APPROVED

APPLICATION NO:
F/2000/0835

LOCATION:
2 Lowlands The Street, Swallowfield Reading.

APPLICANT:
Mr Mrs Ferguson C/O Alan Barnes

PROPOSAL:
Proposed single storey rear extension to dwelling and front porch

EARLIEST DATE FOR DECISION: **08/04/2000**

APPLICATION EXPIRY DATE: **05/05/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Ferguson
C/O Alan Barnes
The Street
Swallowfield
Reading
Berks
RG7 1QY

Application Number: F/2000/0835

Parish:	**SWALLOWFIELD**
Location:	**2 Lowlands, The Street, Swallowfield, Reading.**
Proposal:	**Proposed single storey rear extension to dwelling and front porch**

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. 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 and EN1.

Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 11/12/2000

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.

Received by Wokingham District Council

Application No: F/2000/0835

Proposal:
Proposed single storey rear extension to dwelling and front porch

Location:
2 Lowlands, The Street, Swallowfield, 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 letter for delivery of plans.

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 08/04/2000. 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

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0835

Applicant : Mr Mrs Ferguson C/O Alan Barnes.

Location : 2 Lowlands, The Street, Swallowfield, Reading.
Proposal : Proposed single storey rear extension to dwelling and front porch

Site Notice Displayed ? :	YES	NO	DATE
	✓		10.3.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 10/03/2000

Earliest Date for Decision : 08/04/2000

Latest Consultation Date/Site Notice Expiry Date : 08/04/2000

Application Expiry Date: 05/05/2000

Consultation Responses :

SWALLOWFIELD P.C: See file - no objection - see file for comments

LANDSCAPE : No objection

SWALLOWFIELD P.C : no objection to revised plans.

Planning Issues : IDENTIFIED SETTLEMENT.
* IMPACT UPON NEIGHB. PROPS.
* " " STREET SCENE .

Application Number: F/2000/0385

Appraisal :

The application proposes a single storey side and rear extension at 2, Lowlands, The Street, in Swallowfield. The proposal includes a single storey side and rear extension which incorporates a conservatory to the rear. The scheme has been revised to reduce the projection of the rear conservatory.

Impact upon neighbouring dwellings

The application dwelling is semi detached, with the single storey rear extension proposed to be built to the boundary with no.1. The proposed rear extension will project out from the dwelling approximately 3.5m, (3.2m less than the original proposal), with a mono pitch roof design, approximately 3.7m high. Although the neighbouring dwelling has habitable windows along its rear elevation, given the scale and massing of the proposed extension it is not considered that it will have an adverse impact upon the daylighting to this dwelling.
It is therefore considered that the proposed rear extension is acceptable in terms of its relationship with no.2, Lowlands.

Impact upon the street scene

The scheme also proposes a single storey side extension to form a new kitchen, dining and utility area. The proposed extension would project approximately 4.3m out from the side of the dwelling and will be set back approximately 0.7m from the front of the dwelling. The construction would have a pitched roof design at a height of approximately 4.7m to the ridge. As well as this a single storey front extension, to form a porch, has been proposed. This would be approximately 5m high with a mono pitch roof design.

It is considered that both the side and front extensions will be in keeping with the character of the existing dwelling and will therefore not have a negative impact upon the street scene.

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

Application Number F/2000/0835
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	WORKS
1	C001	R001	
2	C014	R014.	
		N16.	BSP : OS1, EN1.
			LALP : LTV1, EN1 LBE1, LBE2.
			WDLP : WOS2, WOS3, WBE1.

11/12/02

RECORD OF SITE VISIT

SITE ADDRESS: 2 Lowlands The Street Swallowfield Reading.

APPLICATION NUMBER: F/2000/0835

OFFICER: Elaine Connor

DATE OF SITE VISIT: 10.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS

established residential area in Swallowfield mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING

2st semi detached prop. w. a detached garage block

4. RELATIONSHIP TO ADJOINING PROPERTIES

no 1 Lowlands - 1.8m fence.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Date: 10 August 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0835

Location: 2 Lowlands, The Street, Swallowfield, Reading.

Proposal: Proposed single storey rear extension to dwelling and front porch

Applicant: Mr Mrs Ferguson C/O Alan Barnes.

Case Officer: Elaine Connor

The new plans show the following: Reduction in length of rear extension to 3.6m. Drawing no 25099/02.

Comments are required by 17/08/2000.

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

1970

(RING ONE)

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

App No. 0835 (Planaps) / (Ludhouse) Date Rec. 9th Aug.

Location: 2 LOWLANDS, THE STREET, SWALLOWFIELD

Parish SWALLOWFIELD

Applicant: Mr. Ferguson.

Description of attached plans revised plans showing reduction in length of rear extension to 3.6m

Drawing No's: 25099/02.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I 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 7 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 E.C.

Consultations Sent by Admin. on 10.08.PS.

Yellow - Part One Copy
Green - Officer's Copy

ALAN BARNES
Consulting Civil and Structural Engineers
THE STREET, SWALLOWFIELD, READING, BERKS RG7 1QY
TEL READING (0118) 9884010
FAX READING (0118) 9882386

DRAWING ISSUE REGISTER

SHEET 1 OF 1 ISSUE

☐ COMMENT ☐ APPROVAL

☐ INFORMATION ☐ TENDER

PROJECT TITLE	JOB No.	DATE OF ISSUE
2 LOWLANDS THE STREET, SWALLOWFIELD READING, BERKS	25099	08 08 00

SIZE	DRAWING TITLE	DRG. No.	
A1	PROPOSED EXTENSION PROPOSED PLANS AND ELEVATIONS	25099/02	A

DISTRIBUTION	No. OF COPIES
MR AND MRS FERGUSON	1
WOKINGHAM DISTRICT COUNCIL	4

0830

REVISED PLAN

ALAN BARNES

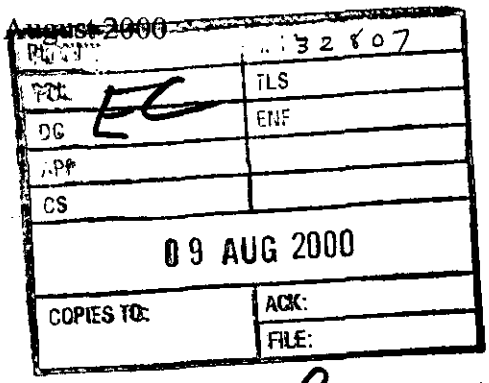
Consulting Civil and Structural Engineers

THE STREET, SWALLOWFIELD, READING, BERKS RG7 1QY
TEL: (0118) 988 4010
FAX: (0118) 988 2386
e-mail: reading@alanbarnes.co.uk ▪ www.alanbarnes.co.uk

Mrs.E. Connor
Planning Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
RG40 1BN

Ref: B103L.25099.0808.KW

8 August 2000



Dear Mrs. Connor,

REF: 2 LOWLANDS, THE STREET, SWALLOWFIELD RG7 1QY
APPLICATION NUMBER F / 2000 / 0835

We understand from Mr & Mrs. Ferguson that our original proposals for the extension at 2 Lowlands were unacceptable on the grounds that the conservatory extended too far from the back of the house.

Mr & Mrs. Ferguson have requested that the plans be amended to show a revised layout with a maximum projection from the back of the house of 3.6m.

We ask you to consider our revised drawings as a minor amendment to the original application.

If you require any further information please do not hesitate to contact us.

Yours faithfully,

Keith Webb
ALAN BARNES CONSULTING ENGINEERS

cc: File

0835

REVISED PLAN

Principal: Alan Barnes BSc (Eng) C Eng MICE MI Struct E
Associate: Kenneth Paul C Eng MI Struct E
Consultant: Alan Kings C Eng MICE

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
06 APR 2000	
COPIES TO:	ACK:
	FILE:

SWALLOWFIELD PARISH COUNCIL
PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

5th April 2000

Faxed and posted
9764484

Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

Dear Sirs,

Please find below the Parish Council's comments on recent applications:

EC

F/2000/0835 - Proposed single storey rear extension to dwelling and front porch, 2 Lowlands, The Street, Swallowfield
The Parish Council has no objection to the demolition of the side extension together with the proposed single storey side and rear extension provided that the front elevation is rebuilt as shown to match the existing. To ensure that the front and side elevation brickwork matches the existing brickwork, the Parish Council suggests that a stipulation is made that the existing bricks are reused.

However, the Parish Council does object to the proposed front porch. The dwelling forms one half of a pleasing semi-detached pair of symmetrical dwellings, on the edge of a conservation area, and the property almost faces the village shop. Consequently the property has a high visual impact on the street scene. The addition of a front porch will adversely detract from the aesthetic appearance of the building, and on the grounds of visual amenity should not be permitted.

F/2000/0881 - Proposed demolition of existing barn and industrial units. Construction of 2 units for B2/B8 use, Units B&C Lambs Farm Business Park, Basingstoke Road, Swallowfield
The Parish Council has no objection to this application. However the Parish Council requests that planting is incorporated to shield Unit C from the Basingstoke Road. It should also be noted that as at 26th March 2000 no red planning notice appeared to be displayed.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

5.Apr. 2000 12:16 SWALLOWFIELD PARISH COUNCIL No.0472 P. 1/1

Claire

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 4th April 2000

Location: 2 Lowlands, The Street, Swallowfield.

Proposal: Proposed single storey rear extension to dwelling and front porch

Application Number: F/2000/0835

In response to your consultation dated 15th March 2000 for the above application, the landscape comment is as follows:

The application is acceptable.

Patricia Green.

Patricia Green
Landscape Consultant

~~To:~~
Property Dept

To ~~From:~~ Elaine Connor

Date: 27 March 2000

Application Number: F/2000/0835

PLANNING SERVICES	HH 27796
POL	TCS
DC	LAP
ADP	
CS	
30 MAR 2000	
COPIES TO:	ACK:
	FILE:

Proposal: Proposed single storey rear extension to dwelling and front porch.

Site Address:
2 Lowlands, The Street, Swallowfield, Reading.

Applicant:
Mr Mrs Ferguson C/O Alan Barnes.

Your observations are required in respect of this application within **7 days** of the above date.

The above property is a former Council House which was sold under Tenants Right to Buy legislation in 1997.

This Section has no objections to the proposed extension.

S. Heyes.
PROPERTY MANAGEMENT OFFICER.

29/3/00.

~~33268~~
33268

SWALLOWFIELD PARISH COUNCIL
PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

COPIES TO:
FILE:

17 August 2000

FAXED AND POSTED

Planning Dept.,
Wokingham District Council,
Shute End,
Wokingham,
Berks.

Dear Sirs,

Application Number: F/2000/0835
Location: 2, Lowlands, The Street, Swallowfield, Reading
Proposal: Proposed single storey rear extension to dwelling and front porch
Case Officer: Elaine Connor

New plans showing reduction in length of rear extension to 3.6m. Drwg. No. 25099/02

The Parish Council has no objection to the reduction in the length of the rear extension, but reiterates its original objection to the front porch in that it unbalances the visual aspect of the semi-detached dwelling, which is on the edge of a conservation area.

Yours faithfully,

M. F. Bowker

for Mrs. C. Adams, Clerk

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~16 FEB 2000~~ VALID 10 MAR 2000

Officer: EC | Application No. F/2000/0835

Map No. 103 Site 0:09

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING AND FRONT PORCH

Location: 2 LOWLANDS THE STREET

Parish: SWALLOWFIELD Ward: Swallowfield 15.3.2000

Applicant: MR | MRS FERGUSON

Fee Received 95-00 (S) 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 conservatory + other side porch.	1/3	10 MAR 2000
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment at boundary? (conservatory wall). letter reqd. 1/3		10 MAR 2000
9	Miscellaneous	None		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 15:3:2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: ✓
Conservation Officer	NK: Just outside conservation area
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:

.....

.....

..... No pre-apps .....

NEIGHBOURS:

S/N + 1 Lowlands, The Street ✓

Briarwood, Swallowfield Street

Swallowfield Medical Practice, The Street

1959/a

HOUSEHOLDER PLANNING APPLICATION

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 01734 778763.

10.MAR2010* 0835

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 or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS FERGUSON
	ADDRESS	2 LOWLANDS
		THE STREET, SWALLOWFIELD
		READING BERKSHIRE
	POST CODE	RG7 1QY Tel. No. 0118 988 3281
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ALAN BARNES CONSULTING ENGINEERS
	ADDRESS	THE STREET, SWALLOWFIELD
		READING BERKSHIRE
	POST CODE	RG7 1QY Tel. No. 0118 988 4010
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	(AS 1 ABOVE)
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY EXTENSION

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — YES / ~~NO~~

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BRICKWORK & ROOF TILES TO MATCH EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

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

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) ✓
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 [signature] c/o ALAN BARNES ON BEHALF OF MR & MRS FERGUSON

DATE 15 FEB 2000.

ALAN BARNES

Consulting Civil and Structural Engineers

THE STREET, SWALLOWFIELD, READING, BERKS RG7 1QY
TEL: (0118) 988 4010
FAX: (0118) 988 2386
e-mail: reading@alanbarnes.co.uk ▪ www.alanbarnes.co.uk

Mrs C. Hurst
Planning Department
Wokingham District Council
P O Box 157
Council Offices
Shute End
Wokingham RG40 1BN

A138L/ 25099/090300 AB

10 MAR 2000

09 March 2000

Dear Mrs Hurst

REF: 2 LOWLANDS, THE STREET, SWALLOWFIELD, RG7 1QY

With reference to your correspondence we response as follows:

a) The completed Section 66 Certificate is on the reverse of the application form.

b) We have amended our drawing to show the elevations you require.

c) We have noted the drawing that the proposed works are to be constructed wholly within the site boundary.

We hope this satisfies the points raised but if you require any further information please do not hesitate to contact us.

Yours sincerely

Keith Webb
ALAN BARNES CONSULTING ENGINEERS

cc: Mr & Mrs Ferguson
File

10 MAR 2000

Also at: PANSTAR HOUSE, 13/15 SWAKELEYS ROAD
ICKENHAM, MIDDLESEX, UB10 8DF
TEL: (01895) 632 444
FAX: (01895) 632 555
e-mail: london@alanbarnes.co.uk

Principal: Alan Barnes BSc (Eng) C Eng MICE MI Struct E (READING)
Associate: Kenneth Paul C Eng MI Struct E (LONDON)
Consultant: Alan Kings C Eng MICE

1933

ADDRESS 2 LOWLANDS THE STREET PARISH

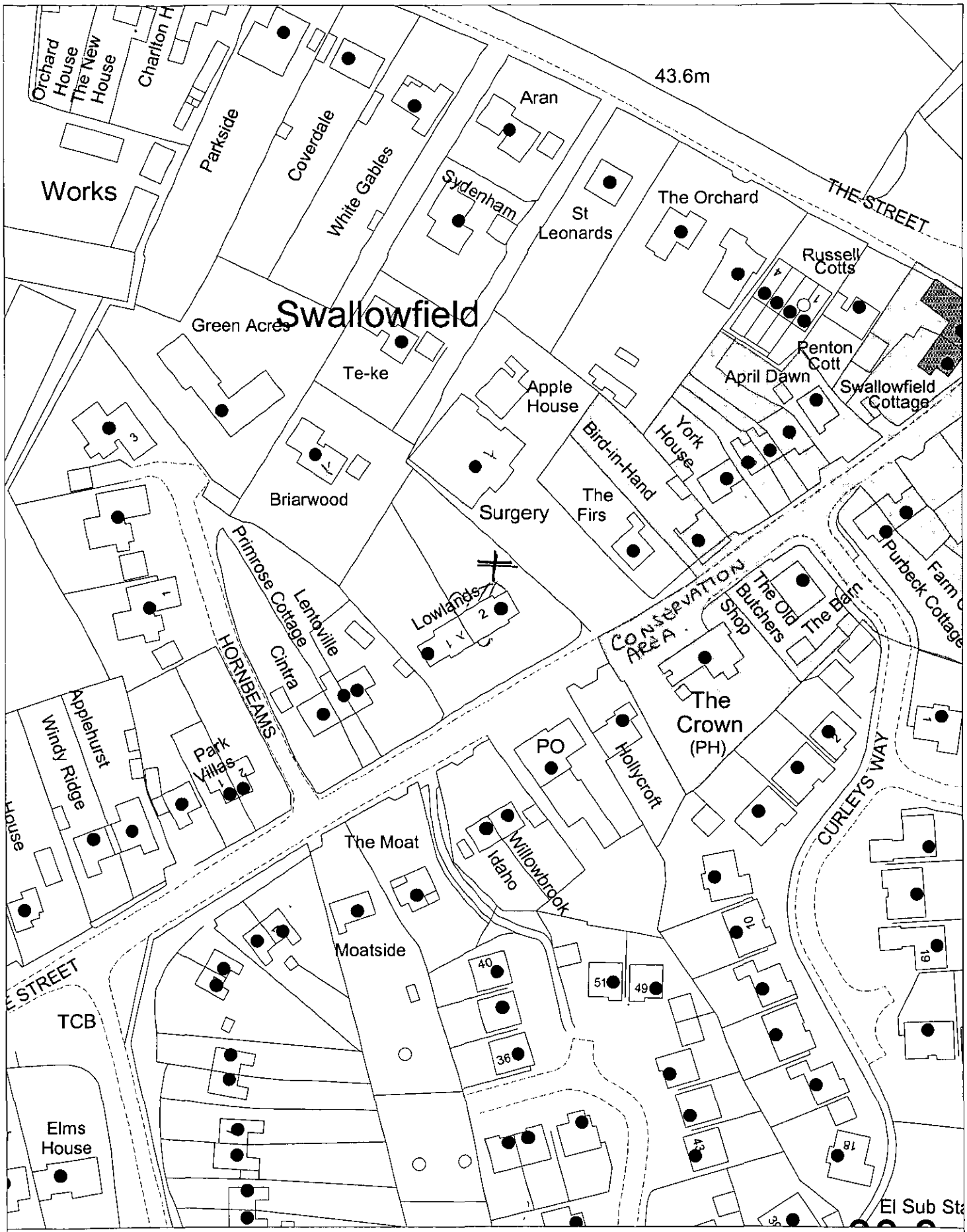
PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisic

MINISTRY DECISION

SPECIAL ORDERS



Site Plan, Scale: 1 to 1250

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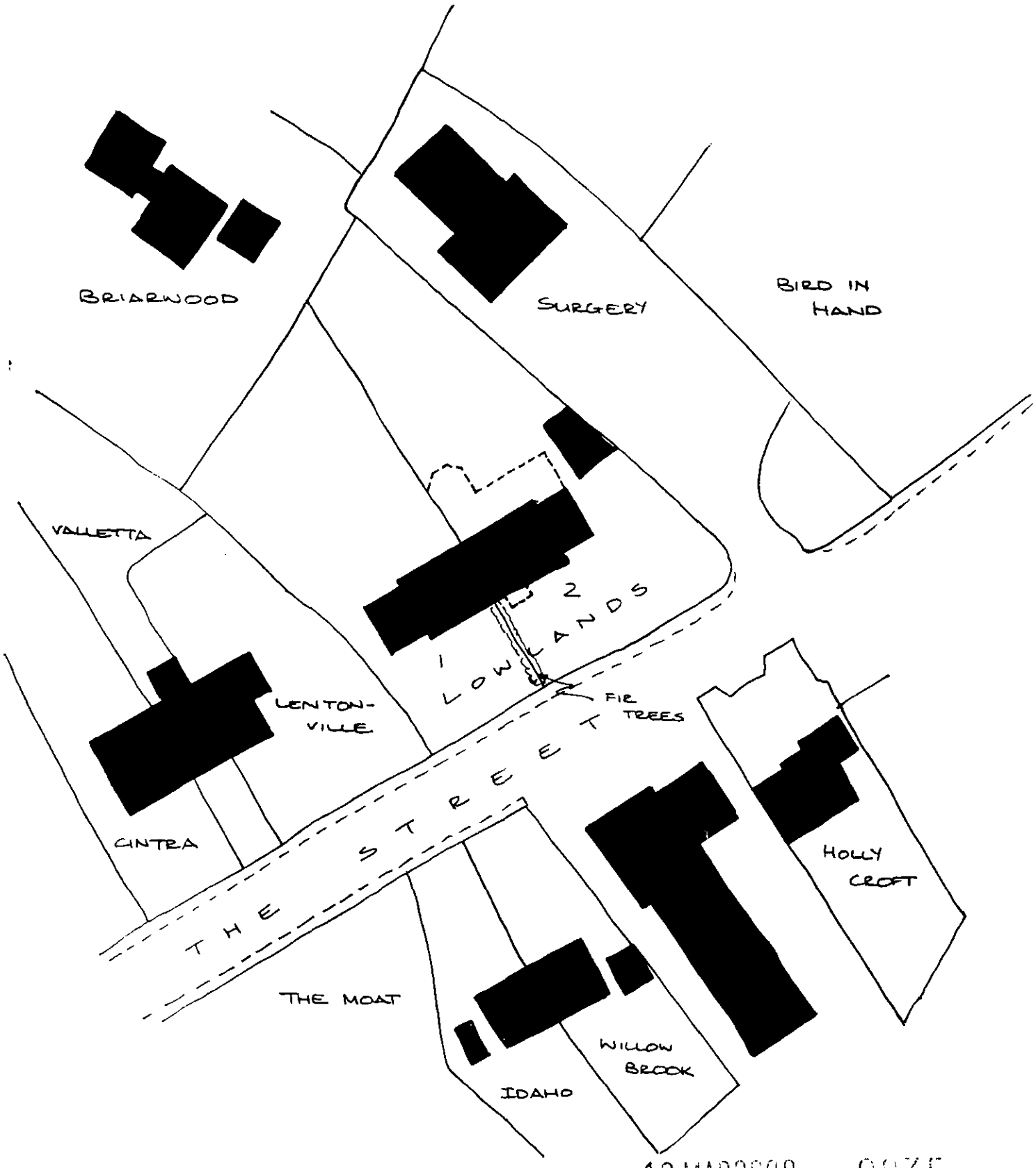
Date: 25 February 2000



10.MAR2000* 0835

AB ALAN BARNES Consulting Civil and Structural Engineer's THE STREET, SWALLOWFIELD, READING, BERKS RG7 1QY TEL : (0118) 988 4010 FAX : (0118) 988 2386		DRAWN KGW	DATE FEB 2000
		SCALE 1:500	DRG. No. 25099/SL02
JOB TITLE 2 LOWLANDS, THE STREET, SWALLOWFIELD, READING		CLIENT MR & MRS FERGUSON	
DRG. TITLE BLOCK PLAN			