APPLICATION NO:
F/2002/8169

LOCATION:
29 Poundfield Way, Twyford Berks.

APPLICANT:
Mr/Mrs T. Wilkins C/O Andesign

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **06/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
04/02/2003

CASE OFFICER: **Daniel Gigg**

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.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
2. No soakaways should be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances should the water table be intersected.

Informative
3. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Informative
4. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
5. 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 LT6.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WT6.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs T Wilkins
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2002/8169

Parish: **TWYFORD**

Location: **29, Poundfield Way, Twyford, Berks.**

Proposal: **Proposed two storey side extension to dwelling.**

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

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

Condition
2. 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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above in the side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking herein approved has been provided. The vehicle parking shall be permanently maintained and used for no other purposes.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

T. G Watson

Trevor Watson
Development Control Manager
Date: 31/01/2003

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	8169	DG.
BUILDING CONTROL NUMBER.	FP 2002/3757	
APPLICANT/AGENT	Andrew	
ADDRESS OF SITE	29 Poundfield Way TWYFORD	
DESCRIPTION OF PROPOSED WORK	2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3456	AH/E/3456
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	31/1/03.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	14/2/03	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Daniel Gigg

Application Number : F/2002/8169

Applicant : Mr/Mrs T. Wilkins C/O Andesign.

Location : 29, Poundfield Way, Twyford, Berks.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 10/12/2002

Earliest Date for Decision : 06/01/2003

Latest Consultation Date/Site Notice Expiry Date : 06/01/2003

This application will have expired on: 04/02/2003. 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 :

Twyford Parish Council - No objection.

Planning Issues :

Impact upon Character of the area

" " neighbouring properties

Car parking Standards.

Application Number: F/2002/8169 – 29 Poundfield Way, Twyford.

Appraisal:

Proposed Development

The proposed development is a two storey side extension and extension to the canopy over the porch. The extension will be 2.6m in width and it will be the same length and height of the existing house i.e. 7.5m and 7.6m respectively.

The site lies in the identified settlement. The proposed falls to be assessed against policies in the adopted Loddon Area Local Plan and Wokingham District Local Plan (as proposed to be modified).

1. Impact upon neighbouring properties

Firstly, the canopy will not be detrimental in terms of it being overbearing or causing overshadowing.

Secondly, turning to the impact of the two storey extension.

Overbearing
The main properties to consider are no.s 6 and 7 Stephen Close. There will be a distance of approximately 15m between the proposed extension and the properties at Stephen Close. Accordingly, there will not be any overbearing impacts.

Overshadowing
Due to its relationship with the neighbouring properties, the proposed extension will not cause any overshadowing.

Overlooking
There are no windows proposed in the side elevation of the extension. In addition, due to the relationship of the proposed extension to the neighbouring properties a condition will not be attached removing the right to insert windows or openings in the north east facing elevation.

2. Impact upon the character of the area

Firstly, turning to the impact of the canopy. The canopy will be an appropriate scale to the main house and the materials will match the existing. Accordingly, there will not be any detrimental impacts.

Secondly, turning to the impact of the two storey extension. The extension will be of an appropriate scale to the existing house. In addition, materials will match the existing. Accordingly, there will not be any detrimental impacts.

3. Parking

Four car parking spaces are proposed for this five bedroom property. This is acceptable in this location and in line with the car parking standards as set out in the adopted Local Plan and emerging Local Plan.

Approval: ✓ ~~**Refusal:**~~

No.	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C04~~4~~	R04~~4~~	first floor and above in the side elevation
4	C049	R049	
5	C122	R122	Delete references to "turning space"

Informatives for approvals	
1	Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar
2	No soakaways should be constructed to a depth exceeding 3 metres below existing groundlevel, and under no circumstances shall the water table be intersected
3	Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.
N04	
N16	

Loddon Area Local Plan	LBE1, LBE2, LT6
South East Area Local Plan	
Wokingham District Local Plan	WOS3, WBE1, WT6
Green Belt Local Plan	
Berkshire Structure Plan	EN1
Minerals Local Plan	

Recommendation and conditions/reasons agreed: [signature]

Date: 29/1/03

RECORD OF SITE VISIT

SITE ADDRESS: 29 Poundfield Way Twyford Berks.

APPLICATION NUMBER: F/2002/8169

OFFICER: Daniel Gigg

DATE OF SITE VISIT: 9/1/03

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

Mix of detached properties

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

NE - detached double garage of 3m to ridge. The boundary with properties at Stephens Close is a 1.8m high close boarded fence.

SE - property has at ground floor level a door and obscure glazed window and at 1st floor level an obscure glazed window. No direct views of the ear

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS Land higher by 20-30cm slope SE to NW.

BOUNDARY TREATMENT N/A

OTHERS N/A

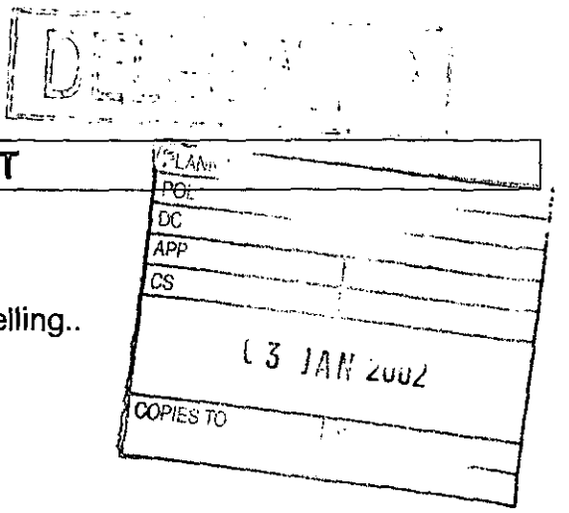
Land at Stephens Close is higher by 60cm than land at 29 Poundfield Rd

Proposed would be partic Visible on approach to property

when viewed from Stephen Close the detached garage at the property is the dominant feature.

FROM: Daniel Gigg

DATE: 13 December 2002



TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2002/8169

Proposal: Proposed two storey side extension to dwelling..

Site Address: 29, Poundfield Way, Twyford, Berks.

Applicant: Mr/Mrs T. Wilkins C/O Andesign.

Your observations are required in respect of this application **by 06/01/2003** .

NO COMMENT

SIGNED: _____ DATE: 2/1/03

Clerk To Twyford Parish Council Parish/Town Council.

Application Number: F/2002/8169

Case Officer : DOG

Valid Date : 10/12/02

Map No : 33

Site Area : 0.03

Received Date: 10/12/2002

Level : Delegated Application

Description : Proposed two storey side extension to dwelling.

Location : 29, Poundfield Way, Twyford, Berks.

Parish : TWY Ward : TWY

Applicant : Mr/Mrs T. Wilkins C/O Andesign.

Fee Required: £110 Fee Received: £110 (1)

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

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

...Groundwater Protection Zone.

.....

.....

.....

.....

.....

NEIGHBOURS

...SIN & see map.....

.....

.....

No pre-apps.

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

Tel: 0118 974 6296

Date: 13 December 2002

My ref: F/2002/8169

WOKINGHAM UNITARY
Aiming for Excellence

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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/2002/8169
29, Poundfield Way, Twyford, Berks.
Proposed two storey side extension 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 **Daniel Gigg** on **0118 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Daniel Gigg** Application Number: **F/2002/8169**
29, Poundfield Way, Twyford, Berks.
Proposed two storey side extension 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 C A Ferris

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

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

Tel: 0118 974 6296

Date: 13 December 2002

My ref: F/2002/8169

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Tomlin
Wits End
Ruscombe Road
Twyford
Berks
RG10 9JL

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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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 Tomlin

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

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

Tel: 0118 974 6296

Date: 13 December 2002

My ref: F/2002/8169

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Conway
20 Arnside Close
Twyford
RG10 9BS

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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29, Poundfield Way, Twyford, Berks.
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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Daniel Gigg** Application Number: **F/2002/8169**
29, Poundfield Way, Twyford, Berks.
Proposed two storey side extension 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 Conway

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

Received by Wokingham District Council

Application No: F/2002/8169

Proposal:
Proposed two storey side extension to dwelling.

Location:
29, Poundfield Way, Twyford, Berks.

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 and 1.00pm - 4.00pm Sunday. Library 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/2002/8169 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/01/2003. 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

13 December 2002

Organisation_Name	Building_Name	address1	Postcode
		6STEPHEN CLOSEREADING	RG10 0XN
		7STEPHEN CLOSEREADING	RG10 0XN
		8STEPHEN CLOSEREADING	RG10 0XN
		27POUNDFIELD WAYREADING	RG10 0XR
		29POUNDFIELD WAYREADING	RG10 0XR
		31POUNDFIELD WAYREADING	RG10 0XR
		35POUNDFIELD WAYREADING	RG10 0XR
		34COTTERELL GARDENSREADING	RG10 0XP

10.12.2002 8169

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.	6	
b	The fee (We have attached a current scale of fees) If you do not have to pay a fee, please say why below.	£110	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red	6	
	• 1:500 scale site layout plan	6	
	• 1:100 or 1:200 scale floor plans and elevations	6	

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 neeessary 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: (ANDESIGN) on behalf of MR & MRS. T. WILKINS

Date 9/12/2002

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

Environmental Services

For office use only.
Application number: 10 DEC 2002 8169

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.

8169

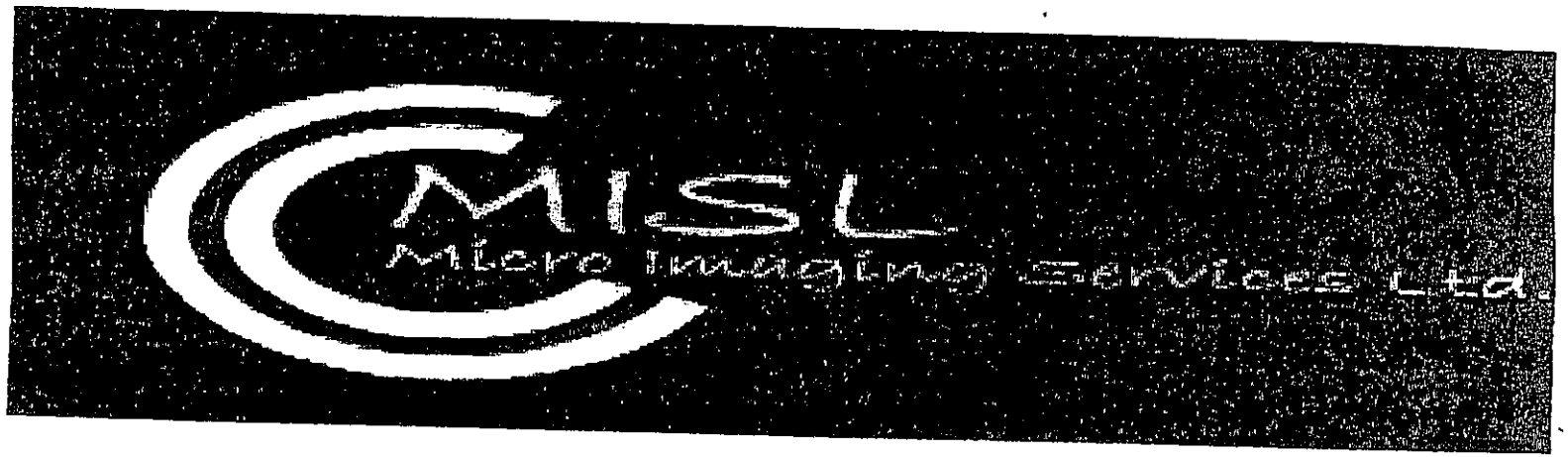
10 DEC 2002

1	Your name	MR & MRS. T. WILKINS
	Address and postcode	29 POUNDFIELD WAY TWYFORD BERKS RG10 0XR
	Phone number	9344579
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION
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.	TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

ADDRESS 29 POUNDFIELD WAY PARISH TWYFORD

PLOT No. 53 ORD. SHEET No. SU 7976 33

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15555	LAING	O/L.	8-5-91	REF
37703	McALPINE	RES. DEV.	18.9.91	C/A NISSUE LA
38187	"	DET. HOUSE & GARAGE	18.9.91	C/A
38391	LAING	ROADS	31.10.91	C/A
F/2000/0981	Mr T Wilkins	S/St R. Ext - conservatory	03.05.00	APP
F/2002/8169	"	2 St/S Ext.		

DATE OF COMPLETION

MINISTRY DECISION 15555 - APPEAL GRANTED - 2.12.88

SPECIAL ORDERS 38187 - REMOVAL PD RIGHTS. TPO 370/88 & 212/82 ON DEV

DRAINAGE PD Eng - Conservatory - 18/2/00 - Wilkins

091074