APPLICATION NO:
CON/2001/4752

LOCATION:
Water Lily Lashbrook Road, Shiplake Henley.

APPLICANT:
Mr/Mrs H Fletcher C/O Alan Burr

PROPOSAL:
Consultation from S Oxfordshire DC on application for single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **25/09/2001**

APPLICATION WILL HAVE EXPIRED ON:
02/10/2001

CASE OFFICER: **Joss Miller**

NO 088

RAILEX
Marbleboard

1344

EASIFILE EP7

01

Tel. 0118 974 6463 (Direct Line)

Date. 17 September, 2001

My ref. JM/CON/2001/4752

Your ref. PO1/SO788

Miss N Goodyear
South Oxfordshire District Council
Council Offices
Crowmarsh
Wallingford
OX10 8NJ

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Miss Goodyear,

RE: PROPOSED ERECTION OF SINGLE STOREY SIDE EXTENSION AT WATER LILY, LASHBROOK ROAD, LOWER SHIPLAKE. (CON/2001/4752)

Thankyou for your letter which was received on 4 September 2001.

I can inform you that, having examined the drawings relating to this application, Wokingham District Council have no comments to make regarding this proposal.

I hope this information is of use to you. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

File:
CONSULTATION.2
001.4752 Water Lily

WORK SHEET FOR : Joss Miller

Application Number : CON/2001/4752

Applicant : Mr/Mrs H Fletcher C/O Alan Burr.

Location : Water Lily, Lashbrook Road, Shiplake, Henley.
Proposal : Consultation from S Oxfordshire DC on application for single storey side extension to dwelling.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 04/09/2001

***Earliest Date for Decision* : 25/09/2001**

Latest Consultation Date/Site Notice Expiry Date : 25/09/2001

This application will have expired on: 02/10/2001. 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 :

Planning Issues :

Application Number: CON/2001/4752

Appraisal :

This application is for a single storey side extension.

The property is situated approx. 70m to the south-west of the boundary of NDC. As such it is considered to be a sufficient distance for any impact on the properties within this district to be minimised.

No comment.

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

Application Number CON/2001/4752
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Water Lily Lashbrook Road Shiplake Henley.

APPLICATION NUMBER: CON/2001/4752

OFFICER: Joss Miller

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 04 SEP 2001	
Officer: JKM	Application No. CON/2001/4752

Map No. ..... Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(CON) Consultation from S Oxfordshire D.C. on application for single storey side extension to dwelling

Location: Water Lily, Lashbrook Rd

Parish: Lower Shiplake Ward: Mr F Browne
S Ethendge

Applicant: Mr/Mrs Fletcher

Fee Received ..... Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish Wargrave : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency : .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

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.....

NEIGHBOURS:

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South Oxfordshire District Council

Adrian Duffield, Head of Planning
Council Offices, Crowmarsh Gifford
Wallingford, OX10 8NJ

Tel : (01491) 823740, Fax : (01491) 823746

Contact Officer : Miss N. Goodyear
e-mail : planning.south@southoxon.gov.uk

PLANNING SERVICES	HPT
DL	TLS
DS	ENF
P	
- 4 SEP 2001	
COPIES TO:	ACK:
	FILE:

Wokingham District Council
Planning Services PO Box 157
Council Offices, Shute End
WOKINGHAM
Berks
RG40 1WR

Our Reference : P01/S0788

3 September 2001

Dear Sir/Madam

SINGLE STOREY EXTENSION TO SIDE.
At : WATER LILY, LASHBROOK ROAD, LOWER SHIPLAKE
Application Reference : P01/S0788 Grid Ref : 477941/179620

This application has been submitted to the District Council as Local Planning Authority. I enclose a copy of the application form(s) with appropriate plans.

I am consulting you in accordance with the requirements of Article 10(4) of the Town and Country (General Development Procedure) Order 1995 because the development may be considered to affect land within the administrative area of your Authority.

Any representations on the proposal should be made to the Council, in writing, to the address given above, within **14 days** of the date of this letter. These comments will normally be made available to the public.

Should you require any further information or advice please let me know.

Yours faithfully

Miss N. Goodyear
Planning Assistant (Southern Area)
for the Planning Manager (Southern Area)

POSITIVE ABOUT DISABLED PEOPLE

INVESTOR IN PEOPLE

P0115-766

Alan Burr Design

4 Hall Close · Pyrton · Watlington · Oxon · OX49 5BE Tel: 01491-612924 · E-Mail: alanburr123@aol.com

RECEIVED

30 AUG 2001

PLANNING SOUTH

Southern Area Planning
South Oxfordshire District Council
P O Box 19
Council Offices
Crowmarsh
Wallingford
Oxon OX10 8NJ

28th August 2001

Dear Sir/Madam

Extension at Water Lily, Lashbrook Road, Lower Shiplake, Henley-on-Thames

With regard to the enclosed planning application, my clients have had detailed negotiations with the Environment Agency regarding the extent to which they can extend their modest property without harm to the flood plain in which it is situated.

In formulating the final design we have adhered to the 50 square metres footprint set down in their letter of June 22nd (copy enclosed) and have attempted to produce a format which, when built will not be an obvious extension.

Please contact me should you wish to discuss any aspect of the application,

Yours sincerely

Alan Burr

Encl.

Our ref: SU77NE/23/1
Please Quote This Reference On All Correspondence
Your ref:

ENVIRONMENT AGENCY

Date: 22 June 2001

Call Handling Services Limited
Eurofax House
Plympton Street
London
NW8 8AB

RECEIVED

30 AUG 2001

PLANNING SOUTH

Dear Mr. Fletcher

RE: WATER LILY, LOWER SHIPLAKE.

Further to your letter dated 1/6/01 and your telephone with our Mr. Tiller. We have reviewed the additional information that you have sent us in respect of the original footprint of the property above and are satisfied that its is substantially unaltered from the time of its construction. We are prepared to lift any objections subject to the following criteria:-

1. The footprint of the new extension does not exceed 50 m^2.
2. You place a covenant in the deeds to ensure that nothing is stored in the void beneath the house and proposed extension.
3. You place a covenant in the deeds stating that the footprint of the property cannot be increased, in the future at anytime, following the construction of the proposed extension.
4. The foundation design minimizes the effect on the floodplain storage.

We are currently in consultation with our legal department with respect to points 2 and 3 and will contact you again in the near future.

If you require any further information please do not hesitate to contact me on the number below.

Yours faithfully

MINJINDER JOHAL B.Eng.(hons) M.Sc.(Eng.) C.Eng MCIWEM
Development Control Engineer
Direct dial 01491 828396
Direct fax 01491 834703

Environment Agency
ISIS House, Howbery Park, Wallingford, Oxon, OX10 8BD
Tel: 01491 832801 Fax: 01491 828302

FOR OFFICE USE
Application Ref. P01150783
Date of Deposit. 30-8-01

South Oxfordshire District Council

HOUSEHOLDER APPLICATION

Application for permission to carry out development under the Town and Country Planning Acts for works to or within the grounds of residential properties, excluding changes of use.

PLEASE READ THE NOTES IN THE FOLDER BEFORE FILLING IN THIS FORM

1. Name and Address of Applicant
MR & MRS H. FLETCHER
WATER LILY, LASHBROOK ROAD
LOWER SHIPLAKE, HENLEY,
OXON RG9 3NX
Daytime Tel. No. 0118-9403704

2. Name and Address of Agent
ALAN BURR
4 HALL CLOSE, PYRTON
WATLINGTON, OXON OX4 9SBE
Contact name A. BURR
Tel. No. 01491-612924

3. Site address or location WATER LILY, LASHBROOK ROAD, LOWER SHIPLAKE, HENLEY

4. Proposal SINGLE-STOREY EXTENSION TO SIDE.

5. Plans accompanying the application — Please Tick
- Location Plan (1:2500 or 1:1250 scale) ☑
- Site Plan (1:500) ☑
- Plan Drawings (floor plans, sections, elevations) ☑

6. Will the proposed external materials (walls and roof) match the existing? YES/~~NO~~*

7. a) How will surface water drainage be disposed of? TO SOAKAWAYS
   b) How will foul water drainage be disposed of? TO PUBLIC SEWER

8. Will any pedestrian or vehicular access be created or altered? *~~YES~~/NO

*** Details to be shown on submitted plans and drawings**

I hereby apply for planning permission for the proposal described above and in the attached plans and drawings.

RECEIVED
30 AUG 2001
PLANNING SOUTH

Please tick all boxes

I attach 4 copies of the completed Application Form, AND ☑
I attach 4 copies of each of the plans specified above, AND ☑
I attach a completed Ownership Certificate, AND ☑
I enclose a completed fee form and a fee of £95-00 ☑

Signed A. Burr on behalf of MR & MRS H. FLETCHER date 14.8.01

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held on the Council computer (such as SOLAPS applications processing systems) and may be used by the Council only for the purposes registered under the terms of the Data Protection Act'