APPLICATION NO:
F/2002/5611

LOCATION:
24 Marefield, Lower Earley Reading

APPLICANT:
Mr/Mrs W Heskins

PROPOSAL:
Proposed two storey side extensior with single storey front and rear ext

EARLIEST DATE FOR DECISION: **07/02/2(**
28 day expiry - 11/2/02
APPLICATION WILL HAVE EXPIRE[
04/03/2002

CASE OFFICER: **Heidi Lynch**
Francis Leo.

APPROVED

D5 724

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr and Mrs W Heskins
24 Marefields
Earley
Berks
RG6 3DZ

Application Number: F/2002/5611

Parish: **EARLEY**

Location: **24, Marefield, Lower Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling with single storey front and rear extensions.**

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. The parking area shall be surfaced with a hard bound material.

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. In the interests of highway safety and convenience.

Informative
1. This permission relates to the application as amended with revised plans submitted to the Local Planning Authority on 24th January 2002 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 LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 19/02/2002

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.

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5611	FL
BUILDING CONTROL NUMBER	AP 2002/3012 Control	
APPLICANT/~~AGENT~~	Mr & Mrs Hoskins	
ADDRESS OF SITE	24 Morefield Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext + S/S rear ext + S/S front ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	01	01
ELEVATIONS	02	02
FLOOR PLANS	01	01

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	19/4/02	

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	

FROM: Heidi Lynch

FL

DELEGATED

DATE: 14 January 2002

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	MPT
POL	TLS
DC	ENF
AH	
CS	
18 JAN 2002	
COPIES TO:	ACK:
	FILE:

Application Number: F/2002/5611

Proposal: Proposed two storey side extension to dwelling with single storey front and rear extensions..

Site Address: 24, Marefield, Lower Earley, Reading.

Applicant: Mr/Mrs W Heskins .

Your observations are required in respect of this application **by 07/02/2002** .

Members of the Planning Committee has no objection to the concept of this proposal, but requested that the design should be in-keeping.

SIGNED: _____ DATE: 18 JAN 2002

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

~~From: Heidi Lynch~~ Francis Leo **Date:** 14 January 2002

Application Number: F/2002/5611

Proposal: Proposed two storey side extension to dwelling with single storey front and rear extensions.

Parish: EARLEY TOWN

Site Address:
24, Marefield, Lower Earley, Reading.

Applicant:
Mr/Mrs W Heskins .

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comment.

(1) The proposed garage shall have minimum internal dimensions of 2.5m by 5.0m. A revised plan is required showing this.

(2) **Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:**

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

Signed: _____ **Print name:** ADAM 17/01/02

Revised plans received 28/01/02.

CONDITIONAL APPROVAL:

1/ CO4A, RO4A
2/ C12Z, R12Z.
3/ Parking area to be surfaced with a hard bound material. R: IHS

AC 28/01/02.

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

Tel: (0118) 974 6442

Date: **14 January 2002**

My ref: F/2002/5611

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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/2002/5611
24, Marefield, Lower Earley, Reading.
Proposed two storey side extension to dwelling with single storey front and rear extensions.

I write to let you know that the above mentioned house holder 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 may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6442.**

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2002/5611**
24, Marefield, Lower Earley, Reading.
Proposed two storey side extension to dwelling with single storey front and rear extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: (0118) 974 6442

Date: **14 January 2002**

My ref: F/2002/5611

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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
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Heidi Lynch

Development Control Officer

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Case officer: **Heidi Lynch** Application Number: **F/2002/5611**
24, Marefield, Lower Earley, Reading.
Proposed two storey side extension to dwelling with single storey front and rear extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: (0118) 974 6442

Date: **14 January 2002**

My ref: F/2002/5611

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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 faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2002/5611**
24, Marefield, Lower Earley, Reading.
Proposed two storey side extension to dwelling with single storey front and rear extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

Received by Wokingham District Council

Application No: F/2002/5611

PROPOSAL:
Proposed two storey side extension to dwelling with single storey front and rear extensions.

LOCATION:
24, Marefield, Lower Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY *between* 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (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/2002/5611 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

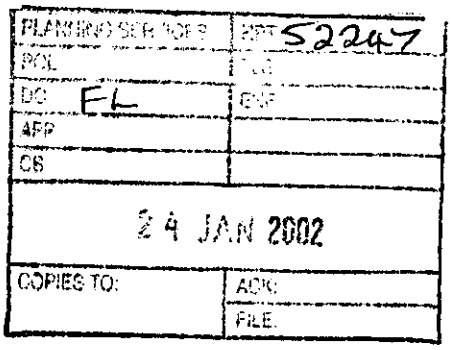
Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/02/2002. Written comments submitted will become available for public inspection.

***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.**

Head of Planning and Transportation

14 January 2002

PLANNING SERVICES	RPT 52247
PCL	
DC FL	ENF
APP	
CS	
24 JAN 2002	
COPIES TO:	ACK:
	FILE.



Wokingham District Council
PO BOX 157
Shute End
Wokingham
Berks

FAO Chief Planning Officer

Dear Sir /Madam

Re:24 Marefield Lower Earley Berks F/2002/5611

With reference to the above site please find enclosed 6 copies of the revised drawings showing the car parking arrangements as requested.

Should you have any queries please donot hesitate to contact us.

Yours faithfully

Mr & Mrs Heskins

Francis Leo

WORK SHEET FOR : ~~Heidi Lynch~~

Application Number : F/2002/5611

Applicant : Mr/Mrs W Heskins .

Location : 24, Marefield, Lower Earley, Reading.
Proposal : Proposed two storey side extension to dwelling with single storey front and rear extensions.

Site Notice Displayed ? :

YES	NO	DATE
✓		15/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : 15/2/02

Date Registered : 07/01/2002

Earliest Date for Decision : 07/02/2002

Latest Consultation Date/Site Notice Expiry Date : 07/02/2002

This application <u>will have expired on</u>: <u>04/03/2002.</u> 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 :

Earley Parish Council : no objection.
Highways : conditions to be imposed.

Planning Issues : I'd. Sett.

LBE1 LBE2.
WOS3 WBE1
ENI.

Application Number: F/2002/5611 **Officer : Francis Leo**
24 Marefield, Lower Earley, Reading

Development
Proposed two storey side extension to dwelling with a single storey front and rear extensions. The roof at the front would slope from the ridge down to the garage incorporating a dormer to the proposed new bedroom.

The site is a detached property located in the identified settlement of Lower Earley within the Loddon Area Plan and Workingham District Local Plan.

Impact upon neighbouring properties
No 26 adjoining property to the north has a garage with a high pitched roof, the flank wall of which faces application site. The single storey extension at the front has an extended open porch with a mono pitched roof over. The proposed window at entrance hall would face no 22. A condition would be imposed for obscured gazing to ensure there is no overlooking. In view of the above there would be no adverse impact upon the adjoining properties.

Impact upon the character of the area
Property nos 20-26 are similar in architectural style. No 22 however, has a dormer window over the garage similar to the proposal at no 24. In view of this it is felt the proposal would blend in and be pleasing in appearance. Hence there would no adverse impact upon the character of the area.

Parking: The proposal would create one extra bedroom making 3 bedrooms altogether requiring 2 car parking spaces. The applicant has submitted revised drawings, received 24th January 2002, showing two spaces in addition to the garage. The proposal would therefore comply with Councils parking standards. Highway Section has also requested that the parking area is surfaced with a hard bound material noted as a condition.

plus study which could be used as a bedroom

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/5611

Appraisal :

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

Application Number F/2002/5611
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			Parking area to be surfaced
			with a hard bound material.
			Reason: IHS
~~6~~	~~C045~~	~~R045~~	~~"ground floor entrance hall"~~
			~~"[illegible] side west facing~~

Informative for approvals

N16	No2 revised plans rec'd 24.1.02
LODDON AREA LOCAL PLAN POLICIES:	LBE1 LBE2
~~SOUTH-EAST AREA LOCAL PLAN POLICIES:~~	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3 WBE1
~~GREEN BELT LOCAL PLAN POLICIES:~~	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1
~~MINERALS LOCAL PLAN POLICIES:~~	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B. T. Watson
(Development Control Manager)

Date: 19/2/02

RECORD OF SITE VISIT

Franius Leo

SITE ADDRESS: 24 Marefield Lower Earley Reading.

APPLICATION NUMBER: F/2002/5611

OFFICER: ~~Heidi Lynch~~

DATE OF SITE VISIT: 15/2/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

2 Storey dwellings. with a garage to the side, almost similar in architectural treatment. Open plan

3. DESCRIPTION OF SITE/BUILDING

2 Storey detached dwelling with garage to the side. space of 900mm to either side of boundary. Parking are to the front with a shared drive. with space for additionally to the north. Open Plan.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 26 1.6m to the east and no 22 also 1.6m to the west. 1.8m high timber bet properties.

5. SITE CONSTRAINTS

TREES unable to gain entry, applicant not in.

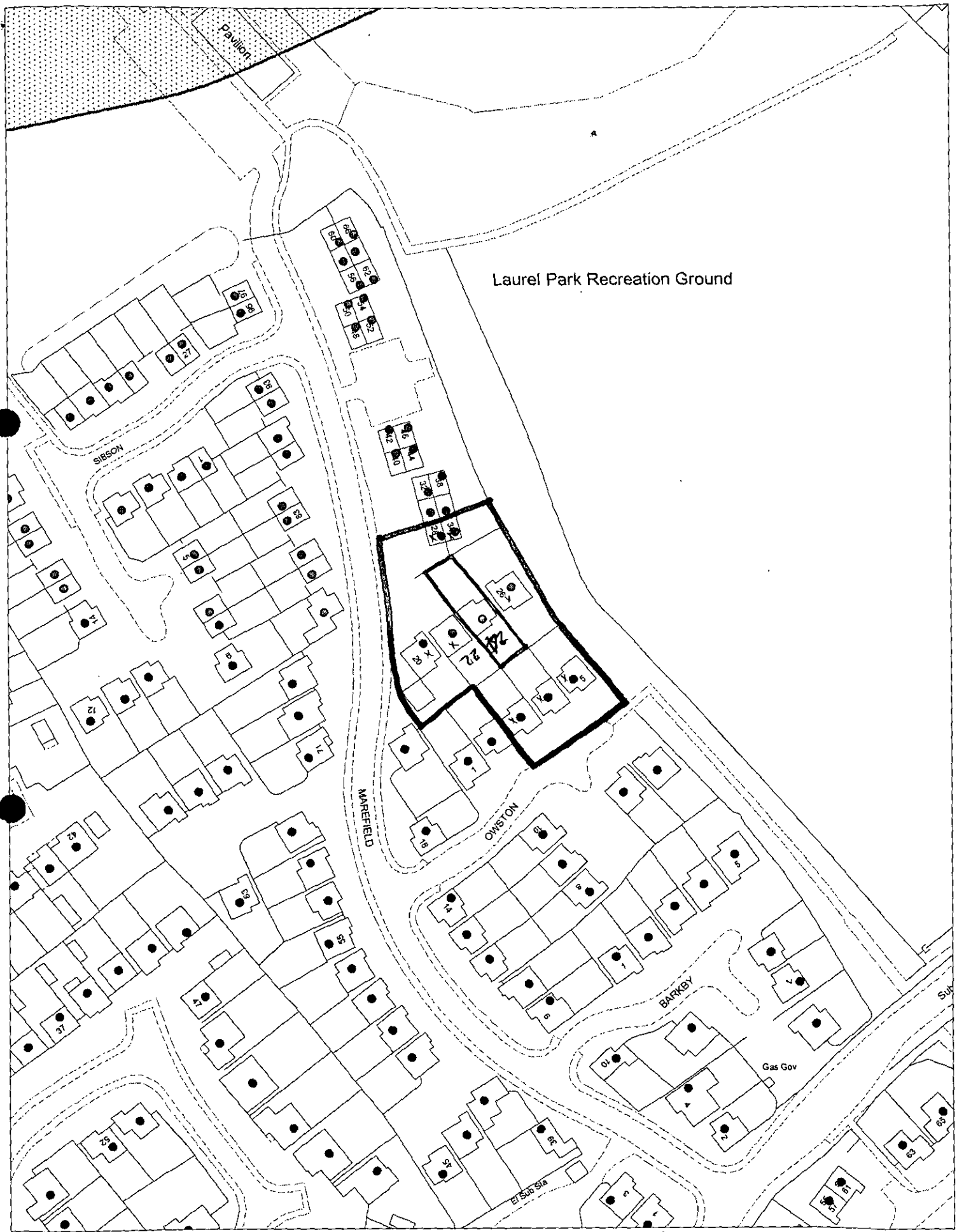
ACCESS/PARKING space at front

LEVELS —

BOUNDARY TREATMENT appears to have 1.8m high timber fence.

OTHERS

07.JAN.2002* 5611



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Development Control Section, Environmental Services, Wokingham District Council.
11 January 2002 Scale: 1 : 1250

N
W E
S

Application Number : F/2002/5611	Map No : 58
Case Officer : HL	Site Area : 0.03
Valid Date : 4/01/02	Received Date: 07/01/2002

Level : Delegated Application

Description : Proposed two storey side extension to dwelling with single storey front and rear extensions.

Location : 24, Marefield, Lower Earley, Reading.

Parish : EA Ward : RED

Applicant : Mr/Mrs W Heskins .

Fee Required: £95 Fee Received: £95 (i)

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	REQUIRES PARKING LAYOUT.	✓ 14/01	
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

No pre-apps

NEIGHBOURS

SW + see map

07 JAN 2002* 5611 5611

Wokingham District Council
PO BOX 157
Shute End
Wokingham
Berks

FAO Chief Planning Officer

Dear Sir /Madam

Re:24 Marefield Lower Earley Berks

With reference to the above site please find enclosed our planning application consisting of 6 copies of the existing and proposed drawings the completed application forms and a cheque in the sum of £95.00 all for your consideration.

Should you have any queries please donot hesitate to contact us.

Yours faithfully

Mr & Mrs Heskins

Environmental Services

For office use only.
Application number: 07 JAN 2002* 5611

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR & MRS W HESKINS 24 MAREFIELD LOWER EARLEY READING BERKS RG6 3DZ 01189 860751
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.	24 MAREFIELD LOWER EARLEY READING BERKS RG6 3DZ
	Give brief details of the proposal for example, two storey side extension About the application	SINGLE STOREY FRONT & REAR EXTENSION WITH BEDROOM & ENSUITE OVER GARAGE
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 BRICKWORK TO MATCH EXTG BROWN CONCRETE ROOF TILES 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 ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3 / 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 27 - 12 - 01

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

MASTER CARD FOR

ADDRESS MAREFIELD. PARISH EARLEY

PLOT No. AREA L - LOWER EARLEY. ORD. SHEET No SU7570

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1768/73	PYE	O/L. RES. DEV.	13.6.74	N/A R
01945 -	"	LOWER EARLEY PLAN	APP. ACC. TO	MINUTES
02235	BOWES	ROADS	24.11.77	N/A CIA
02295	"	"	15.12.77	N/A CIG
04546 -	PYE	O/L. RES. DEV	10.6.76	N/A R
19034	McLean Homes	advert sign - 3 flags	31.3.83	N/A Rd
19035	"	portakabin - Sales off	31.3.83	N/A TP. 30.1

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 24 MAREFIELD PARISH EARLEY

PLOT No. 104 AREA L LOWER EARLEY ORD. SHEET No. SU 7570 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18542	McLEAN HOMES	DET. HOUSE & GARAGE	10.2.83	N/A CIA
BC 20089	"	"	17.3.83	APP N/A
F/2002/5611	Mr. & Mrs. Heskins	2 St/S + S/St/F&R Exts.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074