

PLANNING REF : 242951
PROPERTY ADDRESS : Hennerton Court
: Hennerton, Hennerton Holt, Wargrave, Reading, Berkshire
: RG10 8PD
SUBMITTED BY : Mrs Philippa Nicolai
DATE SUBMITTED : 13/12/2024

COMMENTS:

Hennerton Court,
Hennerton Holt and Stable Cottage
Wargrave
Berkshire
RG108PD

Friday 13 December 2024

Dear Sir/Madam

As owners of the above properties which border The Coppers RG10 8PD we write to register our following objections to the Planning Application 242951 of 29th November 2024.

Objections to Planning Application Number 242951 - Proposed House Extension

1.

We object to this application, together with previous applications 232500 (indoor pool), 233178 (home office and orangery), and 231902 (triple garage), because we believe it is a misuse of permitted development rights regulations. The proposed house extension in application 242951 is an attempt to gain approval for a substantial extension to The Coppers, which conflicts with the regulations governing permitted Green Belt development

2.

The application refers to the percentage increase in footprint and volume over the existing footprint and volume. However, this calculation disregards the fact that green belt scale and massing are based on cumulative change over and above that of the original dwelling. In 2000, the property had already been increased by 138% of its original footprint.

3.

The applicant asserts that the proposed house extension is preferable to the recently approved development rights option. We disagree as, by reason of its scale, massing and location, this proposed development would be an obtrusive, incongruous feature to the detriment of the character and appearance of the existing dwelling and the open character and amenity of the Green Belt.

Objections to Planning Application Number 242951 - Proposed Annex Rebuild

1.

The existing "Annex" building in the garden is not a residential building, despite the application suggesting otherwise. The structure consists of a double garage, approved under application 10591 (1979) and a double stable, approved under application 16046 (1981). The proposed annex is a separate house, specifically a two-bedroom bungalow. It is not a poorly constructed residential building as claimed by the applicant; it is actually an outbuilding not to be used for residential purposes.

2.

The stable permission stated: "The development hereby permitted shall be used only for domestic purposes . And it shall not be occupied separately from the existing dwelling as living accommodation." The garage permission stated: "The garage hereby . Shall be used as a garage only", and that "there shall be no structural alterations to the elevations of the building and no further addition or alterations (including windows) without the prior written permission of the District Planning Authority."

3.

There will be an Impact on safety to walkers, cyclists and horse riders along the Penny Lane bridleway by increased traffic.

4.

To conclude, we object to the proposed annex as it becomes a change of use as a residential dwelling. There have been many separate refused applications for an additional house in the garden of The Coppers. The application numbers are: 0/254/61, 0/282/61, 0/16/62, 0/91/64, 0/2/69 (including appeal refused 20.08.69). 38684 (1992)

We respectfully submit the above points for consideration by the Planning Department in respect of the above Planning Application Number 242951.

Kind regards

Philippa Nicolai & Bob Tas well