APPLICATION NO:
F/2002/8175

LOCATION:
193 London Road, Ruscombe Twtford.

APPLICANT:
Mr P Johnson

PROPOSAL:
Proposed two storey rear extension to dwelling, single storey rear extension plus front porch and canopy.

EARLIEST DATE FOR DECISION **23/01/2003**

APPLICATION WILL HAVE EXPIRED ON 05/02/2003

CASE OFFICER: **Richard Knight**

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8175. (Case Officer:Richard Knight)
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.

14 JAN 20 2003

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/2002/8175

YOUR NAME: S.M. KENNEDY

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
191 LONDON ROAD
RUSCOMBE
BERKSHIRE

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: I OBJECT TO DESIGN & APPEARANCE OF FRONT OF HOUSE & OVERSHADOWING OF MY HOUSE
I OBJECT TO REAR OF HOUSE DUE TO APPEARANCE, DESIGN AND LOSS OF LIGHT AND OVERSHADOWING OF MY HOUSE
PLEASE SEE ATTACHED LETTER OF OBJECTION S.M. Kennedy 15.1.03.

Continue over the page if more room required

①

S.M. KENNEDY
191 LONDON RD
RUSSOMBE
TWYFORD
BERKS
RG109HG.

F.A.O. RICHARD KNIGHT.
F/2002/8175

15.1.03.

To whom it may concern,

I am the next door neibour to Mr Johnson the property is a semi detached two storey house.

I live here with my wife and two children a son and a daughter, I have lived here since September 1989, we have enjoyed our time here and wish to go on enjoying our lives here.

After looking at the plans drawn up for Mr Johnson I feel I have no choice but to object to his plans for rear extension and front porche and canopy, the reasons for objecting rear extensions are as follows:-

1) I feel the size of the building is far too obtrusive, it will dwarf my conservatory, when I sit in it to read I will be confronted by a massive wall about 9 inches away from my windows, this wall will go all the way up to roof height, and I feel this wall will

be too overpowering and will damage my enjoyment.

2) Due to the size of this extension the light will be severely reduced to my lounge and I feel I will need the lights on ever in the day time, it would also overshadow my lounge and conservatory reducing natural light from being able to enter my windows.

3) AS the upper floor is to be used as a bedroom I feel the view from its window would invade my privacy in my rear garden where my wife and I spend a lot of time.

I also object to the front porch and canopy reasons are as follows :-

1) MR Johnson lodged a complaint about my porch saying a porch on the front of these houses didn't look right, he tried twice to get mine removed, yet now he wants to put one up himself, please refer to council housing complants for proof of his complant it was lodged with MR. Rigby.

2) Other residents have been turned down for Porch and canopy on the grounds that they do not suite the frontage

of the houses.

3) The share size of the canopy is very overpowering it will protude six feet from the front wall of his house right by my lounge window, and will go right up to the lower edge of the upper floor window, I feel the overall effect will look unsightly from my lounge window and front garden, it will also reduce the amount of natural light able to enter my lounge and with the rear of my lounge starved of light due to his rear extension I will be in darkness

all day, I feel this is just too much for anyone to have to put up with.

I also object on the grounds that all the rules in the planning guidelines BR have been ignored,

1) it states in paragraph 2.3 you must consider light loss to your neibours contained in B.R.E report BR 209, it says you must allow 45° for light and shadow, this has not been done.

2) Paragraph S.8 states you should set the first floor in, at a minimum of 2.5 metre

from the party boundry wall and should not project more than 3 metre, if you look at the plans you can see none of this has been taken into account.

In genral I feel that my house and my family have been totally ignored by MR Johnson, he has not spoken to me at any time about this work, I dont see why my family should suffer so he can increase the size of his house, he only has two children and both are girls so there is no real need for

more bedrooms as he has already converted his loft space.

I can only hope you can see this is all wrong, and refuse all planning permission on the grounds of light restriction, loss of privacy and unsightly of frontage.

yours faithfully

S. K[illegible]

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr P Johnson
193 London Road
Ruscombe
Berks

Application Number: F/2002/8175

Parish: **RUSCOMBE**

Location: **193, London Road, Ruscombe, Twyford.**

Proposal: **Proposed two storey rear extension to dwelling, single storey rear extension plus front porch and canopy.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The two storey rear extension by reason of its location, depth and bulk will be detrimental to the amenities of the occupiers of the neighbouring property. It will overshadow and be overbearing with attendant loss of daylighting and is therefore unneighbourly and contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan, policies WBE1 and WOS3 of the Wokingham District Local Plan (as proposed to be modified) and policy EN1 of the Berkshire Structure Plan (2001-2006).

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 Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS1 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 07/02/2003

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.

WORK SHEET FOR : Richard Knight

Application Number : F/2002/8175

Applicant : Mr P Johnson .

Location : 193, London Road, Ruscombe, Twtford.
Proposal : Proposed two storey rear extension to dwelling, single storey rear extension plus front porch and canopy.

Site Notice Displayed ? :

YES	NO	DATE
✓		16/01/03

Date of Neighbour Notifications : 30/12/02

Date of Site Visit : 16/01/03.

Date Registered : 11/12/2002

Earliest Date for Decision : 23/01/2003

Latest Consultation Date/Site Notice Expiry Date : 23/01/2003

This application will have expired on: 05/02/2003. 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 :
P.C. – object - too close to boundary with no 191 and intrusive.

Planning Issues :
Impact on neighbouring property.

Application Number: F/2002/8175

Appraisal :

The proposal is for a rear two storey extension 3.5 metre deep within .05 metre from the neighbouring boundary; and single/storey rear extension with mono-pitch roof. To the front is proposed a small porch.

The single storey extensions are acceptable because they have no adverse impact on the street scene or neighbours.

The two-storey extension however does not comply with the planning guidelines (B2)

It is very close to the joint boundary and the neighbouring property has a glass conservatory with a window in the rear elevation of the main house ~~etc~~ fairly near the boundary.

The proposed will overshadow and be overbearing from the conservatory at no 19 and will result in the loss of daylight.

As such it is unneighbourly development detrimental the amenities of the neighbouring property.

Recomendation : Approval: ☐ **Refusal:** ☑

(tick appropriate box)

Application Number F/2002/8175
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01			The two storey rear extension by reason of its location, depth and bulk will be detrimental to the amenities of the occupiers of the neighbouring property. It will overshadow and be overbearing with attendant loss of daylight/sunlight and is therefore unneighbourly contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan, WBE1 and WO53 of the Wokingham District Local Plan (as proposed to be modified) and ENV1 of the Berkshire Structure Plan (2001-2006).

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2.
~~SOUTH-EAST AREA LOCAL PLAN POLICIES~~:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WO51 WO53
~~GREEN BELT LOCAL PLAN POLICIES~~:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1
~~MINERALS LOCAL PLAN POLICIES~~:

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

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

Date: 6/2/03

RECORD OF SITE VISIT

SITE ADDRESS: 193 London Road
Ruscombe Twtford.

APPLICATION NUMBER: F/2002/8175

OFFICER: Richard Knight

DATE OF SITE VISIT: 16/01/03

1 SITE/STATUTORY NOTICE DISPLAYED ? YES. ~ Gate Post.

2. DESCRIPTION OF SURROUNDINGS

Semi-detached dwelling set in crescent arrangement enclosed front gardens. Outskirts of village. Large Grassed area between crescent and London Road. Good gaps between houses

3. DESCRIPTION OF SITE/BUILDING

One of pair of semis with existing rear protusion.

C

4. RELATIONSHIP TO ADJOINING PROPERTIES

2m high boundary wall on boundary with 191

Neighbouring house has lean-to conservatory/French doors upstairs. Bathroom/toilet windows situated in corner of L

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING 3 spaces provided.

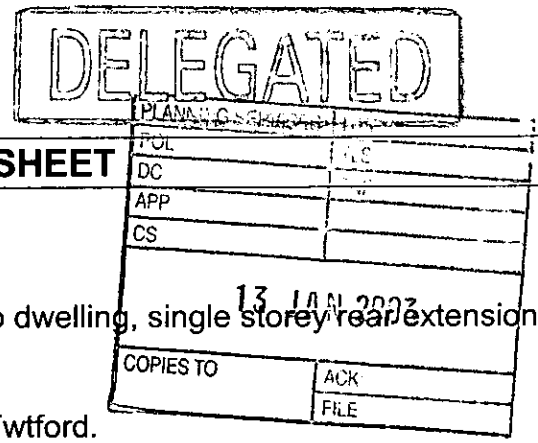
LEVELS GARDEN RISES AWAY FROM HOUSE AT REAR.

BOUNDARY TREATMENT see above.

OTHERS None.

FROM: Richard Knight

DATE: 30 December 2002



RUSCOMBE PARISH CONSULTATION SHEET

Application Number: F/2002/8175

Proposal: Proposed two storey rear extension to dwelling, single storey rear extension plus front porch and canopy..

Site Address: 193, London Road, Ruscombe, Twtford.

Applicant: Mr P Johnson .

Your observations are required in respect of this application **by 23/01/2003** .

08.01.03.

The Parish Council offers the following observations..

(a) It is felt that a two storey extension would be intrusive to the neighbours at 191 London Road, obstructing their rear view due to the angle of the property boundary. A possible re-alignment might help.

(b) The extension is felt to be too close to the boundary with the neighbouring property (and building) of 191.

SIGNED: E J Cowan DATE: 08.01.03

Clerk To Ruscombe Parish Council Parish/Town Council.

Application Number: F/2002/8175

Case Officer : RXK.

Valid Date : 11-12-02

Map No.: 29

Site Area :

Received Date: 11/12/2002

Level : Delegated Application

Description : Proposed two storey rear extension to dwelling, single storey rear extension plus front porch and canopy.

Location : 193, London Road, Ruscombe, Twtford.

Parish : RU Ward : RUS 30.12.02 -3.

Applicant : Mr P Johnson .

Fee Required: £110 Fee Received: £110 (4)

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	[illegible]		
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..Zone.....

.....

.....

.....

.....

.....

NEIGHBOURS

..Site..A..see..map.....

.....

.....

No pre-app.

Organisation_Name	Building_Name	address1	Postcode
		191LONDON ROADREADING	RG10 9HG
		193LONDON ROADREADING	RG10 9HG
		195LONDON ROADREADING	RG10 9HG

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

Tel: (0118) 974 6502

Date: 30 December 2002

My ref: F/2002/8175

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

Dear Councillor

Application Number: F/2002/8175
193, London Road, Ruscombe, Twtford.
Proposed two storey rear extension to dwelling, single storey rear extension plus front porch and canopy.

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 **Richard Knight** on **(0118) 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Richard Knight** Application Number: **F/2002/8175**
193, London Road, Ruscombe, Twtford.
Proposed two storey rear extension to dwelling, single storey rear extension plus front porch and canopy.
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**********

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

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

Tel: (0118) 974 6502

Date: 30 December 2002

My ref: F/2002/8175

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Councillor Tomlin
Wits End
Ruscombe Road
Twyford
Berks
RG10 9JL

Dear Councillor

Application Number: F/2002/8175
193, London Road, Ruscombe, Twtford.
Proposed two storey rear extension to dwelling, single storey rear extension plus front porch and canopy.

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.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Knight** Application Number: **F/2002/8175**
193, London Road, Ruscombe, Twtford.
Proposed two storey rear extension to dwelling, single storey rear extension plus front porch and canopy.
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 Tomlin

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

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

Tel: (0118) 974 6502

Date: 30 December 2002

My ref: F/2002/8175

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/2002/8175
193, London Road, Ruscombe, Twtford.
Proposed two storey rear extension to dwelling, single storey rear extension plus front porch and canopy.

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 **Richard Knight** on **(0118) 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Richard Knight** Application Number: **F/2002/8175**
193, London Road, Ruscombe, Twtford.
Proposed two storey rear extension to dwelling, single storey rear extension plus front porch and canopy.
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**********

Received by Wokingham District Council

Application No: F/2002/8175

Proposal:
Proposed two storey rear extension to dwelling, single storey rear extension plus front porch and canopy.

Location:
193, London Road, Ruscombe, Twtford.

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/2002/8175 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Knight P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/01/2003. 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

30 December 2002

Environmental Services

For office use only.
Application number: 0175

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.

WOKINGHAM DISTRICT COUNCIL

11 DEC 2002

8175

1	Your name Address and postcode Phone number	MR P JOHNSON 193 LONDON RD RUSCOMBE TWYFORD BERKS
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.	193 LONDON RD RUSCOMBE TWYFORD BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY REAR 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.	FACE BRICKS & ROOF TILES TO MATCH EXTG
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 ☑

3544 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: X [signature] X

on behalf of

Date 4/12/2

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

1933

ADDRESS 193 LONDON ROAD PARISH RUSCOMBE

PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
F/2002/8	175	Mr Johnson	2/st R.ext, S/st R.ext fr. porch + canopy			

MINISTRY DECISION:

SPECIAL ORDERS: