APPLICATION NO:
F/2000/0679

LOCATION:
Ivy Cottage Wargrave Road, Henley-On-Thames.

APPLICANT:
Miss R Stanton C/O Dale Venn Associates

PROPOSAL:
Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **30/03/2000**

APPLICATION EXPIRY DATE: **13/04/2000**

CASE OFFICER: **Heather Morgan**

RAILEX
Marbleboard

EASIFILE EP7

TEL. CONVERSATION 10/10/00

Spoke to Dale Venn re outstanding concerns in respect of the proposed extension to Ivy Cottage.

① Non-item Green Belt issue again. Need very special circs eg improvements to the listed building in order to even consider taking ab a positive recommendation.

② Harolds comments.
Roof form would covers too much of the original dutch gables and the chimney.
Need to significantly reduce the span and provide a small lead flat roof.
Straight up stair from undercroft preferred.

③ Extension should not provide additional living accommodation as the property has been significantly extended in the past.
Improvements need to be min. in f'space terms but also need to achieve listed building improvements.

Applicants – Dale Venn will take into account and submit an application shortly.

Issues
→ Green Belt
→ Listed Bldg improvements.

J.C.P.M 10/10/00

HM

PLANNING SERVICES 34673
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APP
CS
26 SEP 2000
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FILE:

DALE VENN ASSOCIATES

Chartered Architects, Planners & Surveyors

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25 September 2000

Senior Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks
RG40 1WR

DV/4094/NJ

For the attention of Heather Morgan

Dear Madam,

Ivy Cottage, Wargrave Road, Henley-on-Thames

Thank you for your letter dated 11 August 2000, responding to ours of 28th July and 22nd June.

We now enclose drawings to show the proposed pitched roof set back from the front parapet with a box gutter formation, and also reduced in height to avoid obstruction of the original stepped gable.

We note your proposal that the undercroft should be utilised for accommodation, and this is now shown as a garden room, to be linked by an internal staircase to the kitchen at ground floor level.

Whilst at your offices recently, we examined the case files, and noted that the 'two-storey extension' (ref: 06732) which was approved in 1977 appears to have been a replacement for an earlier extension on the south end of the building. That part with the flat roof may therefore not have represented an enlargement of the original structure.

It also appears to us that the undercroft, being entirely below ground as seen from the road elevation may not have been intended for habitable accommodation.

cont..../

Notwithstanding this background, we should be grateful for your confirmation that the revised proposals are now considered acceptable, since as you know our clients are anxious to proceed with the renovation of the property.

Yours faithfully

Dale Venn

Enc. Drawings 4094-5A & 6A

30985

F/2000/679
Please file

DALE VENN ASSOCIATES

Chartered Architects, Planners & Surveyors

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22 June 2000

Mr Harold Sanders
Environmental Services Department
Wokingham District Council
P.O. Box 157
Shute End, Wokingham
Berks. RG40 1WR

DV/4094/NJ

PLANNING SERVICES	HPT
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23 JUN 2000	
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	FILE:

Dear Mr Sanders,

Ivy Cottage, Wargrave Road, Henley-on-Thames
Your Ref: F/2000/0679

We refer to the decision on the recent application above where the 'informative' states that your Council may look favourably upon a proposal to provide a pitched roof above the flat roofed extension.

With a view to submitting a fresh application for this proposal, we enclose a drawing showing the relevant section through the building where the historic stepped gable can be seen in elevation as well as the other existing gabled roof.

The broken line indicates the pitch of the new roof now proposed above the existing flat roof, and showing the angle of this roof to match that of the existing gable. This demonstrates that very little if any of the stepped gable would be obscured by the new roof.

Could you please advise whether this appears acceptable as indicated by the 'informative', in which case we will proceed immediately with the full drawings for the new application. The new plans will include the undercroft space which is now to be incorporated into the living area.

We await your comments.

Yours sincerely

Dale Venn

Enc. Sketch drawing

To:
Trees

7 MAR 2000

From: Heather Morgan

Date: 06 March 2000

Application Number: F/2000/0679

Proposal: Proposed first floor side extension to dwelling..

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

Applicant:
Miss R Stanton C/O Dale Venn Associates.

Wargrave

Your observations are required in respect of this application within **7 days** of the above date.

No TPO

molition of listed buildings - legal rpretation issues 4.374

ctical terms the provisions of sec. 7 and 9 are clear and w legal loopholes. If any person executes or causes executed any works for the demolition of a listed ng, and the works are not authorised, he or she shall be of an offence. In cases where a building is being slowly olished" by *deliberate neglect*, the *Repairs Notice* pro- under sec. 48 may be utilised by local authorities. The er who carries out unauthorised works for the demo- part demolition of a listed building may be prosecuted doing, and cases are noted at (27.15).

e fact of demolition of the fabric of a listed building may sy to establish if there is a full record of the building, and s of the main internal and external features of the g are normally recorded in the listing schedule. In s of minor demolition, where there are no comprehen- ecords of the building, problems may occur. The case *full record of all listed buildings inside and out, even if* photographic survey, is thus a strong one.

e powers available to a local authority to prosecute he unauthorised demolition of a listed building, where al enforcement procedures would be pointless, and to an owner to repair a listed building which may in fact be ct to slow "demolition" by neglect, are described in 51).

anges to planning law in 1992 notionally made the olition of any structure development requiring permis- However, as described at (4.3114) regulations have *quently limited the power of local authorities to control* emolition of any but residential buildings and then only ct to complex procedures.

***Shumizu* case:**

oted in Circular 14/97 Appendix E the implications of the se of Lords judgement in *Shimuzu (UK) Ltd v Westmin- City Council 6/2/97* the demolition of part of a listed ng is more properly to be regarded as an "alteration" o. The implication of this is that when considering an ication for the "demolition" of part of a listed building, d will have to be paid to the fact that listed building *ent is only required if the building's character* as a ng of special architectural or historic interest is af- d. The practical implications of this interpretation are as the circumstances in which it is possible to argue emolition of part of a listed building does not affect its acter are strictly limited.

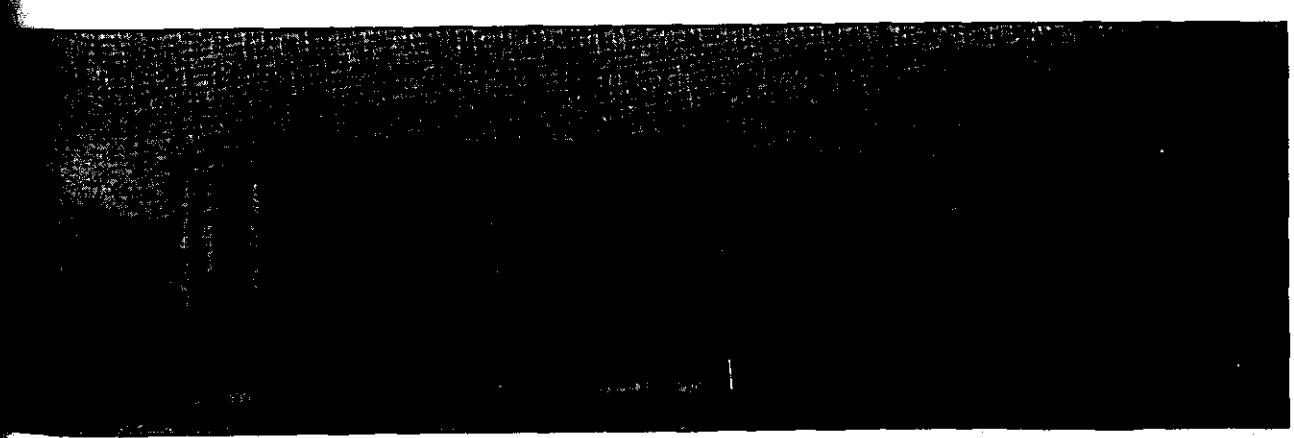
ilage buildings 4.3741

portant legal question thrown up by proposals for the olition of listed buildings, concerns whether buildings or tures within the curtilage of a listed building are also ected. The only assistance from the law comes in sec.1(5) e it is stated that a freestanding structure within the lage of a listed building forms part of the listing unless ed there after 1/7/48. However, PPG15 at paras.3.34 & contains detailed advice on the subject underlining the that when ascertaining whether a building is listed by *on of being within* the "curtilage" of a listed building there be complex matters of present and past association to be considered. The Circular lists the following factors:

-the historic independence of the building;
-the physical layout of the principal building and other buildings;
-the ownership of the buildings now and at the time of the listing;
-whether the structure forms part of the land;
-the use and function of the buildings, and whether a building is ancillary or subordinate to the principal building.

The principal legal authorities are *Sutcliffe/Calderdale* and *Watson-Smythe* (see 4.78), and the following cases are also of interest as illustrating various practical situations.

- A judicial review case considered whether hedgebanks were listed by reason of being within the curtilage of a listed house. It was considered that they could be considered as a structure for the purpose of listed building protection but it was a question of fact whether they formed part of the curtilage of the house in the sense of being an extension thereto. Having received some evidence that the hedgebanks had originally been constructed as a field boundary a planning committee were entitled to find them not to be part of the curtilage *R. v North Devon DC, ex parte Tarn 20/2/98.*
- It was proposed to rebuild an existing filling station and garage in a village conservation area. An inspector concluded that the demolition of old outbuildings as part of the scheme did not require listed building consent, as they were functionally separate from an adjacent pub when it was listed. Although the outbuildings had been owned by the pub until recently they were not ancillary in a necessary or reasonably useful way (Wealden D.C. 5/2/98).
- A listed building enforcement notice alleged demolition and removal of gateposts. The tests in PPG15 were applied and it was found that the 1911 gateway had always formed the a gate to a listed Hall and was within the same ownership. Although it had been repaired/rebuilt it remained a listed structure within the curtilage of the Hall (Peak Park J.P.B. 30/4/97).
- The *Calderdale* judgement was used by an inspector to indicate that despite a sub-division and change of ownership a wall was probably still within the "curtilage" of a listed gatehouse and thus enjoyed the protection of being listed. The S.O.S. noted the doubt as to the status of the wall but felt that, as the wall was continuous with that of the gatehouse, sec. 1(5) applied (Greenwich L.B. 5/4/89)
- A pre 1948 building was considered to be within the curtilage of a Grade II listed manor used as a hotel even though its boundaries had been altered. The S.O.S. thought that other factors apart from the physical layout of buildings must be considered including ownership and use or function. The building was in the same ownership and an integral part of a hotel complex and would be used as ancillary self catering holiday accommodation managed and serviced within the hotel operation (Cotswold D.C. 19/12/90).



Harrods buildings referred to in the Richmond case noted above.

was proposed to demolish buildings at a listed 1930s ...ry. Considerable debate took place as to whether ...ngs were included in the listing which were only linked ...glazed roof. The *Debenhams* case (see 4.378) was ...and an inspector agreed that it was not reasonable to ...lude that the attached buildings were listed. However, ...e link roof was open ended and the large building ...ent to it was of no architectural or historic interest, he ...uded that to consider the linked building to be listed ...bring the system into disrepute. The S.O.S. disagreed ...lowed the demolition (Enfield L.B. 6/10/89).

...e demolition of building within the Harrods Depository ...lex at Barnes was proposed. It was claimed that the ...gs were listed by virtue of their association with the ... Riverside building. An inspector noted that this latter ...g was only listed in 1990 and it was the advice of ...rs of English Heritage to the S.O.S. at the time that this ...structure was the only one on site worth listing. He felt ...t must be presumed that it was the intention of the ...S. that the other buildings be excluded. That approach, ...endorsed in the *Watts* case (see 4.378) where the ...rvation was made that if the S.O.S. wanted to ensure ...uilding was protected, he should include it in the list. ...e inspector also considered that although one of the ...gs in contention was connected to this listed building, ...was neither structural or substantial. There was no ...ral whole as might be the case in an extension or other ...servient building. He also made reference to the ...enhams case to indicate that equally substantial build... *unrelated in design to a listed building cannot be* ...ded as listed simply by reason of a common use ...mond-upon-Thames L.B. 7/12/92).

...ermission had been given for the removal of gates ...ed to a listed hall, and their resiting. An appeal arose ...a listed building enforcement notice in respect of non-...liance with a condition relating to replacement gates. ...point arose as to whether listed building consent had ...required in the first instance. The gates had come from ...her place and were erected in 1913. It was concluded ...the gates were listed by virtue of a strong functional ...onship to the main house. Their erection had been a ...al continuation of the grand design for the house which ...begun in the 17th century (Babergh D.C. 24/2/93).

...ew school buildings were proposed within the confines ...Albans School. The case included debate as to whether ...isting science block building which was to be extended ...listed by its inclusion in the original curtilage of the Grade ...ed Abbey Gate. An inspector rejected this view but ...epted that a workshop and lavatories which were to be ...olished did need listed building consent by reason of ...attachment to another school building that was listed. In ...nclusions the inspector noted that there could be other ...s to increase floorspace at the school without harm to the ...g of listed buildings (St Albans D.C. 18/3/96).



...Victorian pumphouse, although now in the same owner-...as an adjoining listed building was considered not to be ...in its curtilage. It was originally constructed to serve the ...ge as a whole, and was too small to enjoy the protection ...eing within a conservation area (Beverley B.C. 19/2/85).

Note should also be made of the superstore case (Kingston-upon-Thames L.B. 28/9/94) involving considerable legal debate as to whether certain minor structures/walls etc., formerly within the curtilage of a Victorian waterworks, were listed or not.

Barns:

Demolition or alteration of agricultural buildings situated in farmyards where a farmhouse forming part of the group is listed may require listed building consent, if it can be shown that these buildings lie within the curtilage of a listed building. In practice given the loose association of buildings in most farmyard groups, definition of a curtilage as such is difficult.

A case of some interest where it was considered that a previously ruinous barn building was listed by virtue of its association with other buildings that were, is (Barnsley M.B.C. 24/6/93). Here the barn was part of a small group of buildings and had been rebuilt/restored with the intention of residential use. An inspector noted the council's view that it flew in the face of common sense to give the building protection, but he was bound by the plain words of statute as interpreted by case law. *The building was ancillary, subordinate to and within the curtilage of an adjacent listed barn conversion. An enforcement notice which required the demolition of the building as it now stood, had to be quashed as* conflicting with secs.7 and 9 of the Listed Buildings Act.

- Alterations to a swimming pool enclosure were proposed. *The works were associated with a barn at a Grade II listed* farmhouse. It was concluded that the farmhouse, the farm buildings and an orchard formed part of a unit in common *ownership, and historically formed a farm group.* A post and rail fence separating the farmhouse and the barns was not evidence of an independent curtilage. A barn, now converted to changing rooms, was clearly part of the farm when it was listed in 1972. Alternative schemes for the retention with modifications of works already carried out were rejected as harmful to the setting of the main listed building (Medina B.C. 20/10/95).
- Enforcement action was taken against the demolition of part of a barn. It was argued that the barn was not listed being separate from a listed farmhouse 10 metres away. An inspector concluded that the appeal barn was listed due to its common ownership and historical subordinate function. Although not forming a conventional grouping with the listed farmhouse the barn was not a completely separate entity (Shrewsbury & Atcham D.C. 22/6/95).
- A barn conversion was proposed. It was disputed whether the barn was listed. An inspector concluded that the building was listed being within the curtilage of a Grade II listed house and having social, functional and historic links. The appeal building was close to the listed building and shared a drive with it (Kingswood B.C. 15/7/92).
- It was proposed to demolish a barn which now belonged to the owners of a listed cottage. However, before 1971 the barn had been part of a farmyard group, and the major part of it had been demolished for a housing development. An inspector felt that as the remainder of the barn had been in the same ownership as the cottage for 12 years prior to that cottage being listed, it could be considered as being within its curtilage and was also listed. *In the event it was decided that* the building was in poor condition and of very little interest and consent was given for demolition (Kennet D.C. 19/8/97).
- *A listed building enforcement notice was directed at the* refacing of replacement sandstone blocks used when altering outbuildings. It was argued that the outbuildings were not *in fact within the curtilage of a listed building. It was held that* the buildings were within the substantial steading of the nearby farmhouse/hall when it was listed in 1953. They then served the purposes of the hall in a necessary or reasonably useful way. Later changes of ownership did not bring about de-listing. Neither did the fact that the buildings had previously been substantially altered in accord with listed building consent, mean that they became new buildings erected after 1/7/48 (Shrewsbury & Atcham B.C. 3/10/97).

As a postscript it is worth noting that even the inspectorate may make mistakes from time to time, and in (Reigate & Banstead B.C. 9/5/90) it was stated that a barn conversion required listed building consent since the setting of a Grade II listed farmhouse was affected.

rtilage"

itted development rights apply within lawfully created ages of domestic or industrial land and therefore defini- ay be of critical importance in determining whether ing permission is required for development therein. ition may also be important to interpretation of Part 4 B where the 28/14 day rule is stated not to apply where s within the curtilage of a building and discussion of age definition in this context is to be found at (4.3424). though in most cases such definition does not cause controversy as, although ownership is not a critical the boundary of a private garden or the extent of the surrounding a factory or warehouse is normally defined ground and by function. However, particularly in areas radic or low density housing development, there may fficulties where parts of gardens are detached, where is no physical definition at all or where there are ocks or small fields adjoining dwellings, perhaps used rses or quasi-agricultural purposes.

number of court decisions, although not all town ing cases, cast some light on the definition. In *Dancey v S.O.S. and Lewes D.C. 1980* the basic premise that age definition is essentially a matter of fact and degree established. In *Methuen-Campbell v Walters 1979* a ock attached to a garden was not considered to be a curtilage as it was separated by a fence and not fore intimately associated. The *Methuen-Campbell* case quoted in *James v S.O.S. and Another 9/10/90* where a s court had been erected some 100m. distant from a e beyond an area of undergrowth and rough grass and rtial and indistinct line of trees and shrubs. It was held an inspector had been correct in deciding that curtilages ot have precise limits and that each situation must be sidered according to the facts of each particular case. owing the *James* decision enforcement action was taken nst this tennis court which was upheld at appeal (Chich- D.C. 7/7/92).

Methuen-Campbell was also cited in *David McAlpine v S. & Another 14/11/94* where it was held that fact and ree played a very large part in determining the question. e enforcement action was taken against a swimming pool, and tennis court. It was contended that the land (extend- o 12 acres) fell within the curtilage of a dwellinghouse and therefore permitted development but an inspector had ded otherwise on the basis of all the normal authorities. His was that the garden land related to the house already nded to several acres, and that to contend that further nsive land should also be regarded as a curtilage did not th the concept of a curtilage being a small area, using *Dyer* below). The court concluded that the inspector had ectly identified the tests for "curtilage" and was entitled to e to the conclusion that he had.

In the Court of Appeal case *Dyer v Dorset D.C. 1988* a ilage was defined as a small area forming part or parcel the house or building which it contained or to which it attached. It was a matter of fact and degree. One of the peal judges endorsed as "adequate for most present day poses" the Oxford English Dictionary definition of ilages. *"A small court, yard, garth or piece of land ached to a dwellinghouse, and forming one enclosure with or so regarded by the law: the area attached to and taining a dwellinghouse and its outbuildings"*. His judge- ent was used by an inspector in a later appeal case to reject roposal for the retention of a garage which had been nstructed on open land close to a dwelling (Neath B.C. /3/90).

A conventionally quoted judgement notable for its de- ed exposition is *Sinclair-Lockhart's Trustees v Central nd Board 1950* wherein it was stated that *"the ground ich is used for the comfortable enjoyment of a house or her building may be regarded in law as being within the rtilage of that house or building and thereby an integral rt of the same although it has not been marked off and closed in any way. It is enough that it serves the purpose the house or building in some necessary and reasonably eful way"*. This line of argument was repeated in *Collins S.O.S. 1989* where a summerhouse had been erected in e neglected part of the grounds of a large house. Here, the gement was that this land was not part of the curtilage as it did not serve the dwellinghouse.

It is sometimes suggested that distance from a dwelling is a criterion to be used in determining whether a garden structure lies within a curtilage. There is some weight in this argument, using the *Collins* judgement that the purpose of a dwelling needs to be served in some necessary and useful manner, in that the further from a dwelling that a garden structure is situated, the lesser must be its functional relationship. However, there can be no rule of thumb in this matter as it is clear that the courts regard each case as different and to be considered on its merits.

The following appeal decisions are of note for their exploration of the curtilage definition issue.

- Enforcement action was taken against the erection of a garage. However, the land was a separate parcel of land across a road from the dwellinghouse garden. An inspector felt that in this circumstance the land was not within the dwelling's curtilage (North Cornwall D.C. 24/6/93).
- An inquiry was held into a determination that the "repair" of a holiday chalet required planning permission. The building stood within an area defined by a cattle fence in the corner of a field. The question of whether the curtilage of the building was the whole field, or just the cattle fenced area, was raised. An inspector opined that although the whole field was sold to the appellants and their predecessors it could not be considered part of the curtilage. It was not cultivated or put to any domestic use. Ownership was not conclusive (Northumberland C.C. 30/5/85).
- A greenhouse had been erected on a riverside plot which was separated from a garden. It was held that this land was not part of the curtilage of the dwellinghouse. It had no physical linkage and only had a legal association when purchased (Elmbridge B.C. 11/3/88).
- Riverside land upon which a summerhouse had been erected was not in intimate association therewith having been separated in the past by a fence and hedge. If anything the main use of the land was agricultural (Vale of White Horse D.C. 1/3/89).
- Enforcement action was taken against a helicopter landing area/storage building in a field at the rear of a green belt house. It was argued that the land was within the curtilage of a dwelling but an inspector felt that the boundary treatment of this field clearly delineated it. It was separate and distinct from the cultivated garden and did not have the appearance of being within the same enclosure (Sevenoaks D.C. 7/1/93). NB. reference should also be made to the Epping Forest helicopter case described at (12.815).
- Enforcement action was taken against a prefab office at a dwelling. It was argued that the use was ancillary to the dwelling being within its curtilage. An inspector observed that the land was outside the curtilage, this being clearly delineated by a double row of conifers. Neither did the land have the appearance of residential land (City of Exeter 4/9/89).
- A large garden building consisting of storage/recreational and private guest accommodation was held not to be within the curtilage of a dwellinghouse, rather within an associated paddock. In addition it was felt that even if the building was within the curtilage, it was not reasonably required for a purpose incidental to the enjoyment of the dwellinghouse as such (Tandridge D.C. 11/9/96).
- An LDC was requested in relation to an outbuilding erected in the garden of a house. The land on which the building stood had been incorporated in the garden of the appeal property from part of the garden of another house. A local authority averred, with reference to the *McAlpine* case, that there were no permitted development rights but the S.O.S. rejected this as the court case was concerned with garden extensions onto agricultural land. Here the land had been severed from one residential planning unit and incorporated within another planning unit. In the event the LDC was not granted as the building had been used for commercial purposes (a tailoring business) at the time of the application (Kingston-upon-Thames L.B. 16/11/95).
- An unauthorised curtilage extension from agricultural land was alleged, but an appellant argued that the septic tank and overflow pits from his cottage were located on the land. An inspector did not accept the drainage point and noted an aerial photograph which showed the land in agricultural use with the rest of a field. There were also firm hedge lines to be seen around the existing cottage (Rother D.C. 6/11/95).

forcement action was taken against a caravan. It was g that it stood within the curtilage of a dwelling and was ntal. An inspector thought that long standing inte- ownership was not conclusive. Whilst the land had not sed agriculturally there was no evidence of residential ther. He concluded that it would be stretching the ion of curtilage to meaningless lengths to suppose that ded all the appellant's land, which was mostly open tended to more than twice the sizeable area already nding the house and its outbuildings (Gwynedd C.C. /90).

etermination was made that the erection of a garage evelopment. The matter turned on whether the site was the curtilage of a dwelling. It was concluded that gh the land was separated this did not prevent defini- a single curtilage. There was a history of close ation and a short right of way connected the two s (Chiltern D.C. 19/1/87).

forcement action was taken with regard to structures d on a plot alleged to be within the curtilage of a g. An inspector felt that the paddock land in question stinguishable from the domestic garden defined by nd fences. He did not consider that any reasonable viewing the paddock and other land outside the would regard it as a single enclosure (Spelthorne 6/3/95).

ennis court was the subject of enforcement. An inspec- d concluded that an appeal should be dismissed but ppellant challenged this decision in the High Court. The submitted to judgement that there had been an error On remit the matter of curtilage definition was recon- ed and it was held that the site of the tennis court was de the curtilage of a dwellinghouse being located in a separated from a garden area by a brook and trees. ever, for the purpose of green belt policy it was stated he tennis court fell within the same planning unit as the e, and thus could not be classified as an independent s use which would be appropriate (North Warwickshire 18/11/94).

forcement action was taken with regard to a swimming An inspector observed that there was no physical sion between a garden and the swimming pool. This area all laid out as one domestic amenity space, for use ther with the house. There was no reason to impose artificial division which would not be justified by other res or characteristics on the ground. The pool was n a curtilage and permitted development (Horsham D.C. /91).

LDC was sought relating to a curtilage extension. A e had been purchased as a parcel with some woodland site separated by a public right of way. A workshop had erected in this area used at various times for commer- car repairs. An inspector noted a Victorian court case h suggested that a curtilage could be associated with a e even though divided therefrom a public footpath, noted that a "garden of some kind" had been created on land in question. However, it was held that a claim under 10 year rule had been interrupted by the repair use and not be sustained (Chichester D.C. 13/3/96).

unauthorised curtilage extension was alleged. It was ed that the part of a field in contention had not been used agricultural purposes for more than 10 years and had ays been regarded as part of the curtilage of a rural ge. The septic tank and overflow pits for the cottage nage system were within the land. An inspector felt that drainage point was not conclusive and noted a 1987 al photograph showing the land in agricultural use with rest of the field. There were also firm hedge lines to be n around the existing cottage garden. The appeal was missed as harm would occur to an A.O.N.B. (Rother D.C. /95).

forcement action was taken against an alleged curtilage nsion. The property had been built in 1985 and the eal land shown on the approved plan as "paddock to plot An inspector noted a previous appeal decision for a le block on the land, from which it could be deduced that land was then being used for the keeping of horses dental to the dwelling. He concluded that there had been material change of use from agriculture to garden land.

With regard to a garage and store, which it was alleged had been built on the land without permission, the inspector examined whether the land was within the curtilage of the dwellinghouse for the purposes of the GPDO. He reasoned that just because the land was within a planning unit, as he had just found, this did not affect this assessment. However, on examining the lack of any physical or functional distinction between the two parts of the land belonging to the dwelling, he concluded that there was an intimate association which defined the whole as curtilage land (South Northamptonshire D.C. 15/10/96).

- A garden building was argued to benefit from PD rights but it was disputed as to whether it lay within the 1 hectare curtilage claimed for a bungalow. An inspector noted the normal authorities and accepted the local authority's point that the curtilage of a dwelling should generally be proportionate to the size of the dwellinghouse and take account of the function of the land which immediately surrounded it. This view was underlined by the fact that the GPDO gave a 50% ground cover right and "it would be surprising if Parliament had intended that 50% of large areas could be covered with outbuildings..". He resolved the matter by taking into account the fact that the land had been the site of a caravan, which in the past was a separate unit from the main house. He also felt that to include the land within the curtilage would "result in an excessively large curtilage, inconsistent with the considerable separation distance between this area and the bungalow" (Tandridge D.C. 11/9/96).
- Enforcement action was taken against pigeon lofts. It was argued that the land on which they stood was within the curtilage of a dwellinghouse but an inspector noted that this land was a field clearly separate and distinct from the main garden, and did not have the appearance of being within the same enclosure. The garden and the field were separated by a fence and hedging and there was no strong association between the two areas, either in terms of appearance or use (Halton D.C. 6/11/96).

Farmhouses: Farmhouses present a particular problem when it comes to defining "curtilage". The difficulty arose in (New Forest D.C. 11/2/93) where a caravan was stationed on what was argued to be garden land. An inspector was referred to the *Dyer* case, but noted that the G.P.D.O. excluded any dwelling or garden from the definition of agricultural land. This led him to consider that the definition of the curtilage of a farmhouse should be considered as narrowly as any other dwelling. In this case there were other intervening areas of land between the farmhouse garden and the caravan location. Further cases are detailed at (24.611).

Within curtilage but no p.d. rights: It is clear from past cases that a house and garden in mixed use may not claim dwellinghouse permitted development rights. Examples are (Redbridge L.B. 15/2/84) where a curtilage was held to be in a mixed residential/industrial use, the Chelmsford case described at (4.3424) and the Sefton case detailed at (23.112). If a dwellinghouse is unlawful, permitted development rights do not apply as already discussed at (4.3422).

Another situation where a householder may not claim curtilage rights is where the part of the garden concerned has been unlawfully taken from former agricultural land. This position was underlined by the appeal case (Harrogate B.C. 20/1/87) which later was upheld in the courts *Ashgar v S.O.S. & Harrogate B.C. 3/12/87.* Here, a tennis court had been erected on land which was formerly in agricultural use, but had been incorporated into a barn conversion curtilage.

Foundations extend outside curtilage: It has been suggested that buildings erected on a property boundary, but which rely for support on foundations within adjoining land, are not wholly within the curtilage of a dwelling to which they relate and are not therefore permitted development. This contention was tested at appeal in (Haringey L.B. 14/7/86) where an inspector observed that foundations which spread into another curtilage enjoy the permitted development rights accorded to the adjoining dwellinghouse.

Whether curtilage may be internal to dwelling: Normally this is an academic point but in *Cordian Ltd v S.O.S. & Royal Borough of Kensington & Chelsea 8/11/91* the situation occurred where the third floor of a house had been con-

to an adjacent hotel, and an E.U.C. was requested. the case rested on whether reversion to residential uld be possible without further planning permission, his respect it was argued that as the third floor of the g was still technically within a residential "curtilage" sion was not required by reason sec.55(2)(d) of the Act. The judge was "inclined to this view".
case was remitted to the S.O.S. and redetermined. O.S. disagreed with the court's view and felt that the oor of the house was no longer an integral part of the g and that planning permission would be required for nge of use back to residential, and no residential ted development rights applied (Kensington & Chel- . 16/12/94).
building curtilage: There are no permitted develop- ights under several sections of the G.P.D.O. if devel- nt is within the curtilage of a listed building. It has been ject of some debate as to whether this provision only to freestanding buildings in gardens etc. or whether it pplies to extensions to the fabric of listed buildings. As er type of development would undoubtably fall within uilding control and the former would not, it may be sed that the intention of those that drafted the G.P.D.O. hat the exclusion is limited to freestanding curtilage pment.
(Mid Suffolk D.C. 6/8/90) it was held that a wall around arden of a listed cottage was development within the ge of a listed building.
e separate question of whether structures etc. are by virtue of being within the curtilage of a listed building ussed at (4.3741).

Please file.

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk

Date. 11 August, 2000

My ref. HPM/P/2000/0679

Your ref. DV/4094/NJ

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. D. Venn,
Dale Venn Associates,
High House,
Harlington Road,
Hillingdon,
Middx.
UB8 3HX.

WITHOUT PREJUDICE

Dear Mr. Venn,

PROPOSED FIRST FLOOR EXTENSION TO LISTED BUILDING IVY COTTAGE, WARGRAVE ROAD, HENLEY ON THAMES

I refer to your letter dated 28 July 2000 and previous correspondence dated 22 June addressed to Mr. Sanders. I have spoken to my colleague who advises that he spoke to you on 27 July and indicated the following:

- The pitched roof was acceptable but not fronting the highway.
- No accommodation should be provided at roof level.
- The undercroft should be utilised for accommodation, as it at provides some form of floorspace at the moment.

I would point out that the informative was intended only as a guideline for discussion and was not a full and definitive explanation of what the LPA may find acceptable. As you are aware from the previous refusal, the scheme was deemed to have an adverse impact upon the Green Belt. Nor would the alterations have represented an improvement to the listed building.

The LPA are still concerned at the bulk of the proposed extension as this is of sufficient height to provide additional habitable accommodation. This would represent an unacceptable increase in Green Belt terms which would not be overridden by an improvement to the listed building. The proposal would still obscure a section of the Dutch stepped gable and the chimney. The solution of a boxed gutter would allow for a pitched roof to cover the flat roof, ensure vital elements were not obscured and prevent additional useable floorspace. A scheme submitted on the basis of the attached sketch could not be supported at Officer level. I trust this is of assistance.

Yours sincerely,

HPM

HEATHER MORGAN
Senior Planning Officer

DALE VENN ASSOCIATES

Chartered Architects, Planners & Surveyors

Dale Venn
Dipl Arch RIBA Dipl T.P. MRTPI
High House, Harlington Road,
Hillingdon, Middlesex.
UB8 3HX.

Tel: 01895 237345
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Jane Venn
A.A. Inter. RIBA Pt1
Sheepcote Studio,
Wooburn Common,
Bucks. HP10 0JS.

All letters to head office
E-mail: DVenn96355@aol.com

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Reply Req

28 July 2000

Senior Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks. RG40 1WR

DV/4094/NJ

For the attention of Heather Morgan

Dear Madam,

Ivy Cottage, Wargrave Road, Henley-on-Thames
Ref: HPM/TAB/F/2000/0679

We wrote to Mr Harold Sanders on 22nd June with the proposal to provide a pitched roof above the existing flat-roofed section of this building. A copy of our letter and the attached sketch drawing are enclosed for your reference.

We understand that in considering this proposal Mr Sanders has suggested the possible inclusion of a box gutter behind the existing front wall, but otherwise considers that the principle of a pitched roof would be acceptable.

We have to explain that a box gutter would be no more acceptable to our client than the flat roof which at present exists, since a gutter of this sort is at least as susceptible to leakage as any flat-roofed structure, particularly in the presence of overhanging trees and inevitable leaf fall which is an obvious characteristic of this site.

We would refer to the informative attached to the decision notice of 6th June 2000 which indicates that a pitched roof 'straight on to the flat-roofed extension' would be considered more favourably, and this wording does not include any requirement for a box gutter.

cont..../

Our client accepts that the use of the floor space which exists in the 'undercroft' may now usefully be brought into the accommodation, and this area will form part of revised plans for a new application.

We understand that you will be replying on behalf of Mr Sanders to our letter of 22nd June, and we should be grateful if you would take account of the above points when so doing.

We now await your letter as a matter of urgency, to enable us to complete current design proposals.

Yours faithfully

Dale Venn

DALE VENN ASSOCIATES

Chartered Architects, Planners & Surveyors

Dale Venn
Dipl Arch RIBA Dipl T.P. MRTPI
High House, Harlington Road,
Hillingdon, Middlesex.
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Tel: 01628 521419

E-mail: DVenn96355@aol.com

22 June 2000

Mr Harold Sanders
Environmental Services Department
Wokingham District Council
P.O. Box 157
Shute End, Wokingham
Berks. RG40 1WR

DV/4094/NJ

Dear Mr Sanders,

Ivy Cottage, Wargrave Road, Henley-on-Thames
Your Ref: F/2000/0679

We refer to the decision on the recent application above where the 'informative' states that your Council may look favourably upon a proposal to provide a pitched roof above the flat roofed extension.

With a view to submitting a fresh application for this proposal, we enclose a drawing showing the relevant section through the building where the historic stepped gable can be seen in elevation as well as the other existing gabled roof.

The broken line indicates the pitch of the new roof now proposed above the existing flat roof, and showing the angle of this roof to match that of the existing gable. This demonstrates that very little if any of the stepped gable would be obscured by the new roof.

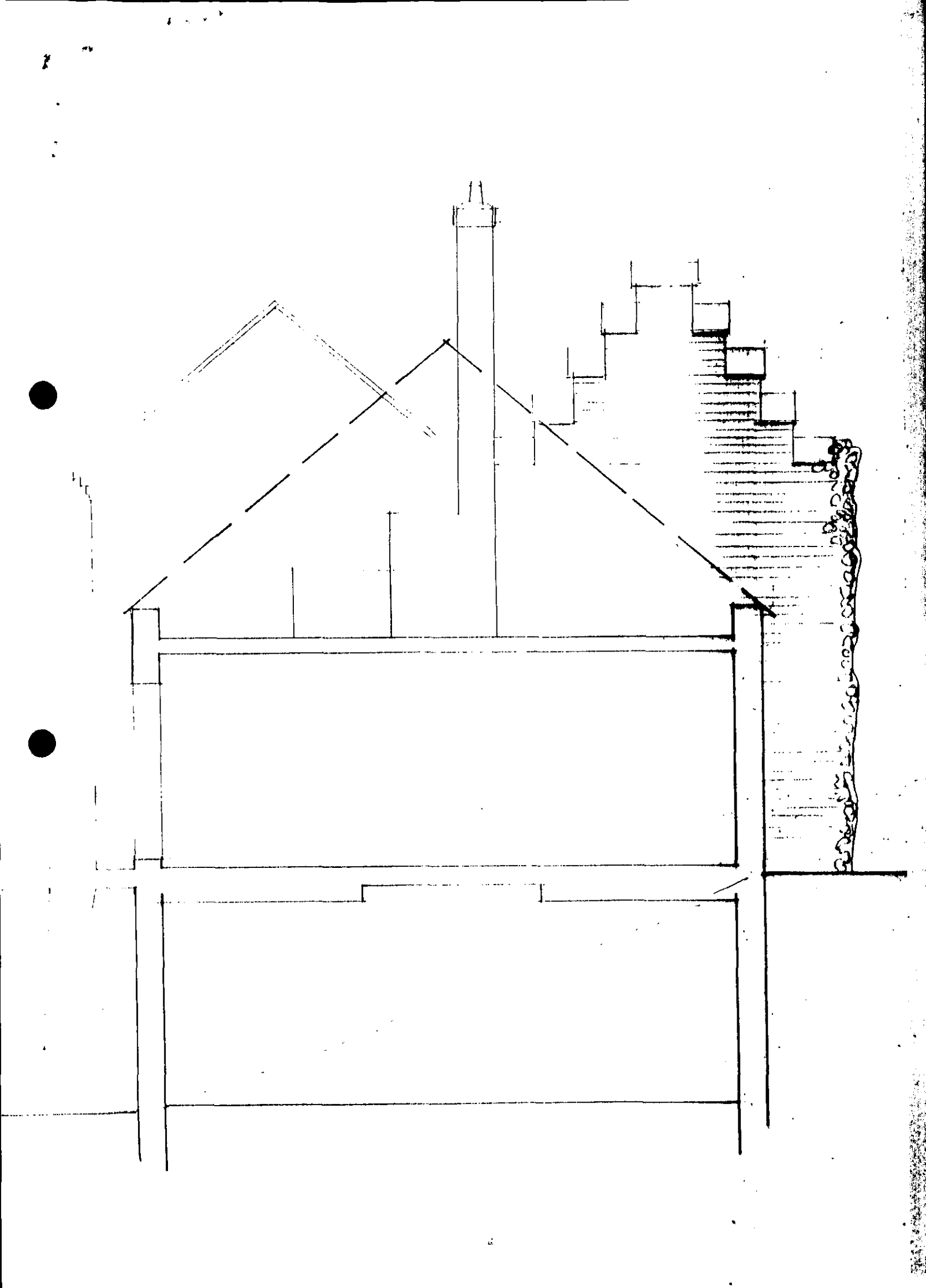
Could you please advise whether this appears acceptable as indicated by the 'informative', in which case we will proceed immediately with the full drawings for the new application. The new plans will include the undercroft space which is now to be incorporated into the living area.

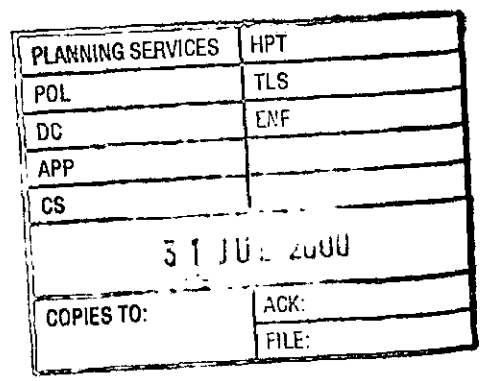
We await your comments.

Yours sincerely

Dale Venn

Enc. Sketch drawing

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WOKINGHAM DISTRICT COUNCIL

To HEATHER — . I HOPE YOU HAD A GOOD HOLIDAY.

Date THURS 27th. Time 4.50 pm

WHILE YOU WERE OUT ENJOYING YOURSELF !

Name — Architect to

Of IVY COTTAGE : WARGRAVE

Phone No. 0189 5 · 237345. Ext.

Phoned	✓	Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE AWAITING YOUR LETTER

(and so am I !) — I KNOW

YOU ARE VERY BUSY ETC. ETC.

I've told him — ① pitch roof OK

but not fronting road.

② no accommodation at roof level

③ plans + proposal for 'underground' area wanted to consider total package.

Signed I HOPE THAT IS WHAT YOU ~~WERE~~ ARE GOING TO SAY IN YOUR LETTER ! Hawks.

30985 PASSED TO DC (HEATHER MORGAN) FOR REPLY 26/06/00

DALE VENN ASSOCIATES

Chartered Architects, Planners & Surveyors

Dale Venn
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All letters to head office
E-mail: DVenn96355@aol.com

22 June 2000

Mr Harold Sanders
Environmental Services Department
Wokingham District Council
P.O. Box 157
Shute End, Wokingham
Berks. RG40 1WR

DV/4094/NJ

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Dear Mr Sanders,

Ivy Cottage, Wargrave Road, Henley-on-Thames
Your Ref: F/2000/0679

We refer to the decision on the recent application above where the 'informative' states that your Council may look favourably upon a proposal to provide a pitched roof above the flat roofed extension.

With a view to submitting a fresh application for this proposal, we enclose a drawing showing the relevant section through the building where the historic stepped gable can be seen in elevation as well as the other existing gabled roof.

The broken line indicates the pitch of the new roof now proposed above the existing flat roof, and showing the angle of this roof to match that of the existing gable. This demonstrates that very little if any of the stepped gable would be obscured by the new roof.

Could you please advise whether this appears acceptable as indicated by the 'informative', in which case we will proceed immediately with the full drawings for the new application. The new plans will include the undercroft space which is now to be incorporated into the living area.

We await your comments.

Yours sincerely

Dale Venn

Enc. Sketch drawing

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Miss R Stanton
C/O Dale Venn Associates
High House
Harlington Road
Hillingdon
Middx
UB8 3HX

***Application Number:* F/2000/0679**

Parish: **WARGRAVE**

Location: **Ivy Cottage, Wargrave Road, Henley-On-Thames.**

Proposal: **Proposed first floor side extension to dwelling.**

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 development, by reason of its size and siting represents a significant addition to an existing dwelling which will detrimentally alter the scale of the bulding and on the level of development across the site. This would have a detrimental impact upon the open and rural character of the surrounding countryside and metropolitan green belt. As such, the proposal is contrary to Policy C4 of the Berkshire Structure Plan, Policy 1 of the Green Belt Local Plan for Berkshire and Policy WGB3 of the Wokingham District Local Plan (Deposit Draft) as modified.

Reason
2. The proposed development, by reason of its size, bulk and design would result in an incongrous addition to the existing dwelling in that it fails to respect important features. The development would fail to preserve or enhance the Grade II listed building for the above reasons. As such, the proposal is contrary to Policy EN4 of the Berkshire Structure Plan and Policy WHE13 of the Wokingham District Local Plan (Deposit Draft) as modified.

Informative
The applicant is advised that the only extension which would be considered more favourably by the Local Planning Authority would be one which incorporates a pitched roof straight onto the flat roofed extension and use of the floorspace which exists in the 'undercroft'. Do not hesitate to contact Heather Morgan on (0118) 974 6446 should you wish to discuss further.

John Mitchell
Development Control Manager
Date: 06/06/2000

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.

Application Number F/2000/0679
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions~~ / Reasons for Refusal
①			The proposed development, by reason of its size and siting represents a significant addition to an existing dwelling which will detrimentally alter the scale of the building and on the level of development across the site. This would have a detrimental impacts upon the ~~open~~ open and rural character of the surrounding countryside and Metropolitan Green Belt. As such, the proposal is contrary to policy C4 of the Berkshire Structure Plan, policy 1 of the Green Belt Local Plan for Berkshire and policy HBE 3 of the Wokingham District Local Plan (Deposit Draft) as modified.
②			The proposed development, by reason of its size, bulk and design would results in an incongruous addition to the existing dwelling in that it fails to respect important features. The development would fail to preserve or enhance the Grade II listed building for the above reasons. As such, the proposal is contrary to policy ENV4 of the Berkshire Structure Plan and policy HBE 13 of the Wokingham District Local Plan (Deposit Draft) as modified.
			Informative The applicants is advised that the only extension which would be considered more favourably by the LPA would be one which incorporates a pitched roof straight onto the flat roofed extension and use of the fenestration which exists in the 'undercroft'. Do not hesitate to contact Heather Morgan on (0118) 974 6446 should you wish to discuss further.

John Thurley
6/6/00

RECORD OF SITE VISIT

SITE ADDRESS: Ivy Cottage Wargrave Road Henley-On-Thames. APPLICATION NUMBER: F/2000/0679	OFFICER: Heather Morgan DATE OF SITE VISIT: 14/3/00

1 SITE/STATUTORY NOTICE DISPLAYED ? No
Green Site Notice erected 10/3/00

2. DESCRIPTION OF SURROUNDINGS Green Belt beacon. Countryside. River Thames at bottom of hill. Tree. Escarpment
Not readily visible from River Thames

3. DESCRIPTION OF SITE/BUILDING Grade II listed building. Substantial single storey side extension [illegible] built in the past flat roofed. Not in keeping with listed building

4. RELATIONSHIP TO ADJOINING PROPERTIES N/A

5. SITE CONSTRAINTS

TREES None affected by proposal

ACCESS/PARKING Existing to be vibrated

LEVELS Steeply sloping site. House on 2 levels.

BOUNDARY TREATMENT Not affected by proposal

OTHERS N/A

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/0679

Applicant : Miss R Stanton C/O Dale Venn Associates.

Location : Ivy Cottage, Wargrave Road, , Henley-On-Thames.

Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? : YES [ ] NO [✓] DATE [ ]

Bub Green Site Notice erected 10/3/00

Date of Neighbour Notifications : 6/3/00

Date of Site Visit : 14/3/00

Date Registered : 17/02/2000

Earliest Date for Decision : 30/03/2000

Latest Consultation Date/Site Notice Expiry Date : 30/03/2000

Application Expiry Date: 13/04/2000

Consultation Responses :

① Env Agency – Very high up on escarpment and on top of existing ground floor extension. No flooding implication. No need to wait for a formal response from them. No objection in principle

② Trees – Application acceptable. Any cutting back of branches to be done with care and to protect roots and trunks. Existing ground level within the root spreads should not be altered.

③ Conservation – Cottage is described as a sham mim ~~Crown stepped~~ gable re-inforces its uniqueness. Cannot support the scale proposed see LB/2000/0682. Need plan to

④ Highways – Show on site parking (To be conditioned).

⑤ Parish Council – No objection. Materials for extension will be in keeping with extension.

⑥ South Oxon DC – No objection to the proposed development.

⑦ Letters – no response

Planning History

282/51 – Consent for alterations to the cottage for a sub-standard extension at single storey level on the NE elevation (towards the Thames). Partially implemented. Extension beyond existing kitchen not done, extension which is existing dining room was done.

R/134/68 – Consent for 2 storey addition (NOT in micro file drawer).

06732 – Consent for demolition of single storey extension, and erection of a two storey extension 29/9/77. Letter refers to problems with settlement. Plans indicate two storey flat roofed extension (one from road and two from Thames) and the erection of new bedroom above the existing kitchen.

Proposal

1st floor extension proposed over existing flat roofed structure, to provide a master bedroom.

Issues

Impact on Green Belt

Policy W6/8 states there will be a presumption against allowing more than limited extensions. Extensions should have no adverse physical, visual or ecological impacts, nor should they result in disproportionate additions.

As existing in 1948 – footprint → 49.24m².
floorspace → 85.88 m².

As now extended – footprint → 103.04 m²
floorspace → 152.28m²
↓ excludes storage below existing flat roofed bunge.
↑ included up to approx 180m².

The footprint and floorspace have already been extended

by at least 100%. As such, the proportions of the dwelling and its scale has already been significantly altered. The proposed first floor extension would add a considerable additional floorspace which would again alter the scale of development.

The extension is substantial and it is considered that the extension, along with other additions, would radically alter the building. As such, the proposal would be detrimental to the open and rural character of the Green Belt. ~~[illegible]~~ The proposal is therefore contrary to policy WGB 3.

Impact on Listed Building

It is accepted by the LPA that the existing flat roofed extension does little to enhance the Grade II listed building. However, the issue is whether or not the extension proposed is a sufficient enhancement to the listed Building to overcome the Green Belt policy objection above. As proposed, the extension fails to respect the existing proportions of the dwelling which is very much vertical in its emphasis. The proposed extension would introduce a horizontal element, plus the introduction of large French windows which are at odds with the small windows existing at present.

Whilst negotiations have taken place with the agent to amend the proposal, these are also considered to overcome the fundamental concerns expressed above. The flat roofed extension in fact has an additional floor below which is not utilized at present. It is entirely feasible for this to be incorporated into the habitable floorspace, and for a low pitched roof to be provided to improve the visual appearance of the listed building. As it stands at present, the proposal represents an incongruous addition to the listed building and would fail to preserve or enhance its appearance or

Folorc.

Conclusion

The property has been significantly extended in the past, and the additional floorspace proposed would be deemed unacceptable in Green Belt terms. The resultant building would be significantly altered in scale and would have an adverse impact on the open and rural character of the Green Belt.

The proposed extension would introduce a substantial horizontal element, [illegible] added into the scale and verticality of the existing dwelling. It would also obscure the chimneys and dutch gables which are a key feature of the Grade II listed building. The extension fails to preserve or enhance the listed building.

Recommendation :- REFUSAL.

29508

DALE VENN ASSOCIATES

Chartered Architects, Planners & Surveyors

Dale Venn
Dipl Arch RIBA Dipl T.P. MRTPI
High House, Harlington Road,
Hillingdon, Middlesex.
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Bucks. HP10 0JS.
Tel: 01628 521419

E-mail: DVenn96355@aol.com

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17 May 2000

Mr Harold Sanders
Environmental Services Department
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks. RG40 1WR

Not deemed to be acceptable in terms of Listed Building. Advised of this 8/6/00. To be refused. Can submit revisions if they wish. JEPM

DV/4094/NJ

Dear Mr Sanders,

Ivy Cottage, Wargrave Road, Henley-on-Thames
Your Ref: F/2000/0679

Following our meeting at this property on 11th May, we enclose further drawings for your consideration in connection with the above application.

I noted your concern that the proposed upper floor addition should avoid any horizontal emphasis, and in preference to be split into vertical components in harmony with the original building. I hope this is achieved in our revised proposal as now shown on the east and west elevations. NO. EXISTING RECENT EXTENSION STILL HORIZONTAL.

The revised plan shows a new bedroom of reduced size to be built over the existing flat roofed area, this to have a slate covered roof with an eaves level to match that of the existing coping stones at the road frontage. IT IS A 3 DIMENSIONAL PROBLEM – ROAD FRONTAGE AND NEW END

In order to maintain the existing oblique view of the stepped gable, as seen from the roadside approach, the second section of new roof, that is over the proposed bathroom would rise from within the parapet of the flat roof, thus retaining the existing coping stones to the east elevation wall over a length of 2.75 metres from the stepped gable.

GOOD This plan modification allows for the retention of the existing bedroom, without the need for a dividing partition or corridor as previously proposed, this area now being designated 'dressing room'.

cont..../

You cannot ignore it or the extensive sub basement area.

As you know I am aware that no further enlargement of the building would normally be allowable for reasons of Green Belt policy, and the current proposal is not made with reference to the scale of any previous extension. However I do believe that the existing flat roof severely detracts from the quality of the listed building, and that the removal of this feature by means of some addition at the upper floor level would be beneficial.

I should therefore be very grateful for your comments in respect of the design now proposed. It may be that this can be further modified with the benefit of your advice, to the advantage of the listed structure.

We therefore remain open to further discussion as to how this application may be progressed to a successful conclusion.

I look forward to hearing from you.

Yours sincerely

Dale Venn

Enc. Upper floor plan, east and west elevations

c.c. Rhonda Stanton

to be positive.

one. show on plan + section the sub basement area

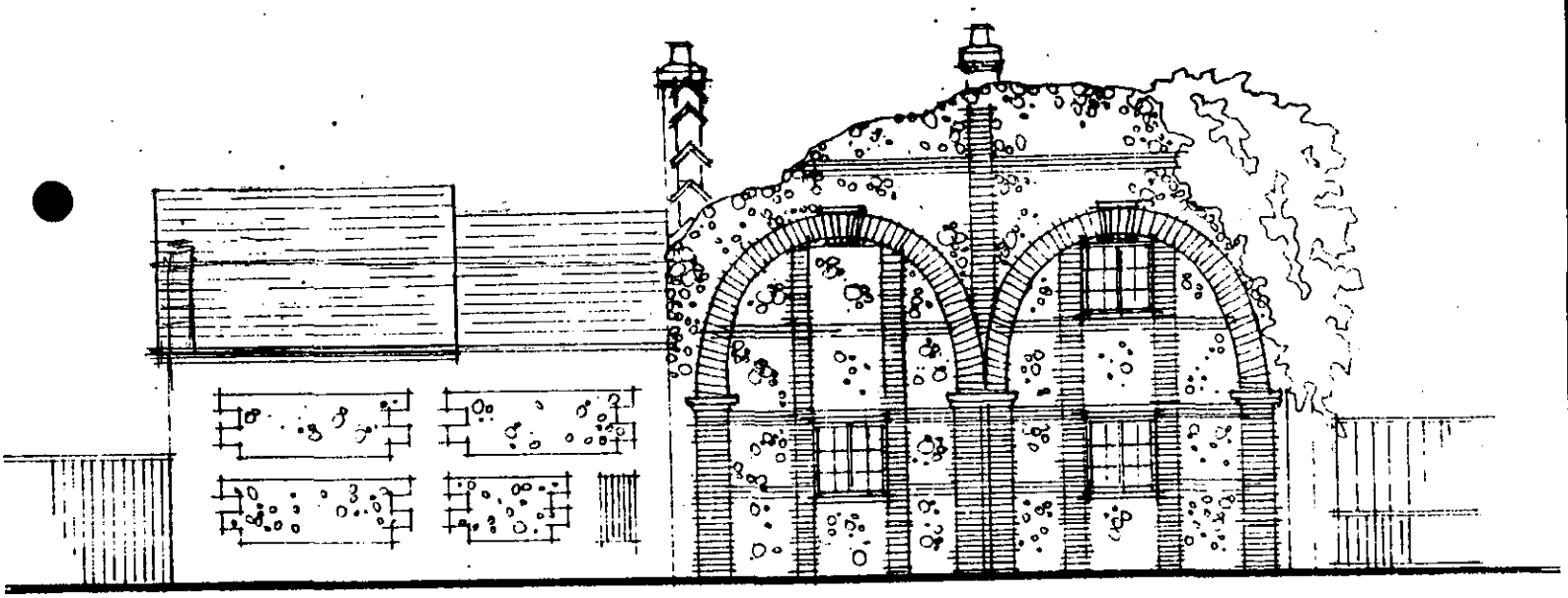
two. explore possibilities of this space.

three Re consider elevation to river. to reduce impact of balcony.

four add pitch roof but constructed off existing joists ie. no addition room at this level.

Harold Sanders

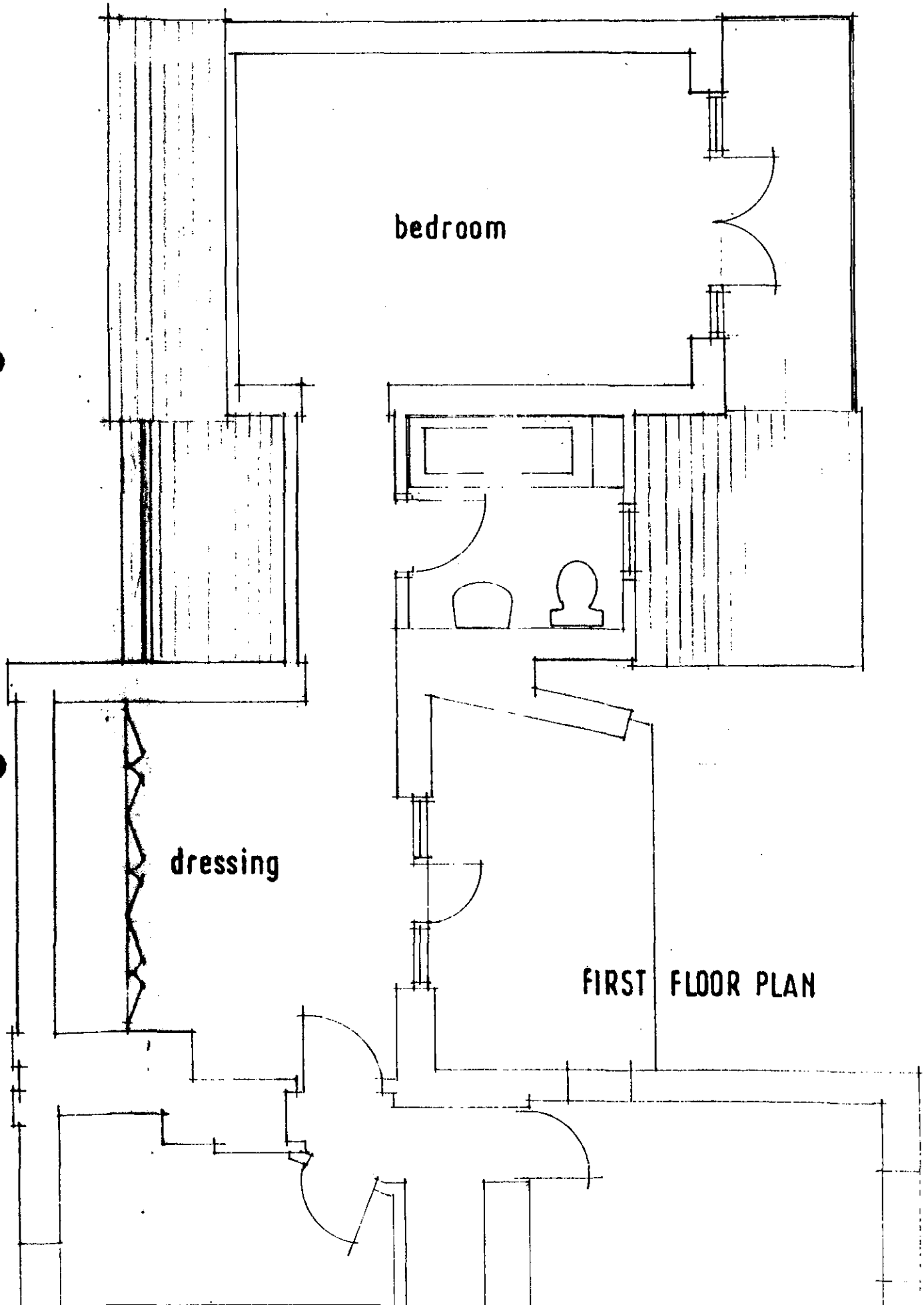
24. 05 00



EAST ELEVATION



WEST ELEVATION


bedroom
dressing
FIRST FLOOR PLAN

22/5

Hard to give me comments.
I don't think its an improvement to the LB.
Still not showing lower area which could be used for accommodation.
Not convinced. Likely to refuse.

HEATHER. 22/05

I QUEST I COMMENT TO YOU, YOU REPLY? H

29508

DALE VENN ASSOCIATES

Chartered Architects, Planners & Surveyors

Dale Venn
Dipl Arch RIBA Dipl T.P. MRTPI
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Tel: 01628 521419

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17 May 2000

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Environmental Services Department
Wokingham District Council
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Berks. RG40 1WR

DV/4094/NJ

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This plan modification allows for the retention of the existing bedroom, without the need for a dividing partition or corridor as previously proposed, this area now being designated 'dressing room'.

cont..../

As you know I am aware that no further enlargement of the building would normally be allowable for reasons of Green Belt policy, and the current proposal is not made with reference to the scale of any previous extension. However I do believe that the existing flat roof severely detracts from the quality of the listed building, and that the removal of this feature by means of some addition at the upper floor level would be beneficial.

I should therefore be very grateful for your comments in respect of the design now proposed. It may be that this can be further modified with the benefit of your advice, to the advantage of the listed structure.

We therefore remain open to further discussion as to how this application may be progressed to a successful conclusion.

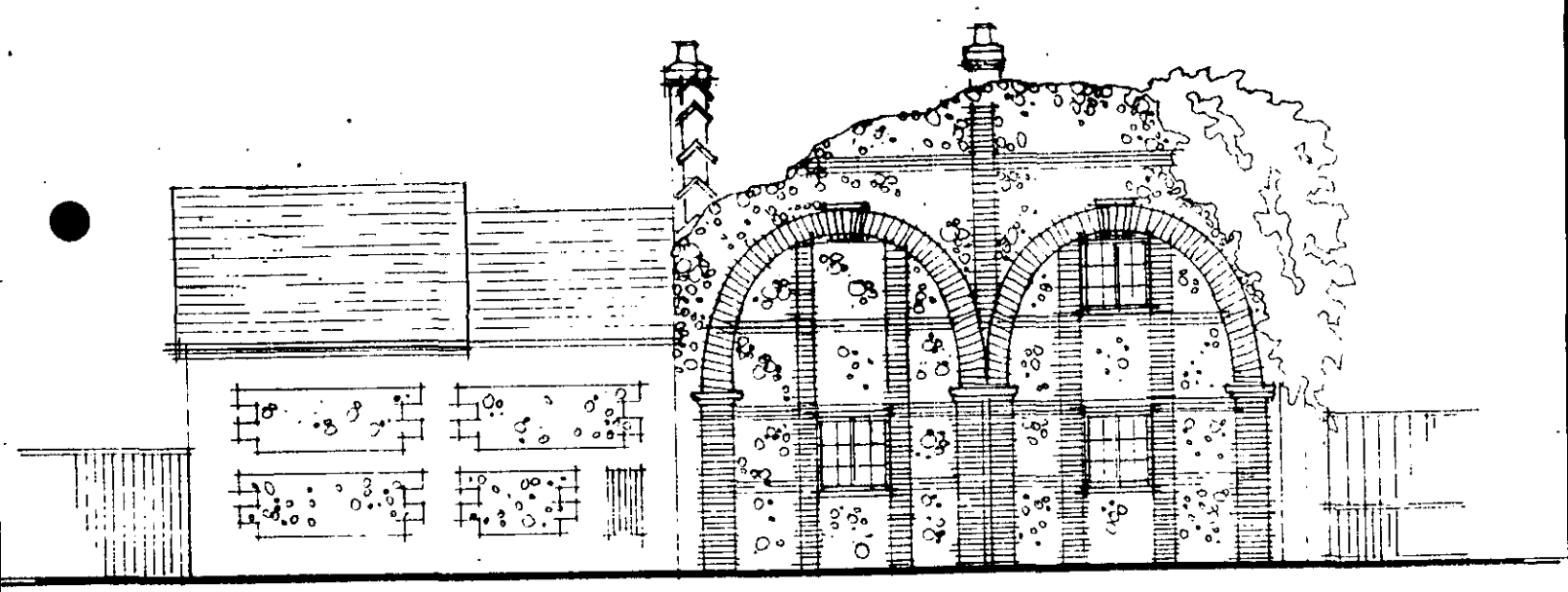
I look forward to hearing from you.

Yours sincerely

Dale Venn

Enc. Upper floor plan, east and west elevations

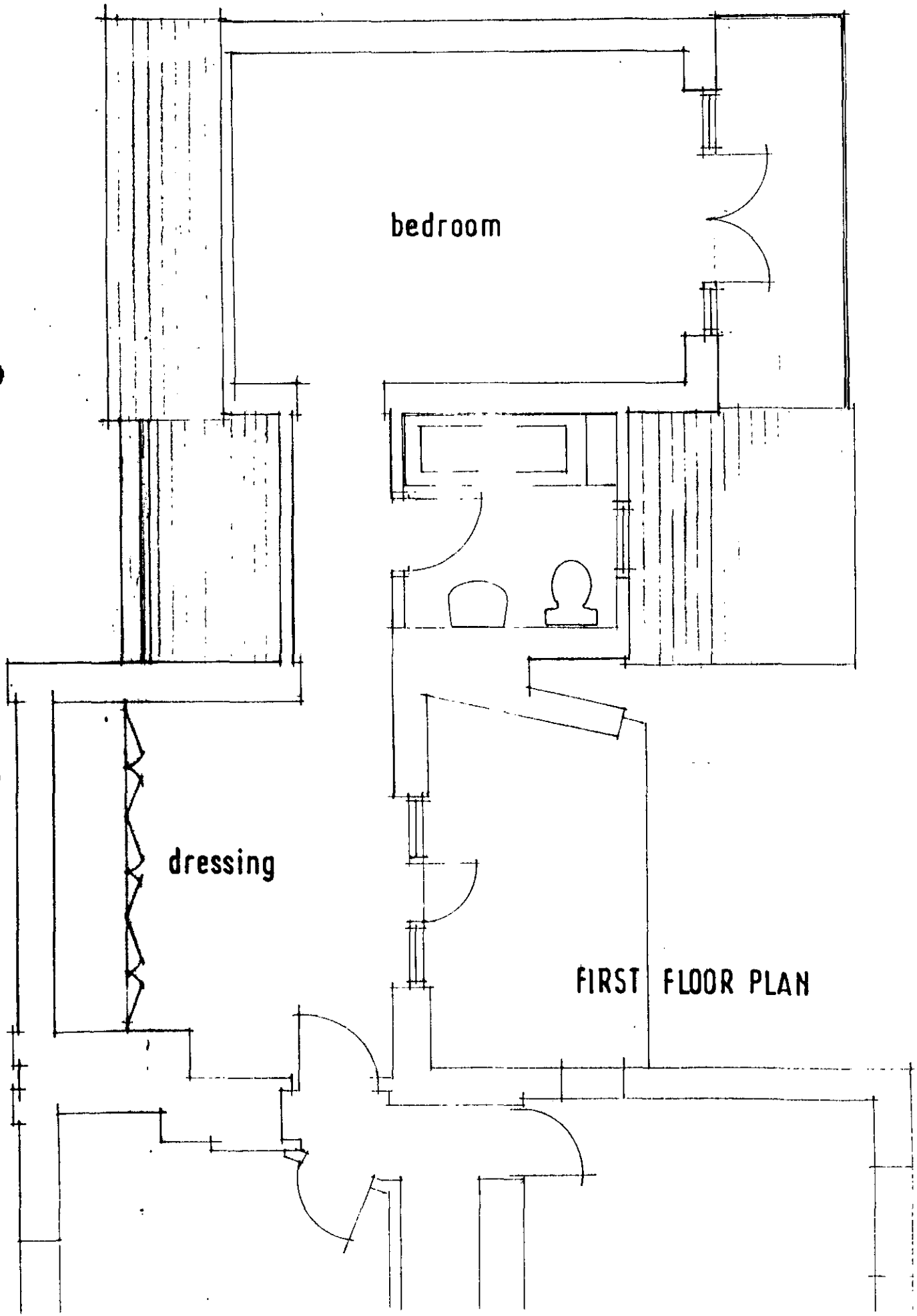
c.c. Rhonda Stanton



EAST ELEVATION



WEST ELEVATION


bedroom
dressing
FIRST FLOOR PLAN

Tel. (0118) 974 6446 (Direct Line)
E-Mail Heather.Morgan@wokingham.gov.uk
Date. 18 May, 2000
My ref. HPM/TAB/F/2000/0679
Your ref.

Mr Venn
Dale Venn Associates
High House
Harlington Road
HILLINGDON
Middlesex
UB8 3HX

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

Dear Mr Venn

PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING
IVY COTTAGE, WARGRAVE ROAD, HENLEY-ON-THAMES

I refer to the current application at the above site and our site meeting with Mr Sanders on 11 May 2000. As you are aware the site lies within the Green Belt, and the level of extension previously undertaken means that the proposal is unacceptable in Green Belt terms. The only exceptional circumstance would be an improvement to the Grade II Listed Building.

The current proposal fails to do this, representing a horizontal element adjacent to vertical elements which make up the existing dwelling. In addition, it fails to respect the dutch stepped gable and chimneys. I understand that you are to address this issue with amended plans. Please provide sketches within the next 14 days in order that the matter can be progressed.

I would point out that the site visit revealed the presence of a storey below that of the lounge which is being converted to a kitchen. It is considered that in the light of previous extensions that this space should be fully explored for providing additional accommodation. This would not entail any further extension, and would not result in an extension which may not improve the Listed Building.

Failure to provide amended sketches within the next 14 days will result in the application being determined as it stands.

Yours sincerely

HPM

HEATHER MORGAN
Senior Planning Officer

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

Tel: (0118) 974 6446

Date: **06 March 2000**

My ref: F/2000/0679

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/2000/0679
Ivy Cottage, Wargrave Road, , Henley-On-Thames.
Proposed first floor side 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 **Heather Morgan** on **(0118) 974 6446**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/0679**
Ivy Cottage, Wargrave Road, , Henley-On-Thames.
Proposed first floor side 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 6446

Date: **06 March 2000**

My ref: F/2000/0679

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/2000/0679
Ivy Cottage, Wargrave Road, , Henley-On-Thames.
Proposed first floor side extension to dwelling.

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If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/0679**
Ivy Cottage, Wargrave Road, , Henley-On-Thames.
Proposed first floor side 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**********

Received by Wokingham District Council

Application No: F/2000/0679

Proposal:
Proposed first floor side extension to dwelling.

Location:
Ivy Cottage, Wargrave Road, , 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 letter 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 30/03/2000. 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

To:
Conservation Officer

27 MAR 2000

From: Heather Morgan

Date: 06 March 2000

Application Number: F/2000/0679

Proposal: Proposed first floor side extension to dwelling..

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

Applicant: Wargrave
Miss R Stanton C/O Dale Venn Associates.

Your observations are required in respect of this application within **7 days** of the above date.

See detailed comments on listed building application.

04.04.00.

H Saunders

Our ref: SP\2000\001423\001
Your ref: F/2000/0679

Date: 26th April 2000

ENVIRONMENT AGENCY

PLANNING SERVICES | HPT 28796
PCL | FLS
CS | TNF
CS

28 APR 2000

COPIES TO: | ACK:
FILE:

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

For the attention of: Heather Morgan

Dear Madam

SIDE EXTENSION - IVY COTTAGE, WARGRAVE ROAD, HENLEY-ON-THAMES

Thank you for your letter dated 6 March 2000 which was received on 8 March 2000. You are asked to quote the following reference in any correspondence: **SU78SE/8/21**. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development, and advises as follows:

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Toong Cheah on 01276 45 4335

This site is partially within the March 1947 flood plain of the River Thames. It is estimated that the flood water level at the site at that time was 33.75 metres above Ordnance Datum (Newlyn).

The site is therefore within an area where new development is to be strictly controlled. However, although the site is subject to flooding, this proposal would, because of the house's elevated position out of the flood plain, be unlikely further and materially to impede the flow of flood water or to increase the risk of flooding elsewhere. Accordingly I would not advise against this proposal on flooding grounds.

The consent of the Environment Agency may be required for any works or structures proposed within land designated an 'area liable to flood'.

PLANNING INFORMATIVES

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

Cont/d..

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

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the River Thames and Hennerton Backwater main river. *Contact Toong Cheah on 01276 454335 for further details.*

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

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.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

Cc: Dale Venn Associates, High House. Harlington Rd, Hillingdon Middx UB8 3HX

Heather Morgan

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 21st March 2000

Location: Ivy Cottage Wargrave Road Wargrave.

Proposal: Proposed first floor side extension to dwelling

Application Number: F/2000/0679

In response to your consultation dated 6th March 2000 for the above application, the landscape comment is as follows:

The application is acceptable.

If it is necessary to cut back the side branches of the young beech tree near the proposed extension then this must be done with care. Care must also be taken to protect the roots trunks and branches of adjacent trees during construction and the applicant's attention is drawn to BS 5837:1991: *guide for trees in relation to construction.* Existing ground level within the root spreads should not be altered.

Patricia Green.

Patricia Green
Landscape Consultant

FV/AM

FROM: Heather Morgan

DATE: 06 March 2000

27756

PLANNING SERVICES	
POL	
DC	
APP	
CS	
29 MAR 2000	
COPIES TO:	ACK:
	FILE:

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/0679

Proposal: Proposed first floor side extension to dwelling..

Site Address: Ivy Cottage, Wargrave Road, , Henley-On-Thames

Applicant: Miss R Stanton C/O Dale Venn Associates.

Your observations are required in respect of this application **by 30/03/2000** .

NO OBJECTION.
MATERIALS FOR EXTENSION WILL BE IN KEEPING WITH EXISTING PROPERTY.

SIGNED: D. Close. DATE: 28 MARCH 2000.

D. CLOSE.

DEPUTY Clerk To Wargrave Parish ~~Town~~ Council.

Letter with application '77

Property suffered from settlement, particularly the extension constructed in 1969.
Need to do underpinning of the whole Bldg, plus demolition and reconstruction of kitchen.

R/134/68 - Not in Microfiche drawers

PLANNING HISTORY

NOTICE OF CONSENT

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

JRS/AEH

TOWN AND COUNTRY PLANNING ACT, 1971

Mrs. T.J. Malkin,
C/O Messrs. Ward Wilson & Partners,
7 Ely Place,
LONDON EC1N 6RY

WOKINGHAM DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, BERKS.

Application No: 06732

Proposal: Demolish single-storey extension and erect two-storey extension at Ivy Cottage, Wargrave Road, Wargrave.

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 29th day of September 19 77 subject to compliance with the conditions specified hereunder:-

1. The development hereby permitted shall be commenced within five years from the date of this permission.
2. The materials to be used in the elevations of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.
3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1977, no further additions or extensions to the dwelling shall be built without the prior permission of the District Planning Authority.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:-

1. This condition is deemed to be attached by virtue of Section 41 (1) of the Town and Country Planning Act, 1971.
2. To ensure that the materials are in keeping with those existing.
3. To prevent an intensification of development in a rural area.

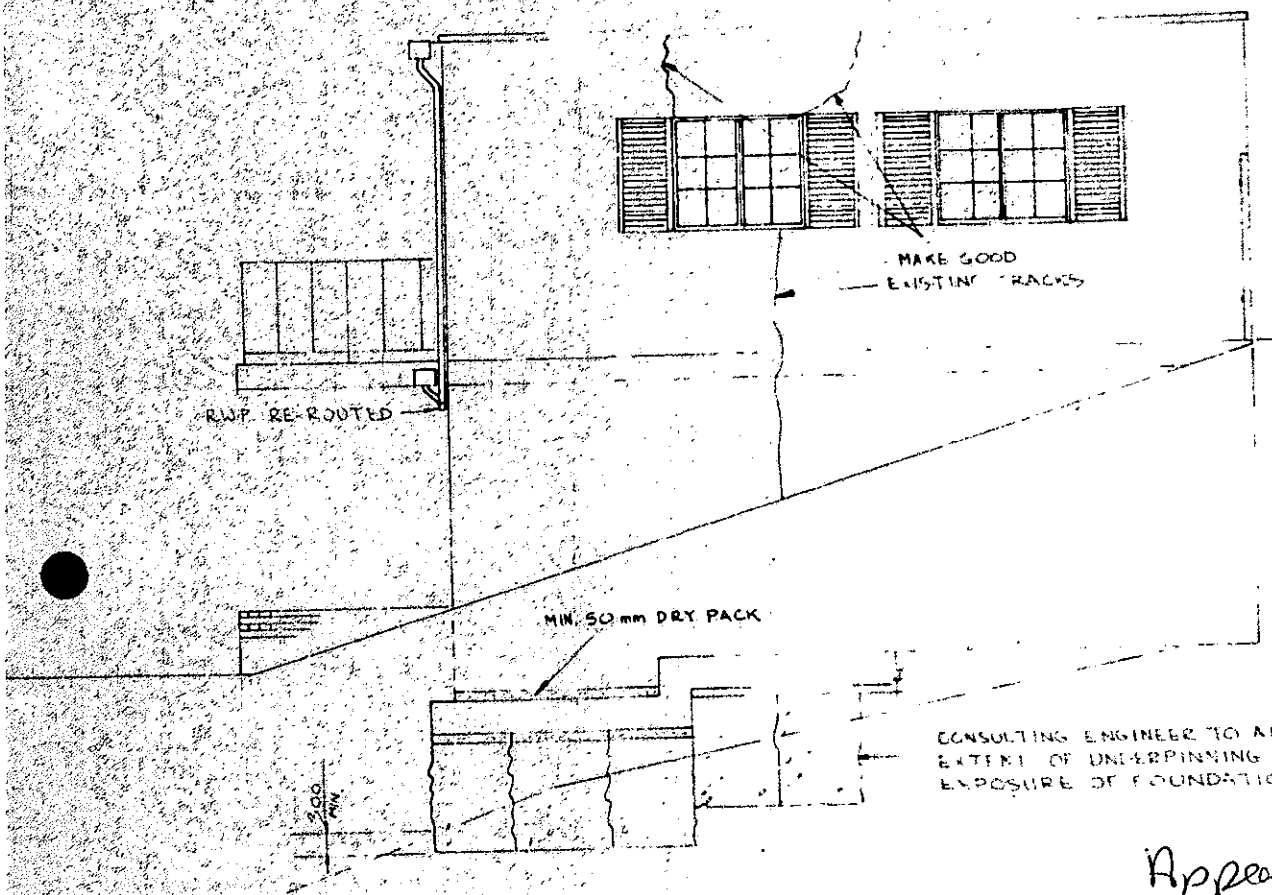
Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

Date: 4 OCT 1977

District Secretary

T&CPL/1

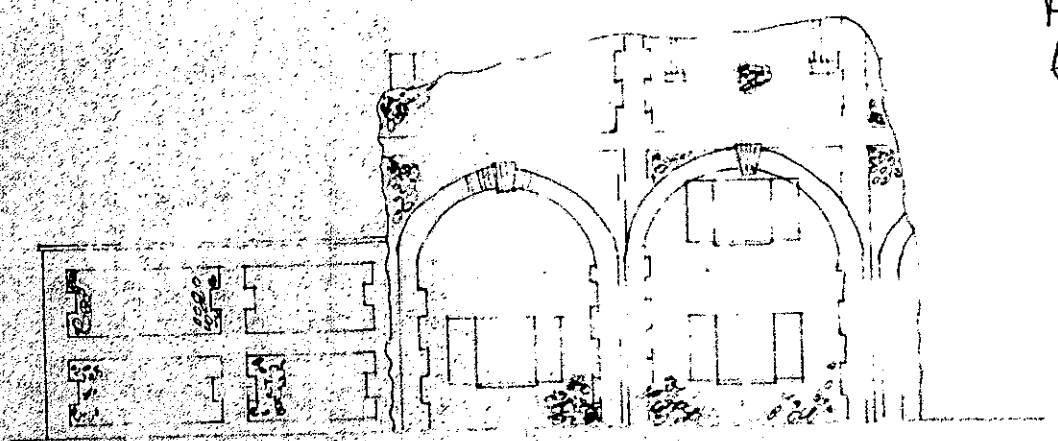
N.B. A statement of the applicant's rights is set out overleaf.



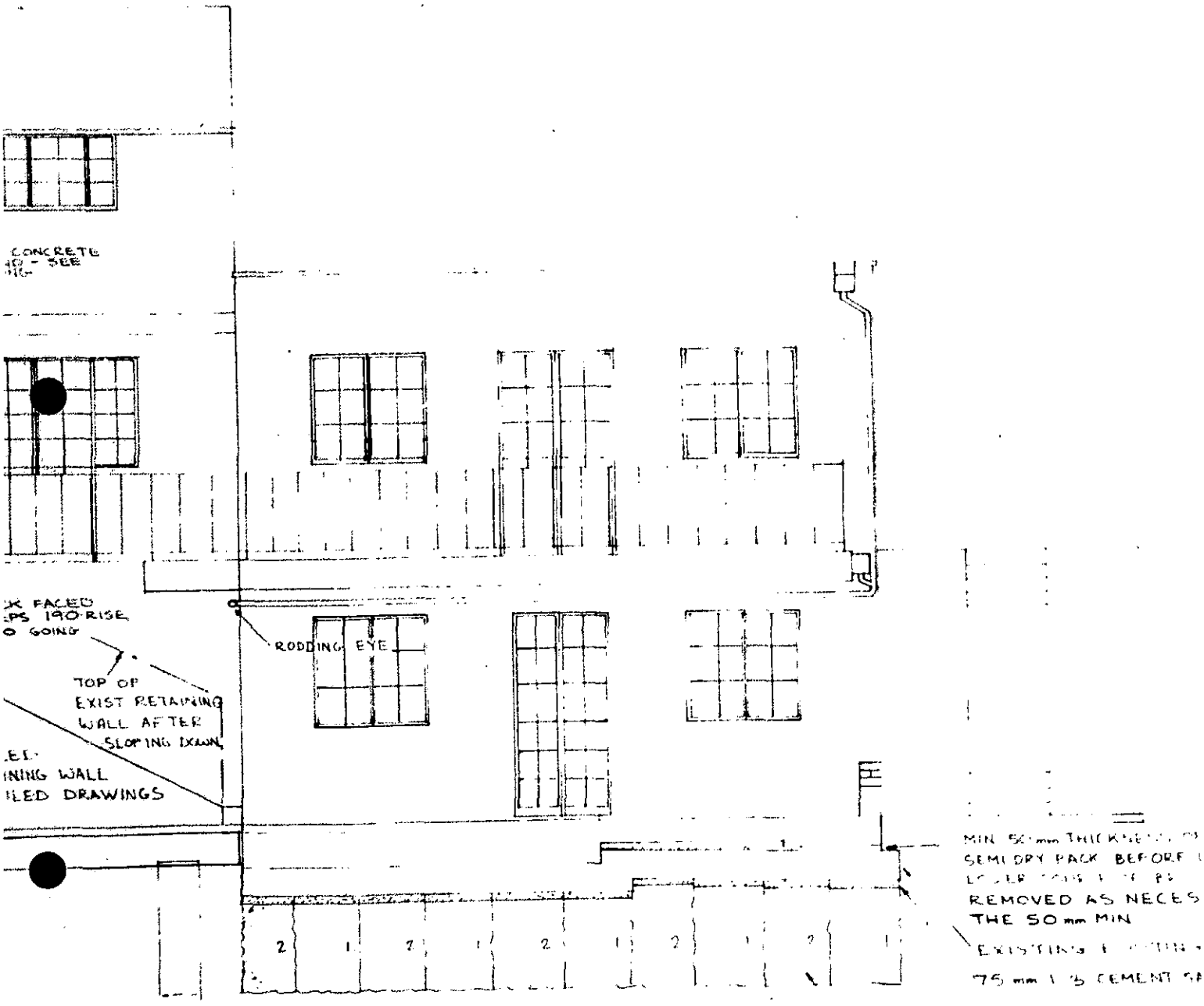
SOUTHWEST ELEVATION 2-2

DOOR S	
No	TY:
1	EXTER
2	FLUSH
3	
4	
5	

Appears to have been in place prior to 6732

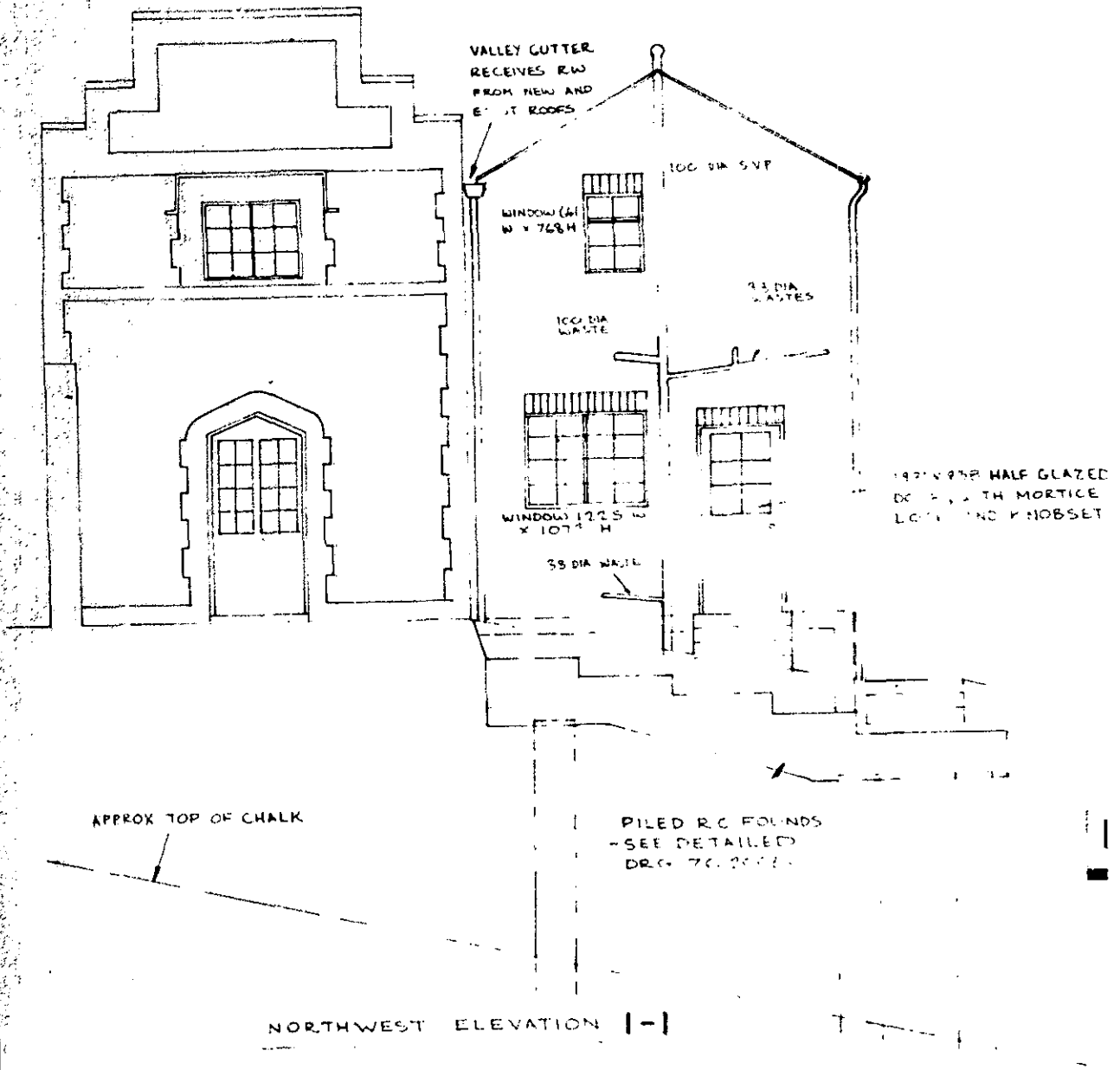


ELEVATION TO ROAD
(1/8" TO 1'-0")

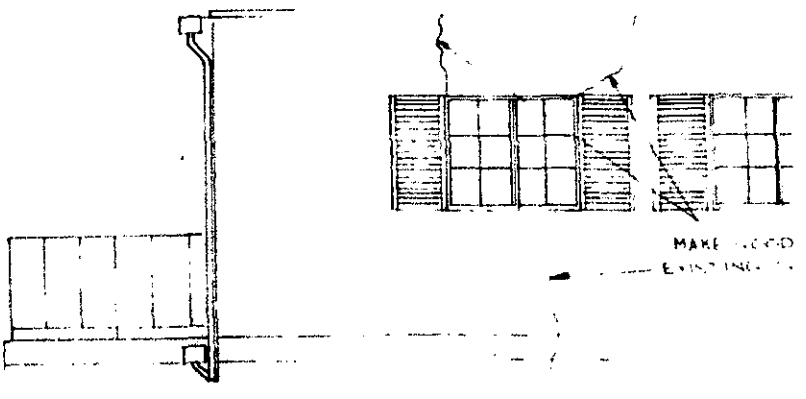


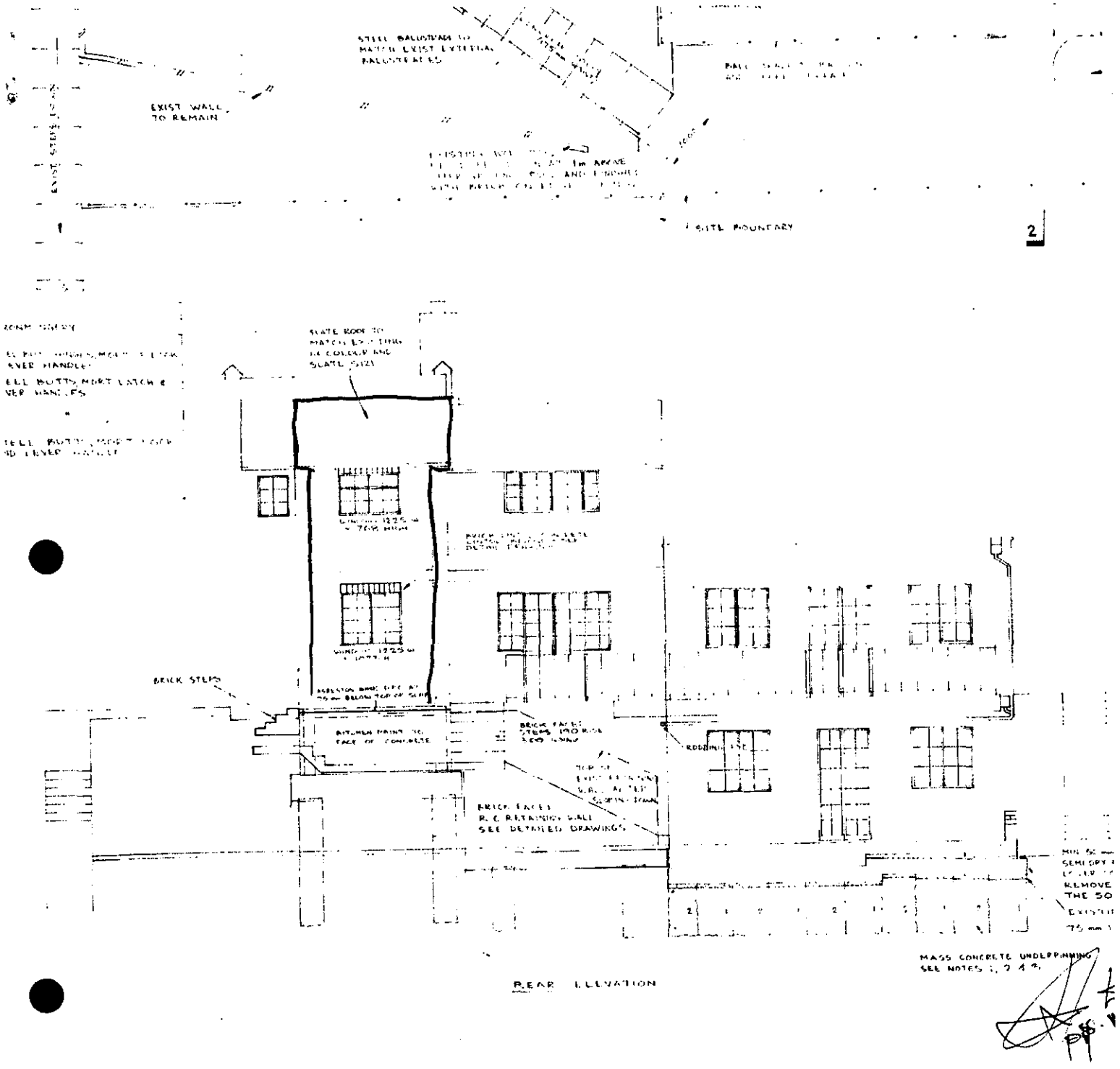
AR ELEVATION

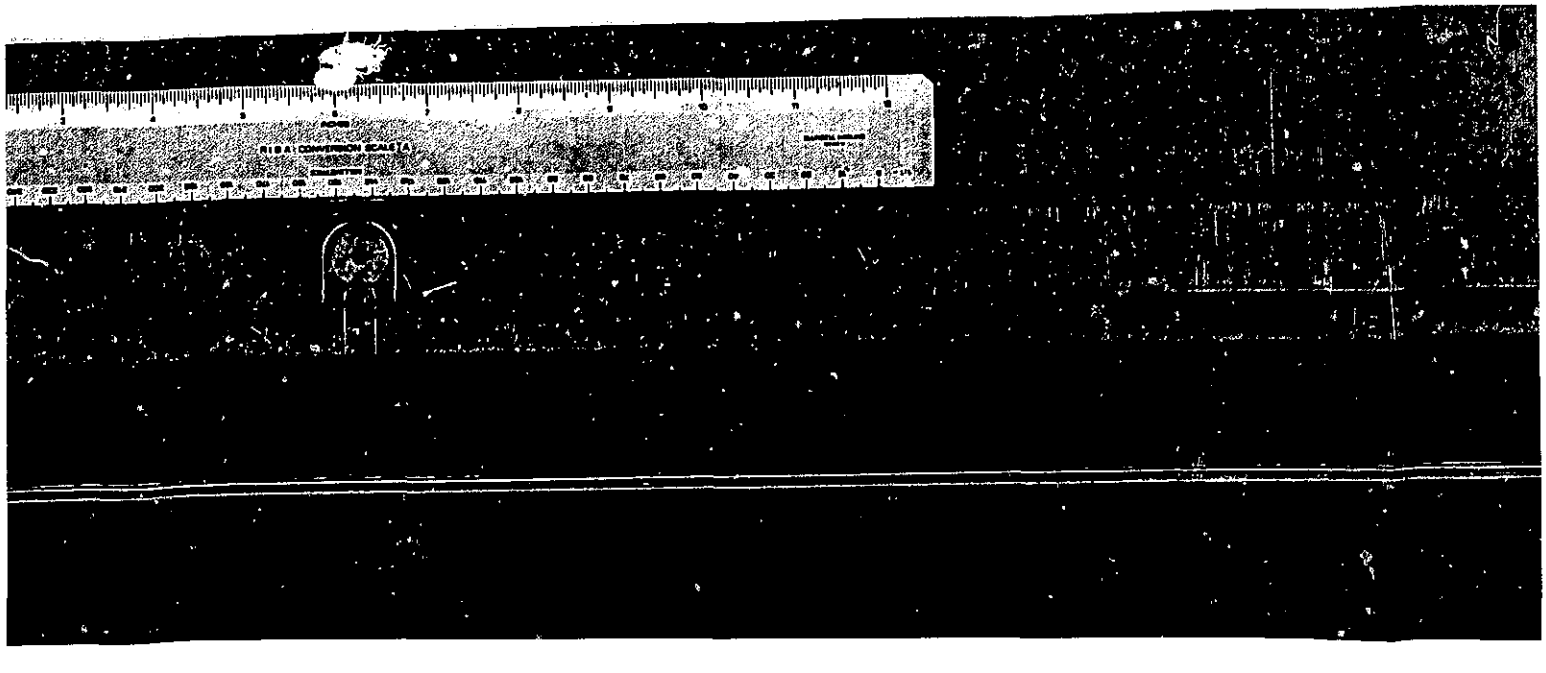
P.S. WARD WILSON



NORTHWEST ELEVATION




STEEL BALUSTRADE TO MATCH EXIST EXTERNAL BALUSTRADES
EXIST WALL TO REMAIN
EXIST STEPS
SITE BOUNDARY
SLATE ROOF TO MATCH EXISTING IN COLOUR AND SLATE SIZE
BRICK STEPS
ASBESTOS BOARD SOFFIT AT
BITUMEN PAINT TO FACE OF CONCRETE
BRICK FACED STEPS AND BRICK SIDE WALL
BRICK FACED R.C. RETAINING WALL SEE DETAILED DRAWINGS
REAR ELEVATION
MASS CONCRETE UNDERPINNING SEE NOTES 1, 2 & 3.



Notice by Local Authority of Passing of Building Plans.

To Mrs. H. Jones Walkln,
c/o Mr. A.C. Hives, L.R.I.B.A.,
Chartered Architect,
3, Cork Street,
READING. Berks.

Whereas in accordance with Building Byelaws you deposited on the 30th day of May, , 19 51, with the WOKINGHAM RURAL DISTRICT COUNCIL (hereinafter referred to as the Council) plans of which the reference number is 283/51 in respect of *[an extension of] [a structural alteration to] a building at Ivy Cottage, Henley Rd. Hargrave, Berks.

Alterations to Cottage.

The Council Hereby Give you Notice in pursuance of Section 64 of the Public Health Act, 1936, that they have passed the said plans;

And Take Notice that the passing of the said plans operates as an approval thereof only for the purposes of the requirements of the Building Byelaws and of Sections 25, 37, 43, 53, 54, 55, 59 and 137 of the Public Health Act, 1936, and does not operate as an approval for the purposes of any other statutory provision whatsoever;

If the proposed works constitute or involve development within the meaning of the Town and Country Planning Act, 1947, no work may be proceeded with until Planning Permission has been obtained, and any requisite Development Charge paid to the Central Land Board.

And Further Take Notice of the requirements of the Building Byelaws that Notice shall be given to the Surveyor at each of the following stages, that is to say, before the commencement of the work, and, where applicable, when the foundations are ready to be covered up, when the concrete or other material laid over the site is ready to be covered up, when the damp course is ready to be covered up, when the drains are ready to be covered up, when the building or work has been completed, and, in the case of a building, not less than 7 days before it is proposed to occupy.

Dated the 12th day of June, , 19 51.

THE WOKINGHAM RURAL DISTRICT COUNCIL
SOUTH END
WOKINGHAM. Berks.

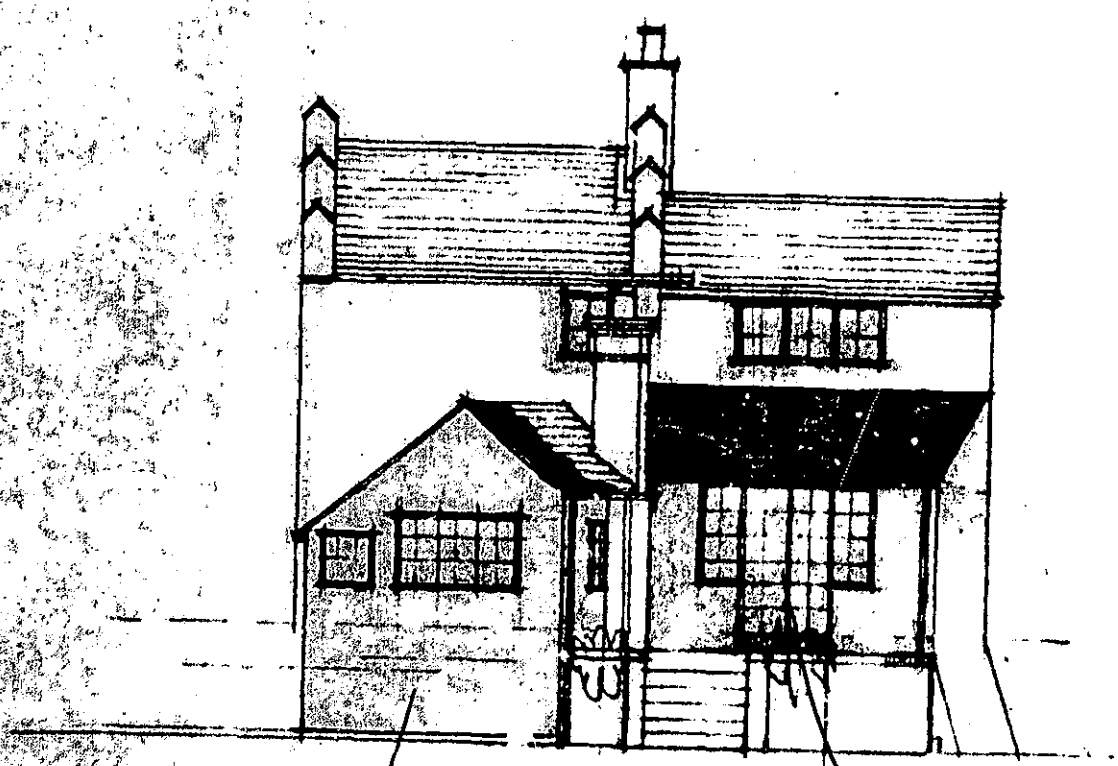
Signed ..... Surveyor.

(Address to which all communications should be sent.)

* Strike out the words in square brackets not required.

Copyright Form.
Cat. No. P.H. 85.
Public Health Act, 1936 (26 Geo. 5 and 1 Edw. 8, ch. 49, s. 64).
Notice by Local Authority of passing of building plans.
LONDON: SHAW & SONS Ltd., Fetter Lane, Fleet Street, E.C.4.
C547 21638 (D)

282/51



REAR ELEVATION.

NOT constructed

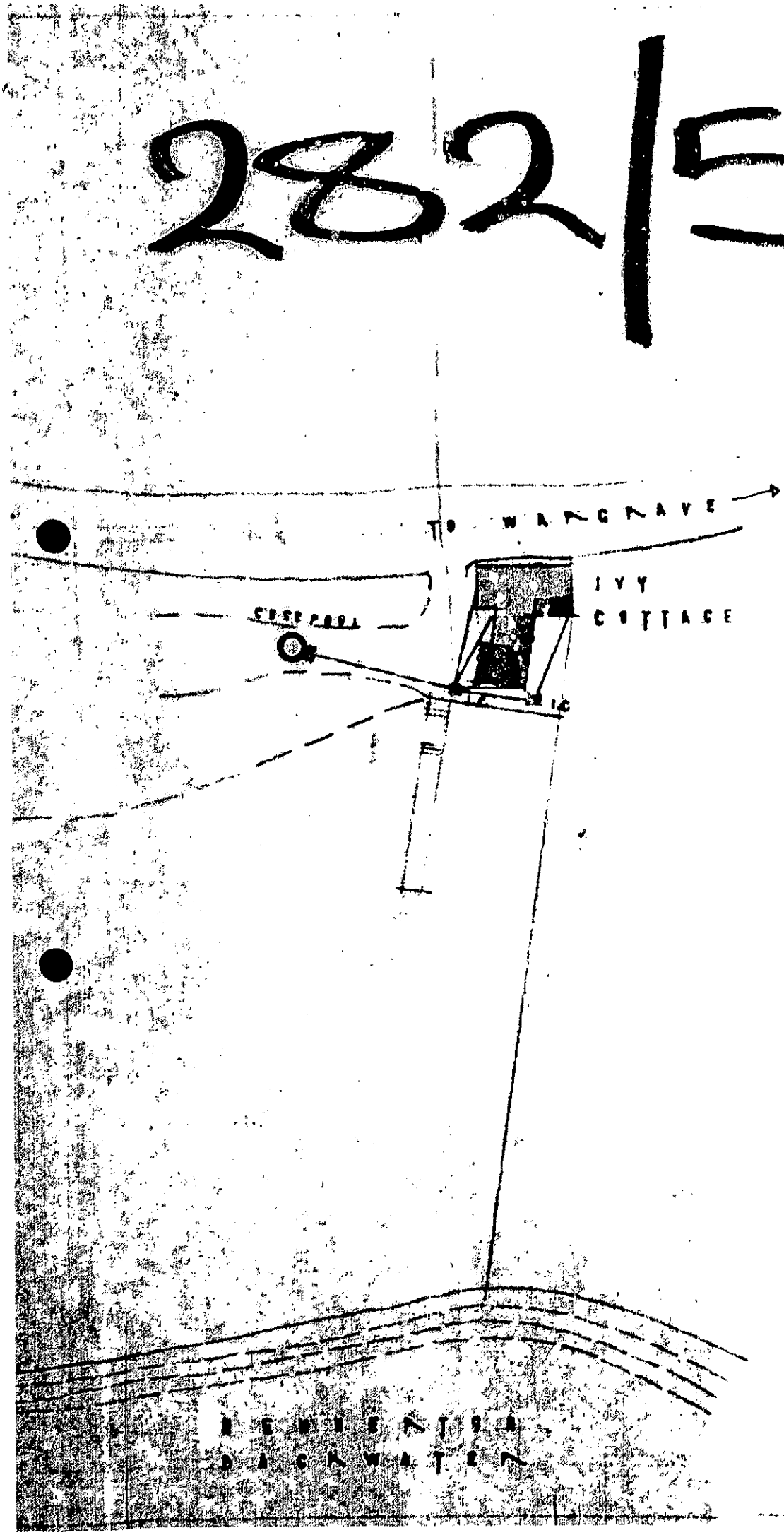
constructed with flat roof and balcony access.



SIDE ELEVATION

—To CESSP.

28251



Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/0679

Proposal:
Proposed first floor side extension to dwelling.

Location:
, Ivy Cottage, Wargrave Road, , Henley-On-Thames

This application is being advertised in the HENLEY STANDARD newspaper on the 10/03/2000 for the following reason(s);

SITE IS A LISTED BUILDING

The application can be inspected 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)

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 before **31/03/2000** from the date of this notice. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 10/03/2000

Front fence
9.00
10/3
4pm

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 17 FEB 2000	Map No. 14 Site 1:36
Officer: HM	Application No. F/2000/0679
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: IVY COTTAGE WARGRAVE ROAD

Parish: ~~REMENHAM~~ Wargrave Ward: Wargrave ✓ 6/3

Applicant: Miss R Stanton

Fee Received 95-00 Required ..... Additional ..... Refund .....

(7)

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: No

Listed Building: 1 (2) 2*

Advertisement Required: Listed Building

Date Site Notice Sent: 6/3 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF:
Landscape	NK:
Trees	NK: ✓ 6/3
Conservation Officer	NK: ✓
Environmental Health	NA:
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 South Oxon	: ✓
~~Adjacent Parish~~	:
Southern Electricity Board	BN:
British Gas	BM: 6/3
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:

NEIGHBOURS: Luidsfarne, Wargrave Road ✓ 6/3

DALE VENN ASSOCIATES

Chartered Architects, Planners & Surveyors

1977 - 1999: 22 years in Practice

Dale Venn
Dipl Arch RIBA Dipl T.P. MRTPI
High House, Harlington Road,
Hillingdon, Middlesex.
UB8 3HX.

Tel: 01895 237345
Fax: 01895 237346

Jane Venn
A.A. Inter. RIBA Pt1
Sheepcote Studio,
Wooburn Common,
Bucks. HP10 0JS.
Tel: 01628 521419

E-mail: DVenn96355@aol.com

17 FEB 2000* C079

15 February 2000

Head of Planning Services
Environmental Services Department
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
RG40 1BN

DV/4094/NJ

For the attention of Heather Morgan

Dear Madam,

Ivy Cottage, Wargrave Road, Henley-on-Thames

We enclose two planning applications, and would ask you to send us Listed Building forms for use in connection with the same property. ✓ Sent 17/2/00 CHurst.

The first application seeks to move the existing vehicular entrance from the present location which is extremely dangerous. The matter was discussed on site with your Highways Officer Steve Auton on 2nd February 2000, on which occasion the position for the new access was agreed in principle.

The second application seeks permission for an upper floor extension to the property to provide a third bedroom. If allowed, this structure would replace an existing flat roof which at present forms an alien and totally unacceptable feature out of character with the rest of this Listed Building. We have proposed a slated roof to the same level as the existing slate covered roof, and matching materials throughout.

We refer to our telephone conversation with your colleague Nicola Lake on 5th January 2000, concerning this proposal. We understand she is familiar with this thickly wooded site which lies on a steep embankment facing the River Thames.

cont..../

17 FEB 2000* 0679

We believe that the floor area increase including the extension now proposed falls within the 40% limit that may be allowable. Due to the high ceilings of the original structure, and the low ceilings proposed for the extension, it may be relevant to consider the total volume increase which we believe would be considerably less than maximum allowable.

We should be grateful if you would keep us informed of the progress of this application.

Yours faithfully

Dale Venn

Enc. 2 Planning applications

ADDRESS Ivy Cottage. Wargrave Road. PARISH Wargrave

PLOT No. ORD. SHEET No. SU. 7881 (12)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
282/51	Mrs. H. Jordan Malkin	Alterations	12 6 51	App PT
R/300/62	" "	Punt House	24 1 63	App Ap
R/43/67	" "	3' Pedestrian Access	13 4 67	N/A Ap
R/134/68	" "	2/storey additions	13 5 68	App Ap
06732	MRS. T. MALKIN	DEMOLISH S/STOREY EXT. WITH 2/STOREY EXT.	29 9 77	N/A C/A
RR 7357	"	REPLACEMENT KITCHEN	14.10.77	APP. N/A
09562	"	BOATHOUSE & DOCK	15.2.79	N/A REF
11576	"	"	27.9.79	N/A C/A
12366	"	AS ABOVE BUT WITHOUT COMPLIANCE TO COND NO 4	17.1.80	N/A REF
RR 25600	"	NEW INT. STAIRCASE	16.2.86	APP N/A
24660	"	"	7.1.86	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:
17.FEB.2000* 0679

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	~~RHONDA AND STEVE~~ MISS STANTON
	Address and postcode	IVY COTTAGE WARGRAVE ROAD HENLEY-ON-THAMES OXON RG9 3HX
	Phone number	01189 402453
2	Agent's Name	DALE VENN ASSOCIATES
	Address and postcode	HIGH HOUSE HARLINGTON ROAD HILLINGDON MIDDLESEX UB8 3HX
	Phone number	01895 237345
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	IVY COTTAGE, WARGRAVE ROAD, HENLEY-ON-THAMES, OXON RG9 3HX
4	Give brief details of the proposal for example, two storey side extension. About the application	THE UPPER FLOOR SIDE EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	SOFT RED FACING BRICK AND FLINTWORK, SLATED ROOF AND WHITE PAINTED TIMBER WINDOWS
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3344 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 3
10	Does a public right of way touch the site? *If yes, please show the route and any proposed alternative on the plans.*	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

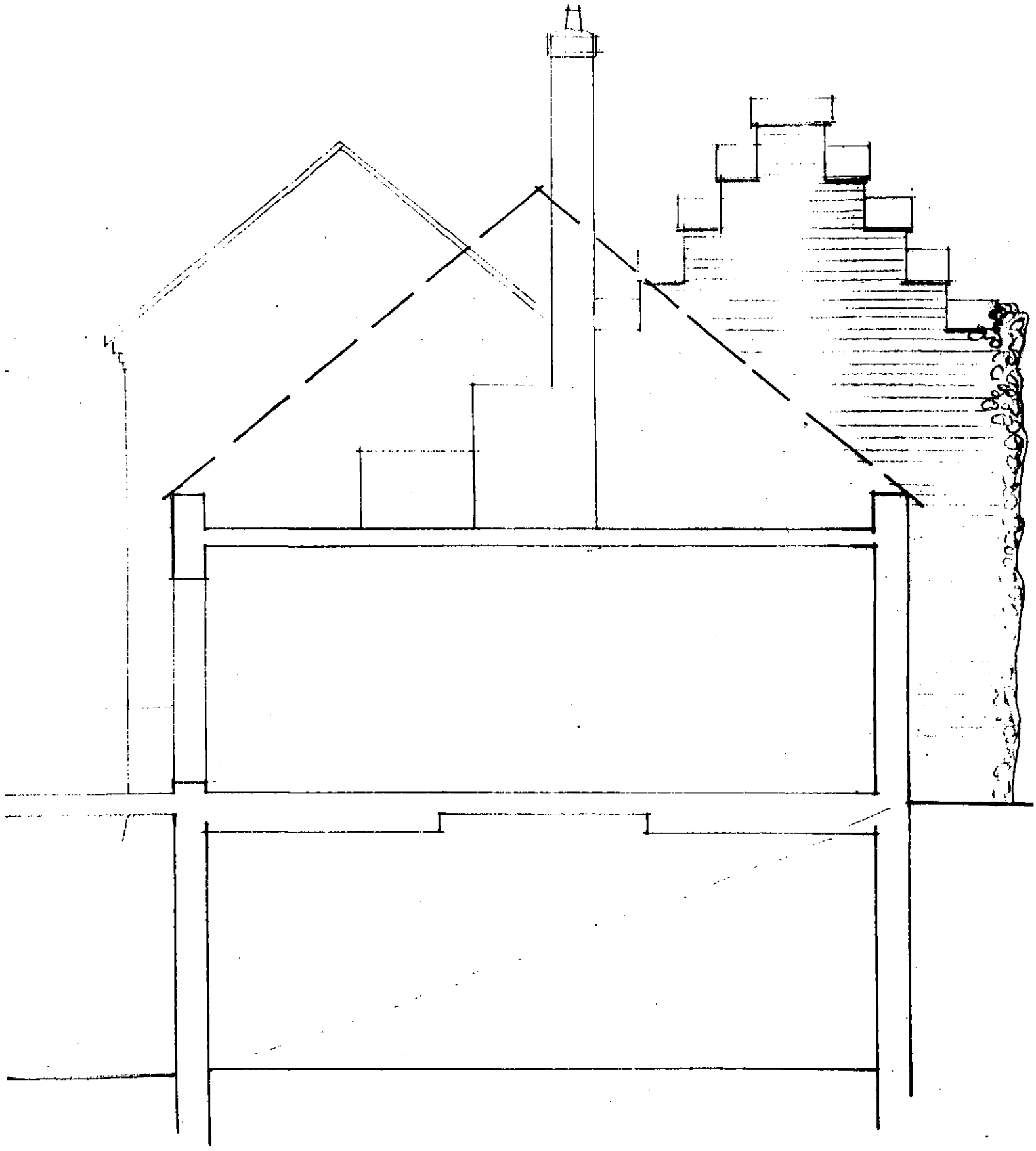
None of the land forms part of an agricultural holding.

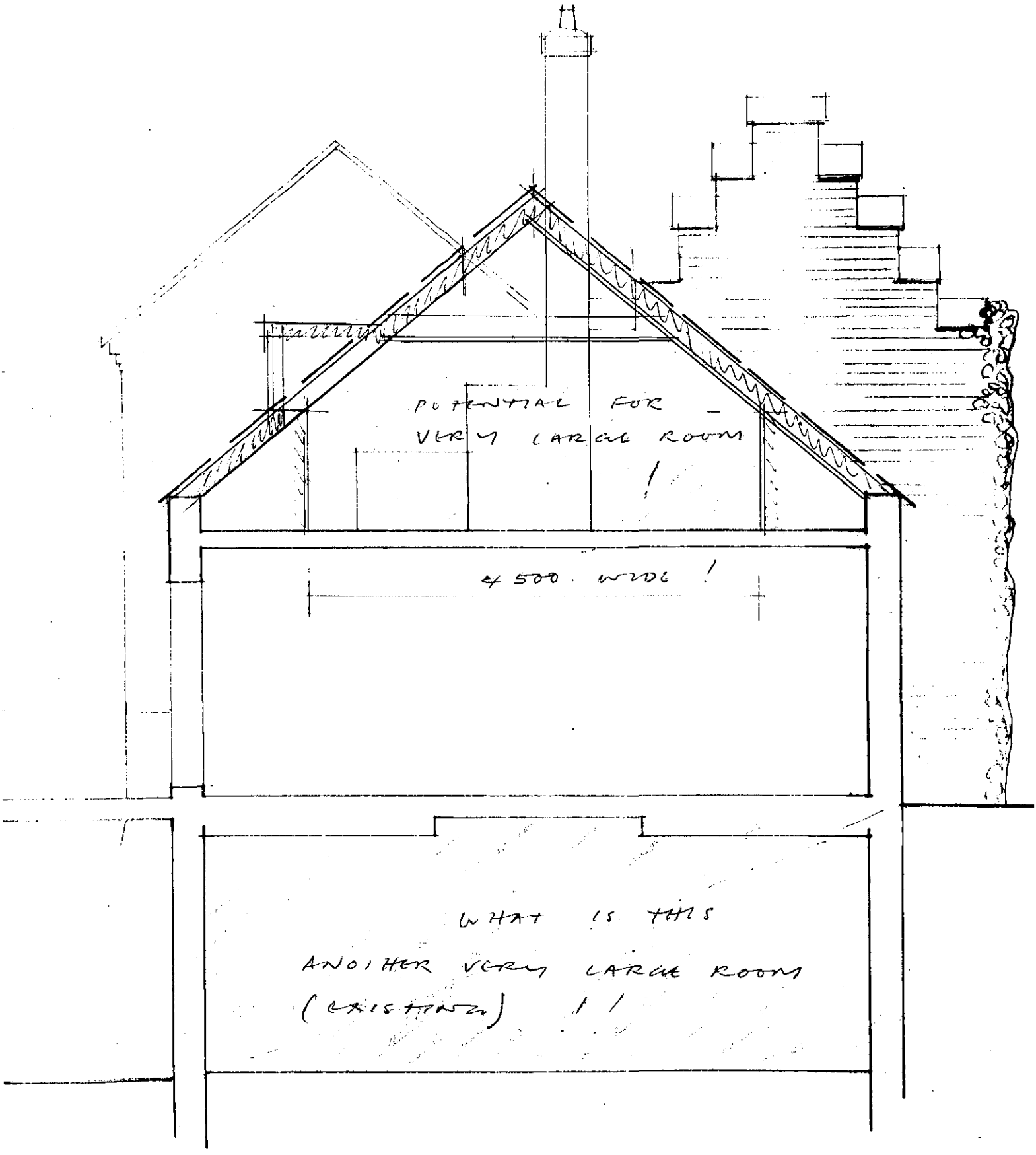
Your signature: DALE VENN ASSOCIATES

on behalf of RHONDA AND STEVE

Date 15.2.2000

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

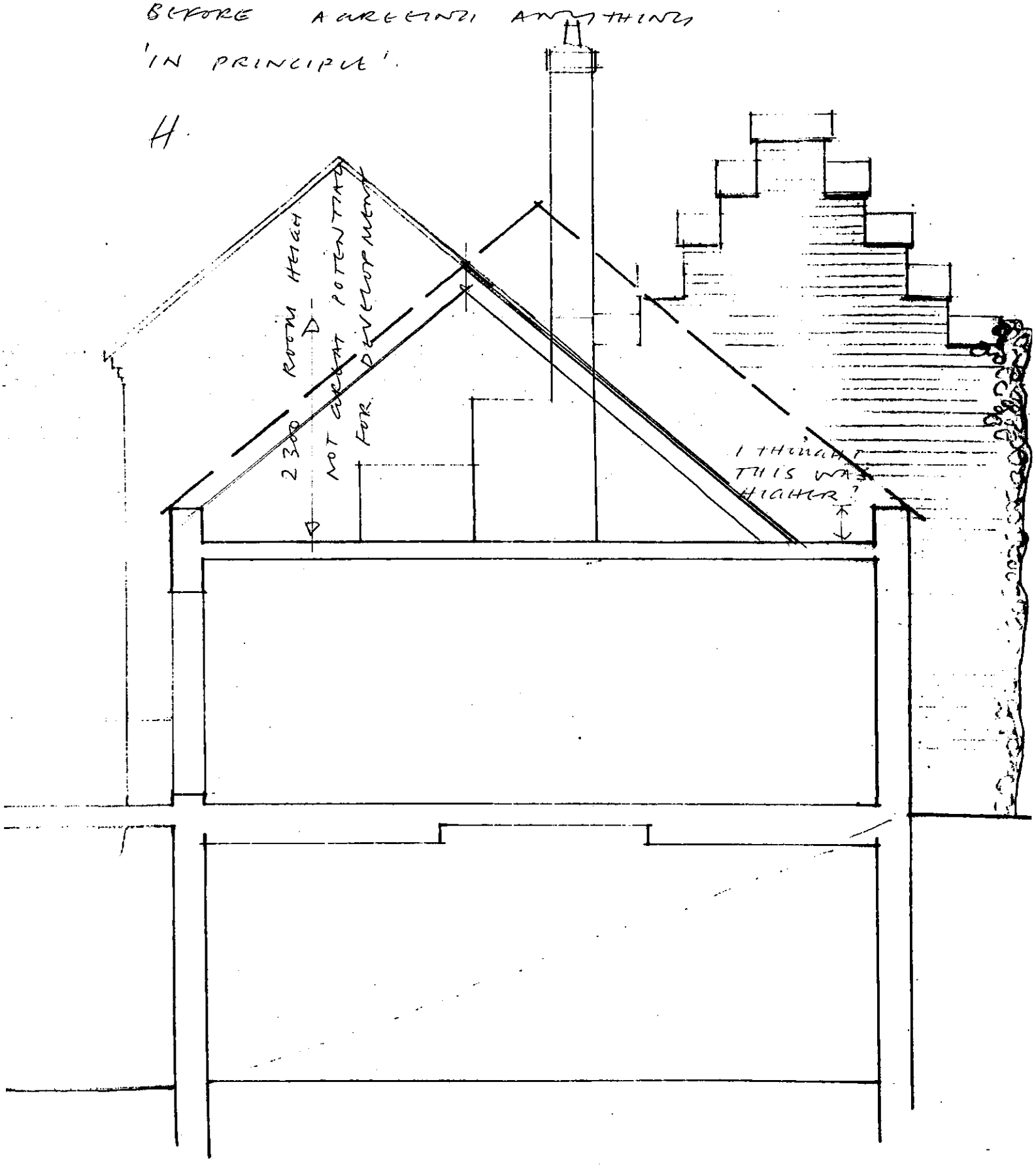


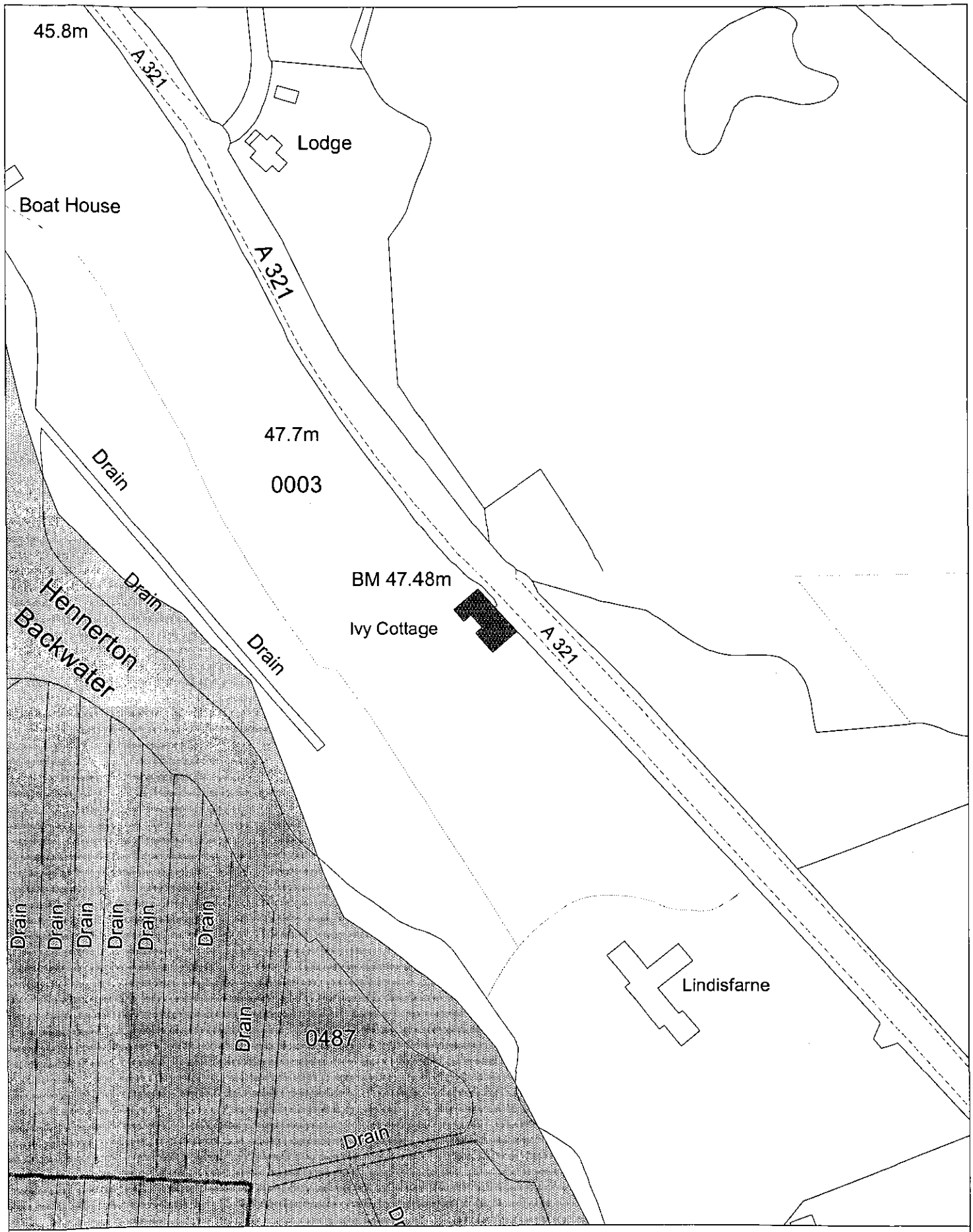

POTENTIAL FOR
VERY LARGE ROOM
!
@ 500. WIDE !
WHAT IS THIS
ANOTHER VERY LARGE ROOM
(EXISTING) ! !

THIS MAY BE ACCEPTABLE

BUT I WOULD WANT TO CHECK SUB BASEMENT & ROOF DETAILS BEFORE AGREEING ANYTHING 'IN PRINCIPLE'.

H.





Site Plan, Scale: 1 to 1250

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Date: 28 February 2000

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779

17.FEB.2000 0679

ADDRESS: Ivy Cottage, Wargrave Road, Henley-on-Thames.

DRAWING 4094-1

TITLE : Location & Site Plan

DATE: FEB'2000

SCALE 1:1250



Dale Venn Associates,
Chartered Architects, Planners & Surveyors,
High House, Harlington Road, Hillingdon, Middlesex. UB8 3HX

Tel: 01895 237345

Harold

Ivy Cottage.

Any comments to?

J Carter

5/10/00

HS COMMENTS. — 10 OCT 00

1. ROOF FORM STILL COVERS TOO MUCH OF ORIGINAL GABLES
2. SUGGEST REDUCING SPAN + SMALL LEAD FLAT ROOF
3. SIMPLE STRAIGHT-UP STAIR PREFERRED
4. WE MUST LOOK AT GARDEN ROOMS BEFORE ADVISING FURTHER.