APPLICATION NO:
F/2001/5567

LOCATION:
Thamesfield Cottage Wargrave Road, Remenham Henley-On-Thames.

APPLICANT:
Mr & Mrs J Hobbs C/O Halson Mackley Partnership

PROPOSAL:
Proposed two storey and first floor extension to dwelling.

EARLIEST DATE FOR DECISION: **01/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
18/02/2002

Listing Exp 5/2/2

CASE OFFICER: **Louise Smith**

APPROVED

677

00

RAILEX
Marbleboard

EASIFILE EP7

(LS)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J Hobbs
C/O Halson Mackley Partnership
4 Alexandra Road
Reading
Berkshire
RG1 5PD

Application Number: F/2001/5567

Parish: **REMENHAM**

Location: **Thamesfield Cottage, Wargrave Road, Remenham, Henley-on-Thames.**

Proposal: **Proposed two storey and first floor 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.

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.

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 Policies LD3, C4 and C8.
Deposit Draft Wokingham District Local Plan Policies WGB1, WGB3, WLL2, WLL3, WBE1 and WOS3.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 07/02/2002

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.

fraheed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5567	Louise Smith
BUILDING CONTROL NUMBER.	AP 2002/2861	Louise Smith
~~APPLICANT~~/AGENT	Halson Mackley Partnership	
ADDRESS OF SITE	Thamesfield Cottage, Wargrave Road REMENHAM	
DESCRIPTION OF PROPOSED WORK	2 storey + first floor ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1696 A3.1B	1696 A3.1B
ELEVATIONS	A3 6A	A3 6
FLOOR PLANS	A3 5A	A3 5

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	15/3/02	

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	

Applicationo	Name & Address
F/2001/5567	Richard Fletcher Rivertrees Wargrave Road HENLEY ON THAMES RG9 3JD
Application Approved	Letters sent 11.02.02.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Louise Smith

Application Number : F/2001/5567

Applicant : Mr & Mrs J Hobbs C/O Halson Mackley Partnership.

Location : Thamesfield Cottage, Wargrave Road, Remenham, Henley-On-Thames.
Proposal : Proposed two storey and first floor extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		12/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : 17/1/2

Date Registered : 24/12/2001

Earliest Date for Decision : 01/02/2002

Latest Consultation Date/Site Notice Expiry Date : 01/02/2002

This application will have expired on: 18/02/2002. 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 :
Environmental Design - No objections
Highways - conditional approval

Planning Issues :
Green Belt
Area of Special Landscape Importance

Application Number: F/2001/5567 - Thamesgrave Cottage
Appraisal

Development
The site is a small, two storey Edwardian Villa, situated within the greenbelt and an area designated by the Local Plan as an 'Area of Special Landscape Importance'. It is one of a small group of scattered dwellings which straddle the Wargrave Road on its Western side.

A single storey rear extension which pre-dates planning history is evident. Further to this, a recent application (F/2001/3525) for a first floor extension above the majority of this earlier extension was refused on grounds of its form, scale and massing.
This application here proposes a two storey and first floor rear extension to the dwelling. It would incorporate a pitched roof with hipped ends (4.9m to the eaves and 6m to the ridge) mimicking the style of the original dwelling. The original floorspace of the dwelling is 121.36m^2 and the proposed extension amounts to 33.3m^2, representing an increase of 27%.

1) Impact upon Neighbouring Properties
Thamesgrave cottage is enveloped by the adjacent boatyard, which is owned by the inhabitant. However, no real adverse impacts will be seen upon this neighbour in terms of overshadowing, overlooking or overbearing. There are no habitable dwellings within close proximity and therefore residential amenity is not an issue.

2) Impact upon the Character of the Area
The property sits well screened from the roadside when compared to other sporadic dwellings along Wargrave Road on the approach to Henley. Although only set 7m back from the roadside, its front boundary comprises a 2m close boarded fence and deciduos trees, indeed the road itself is aligned by stretches of wooded areas. It is however, visible through the wide entrance to the boatyard and this white Edwardian dwelling stands as a prominent feature. The proposed extension is considered in keeping with the original design which supports and irregular North West facing elevation. The style of the extension would compliment the dwelling and also reduce the impact of the existing rear extension which is incongruous with the original dwelling. Furthermore, its positioning and design would not exert a great degree of massing to the property itself. Thus the character of open space associated with the greenbelt would not be forfeited by this proposal.

3) Highways and Parking
Although the 2 existing parking spaces are outside of the dwelling's curtilage, they are positioned within the boatyard which is owned by the inhabitants. As the proposed extension does not increase the requirement for an additional

parking space, nothing is changing and therefore it does not warrant specific attention here. Highways have no objections to the proposal.

Approved ✓ ~~**Refused**~~

Application Number F/2001/5567
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

Refer to Harold + Basia

Flood Zone, Green Belt, D+C
Area Special 1'sc importance
Groundwater Protection zone

RECORD OF SITE VISIT

SITE ADDRESS: Thamesfield Cottage Wargrave Road Remenham Henley-On-Thames.

APPLICATION NUMBER: F/2001/5567

OFFICER: Louise Smith

DATE OF SITE VISIT: 17/1/2

1 SITE/STATUTORY NOTICE DISPLAYED ? Y gate

2. DESCRIPTION OF SURROUNDINGS Wooded road / deciduous open land to right opposite house
Rear boundary + other side 1 (SEE MAP SKETCHES)
front boundary 2m ab fence + trees to left (deciduous) - degree of screening as approach from Wargrave.
front ~~[illegible]~~ - tall conifers to right side entrance of Boat Yard

Visible from front on and to the right from about 50m thereafter disappears beyond trees

3. DESCRIPTION OF SITE/BUILDING Edwardian / Georgean - white.
Close to roadside
1st floor extension - different brickwork House - 2 storey detached but roofing matches.

4. RELATIONSHIP TO ADJOINING PROPERTIES
ok dist. Boat yard complex to rear. Camping + leisure showrooms

5. SITE CONSTRAINTS

TREES - Not applicable

ACCESS/PARKING - 2

LEVELS - Same

BOUNDARY TREATMENT - as above + see diagram on OS MAP.

OTHERS

0688

PLANNING SERVICES	HPT
POL	TLS
DC LB	ENF
APP	
CS	
24 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:

Tel: 01491 410137

Fax: 01491 410139

Rivertrees

Wargrave Road

Henley on Thames

Oxon RG9 3JD

23rd January 2002

Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End, Wokingham
Berks RG40 1WR

Dear Sirs,

Planning Application No: F/2001/5567
Thamesfield Cottage, Wargrave Road

Thank you for sending me details of the above; we live next door.

I am writing to express our support for the application, which the owners, Mr and Mrs J Hobbs, have discussed with us. We see no reason to object to their proposals, and we hope that permission will be granted shortly.

Yours faithfully,

Richard Fletcher

TO: **DEVELOPMENT CONTROL**
Louise Smith

FROM: Environmental Design

DATE: 22 January 2002

Location:	Thamesfield Cottage, Wargarve Road, Remenham
Proposal:	Proposed two storey and first floor extension to dwelling.
Application Number:	F/2001/5567

In response to your consultation dated 8 January 2002 for the above application, the landscape comments are as follows:

The site is located within the Green Belt and ASLI designation. The proposed extension will not have a significant visual impact on the character of the surrounding landscape and therefore I have no objections to the proposals.

Catherine Brimble

Catherine Brimble
Landscape Architect

24.DEC.2001* 5567

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	Mr & Mrs J Hobbs
	ADDRESS	Thamesfield Cottage Wargrave Road
		Remenham Henley on Thames
	POST CODE	RG9 3JD PHONE
2. If the applicant has an agent all correspondence will be sent to the agent	AGENT'S NAME	Halson Mackley Partnership
	ADDRESS	4 Alexandra Road
		Reading Berkshire
	POST CODE	RG1 5PD PHONE 0118 926 9555
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE	SITE LOCATION	Thamesfield Cottage Wargrave Road Remenham Henley on Thames RG9 3JD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		First floor bedroom and bathroom extension
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.03
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	see application letter

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐		ALTERATION or EXTENSION	☒

9. WHAT TYPE OF APPLICATION IS THIS') Tick one box only

OUTLINE PERMISSION	☐	See question 10	
FULL PERMISSION	☑		
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10	
TEMPORARY PERMISSION	☐	State period required	
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed	

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

Residential

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO

If yes, please show their positions, spread and species on the plans and which if any, are to be felled

14. STATE EXTERNAL MATERIALS TO BE USED

all materials similar to existing

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

not applicable

16. HOW WILL SURFACE WATER BE DISPOSED OF?

to existing system

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

existing pedestrian and vehicular access to remain unaltered

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

no

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO

If YES complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO

If YES, **please ask for and complete Part 3 of the form**

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why

nil : revised application within twelve months of Refusal F/2001/3525

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED ON BEHALF OF **Mr & Mrs J Hobbs** DATE **21.12.01**

Keith Halson ; Halson Mackley Partnership

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

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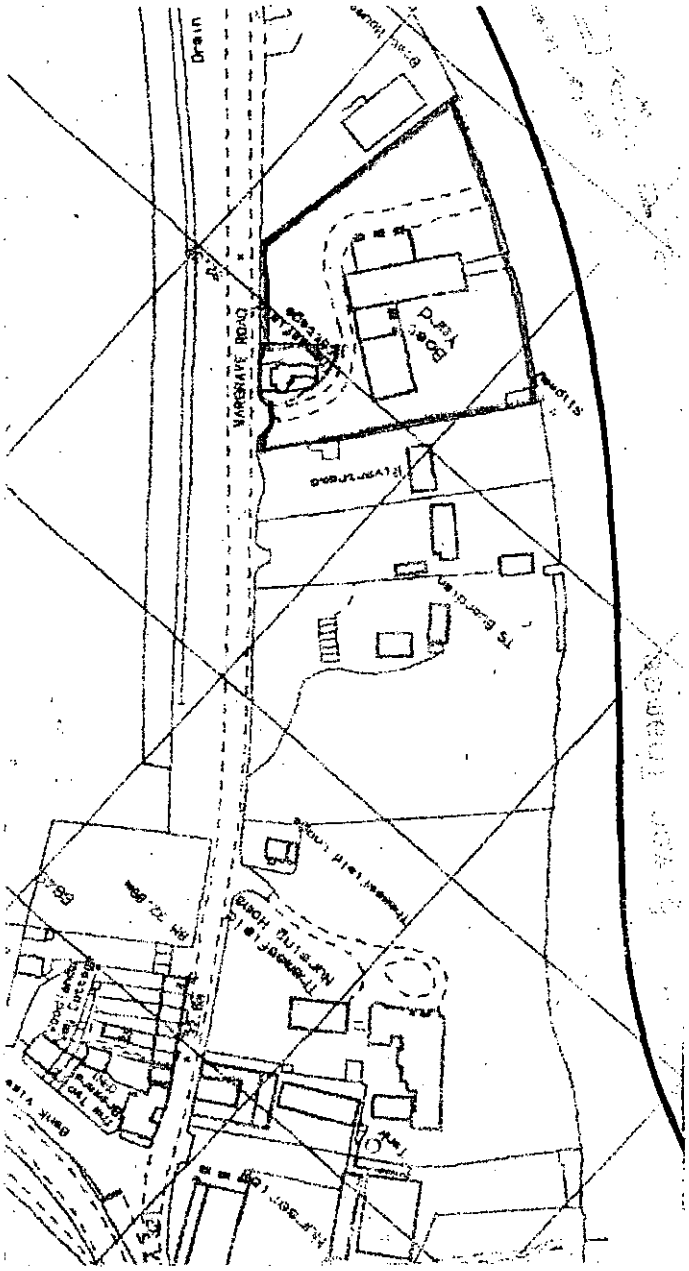
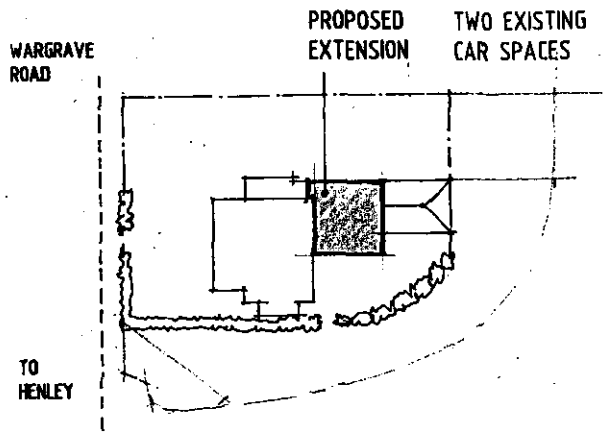
LICENCE NUMBER AR 100066278



LOCATION PLAN 1 : 2500



SITE PLAN 1 : 500

REV. A. 07.11.01. REVISED TO ACCORD WITH DRWGS. A3 : 5 & A3 : 6

HALSON MACKLEY PARTNERSHIP

Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

Client:
MR & MRS J HOBBS

Project:
BEDROOM / BATHROOM EXTENSION
THAMESFIELD COTTAGE
WARGRAVE ROAD HENLEY ON THAMES

Drawing:
LOCATION: SITE PLANS : plans as existing

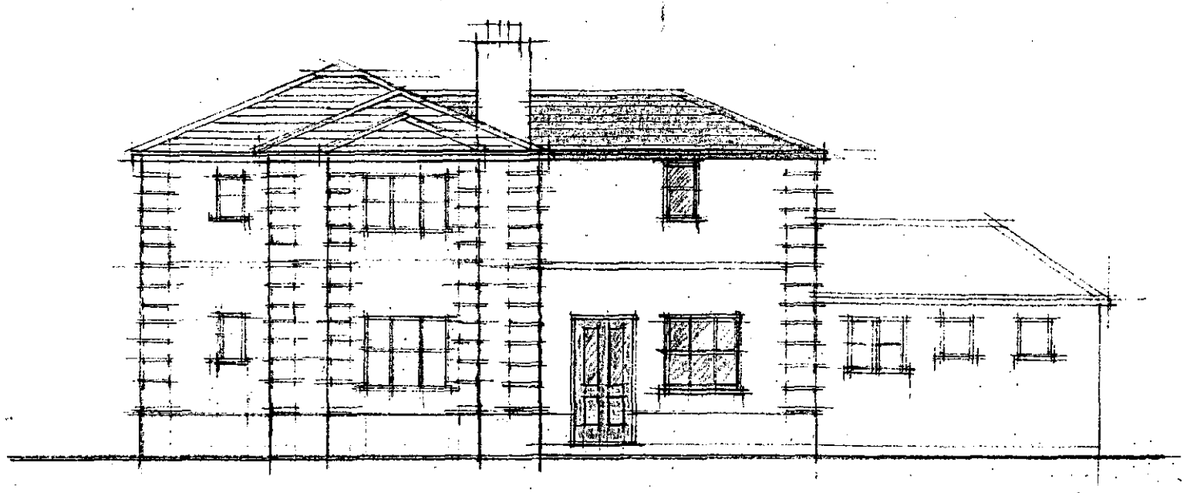
Scale: as shown

Date: MARCH 2001

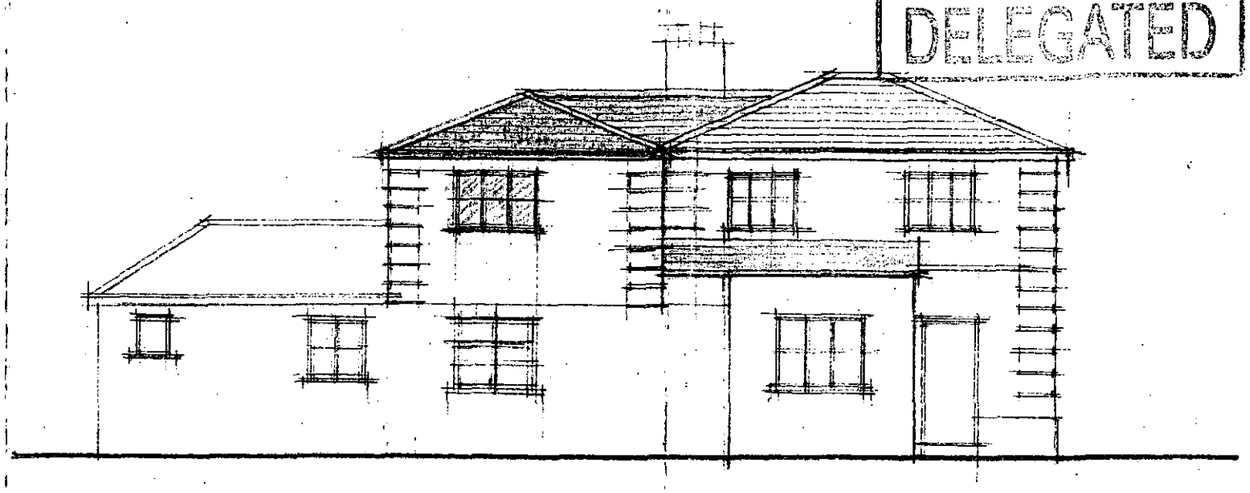
Dwg.no: 01 : 1696 : A3 : 1

Rev: A

24.DEC.2001 5567
PART 1 REGISTER
DELEGATED



NORTH WEST



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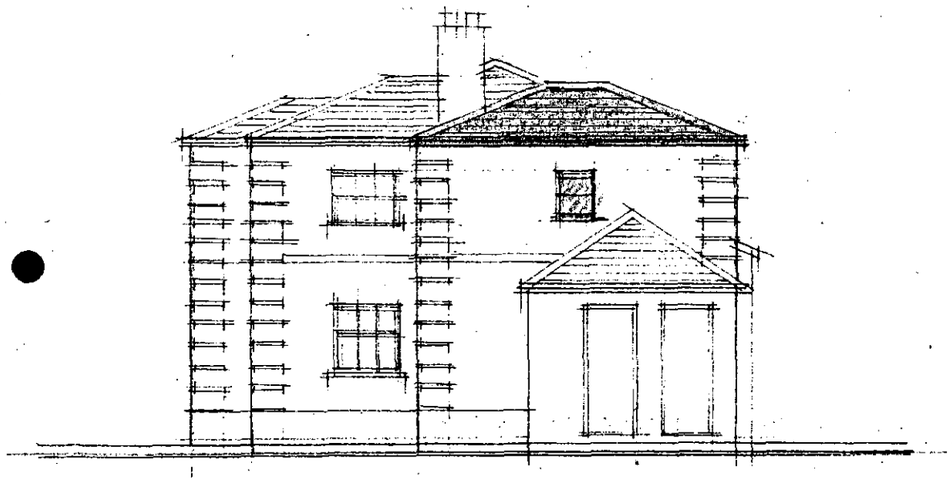
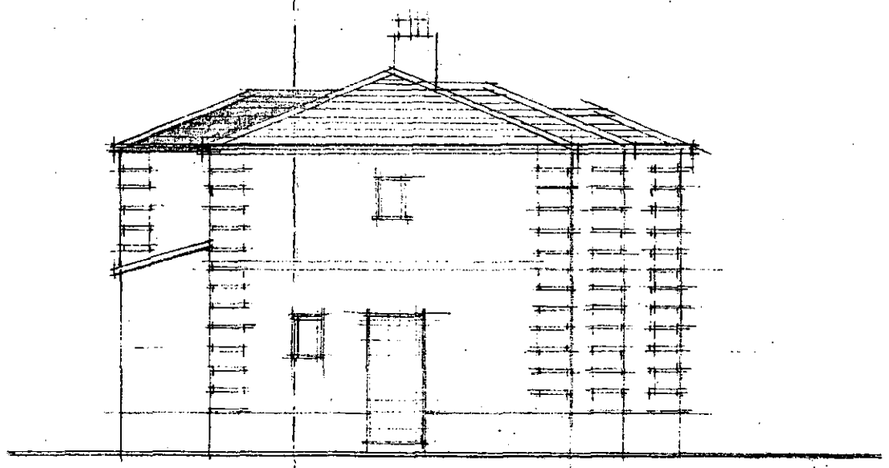


SOUTH WEST



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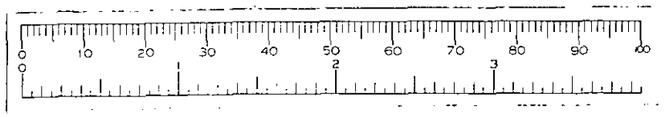


All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

HALSON MACKLEY PARTNERSHIP
Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 928 9555
Fax: 0118 928 9556

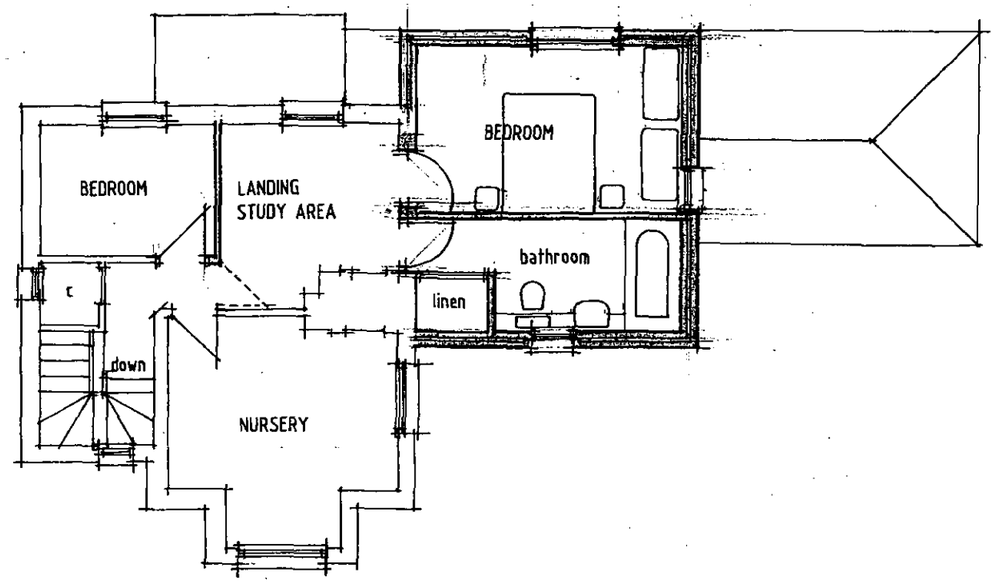
Client:
MR & MRS J HOBBS

Project:
PROPOSED EXTENSION
THAMESFIELD COTTAGE
WARGRAVE ROAD HENLEY ON THAMES

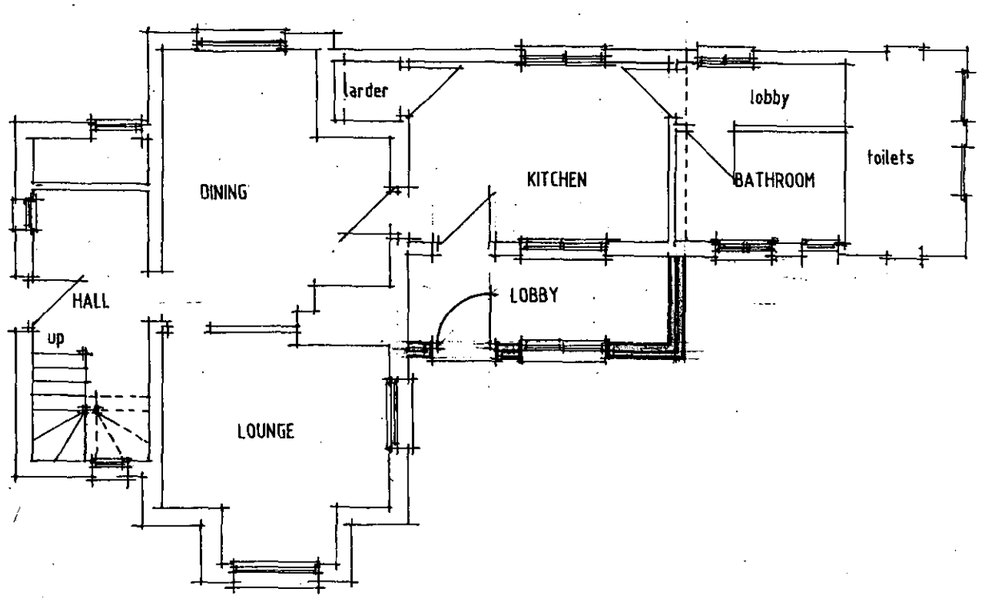
Drawing:
REVISED ELEVATIONS

Scale: 1:100
Date: NOVEMBER 2001

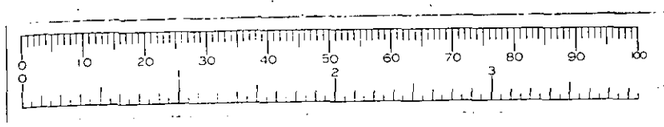
Dwg.no: 01 : 1696 : A3 : 6
Rev:



FIRST FLOOR PLAN



GROUND FLOOR PLAN



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24.DEC.2001* 5567
PART 1 REGISTER
DELEGATED

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MR & MRS J HOBBS

Project:
PROPOSED EXTENSION
THAMESFIELD COTTAGE
WARGRAVE ROAD HENLEY ON THAMES

Drawing:
REVISED FLOOR PLANS

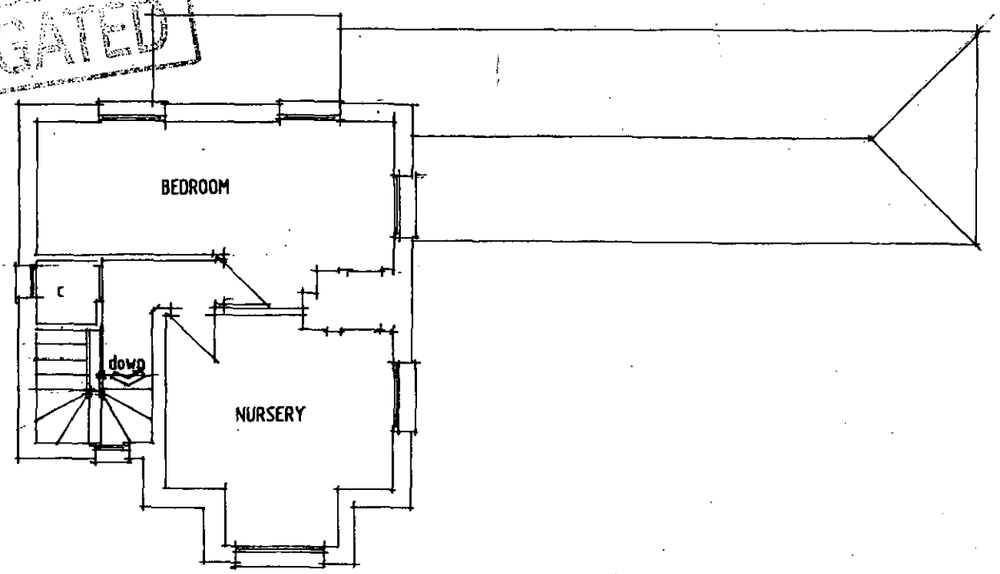
Scale: 1:100
Date: NOVEMBER 2001

Dwg.no: 01 : 1696 : A3 : 5
Rev:

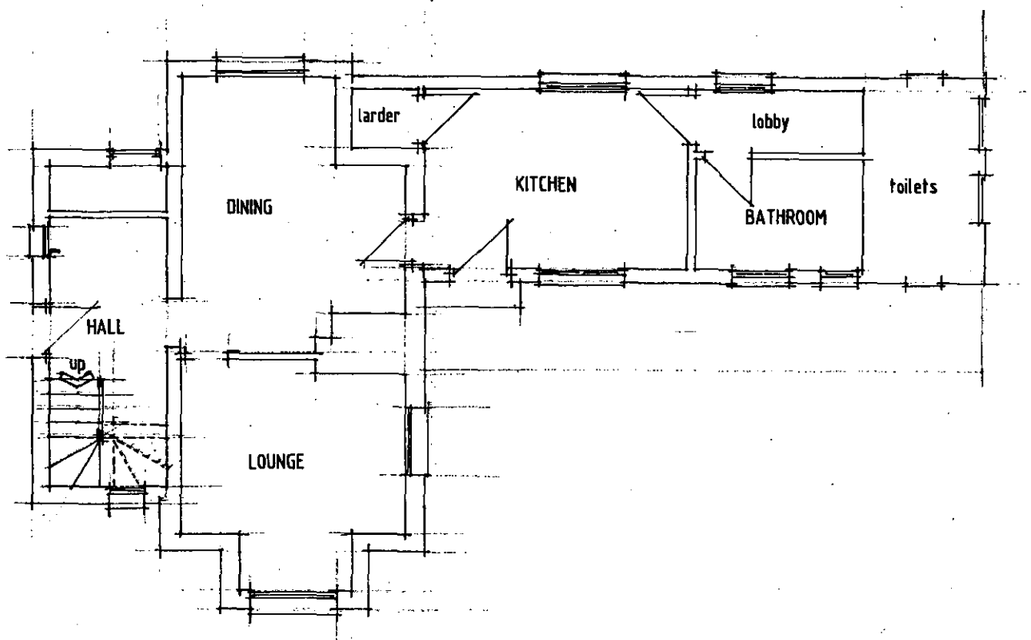
24.DEC.2001* 5567

PART 1 REGISTER

DELEGATED

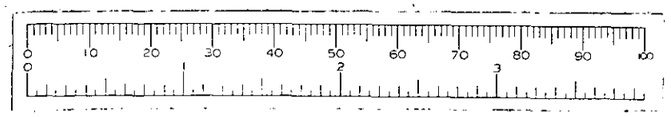


FIRST FLOOR PLAN



GROUND FLOOR PLAN

PLANS AS EXISTING 1 : 100



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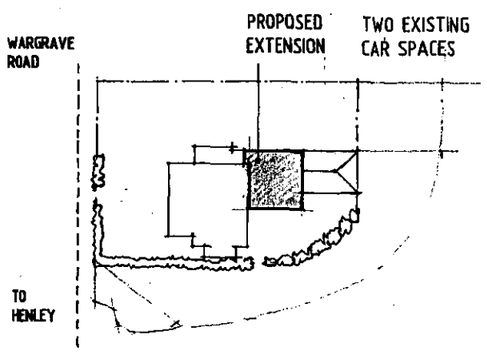
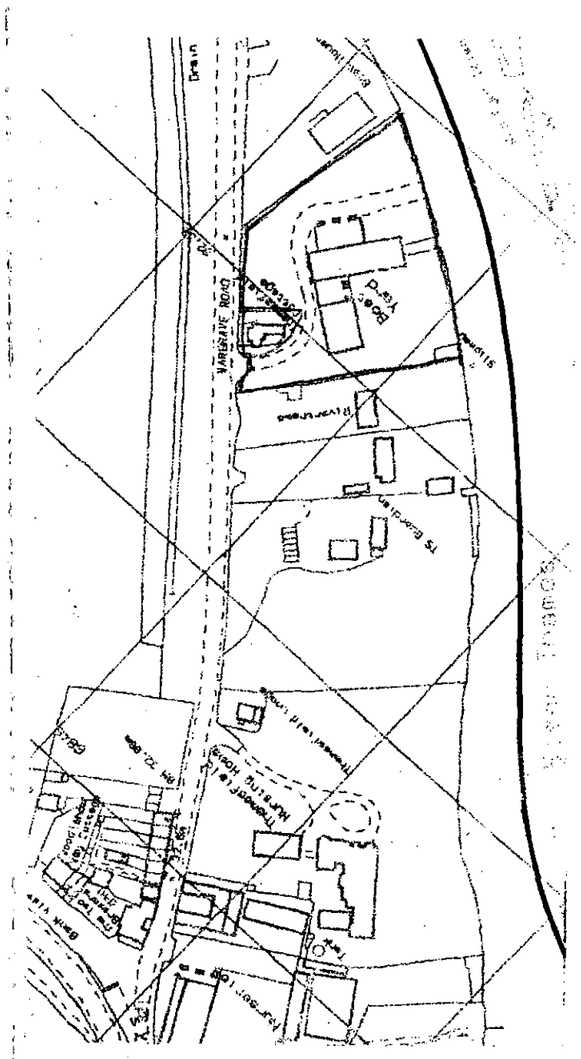
LICENCE NUMBER AR 100006278



SITE PLAN 1 : 500



LOCATION PLAN 1 : 2500

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Client:
MR & MRS J HOBBS

Project:
BEDROOM / BATHROOM EXTENSION
THAMESFIELD COTTAGE
WARGRAVE ROAD HENLEY ON THAMES

Drawing:
LOCATION: SITE PLANS : plans as existing

Scale: as shown

Date: MARCH 2001

Dwg.no: 01 : 1696 : A3 : 1

Rev: A

Date: 17 January 2002

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/5567

Location: Thamesfield Cottage, Wargrave Road, Remenham, Henley-On-Thames.

Proposal: Proposed two storey and first floor extension to dwelling.

Applicant: Mr & Mrs J Hobbs C/O Halson Mackley Partnership.

Case Officer: Louise Smith

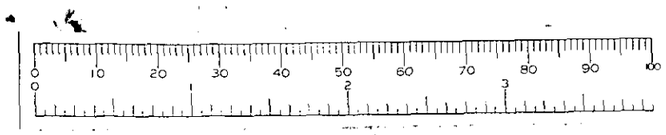
The new plans show the following: Car parking spaces layout. Drawing no 01:1696:A3:1B.

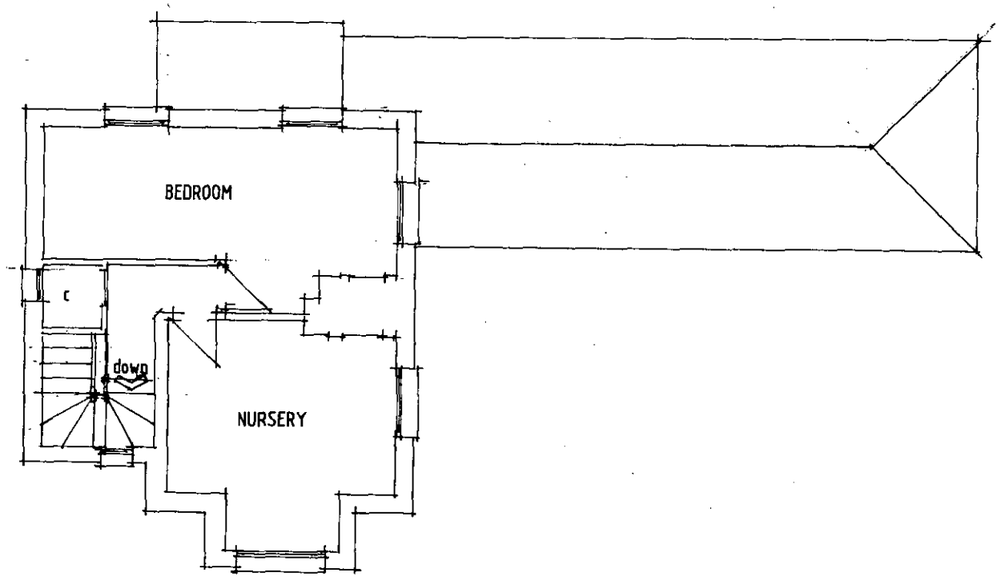
Comments are required by 27/01/2002.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

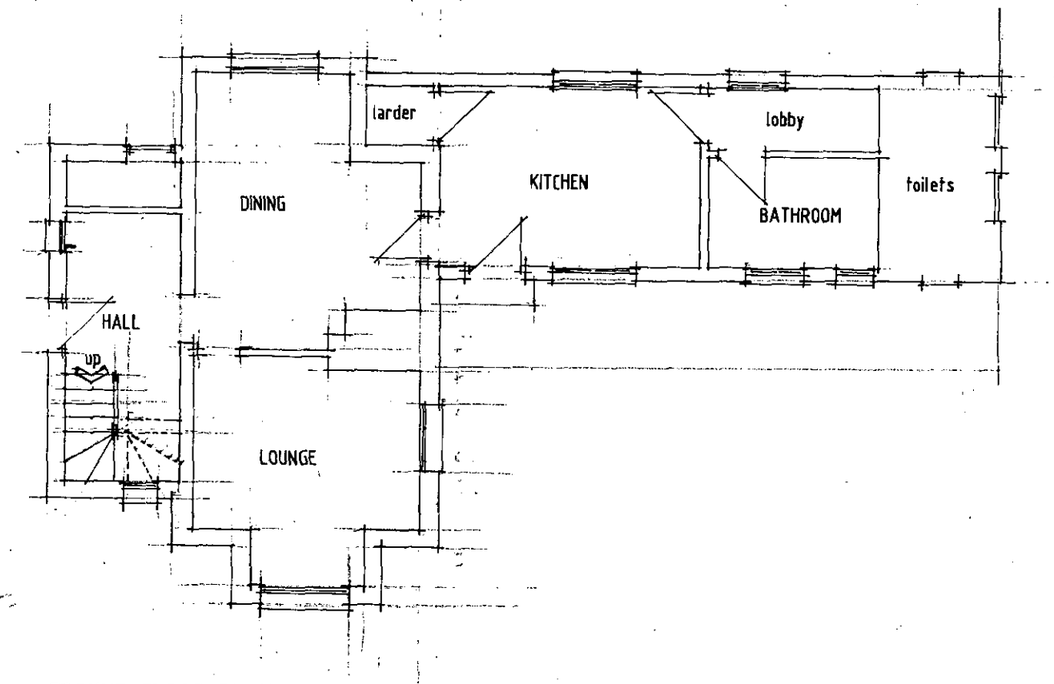
As previous.

ADAM. 18/01/02





FIRST FLOOR PLAN



GROUND FLOOR PLAN

PLANS AS EXISTING 1 : 100

5567

ADDITIONAL [illegible]N

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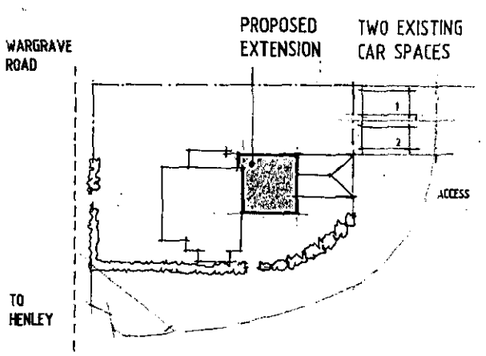
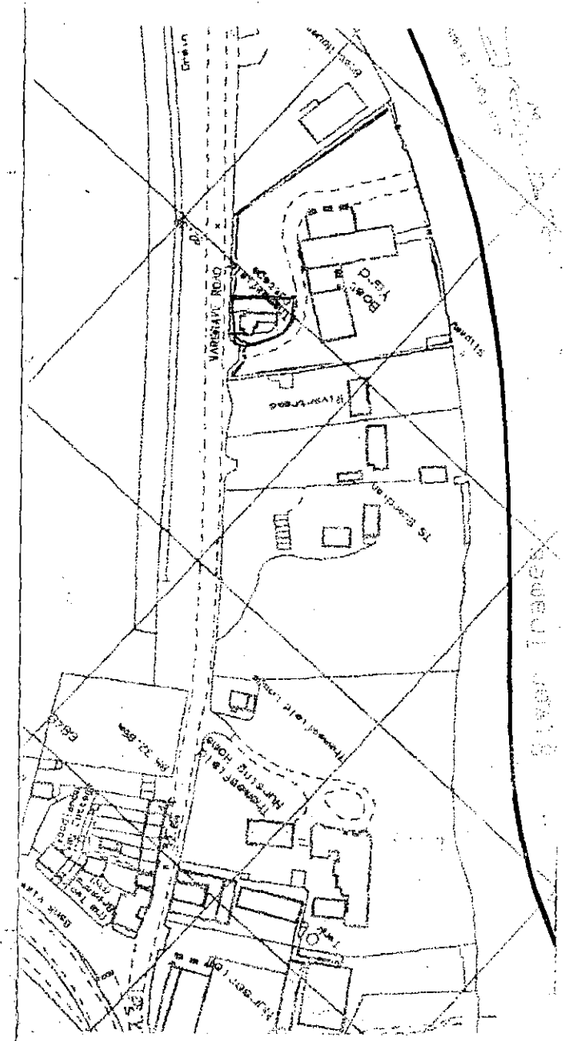


SITE PLAN 1 : 500



LOCATION PLAN 1 : 2500

REV. B. 11.01.02. PARKING LAYOUT CLARIFIED

REV. A. 07.11.01. REVISED TO ACCORD WITH DRWGS. A3 : 5 & A3 : 6

HALSON MACKLEY PARTNERSHIP
Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

Client: MR & MRS J HOBBS

Project: BEDROOM / BATHROOM EXTENSION
THAMESFIELD COTTAGE
WARGRAVE ROAD HENLEY ON THAMES

Drawing: LOCATION: SITE PLANS : plans as existing

Scale: as shown

Date: MARCH 2001

Dwg.no: 01 : 1696 : A3 : 1

Rev: B

PLANNING SERVICES
POL
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NPT
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ENF
12 JAN 2002
COPIES TO
FILE:

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 08 January 2002

Application Number: F/2001/5567

Proposal: Proposed two storey and first floor extension to dwelling.

Parish: REMENHAM PARISH

Site Address:
Thamesfield Cottage, Wargrave Road, Remenham, Henley-On-Thames.

Applicant:
Mr & Mrs J Hobbs C/O Halson Mackley Partnership.

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).

C122, R122.

Signed: _____ **Print name:** AC 10/01/02

24.DEC.2001* 5567

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	Mr & Mrs J Hobbs
	ADDRESS	Thamesfield Cottage Wargrave Road
		Remenham Henley on Thames
	POST CODE	RG9 3JD PHONE
2. If the applicant has an agent all correspondence will be sent to the agent	AGENT'S NAME	Halson Mackley Partnership
	ADDRESS	4 Alexandra Road
		Reading Berkshire
	POST CODE	RG1 5PD PHONE 0118 926 9555
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE	SITE LOCATION	Thamesfield Cottage Wargrave Road Remenham Henley on Thames RG9 3JD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		First floor bedroom and bathroom extension
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.03
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	see application letter

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐		ALTERATION or EXTENSION	☒

9. WHAT TYPE OF APPLICATION IS THIS?
Tick one box only

OUTLINE PERMISSION	☐	See question 10	
FULL PERMISSION	☑		
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10	
TEMPORARY PERMISSION	☐	State period required	
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed	

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.
Residential

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO
If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO
If yes, please show their positions, spread and species on the plans and which if any, are to be felled

14. STATE EXTERNAL MATERIALS TO BE USED.
all materials similar to existing

15. HOW WILL THE SITE BE ENCLOSED?
Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.
not applicable

16. HOW WILL SURFACE WATER BE DISPOSED OF?
to existing system

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?
To existing system YES/NO
If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access
existing pedestrian and vehicular access to remain unaltered

19. HAS PROVISION BEEN MADE FOR THE DISABLED?
See notes for applicants
no

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ * *	/ / *
BUNGALOW	/ * *	/ / * *	/ / *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ * *	/ / * *	/ / *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO
If YES complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO
If YES, **please ask for and complete Part 3 of the form**

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why
nil : revised application within twelve months of Refusal F/2001/3525

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED ON BEHALF OF **Mr & Mrs J Hobbs** DATE **21.12.01**

Keith Halson ; Halson Mackley Partnership

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

ADDRESS THAMESFIELD COTTAGE. WARGRAVE ROAD. PARISH REMENHAM.

PLOT No. ORD. SHEET No. SU. 7682. (8)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
C/80/55	Mr Munchin	Stationing 1 Caravan	18 1 56	31 3 TP 57
03427	HOBBS & SONS LTD	COVERED BOAT STORAGE BUILDING	30 10 75	N/D C/R
F/2001/3525	Mr. & Mrs. Hobbs	1st/fl/R Roof.	23.4.01	REF

DATE OF COMPLETION

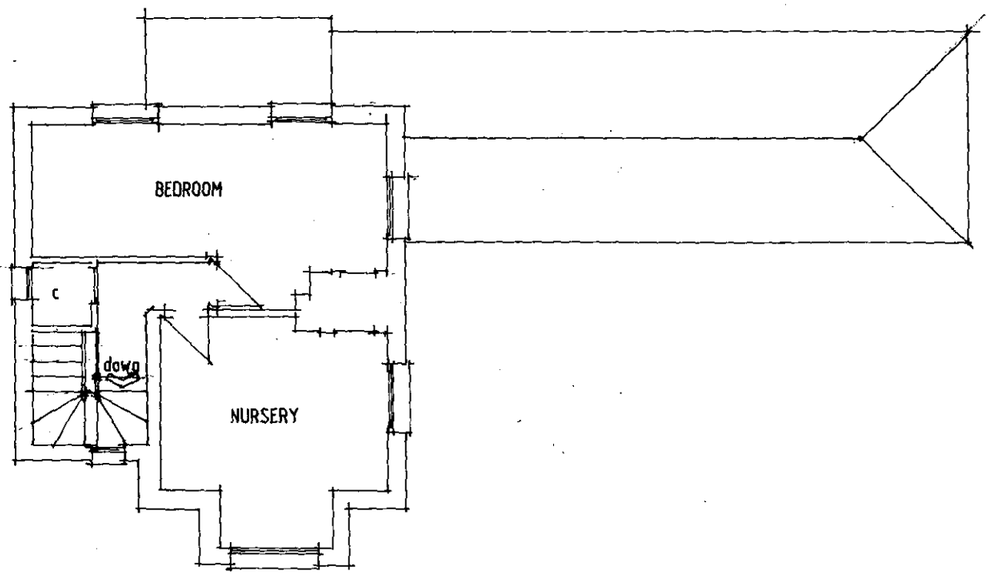
MINISTRY DECISION

SPECIAL ORDERS

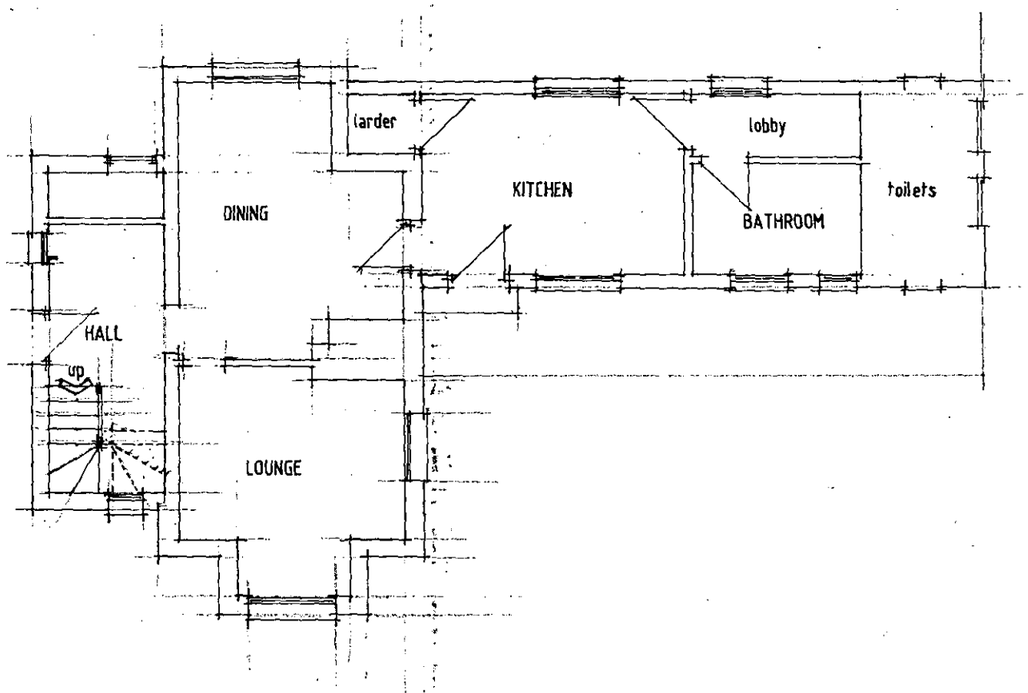
DRAINAGE

091074

24.DEC.2001* 5567



FIRST FLOOR PLAN



GROUND FLOOR PLAN

PLANS AS EXISTING 1 : 100

0 10 20 30 40 50 60 70 80 90 100
0 2 3

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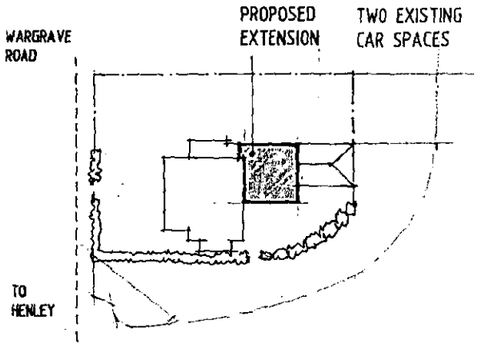
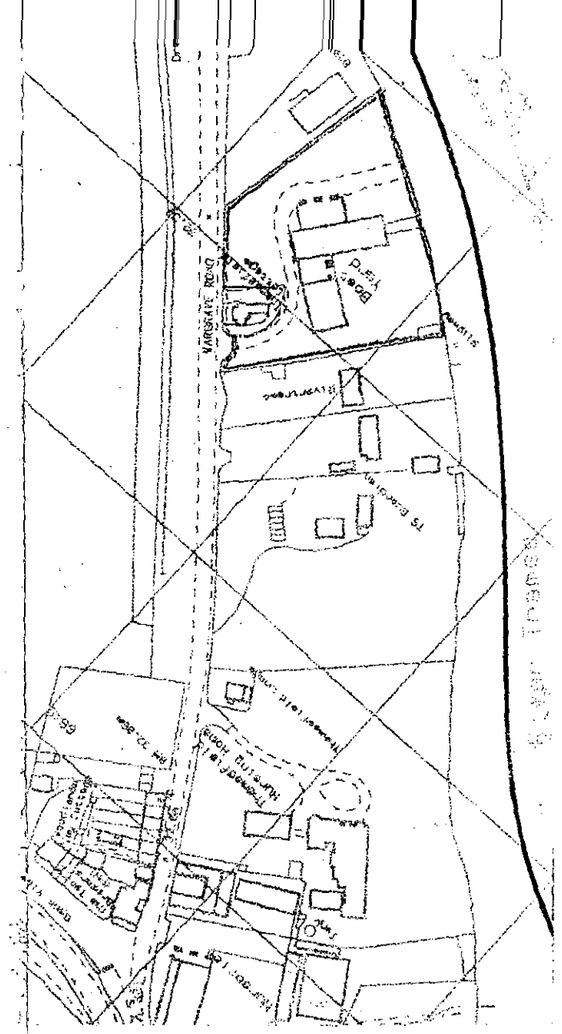


SITE PLAN 1 : 500



LOCATION PLAN 1 : 2500

REV. A. 07.11.01. REVISED TO ACCORD WITH DRWGS. A3 : 5 & A3 : 6

HALSON MACKLEY PARTNERSHIP
Chartered Architect
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Fax: 0118 926 9556

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MR & MRS J HOBBS

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BEDROOM / BATHROOM EXTENSION
THAMESFIELD COTTAGE
WARGRAVE ROAD HENLEY ON THAMES

Drawing:
LOCATION: SITE PLANS : plans as existing

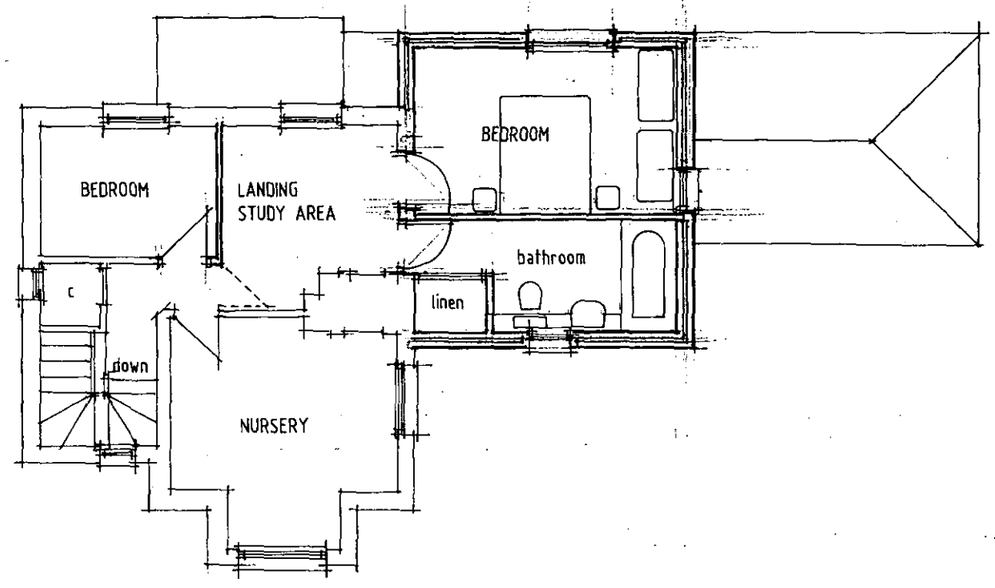
Scale: as shown

Date: MARCH 2001

Dwg.no: 01 : 1696 : A3 : 1

Rev: A

24.DEC.2001 • 5567



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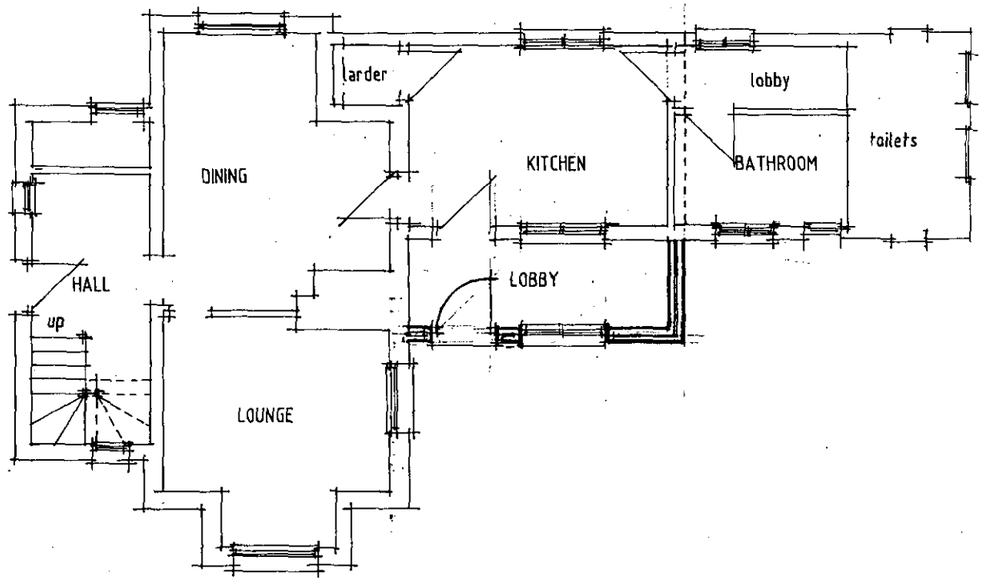
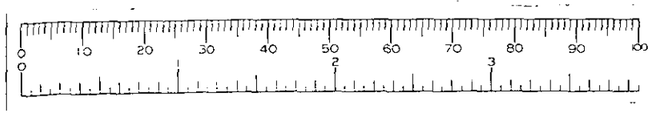


GROUND FLOOR PLAN



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Client:
MR & MRS J HOBBS

Project:
PROPOSED EXTENSION
THAMESFIELD COTTAGE
WARGRAVE ROAD HENLEY ON THAMES

Drawing:
REVISED FLOOR PLANS

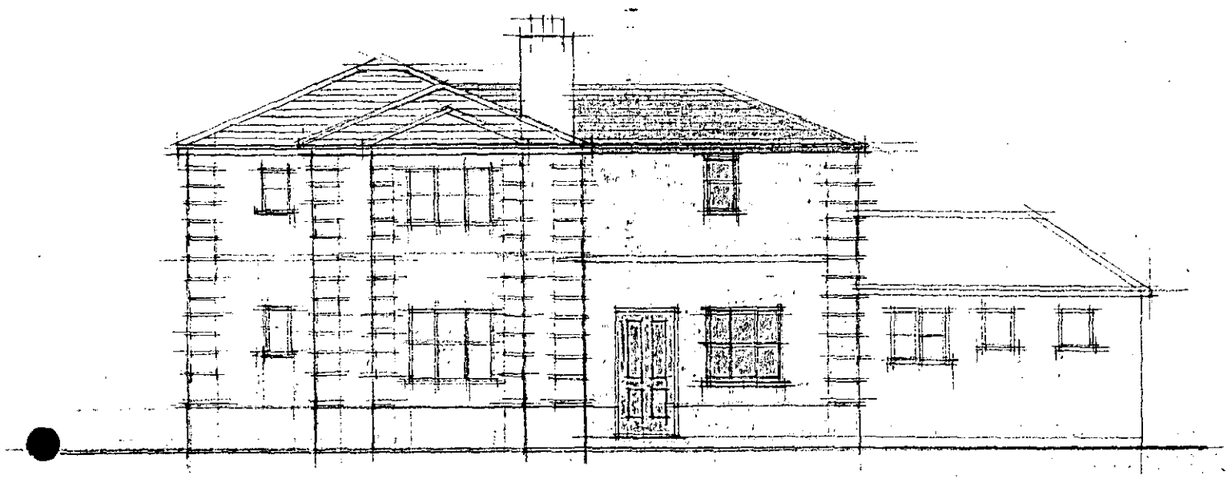
Scale: 1:100

Date: NOVEMBER 2001

Dwg.no: 01 : 1696 : A3 : 5

Rev:

24.DEC.2001 5567



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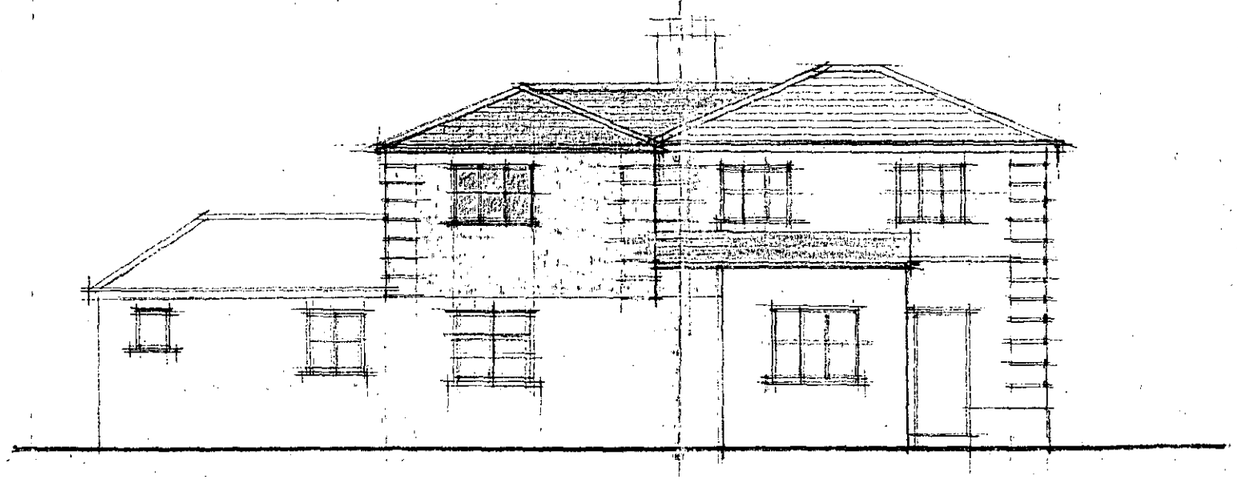

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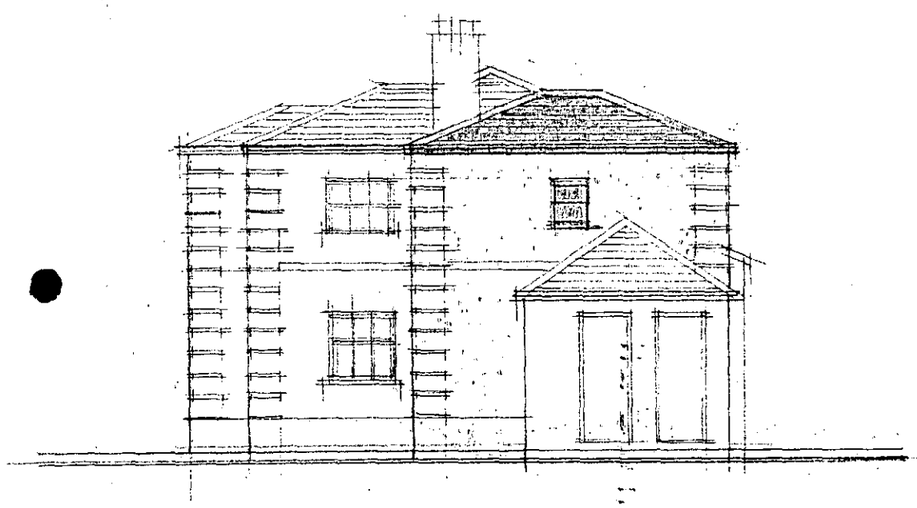

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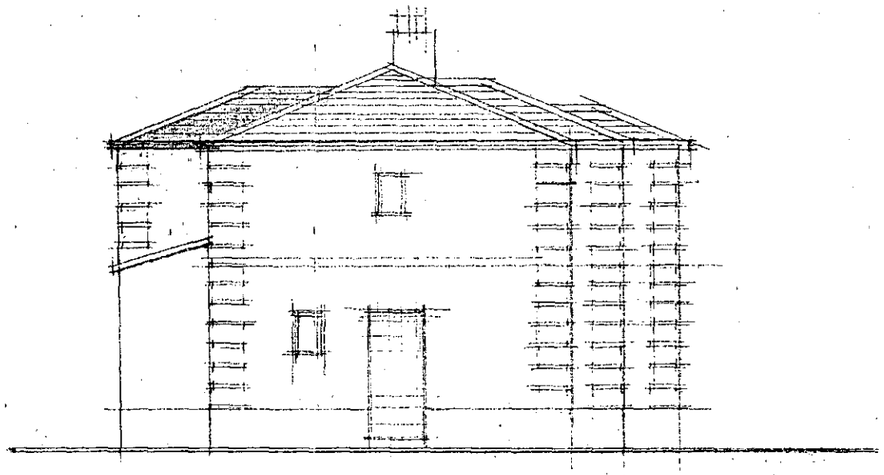

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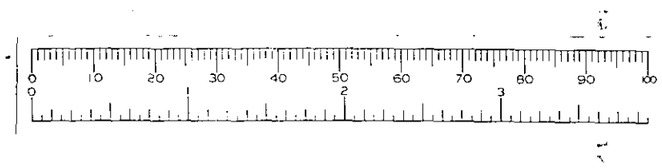

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Client:
MR & MRS J HOBBS

Project:
PROPOSED EXTENSION
THAMESFIELD COTTAGE
WARGRAVE ROAD HENLEY ON THAMES

Drawing:
REVISED ELEVATIONS

Scale: 1:100

Date: NOVEMBER 2001

Dwg.no: 01 : 1696 : A3 : 6

Rev:

preapp re-allocate reply Nicky Andrew

Your ref: F/2001/3525
Our ref: KH/SAW/1696

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NL	
08 NOV 2001	
	ACK:
	FILE:

HALSON MACKLEY PARTNERSHIP

Chartered Architect

4 Alexandra Road
Reading RG1 5PD

Tel: 0118 926 9555
Fax: 0118 926 9556

M.L. Thorp, Esq.
Principal Development Control Officer
Wokingham District Council
Shute End
Wokingham
RG40 1BN

7 November 2001

Dear Mr Thorp

Re: Proposed extension
At: Thamesfield Cottage, Wargrave Road, Henley on Thames
For: Mr & Mrs J. Hobbs

Further to our meeting on the 18 October 2001, we enclose a copy of each of the following draft drawings:-

01:1696:	A3:1 Rev.A	Location : Site Plans : plans as existing
	A3:5	Revised Floor Plans
	A3:6	Revised Elevations

The proposal shown is as discussed at our meeting and we should be pleased to receive your any comments prior to submitting a formal revised planning application.

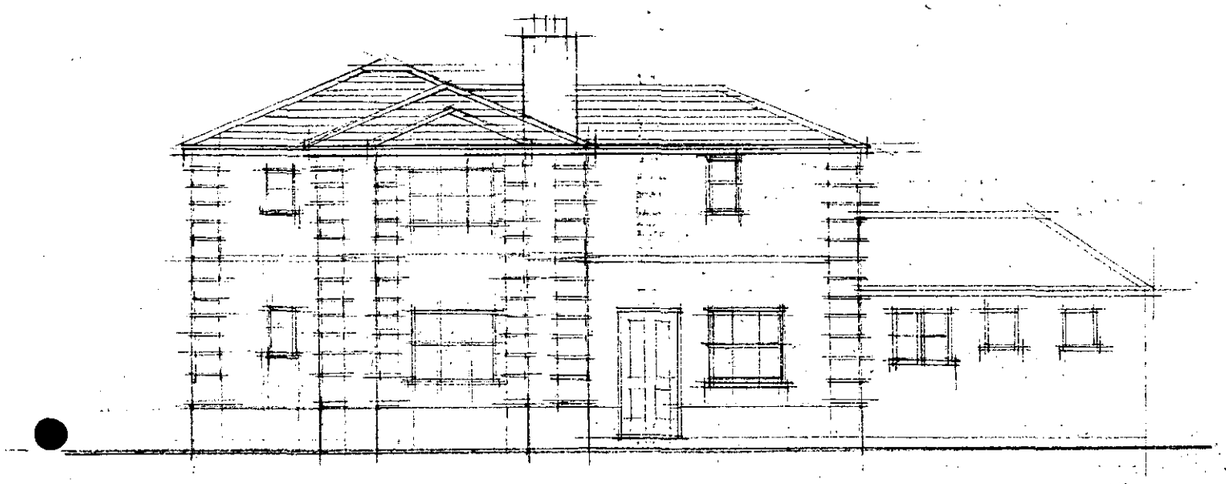
Our client has discussed the proposal with The Environment Agency and advises that they will not object.

Yours sincerely

Keith Halson
Halson Mackley Partnership

encs:

c.c. Mr & Mrs J. Hobbs
Councillor Frank Browne



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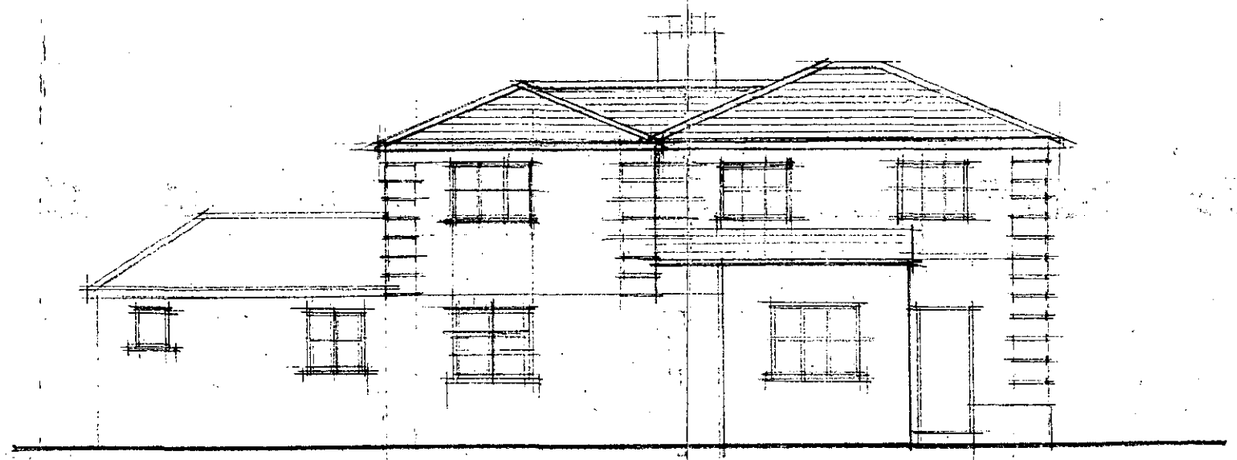

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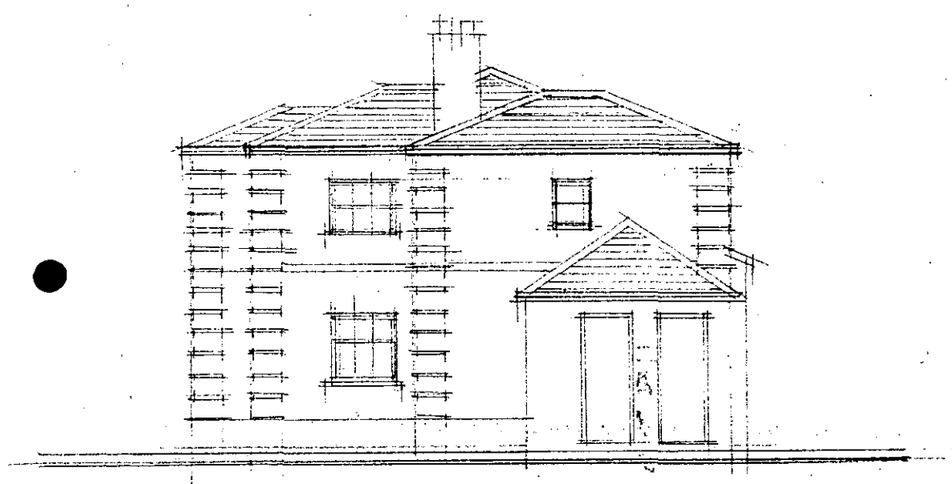

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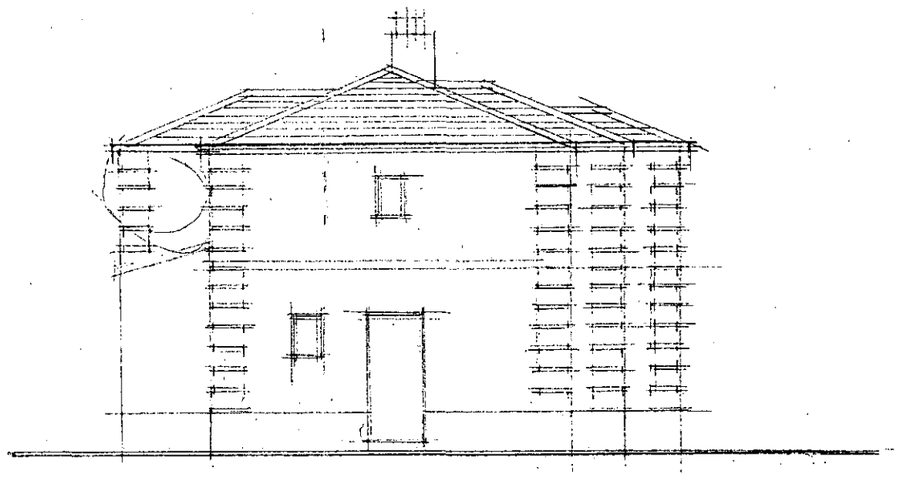

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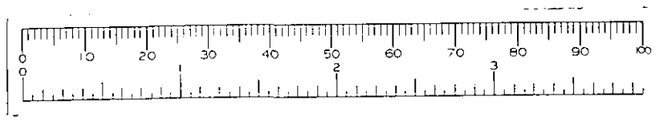

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WARGRAVE ROAD HENLEY ON THAMES

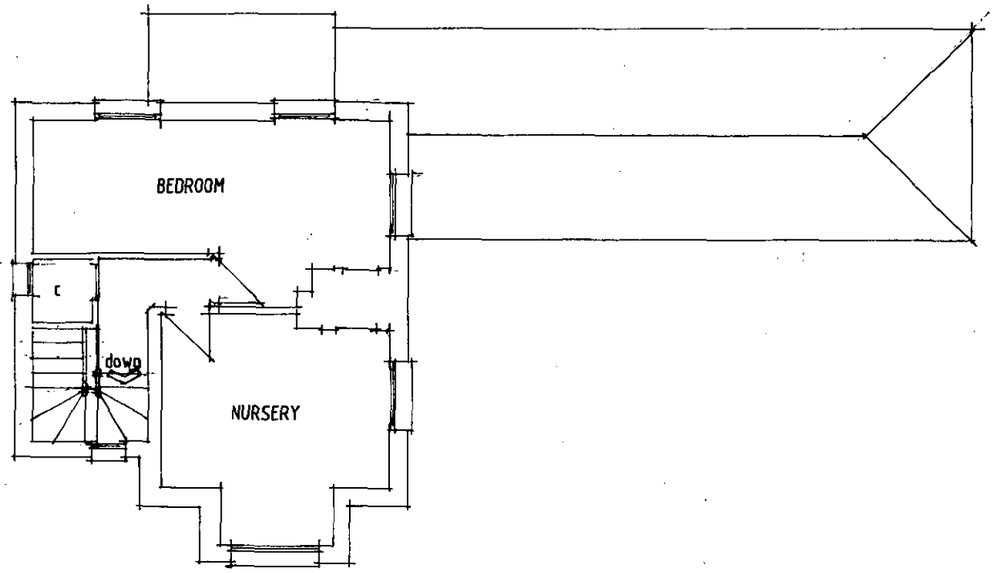
Drawing:
REVISED ELEVATIONS

Scale: 1:100

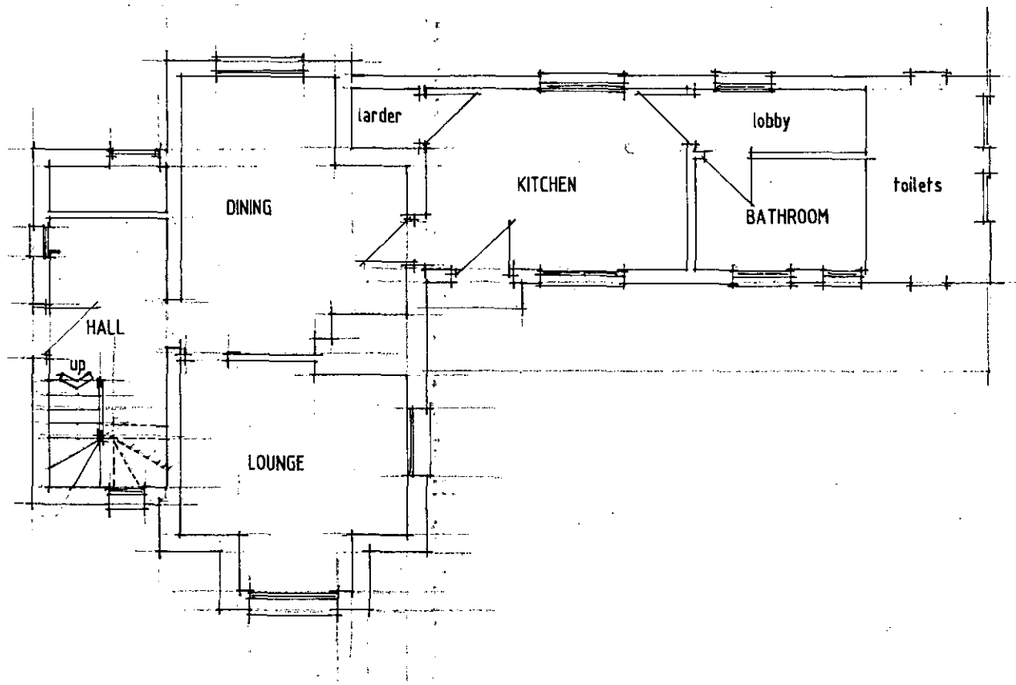
Date: NOVEMBER 2001

Dwg.no: 01 : 1696 : A3 : 6

Rev:

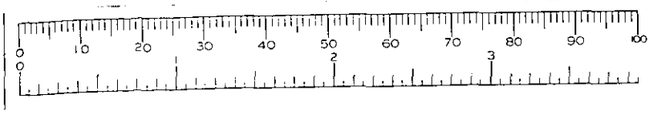


FIRST FLOOR PLAN



GROUND FLOOR PLAN

PLANS AS EXISTING 1 : 100



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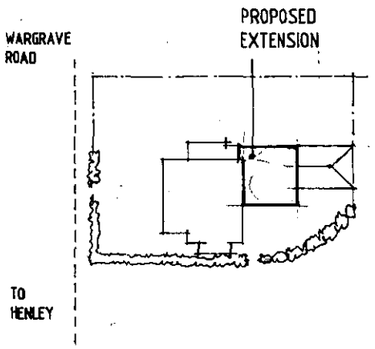
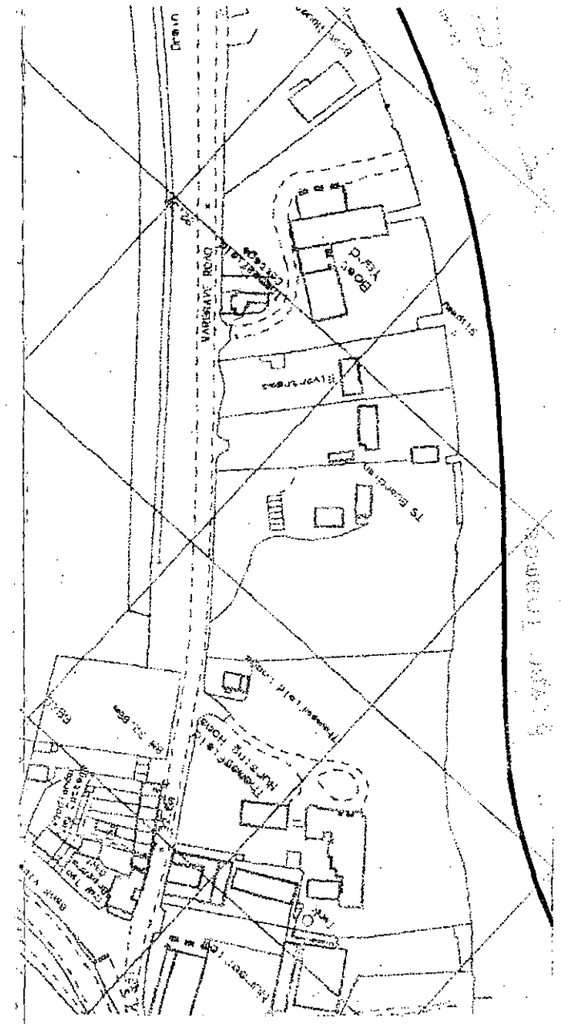


SITE PLAN 1 : 500



LOCATION PLAN 1 : 2500

DRAFT

REV. A 07.11.01. REVISED TO ACCORD WITH DRWGS. A3 : 5 & A3 : 6

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WARGRAVE ROAD HENLEY ON THAMES

Drawing:
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Scale: as shown

Date: MARCH 2001

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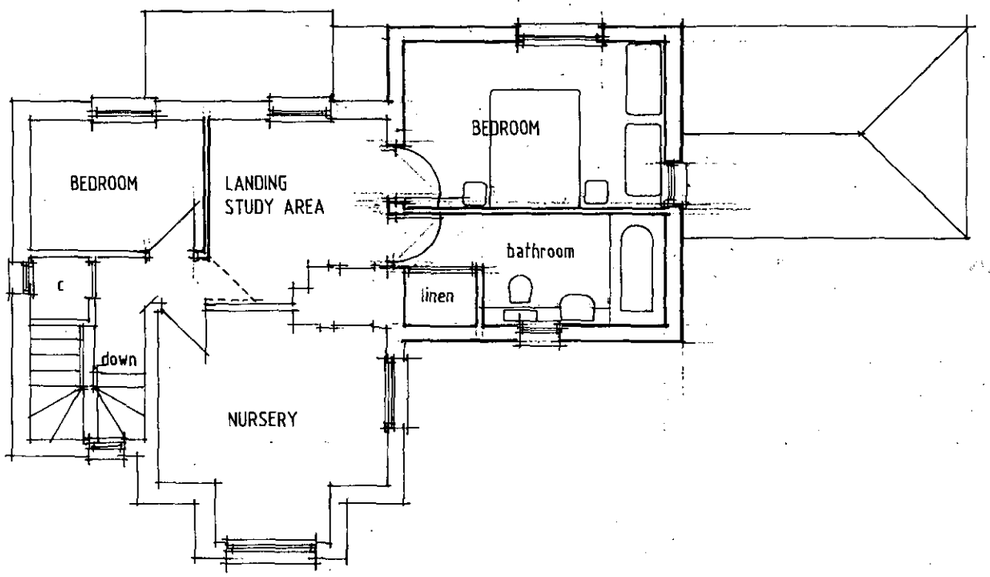
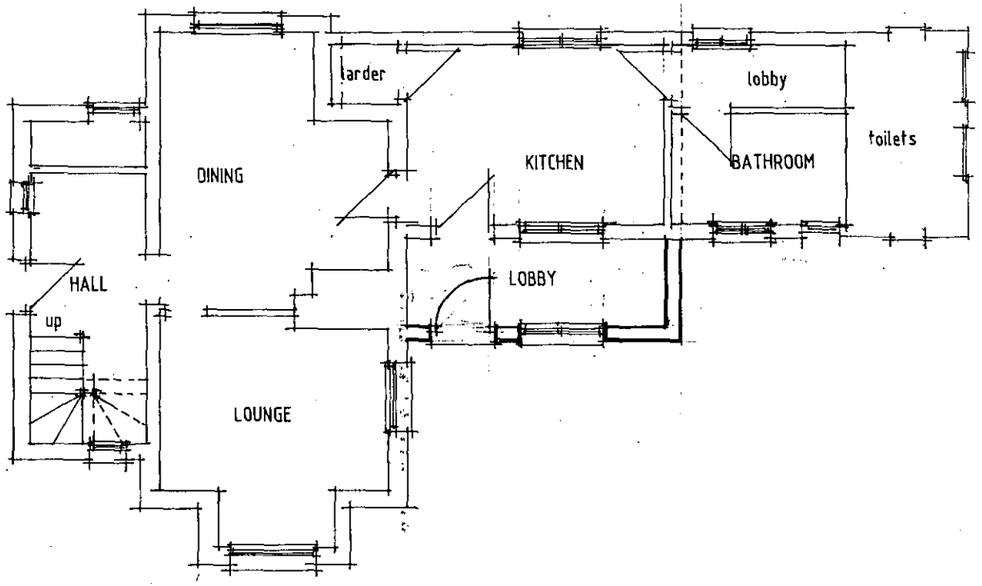
Rev: A



FIRST FLOOR PLAN



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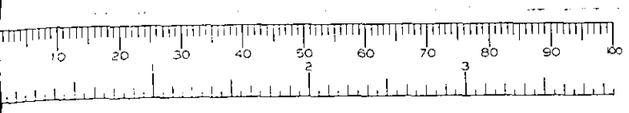

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Client: MR & MRS J HOBBS

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THAMESFIELD COTTAGE
WARGRAVE ROAD HENLEY ON THAMES

Drawing: REVISED FLOOR PLANS

Scale: 1:100

Date: NOVEMBER 2001

Dwg.no: 01 : 1696 : A3 : 5

Rev:

your ref: F/2001/3524
our ref: KH / 1696

HALSON MACKLEY PARTNERSHIP

Chartered Architect
4 Alexandra Road
Reading RG1 5PD

Tel: 0118 926 9555
Fax: 0118 926 9556

M L Thorp Esq
Principal Development Control Officer
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1BN

PLANNING SERVICES	HPT 51312
POL	TLS
DC MLT	ENF
APP	
CS	
28 DEC 2001	
COPIES TO:	ACK:
	FILE:

27 December 2001

Dear Mr Thorp

Re: Proposed extension
At: Thamesfield Cottage Wargrave Road Remenham Henley on Thames
For: Mr & Mrs J Hobbs

Further to our letter and revised application dated the 21 December 2001 we enclose our clients letter to you dated the 18 December 2001, delayed in the Christmas post, in relation to the penultimate paragraph of our letter regarding The Environment Agency.

Yours sincerely

Keith Halson
Halson Mackley Partnership

enc.

cc Mr & Mrs J Hobbs
cc Councillor Frank Browne

Thamesfield Cottage
Wargrave Road
Henley-on-Thames
Oxon
Tel No 10491 413460

Mike Thorpe
Wokingham District council
Shute End
WOKINGHAM
Berks

December 18, 2001

Dear Mr Thorpe,

Proposed Extension - Thamesfield Cottage
Wargrave Road, Henley-on-Thames

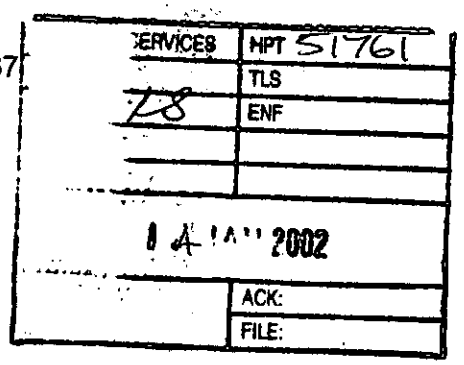
Following our meeting with my Architect, Keith Halsen and Councillor Brown, I followed your advice and contacted the Environment Agency to sound out their thoughts on my proposed extension at Thamesfield Cottage.

Your contact Sarah Paxman was unavailable, however I spoke with Steve Wilks who thought there would be no problem as far as they were concerned with the increased 'footprint' of the Cottage with the extension added on. Increased footprints of less than 50 metre squared on the flood plain are not a problem as far as they are concerned.

Yours sincerely

Jonathan R B Hobbs

your ref: Louise Smith – F/2001/5567
our ref: KH / 1696



HALSON MACKLEY PARTNERSHIP

Chartered Architect

4 Alexandra Road
Reading RG1 5PD

Tel: 0118 926 9555
Fax: 0118 926 9556

fao Ms Louise Smith

Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

11 January 2002

Dear Sirs

Re: Proposed extension
At: Thamesfield Cottage Wargrave Road Remenham Henley on Thames
For: Mr & Mrs J Hobbs

Further to your note, attached to the acknowledgement of receipt of application, we enclose six copies of our drawing number 01 : 1696 : A3 : 1B.

The drawing has been amended to clarify the position of the two existing parking spaces and we should be pleased if the drawings could be attached to the application replacing drawing number A3 : 1A.

Should you require any further information please advise.

Yours faithfully

Keith Halson
Halson Mackley Partnership

enc

cc Mr & Mrs J Hobbs

cc Councillor Frank Browne

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5567
CASE OFFICER: Louise Smith

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2001/5567

Proposal:
Proposed two storey and first floor extension to dwelling.

Location:
Thamesfield Cottage, Wargrave Road, Remenham, Henley-On-Thames.

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/2001/5567 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 01/02/2002. 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 Planning and Transportation

08 January 2002

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

Tel: (0118) 974 6463

Date: **08 January 2002**

My ref: F/2001/5567

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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/2001/5567
Thamesfield Cottage, Wargrave Road, Remenham, Henley-On-Thames.
Proposed two storey and first floor extension to dwelling.

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 **Louise Smith** on **(0118) 974 6463**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2001/5567**
Thamesfield Cottage, Wargrave Road, Remenham, Henley-On-Thames.
Proposed two storey and first floor extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

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

Tel: (0118) 974 6463

Date: **08 January 2002**

My ref: F/2001/5567

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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/2001/5567
Thamesfield Cottage, Wargrave Road, Remenham, Henley-On-Thames.
Proposed two storey and first floor extension to dwelling.

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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 **Louise Smith** on **(0118) 974 6463**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2001/5567**
Thamesfield Cottage, Wargrave Road, Remenham, Henley-On-Thames.
Proposed two storey and first floor extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

Application Number : F/2001/5567	Map No : 8
Case Officer : LS	Site Area : 0.03
Valid Date : 24/12/01	Received Date: 24/12/2001

Level : Delegated Application

Description : Proposed two storey and first floor extension to dwelling.

Location : Thamesfield Cottage, Wargrave Road, Remenham, Henley-On-Thames.

Parish : RE Ward : REM

Applicant : Mr & Mrs J Hobbs C/O Halson Mackley Partnership.

Fee Required: £0 Fee Received: £0 Resubmission F/2001/3525

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	SHOW PARKING SPACES LAYOUT.	9/1	
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 - AREA OF SPECIAL LANDSCAPE IMPORTANCE.

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 — FLOOD ZONE
— GROUNDWATER PROTECTION ZONE

Railtrack (- DRAIN ON OTHERSIDE OF ROAD TO PROPERTY)

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

NEIGHBOURS

S/N + see map

OTHERS

Green Belt

No pre-apps

24.DEC.2001 5567

your ref: F/2001/3525
our ref: KH / 1696

HALSON MACKLEY PARTNERSHIP
Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

PLANNING SERVICES | HPT
POL | TLS
DC | NF
EPP
DO
24 DEC 2001
COPIES TO: | ACK:
FILE:

M L Thorp Esq
Principal Development Control Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

21 December 2001

Dear Mr Thorp

Re: Proposed extension
At: Thamesfield Cottage Wargrave Road Remenham Henley on Thames
For: Mr & Mrs J Hobbs

Further to our letter of the 7 November 2001 and your subsequent telephone conversations with our Client we enclose the following revised planning application.

Six copies application form

Certificate A

Six copies drawing numbers

01 : 1696 :	A3:1 Rev.A	Location : site plans : plans as existing
	A3:5	Revised floor plans
	A3:6	Revised elevations

Planning application fee : nil: revised application within twelve months of Refusal F/2001/3525.

We trust we have completed the drawings as you suggested to our client. Should you require any further information or amendments please do not hesitate to advise.

Our client has discussed the proposal with the Environment Agency who advised that no objection would be made to the proposal.

We note that you will seek to issue your formal Decision within the normal eight-week period.

Yours sincerely

Keith Halson
Halson Mackley Partnership
encs.
cc Mr & Mrs J Hobbs
cc Councillor Frank Browne P O Box 151 Wokingham District Council

24.DEC.2001 * 5567

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1	APPLICANT'S NAME	Mr & Mrs J Hobbs
	ADDRESS	Thamesfield Cottage Wargrave Road Remenham Henley on Thames
	POST CODE	RG9 3JD PHONE
2 If the applicant has an agent all correspondence will be sent to the agent	AGENT'S NAME	Halson Mackley Partnership
	ADDRESS	4 Alexandra Road Reading Berkshire
	POST CODE	RG1 5PD PHONE 0118 926 9555
3 On the plans show the SITE outlined in RED Show also OTHER land in the applicant s ownership or control in BLUE	SITE LOCATION	Thamesfield Cottage Wargrave Road Remenham Henley on Thames RG9 3JD
4 WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		First floor bedroom and bathroom extension
5 Give the area in hectares or part of a hectare	AREA OF SITE	0.03
6 State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
7 List all the plans and drawings submitted with the application	PLANS/DRAWINGS	see application letter

8 DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐		ALTERATION or EXTENSION	☒

9 WHAT TYPE OF APPLICATION IS THIS') Tick one box only

OUTLINE PERMISSION	☐	See question 10	
FULL PERMISSION	☑		
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10	
TEMPORARY PERMISSION	☐	State period required	
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed	

10 IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

Residential

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/NO

If yes, please show their positions, spread and species on the plans and which if any, are to be felled

14. STATE EXTERNAL MATERIALS TO BE USED.

all materials similar to existing

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

not applicable

16. HOW WILL SURFACE WATER BE DISPOSED OF?

to existing system

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

existing pedestrian and vehicular access to remain unaltered

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

no

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ * *	/ / *
BUNGALOW	/ * *	/ / * *	/ / *
FLAT/MAISONETTE	/ * *	/ *	/ *
OTHER	/ * *	/ / * *	/ / *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/NO

If YES complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

YES/NO

If YES, **please ask for and complete Part 3 of the form**

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why

nil : revised application within twelve months of Refusal F/2001/3525

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED ON BEHALF OF **Mr & Mrs J Hobbs** DATE **21.12.01**

Keith Halson ; Halson Mackley Partnership

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

24.DEC.2001* 5567

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

* See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

1 have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

- I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

- I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) Insert description of steps taken

(b) .....

.....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

(c) Insert name of local newspaper circulating in the area where the land is situated.

on (d) .....

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- None of the land to which the application relates is, or is part of, an agricultural holding.

OR

- I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed Keith Halson Halson Mackley Partnership

On behalf of Mr & Mrs J Hobbs

Date 21.12.01

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

ADDRESS THAMESFIELD COTTAGE. WARGRAVE ROAD. PARISH REMENHAM.

PLOT No. ORD. SHEET No. SU. 7682. (8)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/80/55.	Mr Minchin	Stationing 1 Caravan	18 1 56.	31 3 TP 57
03427	HOBBS & SONS LTD.	COVERED BOAT STORAGE BUILDING	30.10.75	N/A C/A
F/2001/3525	Mr. & Mrs. Hobbs	1st/fl/R Rest.	23.4.01	REF

DATE OF COMPLETION

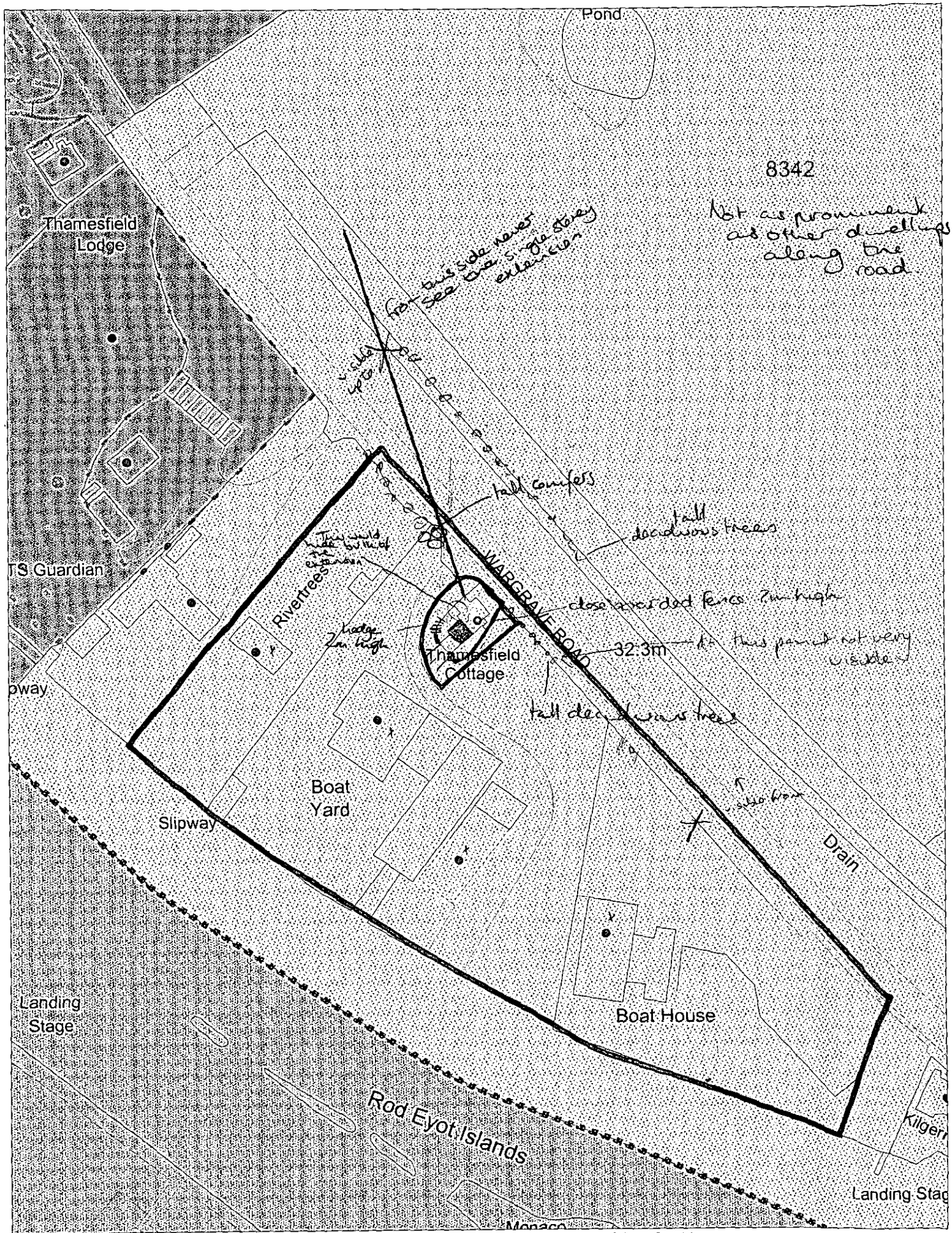
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

24.DEC.2001 • 5567



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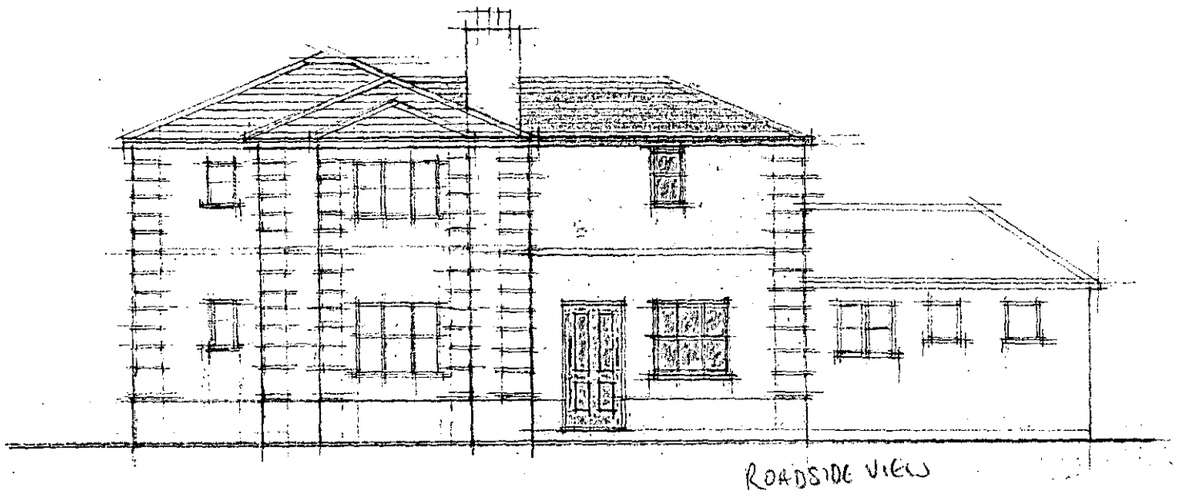
Development Control Section, Environmental Services, Wokingham District Council.

4 January 2002

Scale: 1 : 1250

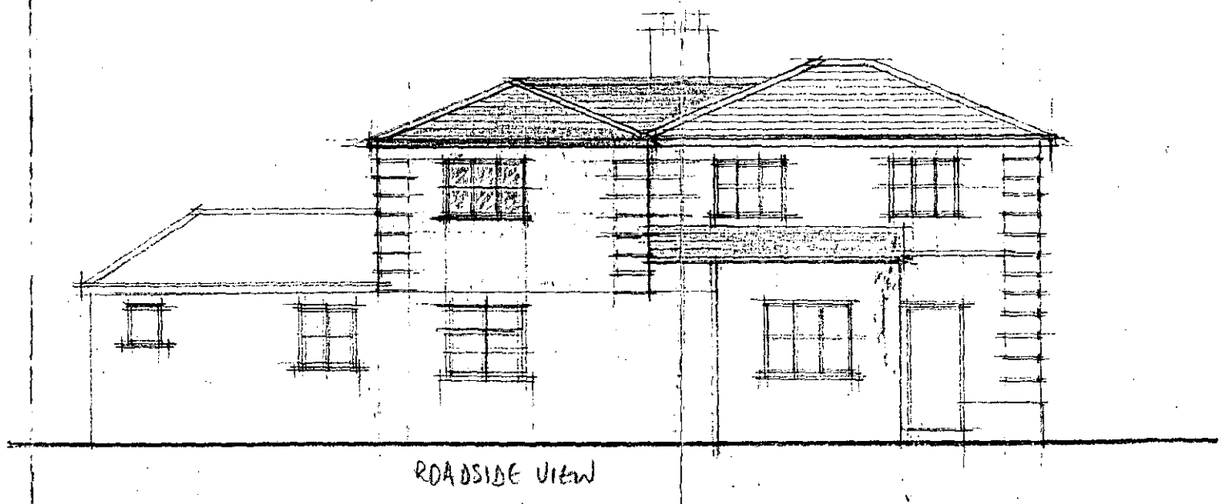
N W E S

24.DEC.2001 * 5567



ROADSIDE VIEW

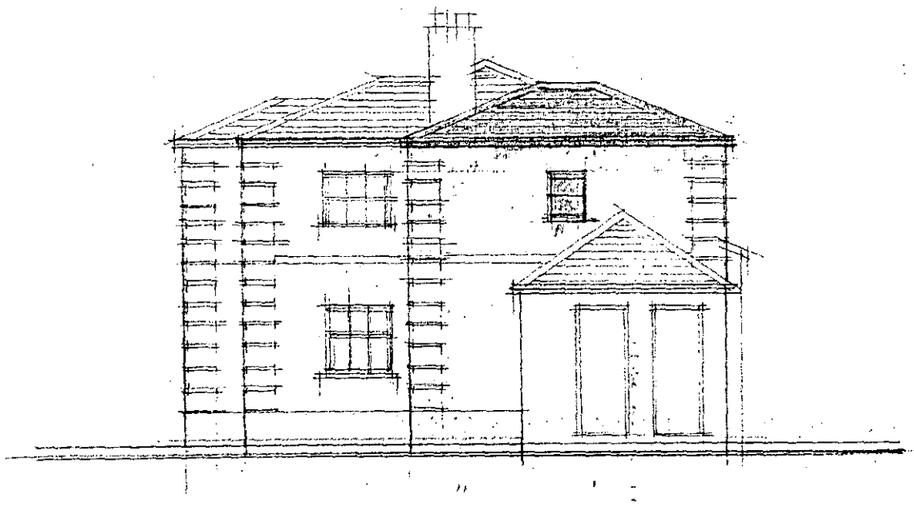
NORTH WEST



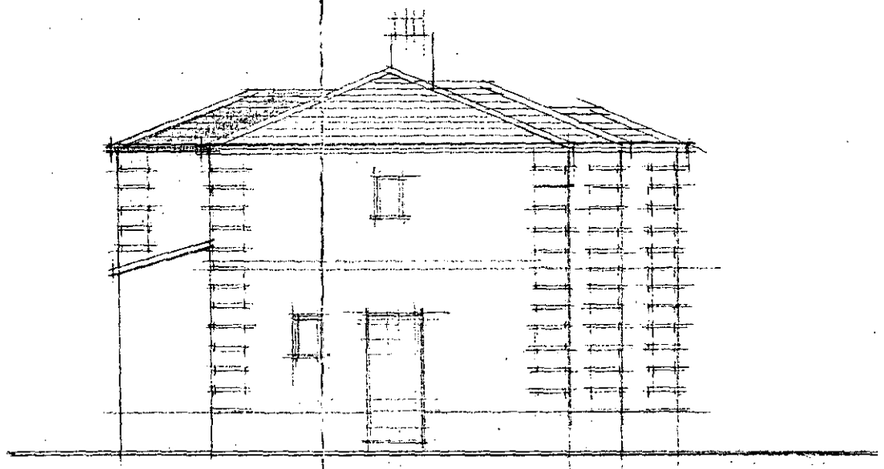
ROADSIDE VIEW

SOUTH EAST

Screened to a degree by deciduous trees along road

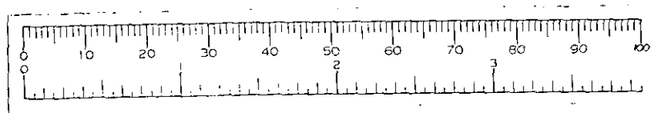


SOUTH WEST



FRONT ROADSIDE VIEW

NORTH EAST



All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

APPROVED

HALSON MACKLEY PARTNERSHIP
Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

Client: MR & MRS J HOBBS

Project: PROPOSED EXTENSION
THAMESFIELD COTTAGE
WARGRAVE ROAD HENLEY ON THAMES

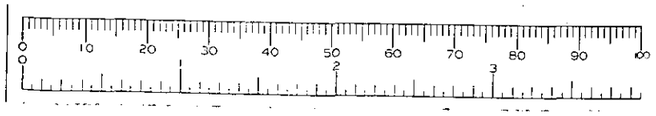
Drawing: REVISED ELEVATIONS

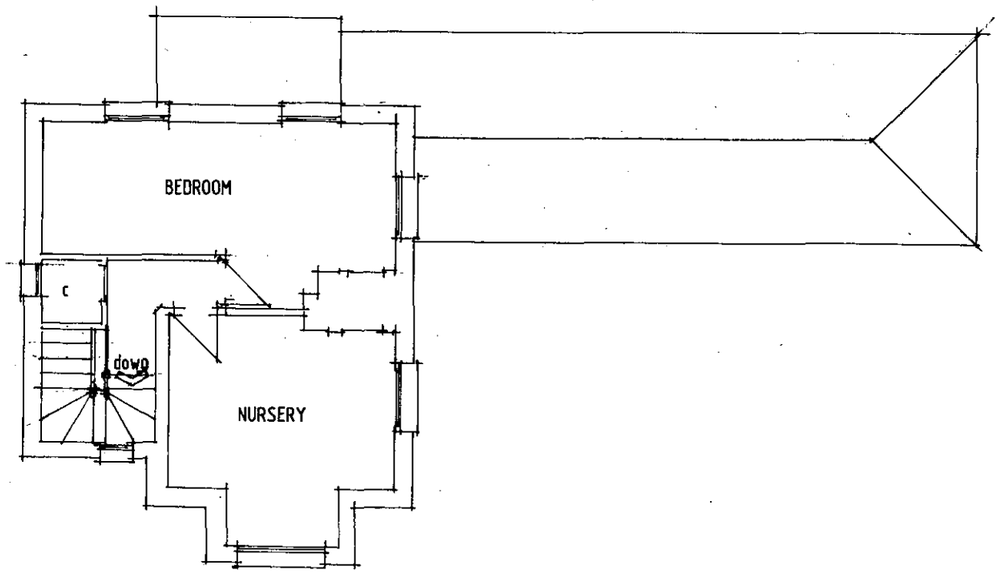
Scale: 1:100

Date: NOVEMBER 2001

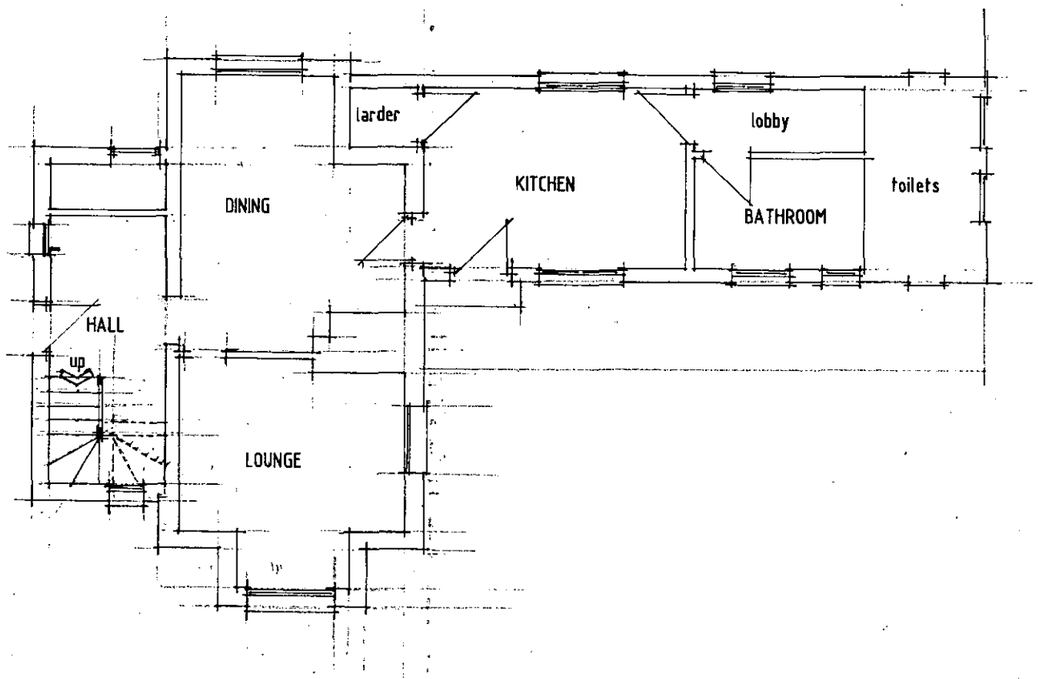
Dwg.no: 01 : 1696 : A3 : 6

Rev:





FIRST FLOOR PLAN



5567 GROUND FLOOR PLAN

PLANS AS EXISTING 1 : 100

ADDITIONAL PLAN

All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

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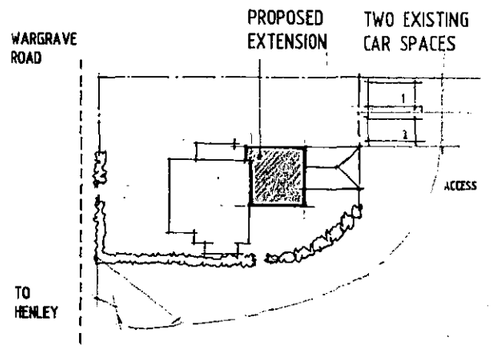
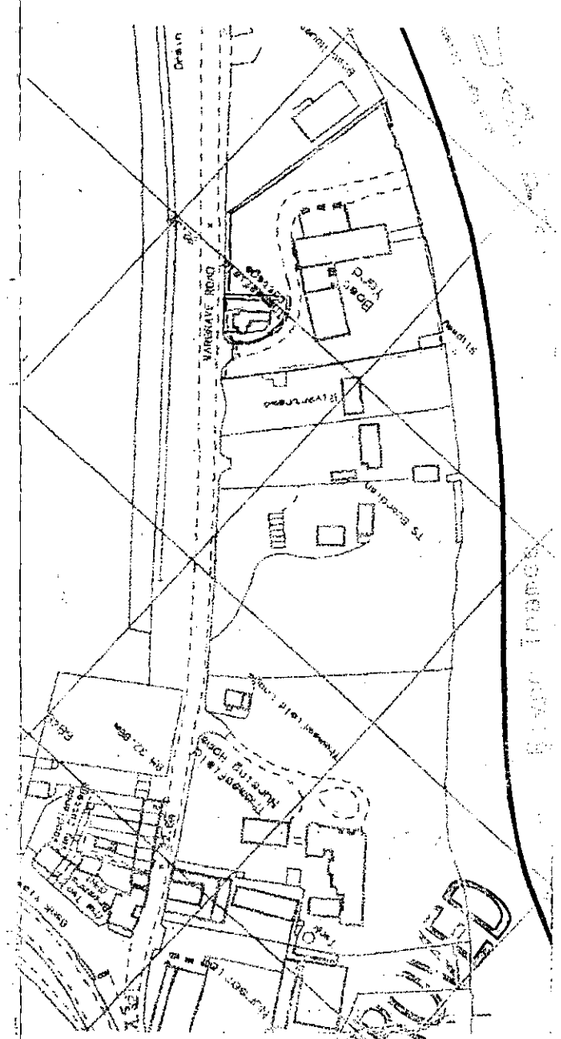
ALL RIGHTS RESERVED
LICENCE NUMBER AR 100006278



SITE PLAN 1 : 500



LOCATION PLAN 1 : 2500

REV. B. 11.01.02. PARKING LAYOUT CLARIFIED

REV. A. 07.11.01. REVISED TO ACCORD WITH DRWGS. A3 : 5 & A3 : 6

APPROVED

HALSON MACKLEY PARTNERSHIP
Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

PLANNING SERVICES HPY
POL
DC
APP
CS
12 JAN 2002
COPIES TO:
ACK:
FILE:

Client: MR & MRS J HOBBS

Project: BEDROOM / BATHROOM EXTENSION
THAMESFIELD COTTAGE
WARGRAVE ROAD HENLEY ON THAMES

Drawing: LOCATION: SITE PLANS : plans as existing

Scale: as shown

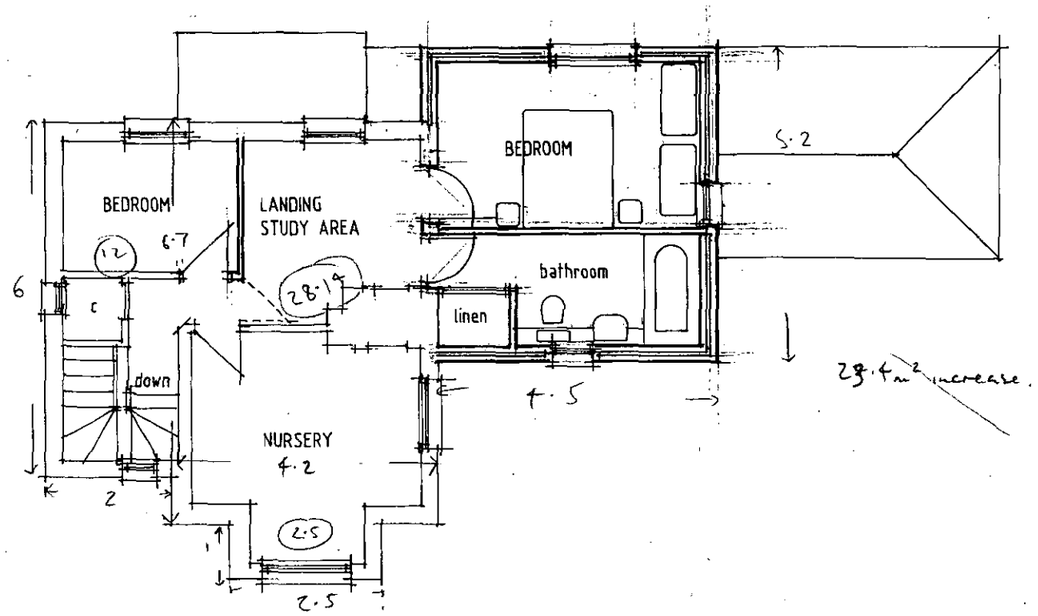
Date: MARCH 2001

Dwg.no: 01 : 1696 : A3 : 1

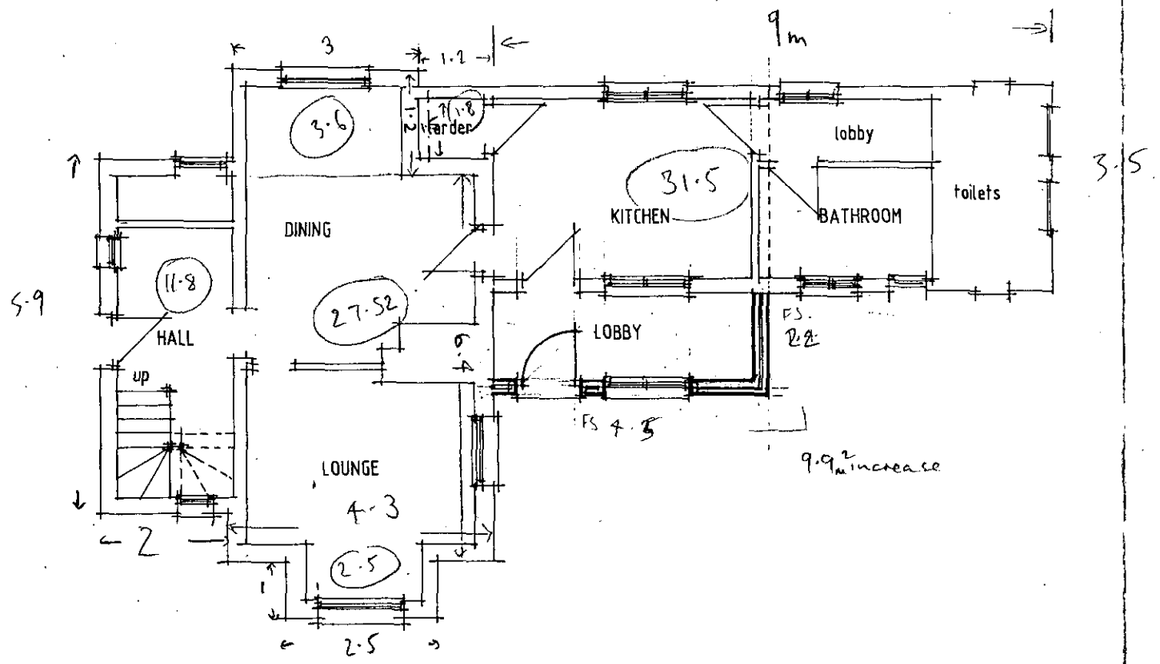
Rev: B

13/1/02

24.DEC.2001* 5567



FIRST FLOOR PLAN Floorspace (Existing) - 42.64 m²



GROUND FLOOR PLAN

Existing Floorspace = 78·72 m²

Existing Total Floorspace = 121·36 m²

Total proposed new = 33·3m²

% increase = 27·44% (Roughly)

$\frac{33.3}{121.36} \times \frac{100}{1} = 27.44\%$

APPROVED

HALSON MACKLEY PARTNERSHIP

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Client: MR & MRS J HOBBS

Project: PROPOSED EXTENSION
THAMESFIELD COTTAGE
WARGRAVE ROAD HENLEY ON THAMES

Drawing: REVISED FLOOR PLANS

Scale: 1:100 Date: NOVEMBER 2001

Dwg.no: 01 : 1696 : A3 : 5 Rev: D 13/02

All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.