE: 24 January 2000

SERVICES HPT 26035
TLS

Wokingham Without Parish Council Consultation Sheet

Application Number: F/2000/0341

Proposal: Proposed first floor rear extension to dwelling and rear dormer extension..

Site Address: 2 Honey Hill .

Applicant: R & C Sturdy C/O D Sturdy (Essex Design).

Your observations are required in respect of this application **by 17/02/2000** .

The Parish Council objected on the grounds that the second floor extension will overshadow the neighbour's house and the change of roof style is out of keeping with other cottages.

SIGNED: _____

CLERK TO Wokingham Without Parish Council

DATE: 16.02.2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: - 7 JAN 2000

Officer: EC | Application No. F/2000/0341

Map No. 92 Site 0.07

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

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

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

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

Description:
(F) PROPOSED FIRST FLOOR REAR EXTENSION TO DWELLING AND REAR DORMER EXTENSION

Location: 2 HONEY HILL

Parish: WOK WLOUT Ward: WOK WLOUT. 24-1-2000

Applicant: MR R STURDY

Fee (3) Received 95-00 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	Side elevations	phoned to follow	
6	Floor plans		17/1	
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 : 24.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

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.....

NEIGHBOURS:

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Environmental Services

For office use only.
Application number: 07 JAN 2000* 0541

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	R & C STURDY
	Address and postcode	2 HONEY HILL WOKINGHAM BERKSHIRE RG40 3BD
	Phone number	
2	Agent's Name	D. STURDY - ESSEX DESIGNS.
	Address and postcode	76 EASTERN ROAD ROMFORD ESSEX RM1 3QA
	Phone number	01708 756495
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.	2 HONEY HILL WOKINGHAM.
4	Give brief details of the proposal for example, *two storey side extension.* About the application	GABLE TO MATCH EXST. PROVIDING SPACE FOR BEDROOM AND SMALL DORMER TO EXST BEDROOM ALL MATCHING EXST GABLE ROOF
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.	MATCHING ALL EXST FEATURES AND MATERIALS e.g. TILES & BRICKWORK.
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 ~~3~~	Proposed: ~~+1=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 to which the application relates to.
- None of the land forms part of an agricultural holding.

P.P. R+C STURDY

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: ESSEX DESIGNS

on behalf of R + C STURDY

Date 5/01/2000

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

ADDRESS 2 HONEY HILL PARISH WOK/WITHO

PLOT No. Old Property ORD. SHEET No. SU.82669

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/569/60	Mr. R.O. Rawstan	Alterations	20. 12. 60	App. U
1662/73	MR. R. SPENCER	ADDITION OF KITCHEN, EXTENSION OF LOUNGE/GARAGE	15. 11. 73	APP. C/
BR 19645	"	2 BEDROOMS/NEW LIVING ROOM	19.11.82	APP. N/A
18520	"	" "	16.12.82	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE