(MD)

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Miss B Williams**
**C/O John R Freeth**
**Chartered Town Planner**
**C/O SSR. Bignell Park Barns**
**Chesterton**
**Bicester**
**Oxon OX26 1TD**

**Application Number: F/2001/3179**

**Parish:** **REMENHAM**

**Location:** **Yewgate, Remenham Hill, Remenham, Henley-on-Thames.**

**Proposal:** **Proposed demolition of existing conservatory garage and workshop. Proposed extensions and alterations to dwelling, construction of replacement garage, alterations to access and ancillary works.**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

**Condition**
3. Immediately following the implementation of this permission, 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 buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the

1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

**Condition**
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the garage block hereby permitted except for any which may be shown on the approved drawings.

**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) 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**
6. No part of any buildings 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**
7. The garage shall not be occupied until space has been provided within the site for vehicles to enter and leave in forward gear and this space shall be retained for this purpose in perpetuity.

**Condition**
8. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

**Condition**
9. The open elevations of the hereby approved pavilion, porch and walkway shall not be enclosed, in part or whole, at any time without permission in writing of the Local Planning Authority.

**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 character of the premises and to prevent overdevelopment of the site.

**Reason**
4. To safeguard the character of the premises by maintaining the appearance of the building as a domestic garage and avoiding its appearance as ancillary residential accommodation.

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

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

**Reason**
7. In the interests of highway safety and convenience.

**Reason**
8. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

**Reason**
9. To safeguard the open and rural character of the Green Belt in which the property is situated.

**Informative**
1. The property shall be used as a single dwellinghouse only and it shall not be used for multiple occupation.

**Informative**
2. The applicant is asked to investigate the possibility of retaining or re-using the existing conservatory before any demolition takes place.

**Informative**
3. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies LD3, C3, C4, C8 and EN5.
Green Belt Local Plan Policy 9.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WGB1, WGB3, WLL2, WHE6, WHE7, WHE8 and WBE12.

John Mitchell
Development Control Manager
Date: 23/05/2001

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.**