APPLICATION NO:
F/2000/1703

LOCATION:
Yewgate Remenham Hill, Remenham Henley-On-Thames.

APPLICANT:
Miss B A Williams C/O John R Freeth Dipth (Oxford) MRTPI

PROPOSAL:
Proposed two storey rear extension to dwelling plus detached garage block with games room over. Demolition of existing garage and conservatory plus swimming pool.

EARLIEST DATE FOR DECISION: **14/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
02/08/2000

CASE OFFICER: **Heather Morgan**

3 Aug 2000

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Miss B A Williams
C/O John R Freeth Dipth (Oxford) MRTPI
83 Sharland Close
Grove Wantage
Oxon
OX12 OAF

Application Number: F/2000/1703

Parish: **REMENHAM**

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

Proposal: **Proposed two storey rear extension to dwelling plus detached garage block with games room over. Demolition of existing garage and conservatory plus swimming pool.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason

1. The proposed extensions and garage, by reason of their size and bulk represent a disproportionate addition to the original dwelling and significantly alter the scale of development across the frontage of the site. The proposal would therefore have an adverse impact upon the open, rural character of the Green Belt by reason of visual intrusion. As such, the proposal would be contrary to Policy 1 of the Green Belt Local Plan for Berkshire, Policies C4 and C8 of the Berkshire Structure Plan and Policies WOS2 and WGB3 of the Wokingham District Local Plan (Deposit Draft) as modified.

John Mitchell
Development Control Manager
Date: 31/07/2000

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.

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/1703

Applicant : Miss B A Williams C/O John R Freeth Dipth (Oxford) MRTPI.

Location : Yewgate, Remenham Hill, Remenham, Henley-On-Thames.

Proposal : Proposed two storey rear extension to dwelling plus detached garage block with games room over. Demolition of existing garage and conservatory plus swimming pool.

Site Notice Displayed ? :	YES	NO	DATE
		✓	~~28/6/00~~

Date of Neighbour Notifications : 19/6/00

Date of Site Visit : 28/6/00

Date Registered : 07/06/2000

Earliest Date for Decision : 14/07/2000

Latest Consultation Date/Site Notice Expiry Date : 14/07/2000

This application will have expired on: 02/08/2000. 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 :

(1) Highways – No objection subject to condition. (SC23 garaging, parking & turning SR06)

(2) Env. Health (Pol) – No objection.

(3) Env. Agency – (At the top of Remenham Hill: no impacts on the floodplain)

~~Planning Issues~~ :

(4) Remenham PC – Extension is too big for the house. Out of keeping with Area of Special Character.

(5) Consultations – 1 letter objecting to the size of the proposal and its severe overall impact

Planning History

No relevant history until .99/70275/f.
Demolition of existing dwelling and erection of 3 storey building to provide 12 2 bed flats, plus associated car parking and landscaping.
Refused. Appeal dismissed 25/4/00 on the grounds of detrimental impact upon the Green Belt.
Inspector did not consider it would have an adverse impact upon highway safety or upon the setting of the adjoining Grade II listed building

Issues

1/ Impact upon the Green Belt

The dwelling lies within the Green Belt, where policy GB3 applies to extensions and alterations. Although the site is located within a ribbon of development, this developed historically in the 19th C and was therefore well established prior to the Green Belt designation.
The issue is therefore the impact of the proposed extension upon the open and rural character of the Green Belt by reason of its size and location.
Policy GB3 clearly states that extensions should be of such a size to ensure the original proportions of the dwelling are not detrimentally altered, and that there is no significant change in the level of development across the site.
The existing dwelling, as it existed in 1947 provides 136 m² of floorspace and a footprint of 272 m². The proposed extension would provide a 2 storey/single storey rear extension of 276 m² (floorspace). This would also involve the demolition of the existing conservatory to the side of the building, and the provision of a 2 storey side element to link the existing house with the proposed garage with games room over. Due to the proximity of the garage, it is considered that this would reasonably be described as an extension to the dwelling. This element would provide 170 m² (floorspace). Overall the increase over the existing floorspace is 442m², which represents a percentage floor increase of 165 %. In the opinion of the Local Planning Authority this level of increase would have a detrimental impact upon the existing dwelling

Application Number: F/2000/1703

Appraisal :

~~Impact on~~ altering the scale of development significantly. As such, the development would have an adverse impact upon the open and rural character of the Green Belt by reason of disproportionate additions to the original dwelling.

2/ Impact on Highway
The proposal would utilise the existing access and relocate the garage across towards the existing dwelling as opposed to along the boundary with Craigmore House. Adequate parking can be provided on site and no objection has been raised in respect of the access.

3/ Impact on Grade II listed building
Craigmore House, to the east, is a grade II listed building which is now an office. The garage (single storey) would abut the boundary and link to a single storey element of Craigmore House. In the light of the previous Inspectors decision, it is not considered a reason for refusal on the impact upon the setting of the listed building could be substantiated.

4/ Other Issues
On the basis that the pool is an open structure, planning permission would not be required for this particular element.
The proposal would result in the loss of two trees on site. The vast mayority of landscaping is to be retained, particularly the screen of planting ~~noted~~ running down the garden. Trees and Landscape raised no objection to the loss of these 2 trees ~~[illegible]~~ on the previous application. No objection is therefore raised to this proposal.

Recomendation : Approval: ☒ **Refusal:** ☑
(tick appropriate box)

Application Number F/2000/1703
~~Conditions/Reasons for Refusal~~ Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions~~/ Reasons for Refusal
1			The proposed extensions and garage by reason of their size and bulk represent a disproportionate addition to the original dwelling and significantly altering the scale of development across the frontage of the site. The proposal would therefore have an adverse impact upon the open rural character of the Green Belt by reason of visual intrusion. As such, the proposal would be contrary to Policy 1 of the Green Belt Local Plan for Berkshire, Policies GB2 and GB3 of the Wokingham District Local Plan (Deposit Draft) as Modified.

RECORD OF SITE VISIT

SITE ADDRESS: Yewgate Remenham Hill Remenham Henley-On-Thames.

APPLICATION NUMBER: F/2000/1703

OFFICER: Heather Morgan

DATE OF SITE VISIT: 28/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS Offices on one side, established garage to the rear. Golf house opposite - Green Belt

3. DESCRIPTION OF SITE/BUILDING 1840's original cottage (centre) extended L 1890's / 1900's to incorporate 3 storey gable fronted elements and glass conservatory. EH say its not of historic quality.

4. RELATIONSHIP TO ADJOINING PROPERTIES Grade II listed building adjacent (Offices) (Previous appeal Inspector did not consider 2/3 storey bldg would have an adverse impact).

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING Existing access onto A road.

LEVELS Flat Site where extension would be located. Site drops to the north down to the Thames.

BOUNDARY TREATMENT 1.8m ht. garage close to boundary not present.

OTHERS N/A

TOWN PLANNERS
DEVELOPMENT CONSULTANTS

SMITH STUART REYNOLDS

Bignell Park Barns
Chesterton
Bicester
Oxon OX26 1TD

TEL: 01869 323032
FAX: 01869 322676

ssr@ssrplanning.com

PLANNING 37987
POL
DC MD
APP
CS
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FILE:
Reply Req

Our Ref: JRF/LL/866-03
Your Ref: HPM/2000/1704

18 December 2000

Ms Heather Morgan
Senior Planning Officer
Planning Services – Environmental Services Dept
Wokingham District Council
P. O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Morgan

"YEW GATE" REMENHAM HILL, REMENHAM

Since the time of the previous application for planning permission relating to this site, I have joined with Smith Stuart Reynolds (SSR) who are now instructed by Miss B A Williams to represent her in respect of development proposals for the site.

Further to the latest application and my subsequent correspondence with the Council, I shall be grateful for your informal comments in respect of the latest proposals, which are outlined on Michael Gregory's Drawing Nos. 16-21, prints of which are enclosed. One possible variation is that the garage might adopt an "L" shaped plan with the leg of the "L" parallel to the boundary with "Craigmore House" and its foot in the same position as shown.

A further issue that needs to be addressed is a new security fence at the front of the property. Problems have arisen with local school children teasing Miss Williams's rottweiler guard dogs whilst waiting for school buses etc outside the site. Hence it is necessary to separate the dogs from the source of teasing and also to contain them. What Miss Williams has in mind is the construction, inside the line of the frontage hedge, of a new secure fence (probably close boarded fencing mounted on brick piers) and supplementary and under planting of the existing roadside hedge and trees with local hedgerow species – eg hawthorn, blackthorn, holly etc. This would retain the green frontage to the road but also address the separation of the dogs from the sources of annoyance to them, and their containment. The parameters to Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, as amended, are open to interpretation, particularly as regards separation distances between a new fence and a road frontage, in order to benefit from the two metre height specification. Your views on this matter and, if appropriate, the planning merits of the proposed new boundary treatment, will also be appreciated.

Miss Williams intends submitting a formal application in the near future and hence your prompt response will be much appreciated.

I look forward to hearing from you shortly.

Yours sincerely

J R FREETH *DipTP (Oxford), MRTPI*
Senior Consultant

john.freeth@ssrplanning.com

Enc.

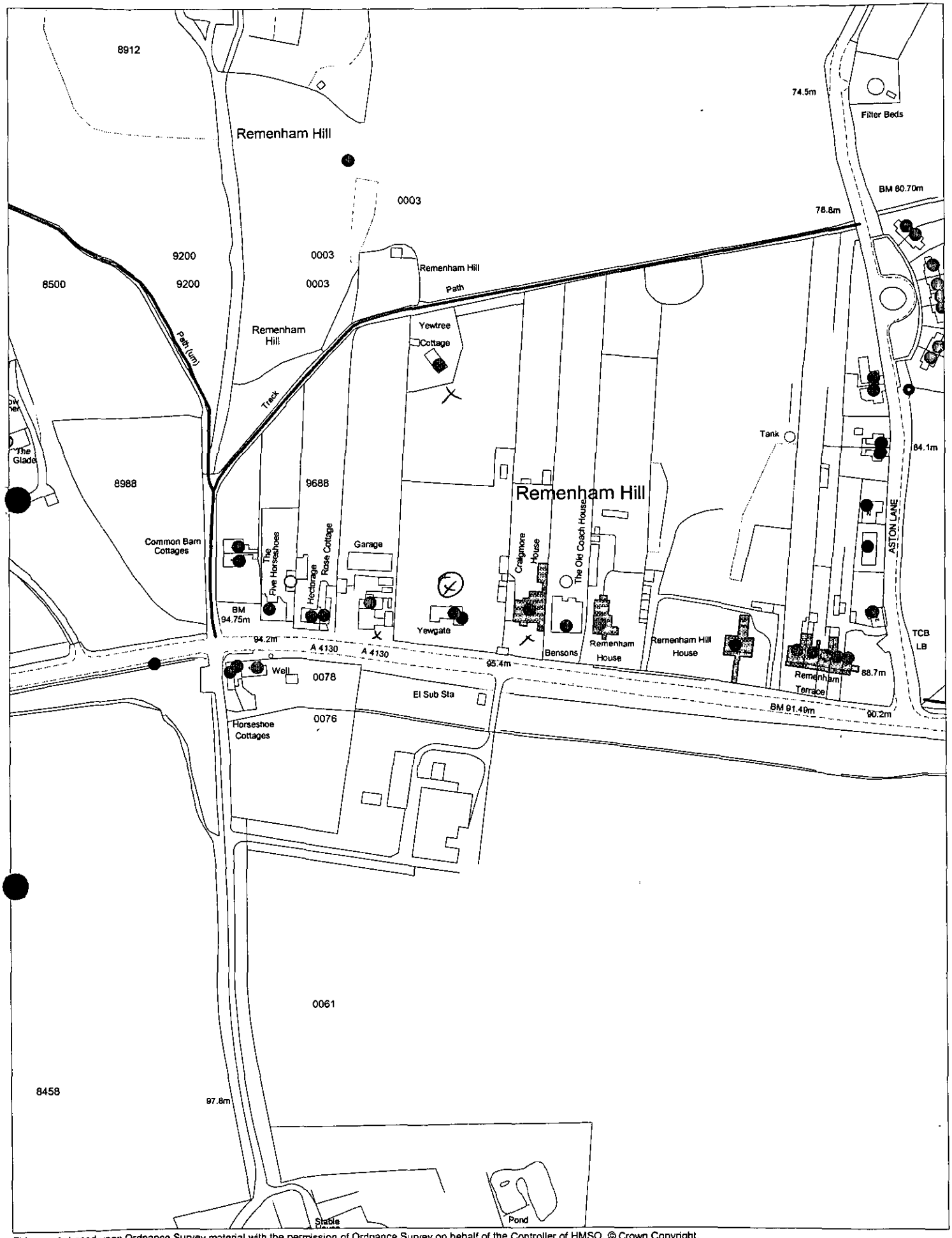
MIDLANDS OFFICE:
HILL HOUSE
REGENTS STREET
LUTTERWORTH
LEICS LE17 4BE

SMITH STUART & REYNOLDS LTD
REGISTERED IN ENGLAND No. 2539944
REG. OFFICE BIGNELL PARK BARNS
CHESTERTON BICESTER OXON OX26 1TD

Applicationo	Name & Address
F/2000/1703	V Moore Yewtree Cottage Remenham Hill Henley Oxon RG9 3ES

App refused,
Letter sent 01/08/00

CONSULTS. 07 JUN 2000* 1703



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Development Control Section, Environmental Services, Wokingham District Council.
13 June 2000

Scale: 1 : 2500

N
W E
S

Received by Wokingham District Council

Application No: F/2000/1703

Proposal:
Proposed two storey rear extension to dwelling plus detached garage block with games room over. Demolition of existing garage and conservatory plus swimming pool.

Location:
Yewgate, Remenham Hill, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/07/2000. 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 normally be possible for an individual reply 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

19 June 2000

Tel: (0118) 974 6446

Date: 24 July 2000

My ref: F/2000/1703

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26 JUL 2000	
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	FILE:

WOKINGHAM DISTRICT COUNCIL

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

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor,

Application Number: F/2000/1703
Yewgate, Remenham Hill, Remenham, Henley-On-Thames.
Proposed two storey rear extension to dwelling plus detached garage block with games room over. Demolition of existing garage and conservatory plus swimming pool.

I write to let you know that the above mentioned application has been recommended for [redacted] REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 3 Aug 2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Heather Morgan** Application Number: **F/2000/1703**
Yewgate, Remenham Hill, Remenham, Henley-On-Thames.
Proposed two storey rear extension to dwelling plus detached garage block with games room over. Demolition of existing garage and conservatory plus swimming pool.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 25-7-2000

Councillor F Browne

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

To

John Mitchell

From Frank Bruno

Tel: (0118) 974 6446

Date: 24 July 2000

My ref: F/2000/1703

CONFIDENTIAL

Councillor S 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/2000/1703
Yewgate, Remenham Hill, Remenham, Henley-On-Thames.
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[redacted] ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6446

Date: 24 July 2000

My ref: F/2000/1703

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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CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: F/2000/1703
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John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1703**
Yewgate, Remenham Hill, Remenham, Henley-On-Thames.
Proposed two storey rear extension to dwelling plus detached garage block with games room over. Demolition of existing garage and conservatory plus swimming pool.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Remenham Parish Council



Please reply to:

Francis Burley
Parish Clerk
Stablehouse Barn
Remenham Hill
Henley on Thames
OXON RG9 3HN

☎ *01491 578859*
01491 578270
FrancisAB@aol.com

Heather Morgan
Development Control Dept
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1BN

10 July, 2000

Dear Ms Morgan,

Planning Applications Remenham Parish

Thank you for our telephone conversation this morning - it was most helpful.
This letter summarises the council's view on the following applications:

Yewgate App F/2000/1703

The extension was too far big for the existing house, it was clearly well over 40% of the existing, and so contrary to local greenbelt policy. The proposal was out of keeping with the area of special character. The Council agreed to strongly oppose the application as the size of the extension was inappropriate for a perfectly normal house.

Upper Remenham Farm Barns VAR2000/1776

The council resolved to ask WDC for an extension on this application and to have a copy of the accompanying letter which was not supplied. Concerns were raised on the increased movement of traffic and possible maintenance of cars on the site.

Leander Club Parking F2000/1712

The council's view was that the increase in parking was an encroachment on the green belt, and the use of parking should be limited to those attending the Leander club to avoid 'commuter' parking for Henley. It was the local view that parking was originally limited to

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 17 August 2000
My ref. JRM/SB/F/2000/0694, F/2000/1650, F/2000/1703, F/2000/0347
Your ref.

31621
33164

Councillor F D Browne
Rose Cottage
Bird Place
REMENHAM
RG9 2LN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Browne

VARIOUS MATTERS IN WARGRAVE AND REMENHAM

I refer to your letters of 1 August 2000 and 10 July regarding various planning matters. I will deal with them individually.

Ivy Cottage, Wargrave Road (F/2000/0694)

A planning application was submitted in March for the closure of the existing access and the formation of a new vehicular access. This stretch of road is extremely busy and the existing access was considered to be dangerous in highway safety terms. The revised access was deemed to be considerably safer being located on a relatively straight stretch of road and while this has inevitably resulted in the loss of some trees the majority have been retained and on balance it was considered that the new access was acceptable. The application was approved on 4 April 2000. I attach a copy of the approved plan.

64 High Street, Wargrave (F/2000/1650)

This application was for a change of use from retail to A3 (Sale of Hot Food and Drink) restaurant. The amendment explained that the premises would be used for a restaurant with a takeaway element. I think it unlikely that any future proposal for an A3 use on this site would be acceptable unless there is a considerable change in circumstances.

Yewgate (F/2000/1703)

This planning application has recently been refused to the great discontent of the applicant. The proposal was over 100% in excess of the existing dwelling and quite clearly contrary to all our policies and practices.

2

Councillor F D Browne

17 August 2000

68-70 Wargrave Road (F/2000/0347)

I explained the position with regard to this planning application to you over the telephone recently. I understand that the applicants do not wish to amend the application and it will go to the next meeting of the Development Control Committee on 6 September with the recommendation for approval as previously.

Finally, I enclose various plans to encompass the full length of Heath Ride, Finchampstead.

I hope you find this information helpful.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Encls

Rose Cottage
Bird Place, Remenham,
Berkshire, RG9 2LN

Telephone: 01491 579012

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	33164
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	FILE:

John Mitchell,
Head of Development Control,
Wokingham District Council

1st August 2000

REPLY REQUIRED
17/8

Dear John,

I would be grateful for your assistance on the following issues:

Could I please have the details of the highways changes made for Ivy Cottage on the Wargrave Road. Substantial work has taken place near this property including considerable changes to the landscape. I would be grateful for a copy of the original plans and would request that an officer goes out to check that all the activity is in accordance with the permission that was granted.

I recently received your notice of refusal for 64 High Street, Wargrave. I understand there has been an amendment to the original application. Could I please have details of the amendment, but also may I give notice that if the amendment is significantly different to the original application and if the officers are considering approval, I am still minded to list this.

Please find enclosed some notes made by the Parish Council regarding the Leander car park application. I fully support their comments and if permission is to be granted which does not include the points made in Anthony West's letter, I am minded again to list it for Committee consideration.

I understand Yew Gate has submitted another application and, as I mentioned to you in my letter of 10th July, I would be grateful for an indication as to the percentage increase. As I said then, just as a matter of precaution, I am minded to list this for committee if the officers are minded to recommend approval for this application.

I have recently been contacted by Mr. Ridout and Mr. Tunali of 68 and 70 Wargrave Road, Twyford. I would be grateful for an up-date on this application as a matter of urgency, as I believe it has been with the Council for some eight months and that their three requests for a meeting have not yet been accommodated.

Finally, please may I have a detailed map of Heath Ride, Finchampstead, that shows the individual plots and house names. This is in response to a recent request from a resident of that ward.

Yours sincerely,

Frank Browne

Frank Browne,
Member for Remenham & Wargrave,
Wokingham District Council

Enc.

REMENHAM MANOR
REMENHAM
HENLEY ON THAMES
OXON
RG9 3DD

☎ Henley (01491) 574750

☎ Henley (01491) 579514
(Fax and Answerphone)

19 July 2000

To: Frank Browne
From: Anthony Hart
Subject: Leander Car Park.

Rob Farrow and I inspected the site and I enclose suggested conditions to be attached to the retrospective planning application.

Can we take it that you will deal with this as WDC or should our Clerk send it in, as part of our comments — please let me know.

Regards.

Anthony.

HENLEY ROYAL REGATTA - LEANDER CLUB CAR PARK
CONDITIONS SUGGESTED BY REMENHAM PARISH COUNCIL TO BE ATTACHED TO PLANNING PERMISSION

1. No all day parking.

2. Parking restricted to members of, and bona fide visitors to, Regatta Office, Leander Club and (so far as any licence is relevant) Thames Bridge House.

3. An effective Entry system to be installed at the Entrance to the Car Park.

4. No more area to be brought into car parking use.

5. Parking on the 'Goplar' area to be restricted to boat trailers, not private cars.

6. The post and wire fence on the southern side of the site to be extended to the eastern boundary and no vehicles to be parked on the area to the south of the fence, which should remain a mown area.

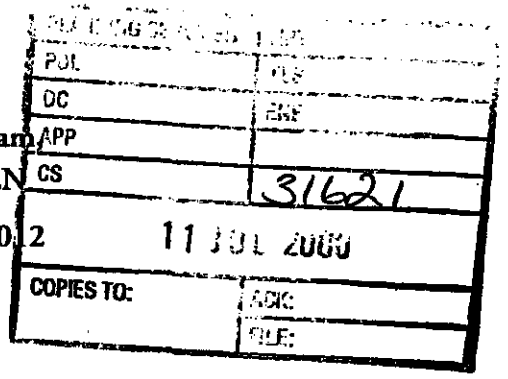
7. Retain grass verges round the northern boundary of the site.

8. Restrict access to the northern boundary of the shingled area to boat trailers, ie do not create a further entrance to the site for private vehicles and keep it secure when not actually in use.

19.7.00

REPLY REQUIRED
25/7

Rose Cottage
Bird Place, Remenham
Berkshire, RG9 2LN
Telephone: 01491 5790[illegible]2



John Mitchell,
Head of Development Control
Wokingham District Council

10th July 2000

Dear John,

- I am writing to object to the application relating to 64 The High Street, Wargrave, where the proposal is to turn the retail outlet into yet another restaurant. I believe it is essential that we retain the existing retail properties within the village centre to try and keep Wargrave High Street as vibrant as possible. A restaurant would be a retrograde step and, if the officers were minded to recommend it for approval, I would be grateful if it could be listed so that it is decided by committee.

- I would also be grateful for your assistance on some clarification regarding the new entrance on to the Wargrave Road just past Conways Bridge on the left hand side as you go towards Henley. I do not remember seeing an application for this change. Please could you investigate and let me know whether or not there has been an application or if enforcement action is going to be taken.

- May I also have some clarification regarding Unit 2, White Hill Farm, Remenham Church Lane. The details on the letter sent to me on 27th June do not make it clear whether we are simply changing the named user to a new organisation or whether we are recommending that this condition be discarded totally. I know the Parish Council have significant concerns on this application and I would be grateful for a copy of your response to the various issues that they raise. Once I have that information, I may be minded again to ask for it to be listed, but will contact you in due course.

- Please may I also have an indication as to the percentage increase of the most recent application for Yew Gate, Remenham Hill, Remenham. If it significantly exceeds the 40% guideline, again I am minded to ask for it to be listed for committee.

- Finally, Wargrave Parish Council responded very favourably to the suggestion of you coming to a future meeting. They will be supplying me with possible dates which, as soon as I have them, I will forward to you.

I look forward to hearing from you soon.

Yours sincerely,

Frank Browne

Frank Browne,
Member for Remenham & Wargrave,
Wokingham District Council

Please file.

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 11 August, 2000
My ref. HPM/2000/1702
Your ref. 00/33

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

Mr. J. Freeth,
83 Sharland Grove,
Wantage,
Oxon. OX12 0AF.

Dear Mr. Freeth,

PROPOSED TWO STOREY EXTENSIONS TO PROPERTY YEWGATE, REMENHAM HILL, REMENHAM

I refer to your letter dated 26 July and apologise to the delay in responding, which has in part been due to leave. I am sure that you will now be aware that the above application has been refused Green Belt grounds. The deletion of the construction of the new garage would have made no difference in terms of the officer recommendation, and I do not recall that this was something which had been suggested as an acceptable solution. It was therefore not considered necessary to wait for these amendments prior to making a decision.

I would also like to point out the procedures for applications. This type of application would have been a delegated application, whereby a recommendation is made by an Officer and signed by the Development Control Manager. The only opportunity for the matter to go to Committee would be if the application was listed by the local ward councillors. This would only occur if they disagreed with the recommendation. There is therefore no automatic right for an application of this nature to be heard at Connittee.

I am happy to attend a meeting to discuss the level of extension would be deemed appropriate for a Green Belt location. In the broadest terms, the LPA would normally accept extension of up to 35% increase over the existing floorspace, depending upon design. Please contact me should you wish to discuss the matter further.

Yours sincerely,

HPM

HEATHER MORGAN
Senior Planning Officer

John R Freeth. *DipTP(Oxford), MRTPI*
Chartered Town Planner

83 Sharland Close, Grove, Wantage, Oxfordshire. OX12 0AF
Telephone and Facsimile : 01235 - 224642. Mobile : 077 - 18 - 456189

Monday, 24 July 2000

My reference. 00/03
Your reference. F/2000/1703

PLANNING SERVICES	32283
POL	TLS
DC	LNF
APP	
CS	
26 JUL 2000	
COPIES TO:	ACK:
	FILE:

Reply reqd.

Ms. Heather Morgan
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Ms. Morgan,

Application F/2000/1704
Proposed demolitions, alterations and extensions, new garage and ancillary works.
"Yewgate", Remenham Hill, Remenham, Henley-on-Thames.

I refer to the above application, our telephone conversation on 11 July, and my subsequent messages and attempts to speak with you.

Please note my client wishes to delete from the application the proposals for the demolition of the existing garage and for the construction of a new garage. The proposals now relate solely to the other extensions and alterations specified in the original application.

I believe the matter is quite clear; however, should you require any further documentation or specifications please do let me know.

Additionally, my client wishes the amended application to be referred to the requisite Planning Committee. Please notify me of the details of that Committee, its membership, timetable of meetings, and the procedures required in order to ensure that a particular application is referred to it.

Not been hosted. Determination made.

Yours sincerely,

John R Freeth.

[000306]

cc. Miss B A Williams.
Michael Gregory.

Please file

Our ref: SP\2000\001937\001
Your ref: F/2000/1703

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 32278
POL	TLS
DC	ENF
APP	
CS	
26 JUL 2000	
COPIES TO:	ACK:
	FILE:

Date: 21st July 2000

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Heather Morgan

Dear Sir/Madam

REAR EXTENSION, GARAGE BLOCK, DEMOLITION OF EXISTING GARAGE AND CONSERVATORY PLUS SWIMMING POOL YEWGATE, REMENHAM HILL, REMENHAM

Thank you for your letter dated 19 June 2000 which was received on 22 June 2000. You are asked to quote the following reference in any correspondence: SU78SE/14/4.The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

is permitted under the present conditions. Contact Andrea Szabados on 01276 454373 for further details.

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Amanda Reed on 01276 45 4331

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

ADVICE TO APPLICANT

Environment Protection: Contact Dave Bond on 01276 45 4396

Swimming pool filter backwash must not discharge to the surface water system. Discharging swimming pool water/backwash into a private sewage treatment works will damage the works and should be avoided.

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Cont/d..

DECISION NOTICE

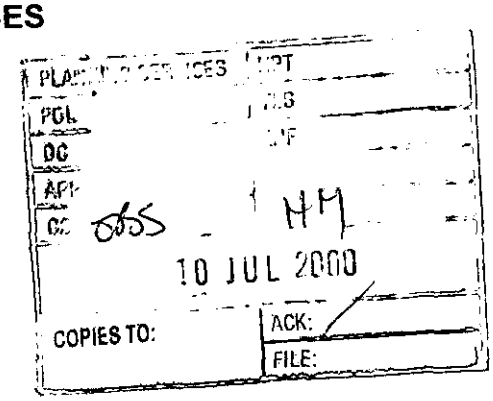
Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: John R Freeth, 83 Sharland Close, Grove, Oxon OX12 0AF

Yewgate Cottage
Remenham Hill
Henley on Thames
Oxon
RG9 3ES



5 July 2000

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Sirs

Your Ref. Heather Morgan,
Application No. F/2000/1703

We write to express our concern regarding the size of the proposed development at the above property. Our views our similar to our previous objections to the applicant's last proposal but this time relate mainly to its scale.

Whilst not wishing to appear un-neighbourly and not objecting to a modest extension of the existing building, we feel that the size of the proposed development would inevitably have a severe visual impact from most aspects and, in particular, from our own property.

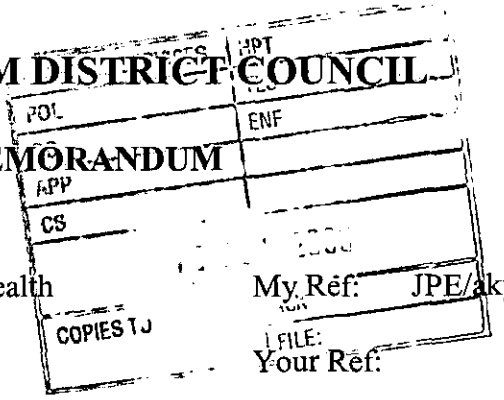
Another point of concern is the size of the proposed swimming pool which we feel would not only alter the nature of the local environment but involve increased noise levels during the summer months.

Yours faithfully

Vic Moore

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: Joanne Ellis, Environmental Health My Ref: JPE/aky

To: Heather Morgan, Planning Your Ref:

Date: 6 July, 2000

PROPOSED 2 STOREY REAR EXTENSION TO DWELLING & GARAGE BLOCK & GAMES ROOM. DEMOLITION OF GARAGE, CONSERVATORY & SWIMMING POOL
LOCATION: YEWGATE, REMENHAM HILL, REMENHAM
APPLICATION NO. F/2000/1703

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis
Snr Environmental Health Officer
Environmental Protection & Housing

For Reference

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Appeal decision

Site visit on 11 April 2000

by B D Bagot BA(Arch) MCP RIBA MRTPI FRSA

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

Date:
25 APR 2000

Appeal: T/APP/X0360/A/99/1034227/P8
Land at Yew Gate, Remenham Hill, Remenham, Henley-on-Thames

- The appeal is under Section 78 of the Town and Country Planning Act 1990 against a refusal of planning permission.
- The appeal is by Miss B Williams against the decision of the Wokingham District Council.
- The application, No 99/70275/F dated 6 August 1999, was refused by notice dated 10 November 1999.
- The development proposed is demolition of existing buildings; construct new building with twelve apartments, access etc.

Summary of Decision: The appeal is dismissed.

Development plan

1. The development plan for the area is the Berkshire Structure Plan as adopted in 1997, read together with the Green Belt Local Plan for Berkshire adopted in 1985. The appeal site is within the Metropolitan Green Belt as defined in the local plan, where there is a presumption against inappropriate development, and approval will not be given, save in very special circumstances, for new buildings for any other than a number of specified purposes. The structure plan provides for the designation of and development within Areas of Special Landscape Importance (policy C8), for the control of on-street and off-street parking (policy T6), for traffic management measures and road safety (policy T7), and for the provision of infrastructure, services and amenities made necessary by proposals for development.

2. The appeal site is adjoined on the east side by Craigmore House, a grade II listed building. Policy EN4 of the structure plan provides, among other things, that proposals affecting the settings of listed buildings should be preserved or enhanced.

Emerging local plan

3. The Wokingham District Local Plan was placed on deposit in 1997 and is the subject of a 2 stage inquiry into objections. Under that plan a number of Areas of Special Landscape Importance would be designated, and the plan would include detailed policies relating to those areas, to development in general, to development in the Metropolitan Green Belt, to parking provision, to road safety, and to the settings of listed buildings. A policy on the provision of services, amenities and infrastructure requirements for new development would also be included, together with supplementary planning guidance on that matter.

Statutory requirement

4. In a case such as this Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had, among other things, to the desirability of preserving the setting of a listed building.

Main issue

5. I consider that the main issue is whether the circumstances in this case are so very special as to justify the grant of planning permission for inappropriate development within the Metropolitan Green Belt.

Reasons

Green belt

6. The appeal site is within a small cluster of development on the north side of Remenham Hill (A4130). There is a paddock to the north, bounded by a public footpath with open country beyond. Land to the south is also largely open and rural in character. There are a number of tall trees surrounding the site, but I found at my visit that the surrounding countryside could be seen from the terrace at the rear of the existing building on the site. I also found that the upper parts of that building could be seen from the footpath to the north. I do not consider that the site is self-contained, or that it is altogether characterised by enclosure in the manner claimed by the appellant.

7. The appeal proposal would involve the demolition of the existing building and its replacement by a new building, set further back on the site and rising to a higher level. The grounds and boundaries would be extensively landscaped to reinforce the existing the existing vegetation and to provide an attractive setting for the development. The new building would not be greatly visible from the main road passing the site. Nevertheless it would in my view have a greater visual impact on the green belt than the existing building, and would be visually detrimental to it.

8. The appellant accepts that the letter of green belt policy would not be not complied with, but considers there would be no contradiction of either the purpose or intent of the policy. Because the site is removed from a large built-up area its redevelopment as proposed would not in my view affect the sprawl of such an area, the merging of neighbouring towns, or the setting and character of historic towns. On the other hand the site is not obviously derelict, nor is it urban land, and the appeal proposal would not assist in urban regeneration. To the extent that the proposed building would have a greater visual impact than the existing building it would to my mind be contrary to the green belt purpose of assisting in safeguarding the countryside from encroachment.

9. As I saw at my visit, a recent development of 3 storey flats has taken place a short distance to the east, on the site of a further night club. However the Council explain that the development in that case involved the removal of a bad neighbour use which had caused severe problems in the locality. Neither that development, nor the changes of use permitted for the adjoining Craigmore House and the nearby Five Horseshoes public house provide to my mind a precedent for granting planning permission in this case.

I do not regard those circumstances as sufficient to justify the grant of planning permission for inappropriate development, or to outweigh the harm that would be caused to the Green Belt by reason of inappropriateness.

Other matters

10. The design of the proposed building would to my mind be to a good modern standard. The building would be set well back on its site, and well separated from the adjoining listed building. Were it acceptable in other respects I should not find the development harmful to the setting of that building.

11. The proposal would add to turning movements to and from the A4130 road, which in this vicinity is restricted by a 40 mph speed limit, and the distance of the access position from the edge of the carriageway would be less than the highway authority would wish. However I found that a driver leaving the appeal site would have a clear view of the highway in both directions. Bearing in mind also the improved radii at the junction that are included within the proposals, I am not convinced that the development would have a seriously detrimental effect on the free flow of traffic or on highway safety.

12. The Council have referred to the absence of offers by the appellant concerning footpath improvements in the immediate vicinity of the site and the level of library provision in the locality. However no approach was made to the appellants on either matter before the appeal application was determined by the Council. In those circumstances I do not regard the lack of benefits offered by the appellant in those respects as a sufficient reason for refusing planning permission.

Conclusions

13. Notwithstanding my views on the other matters mentioned, the circumstances in this case are not to my mind so very special as to justify the grant of planning permission for inappropriate development within the Metropolitan Green Belt. The proposed development would not be in accordance with the development plan, and the material considerations raised do not indicate that my decision should be otherwise than in accordance with the plan.

14. I have taken into account all the other matters raised in the written representations, including the continuing market demand for quality residential development. However those matters are in my view outweighed by the considerations that have led to my decision.

Formal decision

15. For the reasons given above, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

INSPECTOR

HIGHWAYS CONSULTATION SHEET

From: Heather Morgan **Date:** 19 June 2000

Application Number: F/2000/1703

Proposal: Proposed two storey rear extension to dwelling plus detached garage block with games room over. Demolition of existing garage and conservatory plus swimming pool.

Parish: REMENHAM PARISH

Site Address:
Yewgate, Remenham Hill, Remenham, Henley-On-Thames.

Applicant:
Miss B A Williams C/O John R Freeth Dipth (Oxford) MRTPI.

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).

SC:23 (insert Garagin; Parking & Turning)
SR:06.

Signed: _____ **Print name:** Stephanie Knowles.

22/06/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 JUN 2000	
Officer: HM	Application No. F/2000/1703

Map No. 9 Site 0038
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(f) PROPOSED TWO STOREY REAR EXTENSIONS TO DWELLING PLUS DETACHED GARAGE BLOCK WITH GAMES ROOM OVER DEMOLITION OF EXISTING GARAGE & CONSERVATORY + SWIMMING POOL

Location: YEWGATE REMENHAM HILL

Parish: REMENHAM Ward: Remenham
19.6.2000

Applicant: MISS WILLIAMS

Fee Received 95-00 (4) 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 : 19.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: ..... Swimming Pool
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

No pre-apps

NEIGHBOURS:

S/N + The Coach House
Craigmore House
Whitehill Service Station
Yewgate Cottage
} Remenham Hill

07 JUN 2000 * 1703

John R Freeth. *DipTP(Oxford), MRTPI.*
Chartered Town Planner.

83 Sharland Close, Grove, Wantage, Oxfordshire. OX12 0AF.
Telephone and Facsimile : 01235-224642. Mobile : 0378-702617

Friday, 2 June 2000

My reference. 00/03

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Sirs,

Proposed demolitions, alterations and extensions, new garage and ancillary works.
"Yewgate", Remenham Hill, Remenham, Henley-on-Thames.

Please find enclosed for your attention my client's application for full planning permission in respect of the above. The application includes: -

1. This letter.
2. Completed application forms. (6 copies)
3. Completed certificate of land ownership
4. List of Drawings and the drawings so listed. (6 copies)
5. Statement in support of the application. (6 copies)
6. Cheque for £95 in settlement of the requisite application fee.

I trust you have all you need to consider and determine the application. However, should that not be the case, or should you wish to discuss any matter, please do not hesitate to contact me.

I look forward to receipt of your acknowledgement.

Yours faithfully,

John R Freeth.

[000302]

cc. Miss B A Williams.
Michael Gregory.

PS. I will not be available between 5 & 9 June 2000 inclusive.

07 JUN 2000* 1703

Town & Planning Act 1990

Application for planning permission

Demolition of 4 car garage and workshop,
extensions and alterations to existing dwellinghouse,
construction of replacement garage,
and ancillary works.

At
"Yewgate"
Remenham Hill
Remenham
Henley-on-Thames
RG9 3EP

Statement in support of the application

John R Freeth. DipTP(Oxford), MRTPI
Chartered Town Planner

83 Sharland Close, Grove, Wantage, Oxfordshire. OX12 0AF.
Telephone & facsimile : 01235 - 224642
Mobile : 077-18-456189

June 2000

[D:\jrfctp2. 0003ss]

1.0 The background to, and a brief explanation of the proposals

1.1 The objectives of the proposed development are to realise the site's potential to provide a quality home for the Applicant's large and extended family.

1.2 Of particular importance to the Applicant are the needs to achieve: -

- contemporary living areas;
- secure garaging for the family's vehicles and enhanced entrance and turning facilities;
- a secure home environment; and
- privacy.

1.3 Inevitably these objectives have to be accommodated within the scope of the site's capacities and characteristics, the fabric of the local environment, and the relevant planning considerations.

1.4 Traditional building forms and materials have been adopted in the proposals, as have the general scale and design idiom of the existing dwellinghouse. The front elevation of "Yewgate" is substantially retained, with there only being minor alterations to the existing porch. The proposed extensions are located to the rear of the main house and thus retain its dominance in the street scene.

1.5 The proposed new garage has been re-orientated relative to that existing, for the following reasons.

1. to restrict vehicular penetration into the site;
2. to ease manoeuvring into and out of the garages;
3. to contain and define the access area, thus enhancing security and privacy.

It is set well back from the road and the front elevations of buildings fronting onto the highway.

1.6 Turning facilities within the site are specifically enhanced in the proposals

1.7 It is self evident from the deposited drawings and site inspection, that the site is more than adequate in extent to accommodate the proposed new works.

2.0 The impacts of the proposed new development.

2.1 No dwellings are located to either the east or the west of the site, and the nearest dwelling to the north is located some 120 metres away. Hence there is no possibility of there being any unacceptable overlooking or overshadowing between the proposals and any neighbouring dwellings.

2.2 As stated above, the proposals are located to the rear of the existing building and well behind the established 'building line' of the existing buildings fronting on the northern side of the highway. Additionally, the site's frontage is well landscaped and enclosed by existing trees, hedges and fencing. Hence the proposals will not be prominent or intrusive in the local street scene.

2.3 Despite the general inconspicuity of the proposals, there will be oblique views of them from the east and west across the frontages of neighbouring properties. That from the east will be restricted to a relatively narrow view cone closely defined by existing trees and Craigmore House. That from the west is essentially at a high level (above boundary vegetation) and will consist mostly of the roof of the proposed "West Wing", which will be lower than and in scale with the three storey element of the existing building. During the summer months with trees in full leaf, most if not all of this view will disappear.

2.4 Public views of the proposals from the north will be restricted to a footpath located some 150 metres from the rear elevation of the existing building. These views are distant, heavily punctuated (and in summer largely, if not totally obscured) by the numerous intervening trees and vegetation; and in any event will be partial (of the upper parts of the extensions only) and will be read with existing buildings and trees on both the site and neighbouring sites.

2.5 Hence it is the case that the proposals will have little impact on either the character or the appearance of the local scene.

2.6 Craigmore House, which adjoins the site to its east, is a listed building. Accordingly it is necessary to consider the effect of the proposals on the setting of that building. So far as the proposed East and West Wings are concerned: it is clear from the terms of a recent appeal decision in respect of the site (dated 25 April 2000, and made in respect of Application Reference No. 99/70275/F) that there is no reasonable prospect of these features having any adverse impacts on the setting of the listed building.

2.7 Given the details of the proposed replacement garage, and its juxtaposition with the west elevation of the western service wing to Craigmore House, it is clear that the proposed garage would result in a change in the detailed setting of the listed building. However, that change needs to be seen in its full context, which includes the removal of the existing garage building that extends in depth along the western elevation of the service wing.

2.8 The most important aspect of the setting of Craigmore House is its relationship with the highway onto which it fronts. The proposed replacement garage is set back well behind the front elevation of Craigmore House and, as explained above (see para.2.2), is relatively inconspicuous in the roadside scene. When viewed from the east, all that would be apparent would be the perspective view of the garage roof extending away from and beyond the service wing. The gable peak would be visible from only from the narrowest of view cones, and would be imperceptible to passing traffic on the highway. When viewed from the west, very little would be apparent; because of the set back, boundary fencing, and the dense cluster of trees and foliage on the road frontage. These trees and foliage would also totally obscure any view from the south.

2.9 Having regard to these matters, it is not considered that the proposals would have such an effect on the setting of the listed building as would justify the with-holding of planning permission.

2.10 The site is located within the Metropolitan Green Belt, and hence it is also necessary to consider whether the proposals would contradict or frustrate the purpose or intent of Green Belt policy. PPG2: Green Belts, clearly sets out these matters (its paras. 1.5 & 1.4 respectively refer).

2.11 It is self evident that proposals do not contradict the 5 purposes of a green belt, that is:

- they do not constitute "unrestricted sprawl of large built-up areas";
- they will not result in neighbouring towns merging into one another;
- they do not constitute encroachment into the countryside;
- they will not prejudice the setting or special character of any historic town; and
- they will not prejudice urban regeneration.

It necessarily follows that if a proposed development does not contradict the purposes of green belt policy, then that goes directly to the appropriateness of the development – as is confirmed in *Pehrsson v. S of S for the Env.* [1990] 3 P.L.R. 66, *per* Lord Donaldson of Lymington M.R. at 69G. In short, a development that fulfils the purposes of a policy must, within the terms of that policy, be appropriate.

2.12 The intention of green belt policy is to keep land open – so as to prevent urban sprawl. It is self evident that the proposals will not result in urban sprawl (see also the preceding para.); and it has been demonstrated that the proposals will have little impact on the general character or appearance of the local scene, which by definition includes its degrees of openness. In short, the proposals will have no material impact on the openness of the local environment and, therefore, will not prejudice the intention of green belt policy.

2.13 PPG2 also refers to extensions to existing buildings (Paras 3.4 & 3.6 refer); and essentially confirms that such developments will be appropriate in a green belt unless their size is such as to render them disproportionate in relation to the host/original building. The Guidance is not specific in its definition of "disproportionate", and "disproportionality" in isolation is not a sound intellectual base for decision making. The Guidance does not exist in some form of intellectual vacuum. What matters, and is significant in planning terms, is not whether a proposal is "disproportionate"; but whether any planning harm or damage results from that "disproportionality". In order for a refusal of planning permission to be justified there has to some tangible impact that is demonstrably harmful to the objectives of the planning interests involved. As has been argued above, the proposals are entirely compatible with the purpose and intent of green belt policy.

2.14 The green belt policy coverage and content of Development Plan and the emerging Wokingham District Local Plan is either substantially in line with PPG2, or outdated by it.

2.15 It is considered, having regard to the above matters, that the proposals do constitute appropriate development in a green belt, and are entirely compatible with the purpose and intent of green belt policy. That notwithstanding, the very facts that the proposals are so compatible and, further, are also compatible with the form, character and appearance of the local environment, are considered to constitute very special circumstances justifying the setting aside of any conceivable green belt presumptions.

3.0 Conclusion

3.1 It is considered the application proposals are appropriate in planning terms and well merit the grant of planning permission. In particular, the proposals: -

- cause no prejudice to either the purpose or intent of relevant land use policy;
- are compatible with the form, scale, character and appearance of the existing development on the site and in the locality;
- are compatible with the character and appearance of the local environment;
- cause no material harm to the setting of Craigmore House; and
- give rise to no other planning objections.

3.2 It is therefore requested that the planning permission sought in this application be granted.

List of Drawings.

1. Site location plan. 1:2500.

2. Drawings by Michael Gregory, Architect and Illustrator.

(i)	Site Plan.	Dwg. No. 7
(ii)	Ground Floor Plan	Dwg. No. 8
(iii)	First Floor Plan	Dwg. No. 9
(iv)	Second Floor Plan	Dwg. No. 10
(v)	Elevations	Dwg. No. 11
(vi)	Elevations	Dwg. No. 12
(vii)	ELEVATIONS	" " 13

3. Landscape Survey.

4. Sketch Landscape Scheme.

1789/a

SECTION 66 CERTIFICATE

Application No.

07.JUN.2000*

07.JUN.2000* 1703

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:

I 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 issued 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) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

(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).

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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.

Agricultural Holdings Certificate

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 . . . . . .

On behalf of . . MISS. B.A. WILLIAMS. . . . . .

Date . . . 2:6:2000 . . . . . .

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

1769A

07. JUN. 2000 1703

PLANNING APPLICATION PART I

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 0118 974 6428.

WOKINGHAM DISTRICT COUNCIL

For office use only
Application No.

1.	YOUR NAME	MISS B. A. WILLIAMS
	ADDRESS	"YEWGATE", REMENHAM HILL,
		REMENHAM, HENLEY-ON-THAMES
	POST CODE	RG9 3EP Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	JOHN R. FREETH. DipTP(Oxford), MRTPI
	ADDRESS	83 SHARLAND CLOSE, GROVE,
		WANTAGE, OXON
	POST CODE	OX12 0AF Tel. No. 077 18 456189
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	"YEWGATE", REMENHAM HILL,
		REMENHAM, HENLEY-ON-THAMES
		RG9 3EP
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	APPROX. 0.5 ha.
5. Give brief details of the proposal.	ABOUT THE APPLICATION	DEMOLITION OF GARAGE & CONSERVATORY
		CONSTRUCTION OF 1 & 2 STOREY EXTENSIONS
		& NEW GARAGE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER.

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	✓
1:~~500~~ 200 Block Plan	✓	Other	✓
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	✓
CONSTRUCTION OF NEW BUILDING		DEMOLITION	✓
OTHER			

9. What type of Planning application are you applying for?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No. Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

BRICK AND TILE TO MATCH EXISTING
STAINED TIMBERWORK

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.

YES / ~~NO~~

SITE FRONTS ONTO A.4130

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

~~YES~~ / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

~~YES~~ / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

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 (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

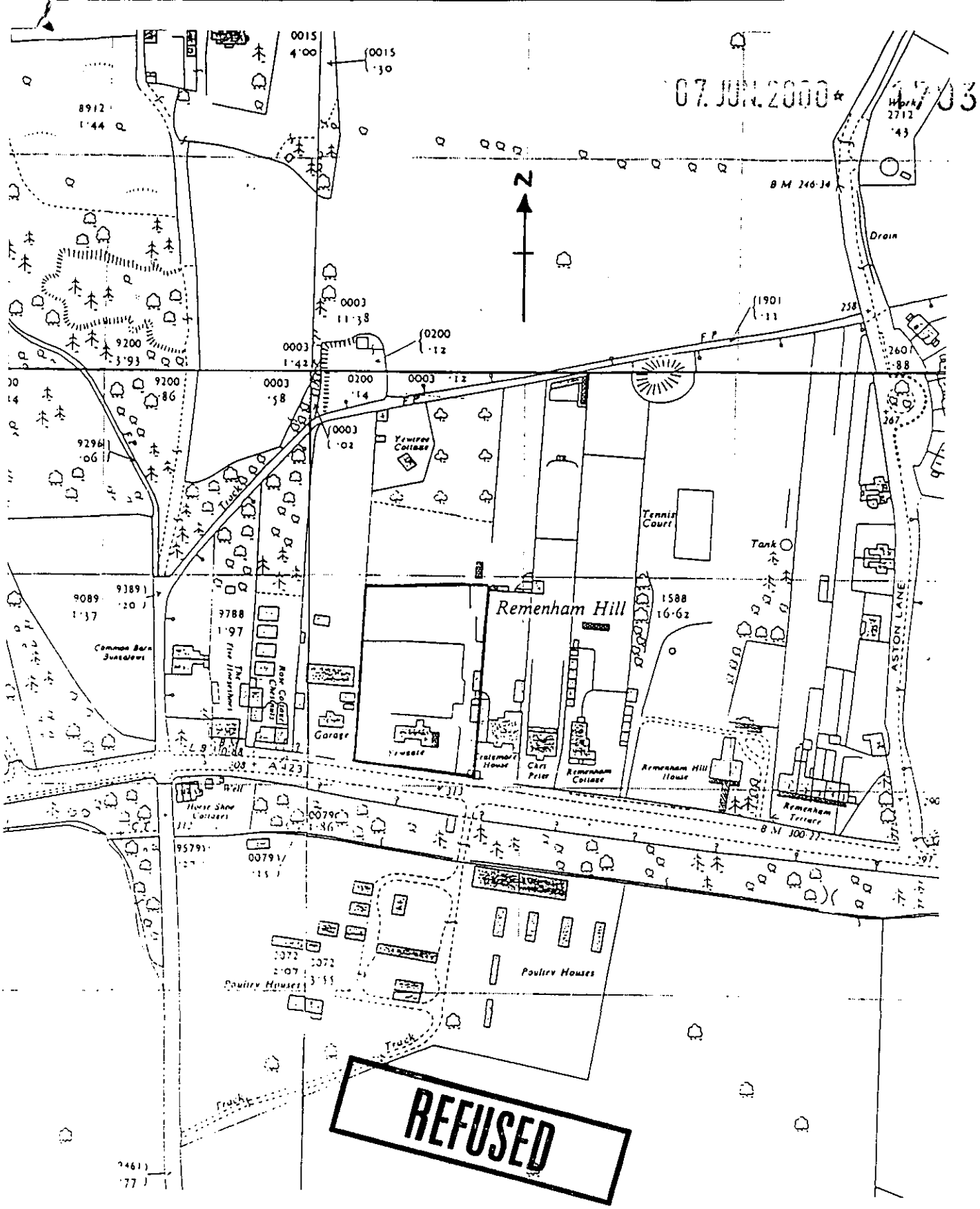
~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 95.00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF MISS B.A. WILLIAMS DATE 2.6.2000

Before submitting this application check that you have answered all the relevant questions 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.

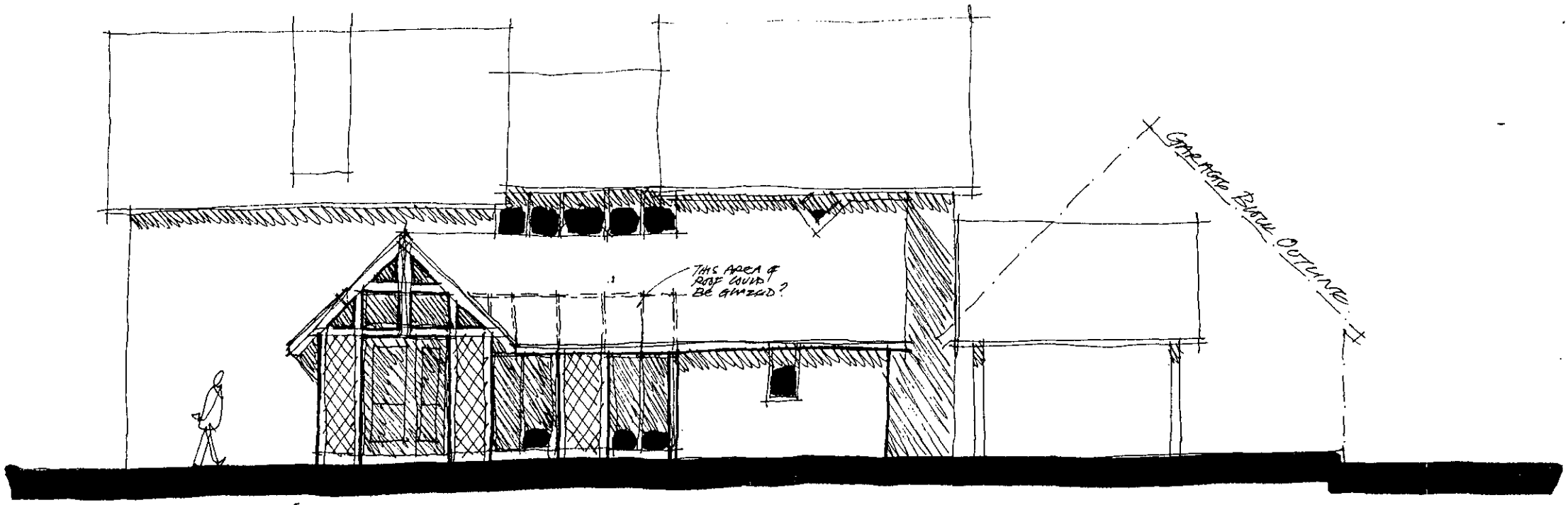


Proposed development. Demolition of 4 car garage and workshop, extensions and alterations to existing dwellinghouse, construction of replacement garage, and ancillary works.

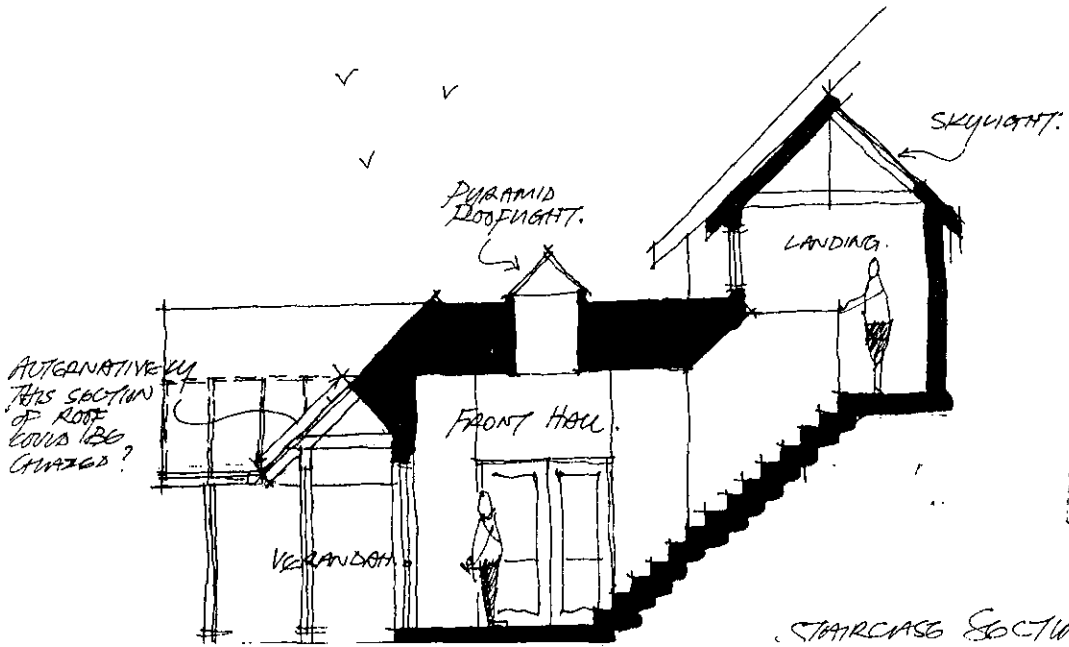
Applicant. Miss B A Williams.

Site. "Yewgate", Remenham Hill, Remenham, Henley-on-Thames, RG9 3EP

Site location plan. **Scale 1:2500**



ENTRANCE ELEVATION.



STAIRCASE SECTION.

COPIES TO:
CS
ACP
DC
ACK:
FILE:

PROPOSED EXTENSIONS & ALTERATIONS TO "KENGATE", REMENHAM HILL, HENLEY-ON-THAMES.

MS. B. WILLIAMS.

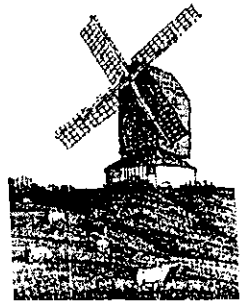
ENTRANCE ELEVATION & HALL SECTION.

SCALE — 1:100 DWG. NO. 16.

DATE — OCTOBER 2000

MICHAEL GREGORY
Architect & Illustrator

4 The Manor House
Brill, Aylesbury
Bucks. HP18 9RS





REAR ELEVATION.

PROPOSED EXTENSIONS & ALTERATIONS TO "YEWGATE", REMENHAM HILL HENLEY-ON-THAMES.

MR. B. WILLIAMS.

PART FIRST FLOOR PLAN & REAR ELEVATION.

SCALE — 1:100 DWG. NO. 17.

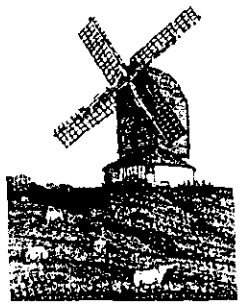
DATE — NOVEMBER 2008

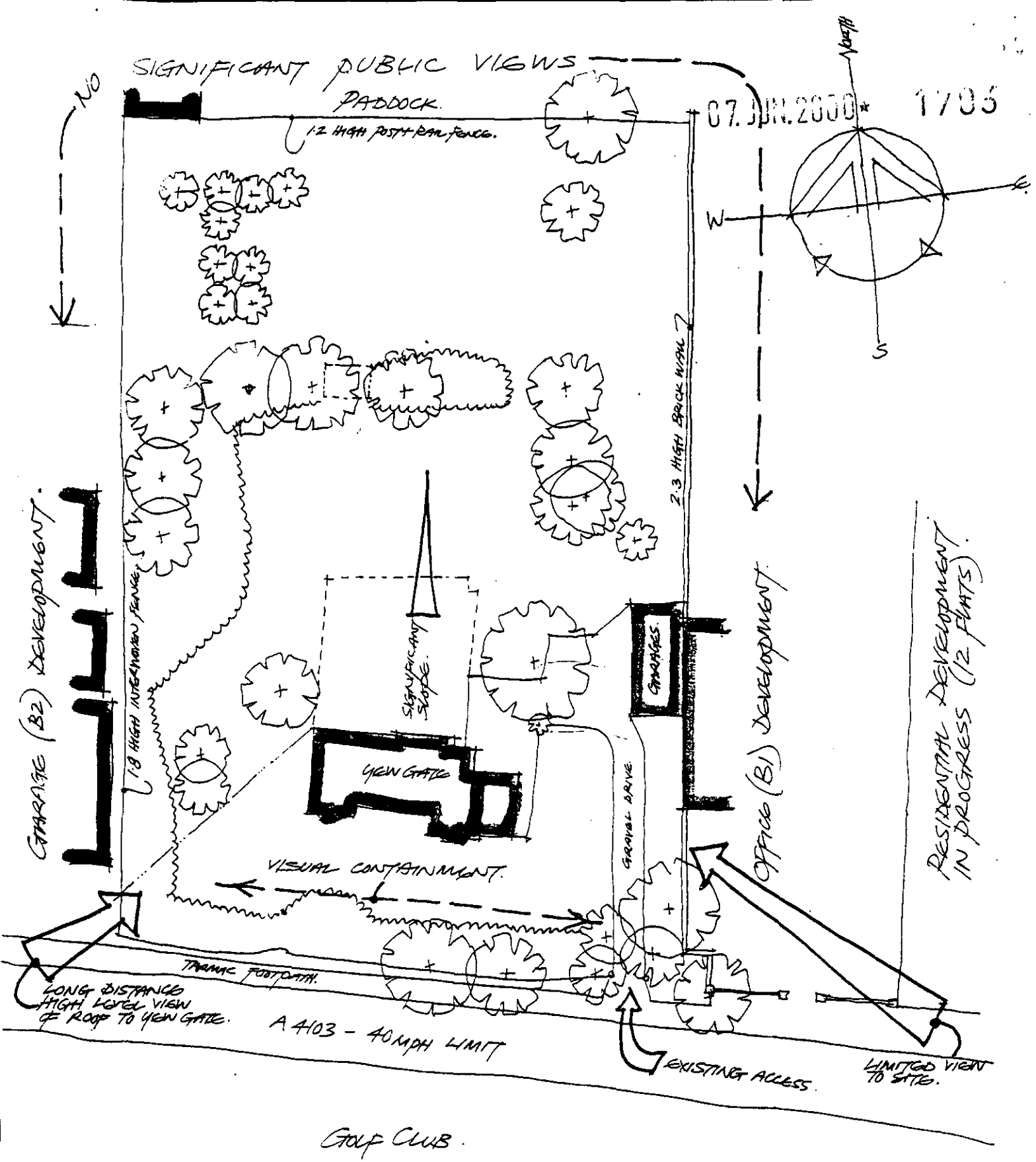
MICHAEL GREGORY

Architect & Illustrator

4 The Manor House
Brill, Aylesbury
Bucks. HP18 9RS

Tel. 01844 237327

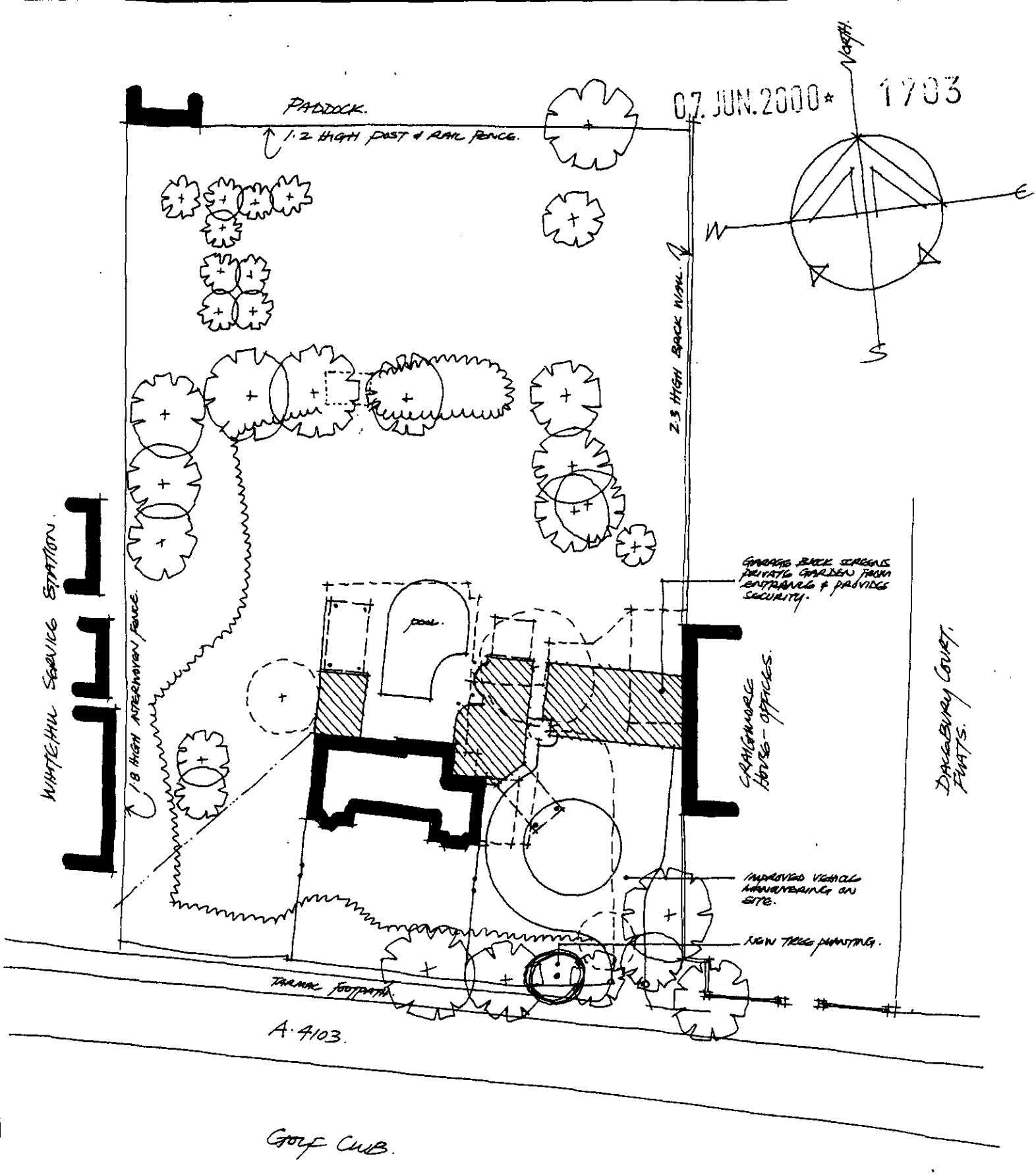




REFUSED

YEW GATE
REMENHAM
HENLEY-ON-THAMES.

SURVEY/SITE APPRAISAL.



YEW GATE
READINGHAM
HENLEY-on-THAMES.

PROPOSALS.

REFUSED