APPLICATION NO
F/2002/8237

LOCATION:
43 Linkway, Crowthorne.

APPLICANT:
Mr L Hardie

PROPOSAL:
Proposed two storey side extension to dwellir
and front dormer windows

EARLIEST DATE FOR DECISION 26/01/2003

APPLICATION WILL HAVE EXPIRED ON:
17/02/2003

CASE OFFICER: Louise Smith

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr L Hardie
43 Linkway
Edgecumbe Park
Crowthorne
Berks
RG45 6ES

Application Number: F/2002/8237

Parish: **WOKINGHAM WITHOUT**

Location: **43, Linkway, Crowthorne.**

Proposal: **Proposed two storey side extension to dwelling and front dormer windows.**

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

Condition
5. 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 in the west elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

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

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

Informative
1. This permission relates to the application as amended with revised plan number 05A received by the Local Planning Authority on 31 January 2003 and does not approve the proposals as originally submitted.

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 SBE1, SBE2, STV1, ST3 and ST5.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WOS2, WT7 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 10/02/2003

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	A/2002/8237 LS
BUILDING CONTROL NUMBER.	A/2003/4846 Brian
APPLICANT/~~AGENT~~	Mr L. Hardie
ADDRESS OF SITE	43 Linkway Edgecumbe Park. Crowthorne WOK. WITHOUT
DESCRIPTION OF PROPOSED WORK	2 storey side ext + front dormers

DRAWING NUMBERS	BC	DC
BLOCK PLAN	05A	05A
ELEVATIONS	04	04
FLOOR PLANS	03	03

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/2/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	13/1/04	

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 : Louise Smith

Application Number : F/2002/8237

Applicant : Mr L Hardie .

Location : 43, Linkway, , Crowthorne.
Proposal : Proposed two storey side extension to dwelling and front dormer windows.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 16/1/8

Date Registered : 23/12/2002

Earliest Date for Decision : 26/01/2003

Latest Consultation Date/Site Notice Expiry Date : 26/01/2003

This application will have expired on: 17/02/2003. 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 :
Parish Council - no comment

Planning Issues :
Id Self.
Str. Scene
Neighb.
Highway Safety
Protection of Trees

= Req. Parking
urgent

Application Number: F/2002/8237

Appraisal :

The site is a 1960's detached chalet bungalow situated on a corner plot of a residential estate, within the identified settlement boundary.
The application being considered proposes two storey side extension and front + rear dormer windows.

Impact on neighbouring dwellings:
The proposed 2/S extension would be set in 2.6m from the party boundary with the adjacent dwelling, No 41. This neighbour has obscure glazed ground floor and dormer window in the side elevation facing the proposed development at No. 43. Given the scale and siting of the ~~[illegible]~~ extension, which would not project beyond the front or rear wall of No 41, no adverse impacts are considered in terms of overbearing or loss of light. No windows are proposed in the side elevation at first floor level.

Impact on character of Street scene:
The proposed extension would compliment the existing dwelling in materials and design. The flat roof front dormer window is proposed to be replaced by 3 gable end dormer windows - this is considered acceptable in design terms.

Protection of Trees:
The arboriculturist is happy that there will be no significant detriment to any of the protected tree species on site.

Highway Safety:
There would be sufficient on site parking to accomodate the extended Dwelling. NB Not an area of high parking stress.

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

Application Number F/2002/8237
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5	C044	R044	first floor level in the west elevation of the extension

TPO's

RECORD OF SITE VISIT

SITE ADDRESS: 43 Linkway Crowthorne. APPLICATION NUMBER: F/2002/8237	OFFICER: Louise Smith DATE OF SITE VISIT: 16/1/3.

1 SITE/STATUTORY NOTICE DISPLAYED ? Y - car port

2. DESCRIPTION OF SURROUNDINGS
Res rd - spacious open plan estate, 60's detached 2/S + chalet bungalows + bungalows. v. wooded.

3. DESCRIPTION OF SITE/BUILDING
detached chalet bungalow - wide flat roof rear dormer - front flat dormer also. sidegge + carport - corner plot.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 41 - S/S side extension (flat roof) adjacent to carport of No 43.

5. SITE CONSTRAINTS

TREES TPOs to front of site.

ACCESS/PARKING 4.

LEVELS No 43 c. 0.2m higher land than No. 41.

BOUNDARY TREATMENT car port.

OTHERS

No 41 has first fl. side (gable) dormer window facing No 43. → obsc. glazed non-habitable.

+ gf side (obs. gl) window beyond S/S side ext.

23/01/03 - Discussed application with Neil Ethrington f/2002/8237.

On tree plan submitted - Neil is happy that there would be no significant detriment to any of the protected tree species on site.

- No objections to development.

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 17th January 2003
My ref: LS/F/2002/8237

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr L Hardie
43 Linkway
Edgecombe Park
Crowthorne
Berkshire
RG45 6ES

Dear Mr Hardie

RE: PLANNING APPLICATION – 43 LINKWAY, EDGECOMBE PARK, CROWTHORNE.

Please can you submit a parking layout for the above application showing provision for two car parking spaces within the curtilage of the property on a 1:200 or 1:500 plan. Please send in to the offices before the 31st January 2002.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me.

Yours sincerely

Louise Smith

Planning Officer

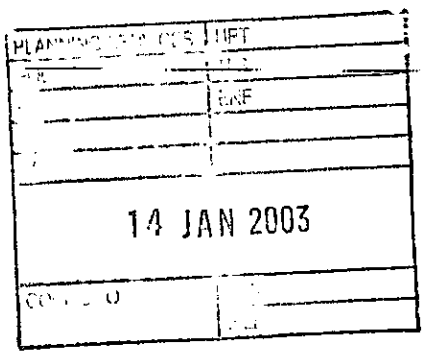
Wokingham Without Parish Council Consultation Sheet

Officer Louise Smith

No F 2002 8237

Proposal two storey side extension to dwelling and front dormer windows.

Site 43 Linkway, Crowthorne.



Committee's Comments

No comments.

Signed :
Clerk to Wokingham Without Parish Council

14 January 2003

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8237. (Case Officer:Louise Smith)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

COPIES TO ✓ 14/1

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8237

YOUR NAME: MRS. D. PASHLEY

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
40 Linkway
Crowthorne
RG45 6ES

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

Application Number: F/2002/8237

Case Officer : LS

Valid Date : 23/12/02

Map No : 108

Site Area : 0.09

Received Date: 23/12/2002

Level : Delegated Application

Description : Proposed two storey side extension to dwelling. & front dormer windows

Location : 43, Linkway, , Crowthorne.

Parish : WT **Ward : WOK**

Applicant : Mr L Hardie .

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

TPOs on site - shown on block plan.

.....

.....

.....

.....

.....

NEIGHBOURS

S/N & see map.....

.....

.....

No pre-app.

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

Tel: (0118) 974 6463

Date: 06 January 2003

My ref: F/2002/8237

WOKINGHAM UNITARY
Aiming for Excellence

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

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/2002/8237
43, Linkway, , Crowthorne.
Proposed two storey side extension to dwelling and front dormer windows.

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/2002/8237**
43, Linkway, , Crowthorne.
Proposed two storey side extension to dwelling and front dormer windows.
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 Helliar-Symons

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

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

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

Tel: (0118) 974 6463

Date: 06 January 2003

My ref: F/2002/8237

WOKINGHAM UNITARY
Aiming for Excellence

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

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

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/8237**
43, Linkway, , Crowthorne.
Proposed two storey side extension to dwelling and front dormer windows.
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 Lewis

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

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

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

Tel: (0118) 974 6463

Date: 06 January 2003

My ref: F/2002/8237

WOKINGHAM UNITARY
Aiming for Excellence

Councillor 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

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43, Linkway, , Crowthorne.
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/8237**
43, Linkway, , Crowthorne.
Proposed two storey side extension to dwelling and front dormer windows.
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 Ross

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

Received by Wokingham District Council

Application No: F/2002/8237

Proposal:
Proposed two storey side extension to dwelling and front dormer windows.

Location:
43, Linkway, , Crowthorne.

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/2002/8237 to enable the library staff to locate the correct information.

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 26/01/2003. 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

06 January 2003

Organisation_Name	Building_Name	address1	Postcode
		40LINKWAYCROWTHORNE	RG45 6ES
		41LINKWAYCROWTHORNE	RG45 6ES
		43LINKWAYCROWTHORNE	RG45 6ES
BARON HOMES		1HIGHWAYCROWTHORNE	RG45 6HE
		2HEATHERWAYCROWTHORNE	RG45 6HG
		11EDGCUMBE PARK DRIVECROWTHORNE	RG45 6HH
SPANNERWURX		18EDGCUMBE PARK DRIVECROWTHORNE	RG45 6HX

Neighbour list F/2002/8237

Environmental Services

For office use only
Application number 23.DEC.2002 8237

8237

Householder planning application form

23 DEC 2002

WOKINGHAM DISTRICT COUNCIL

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	MR L HARDIE
	Address and postcode	43 LINKWAY EDGEUMBE PARK CROWTHORNE BERKS RG45 6ES
	Phone number	01344 750406
2	Agent's Name	
	Address and postcode	
	Phone number	
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.	43 LINKWAY EDGCUMBE PARK CROWTHORNE BERKS RG45 6ES
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.	RED BRICK TO MATCH EXTG WITH CONCRETE ROOF TILES & STAINED BOARDING
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: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

~~None of the land forms part of an agricultural holding.~~

Your signature: [signature]

on behalf of

Date 16/12/02.

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

32242 00004300

ADDRESS 43 LINKWAY

PARISH WOK / WITHOUT

PLOT No. STAGE 8

ORD. SHEET No. SU. 8265 (108)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
95/54	MR. D.P. ALLEN	O/APP. RESIDENTIAL DEV	23.5.57	N/A REMAC
0/35/59	RENWAY CONSTRUCTION CO. LTD	" "	2.7.59	N/A C/A
96/64	" "	DETACHED HOUSE & GARAGE	17.6.64	APP C/A
GR 16779	MR. M. CAMMELL	EXTENSION TO CLOAKROOM	13.5.81	APP N/A
F/2002/8237	Mr. L. Hardie	2 St/S Ext.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 789/96

DRAINAGE

091074