APPLICATION NO:

CON/2001/3274

LOCATION:
Willow Cottage Rod Eyot, Henley .

APPLICANT:
Mr & Mrs Lester C/O Barrie Steele

PROPOSAL:
Consultation from S Oxfordshire DC on application for demolition and rebuilding part *of dwelling*

EARLIEST DATE FOR DECISION: **23/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
02/03/2001

CASE OFFICER: **Joss Miller**

Tel. 0118 974 6463 (Direct Line)

Date. 2 March, 2001

My ref. JM/JM/CON/2001/3274

Your ref. P01/S0027

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Mr J Collinge
South Oxfordshire District Council
PO BOX 19
Council Offices
Crowmarsh
Wallingford
Oxon
OX10 8NJ

Dear Mr Collinge,

RE: DEMOLITION AND REBUILDING OF PART OF HOUSE INCORPORATING NEW ROOF ACCOMODATION AT WILLOW COTTAGE, ROD EYOT, HENLEY-ON-THAMES.

Thankyou for your letter which was received on 12 February 2001.

I can inform you that, having inspected the plans, Wokingham District Council has no comment to make with regard to this application.

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

Yours sincerely

JOHN MITCHELL

Development Control Manager

CoN/2001/3274

South Oxfordshire District Council

PLANNING SERVICES	HPT
POL	TLS
DC JM	ENF
APP 39783	
CS	

02 FEB 2001

COPIES TO:	ACK:
	FILE:

Miss P.A Fox B.Sc.(Hons),Dip.UP,MRTPI
Planning Manager (Southern Area)
P.O. Box 19
Council Offices, Crowmarsh,
WALLINGFORD, Oxon. OX10 8NJ

Telephone (01491) 823740
Fax (01491) 823746

Our Ref P01/S0027
Date 7th February 2001

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

Dear Sir/Madam

DEMOLITION AND REBUILDING OF PART OF HOUSE INCORPORATING NEW ROOF ACCOMMODATION(AS AMENDED BY DRAWING NOS.020201A AND 020201B ACCOMPANYING APPLICANTS LETTER RECEIVED ON 7 FEBRUARY 2001).
AMENDMENT No. 1 DATED :7th FEBRUARY 2001
AT :WILLOW COTTAGE, ROD EYOT, HENLEY-ON-THAMES
APPLICATION REFERENCE : P01/S0027

I refer to my letter of 31st January 2001 informing you of the submission of the above mentioned application and I now write to advise you that amendments have been submitted to the Local Planning Authority relating to the application (copy attached).

Any further representations on the proposal should be made to the Council, in writing, to the address given above by, **21st February 2001**. These comments will normally be made available to the public.

More than 70% of applications are decided by the Planning Manager and are not therefore considered by a Committee of the Council. These are normally the minor or non-controversial applications. However, if you make written comments on a planning application which is referred to the Council"s Planning Committee or an Area Sub-Committee I will write to offer you the opportunity to speak at that meeting. Should you require any further information or advice please let me know.

Yours faithfully

MR J. COLLINGE
Planning Officer (Southern Area)
For the Planning Manager (Southern Area)

South Oxfordshire District Council

Miss PA Fox B.Sc.(Hons),Dip.UP,MRTPI
Planning Manager (Southern Area)
P.O. Box 19
Council Offices, Crowmarsh,
WALLINGFORD, Oxon. OX10 8NJ

Telephone (01491) 823740
Fax (01491) 823746
Our Ref P01/S0028
Date 7th February 2001

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

Dear Sir/Madam

DEMOLITION AND REBUILDING OF PART OF HOUSE INCORPORATING NEW ROOF ACCOMMODATION(AS AMENDED BY DRAWING NOS. 020201A AND 020201B ACCOMPANYING APPLICANTS LETTER RECEIVED ON 7 FEBRUARY 2001).
AMENDMENT No. 1 DATED :7th FEBRUARY 2001
AT :*WILLOW COTTAGE, ROD EYOT, HENLEY-ON-THAMES*
APPLICATION REFERENCE : P01/S0028

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Yours faithfully

MR J. COLLINGE
Planning Officer (Southern Area)
For the Planning Manager (Southern Area)

LESTER
Willow Cottage Rod Eyot Henley on Thames Oxon RG9 3JD

Attention: J Collinge (Planning Officer)

Dear Mr Collinge

Please find herewith two sets of amended drawings to accompany our application number P01/S0027.

As discussed at our site visit last week, we have made a reduction in the number of roof light windows from 12 down to 5. We trust that the Council will be satisfied with this reduction.

We have also acted on your comments regarding the detail (incorrect detail) shown on the original drawings in relation to the existing (and the proposals for new) doors and windows. You will recall that we were unhappy at the outset with the drawings in this regard but were told by Mr Steele, our then Agent, that the details at this stage did not have to be absolute or correct.

The amended drawings show the doors and windows as they actually are, they also show what is proposed in an accurate way.

We have amended the plans internally also. We have decided to keep our current spiral stairway and upstairs raftered playroom area intact and unchanged. There will be no access from this original roof area to the new roof accommodation proposed. We propose to use the new roof accommodation for bedrooms only, the family bathroom will now be sited on the ground floor.

We would welcome your comments on the above and an indication as to when we can safely go to 'Building Regs' stage as we need to be moving forward with costings etc in order to be ready to get started with the building works by mid to late March 2001.

Yours sincerely,

Helen & Michael Lester.

AMENDED PLAN ①

P01/S0027 +28

RECEIVED

-7 FEB 2001

PLANNING SOUTH

WORK SHEET FOR : Joss Miller

Application Number : CON/2001/3274

Applicant : Mr & Mrs Lester C/O Barrie Steele.

Location : Willow Cottage, Rod Eyot, Henley, .
Proposal : Consultation from S Oxfordshire DC on application for demolition and rebuilding part of dwelling

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 02/02/2001

Earliest Date for Decision : 23/02/2001

Latest Consultation Date/Site Notice Expiry Date : 23/02/2001

This application will have expired on: 02/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: CON/2001/3274

Appraisal :

This proposal is a sufficient distance from the boundary of LDC. ∴ the impact on the residents under LDC is minimised.

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

Application Number CON/2001/3274
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Willow Cottage Rod Eyot Henley .

APPLICATION NUMBER: CON/2001/3274

OFFICER: Joss Miller

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 | 02 | 01	
Officer: JM	Application No. CON | 2001 | 3274

Map No. ..... Site .....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(CON) Consultation from S Oxfordshire DC on application for demolition & rebuilding part of dwelling

Location: Willow Cottage Rod Eyot

Parish: Henley

Ward: Cllr Etheridge
Cllr Browne.

Applicant: Mr / Mrs Lester

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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NEIGHBOURS:

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CN01 / Consultation from ody /

South Oxfordshire District Council

CON/2001/3274

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
02 FEB 2001	
COPIES TO:	ACK:
	FILE:

Miss PA Fox B.Sc.(Hons),Dip.UP,MRTPI
Planning Manager (Southern Area)
P.O. Box 19
Council Offices, Crowmarsh,
WALLINGFORD, Oxon.

Telephone (01491) 823740
Fax (01491) 823746
Ask for Mrs J Dew
Direct Line (01491) 823740

Our Ref P01/S0027
Date 31st January 2001

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

Dear Sir/Madam

DEMOLITION AND REBUILDING OF PART OF HOUSE INCORPORATING NEW ROOF ACCOMMODATION.

At : WILLOW COTTAGE, ROD EYOT, HENLEY-ON-THAMES

Application Reference : P01/S0027 **Grid Ref : 476818/182118**

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

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

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

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

Yours faithfully

Mrs J Dew
Area Assistant
for the Planning Manager (Southern Area)

South Oxfordshire District Council

Miss PA Fox B.Sc.(Hons),Dip.UP,MRTPI
Planning Manager (Southern Area)
P.O. Box 19
Council Offices, Crowmarsh,
WALLINGFORD, Oxon.

Telephone (01491) 823740
Fax (01491) 823746
Ask for Mrs J Dew
Direct Line (01491) 823740
Our Ref P01/S0028
Date 31st January 2001

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

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Yours faithfully

Mrs J Dew
Area Assistant
for the Planning Manager (Southern Area)

P01/S-028

Barrie R Steele AADip ARIBA FFB chartered architect

consultants: town planning landscaping building law costs & development

Miss P A Fox
Planning Manager, Southern Area
South Oxfordshire District Council
P O Box 19, Council Offices
Crowmarsh
Wallingford OX10 8NJ

11 January 2001

CON/2001/3274

[2.101-4]

Dear Miss Fox,

Willow Cottage, Rod Eyot, Henley

I believe you are aware that our clients, Mr and Mrs Lester, have had to abandon their home on Rod Eyot because of flooding. At their recent meeting with Mr Collinge, who had consulted his colleagues regarding acceptable solutions, he advanced three alternatives possible: complete demolition and re-building, extending the building at ground floor level, or raising the roof (not dramatically) to allow some accommodation there.

The extremely frightening experience just undergone (with similar levels perhaps more frequent in the future) inevitably leads the applicants - with 2 young children - to want to raise bedrooms as high as reasonably possible, and consequently they favour the third solution suggested by Mr Collinge.

Accordingly having since discussed the principles with Mr Collinge we have devised a scheme to incorporate the accommodation required by the clients in a roof raised only 900mm above the existing, and the appropriate Householder Applications (with accompanying documentation) are now enclosed.

We believe the proposal is entirely uncontentious, and therefore able to be dealt with speedily under delegated powers (as it affects noone but the applicants, enhances their repaired/re-built house in line with the new Design Guide and also improves flood drainage), but if complications should arise on behalf of our clients we would ask to be notified at once – bearing in mind their precarious situation.

Yours sincerely,

Barrie R Steele

RECEIVED
11 JAN 2001
PLANNING SOUTH

Barrie R Steele

encs. Householder Form (8x), Certificate A & Cheques for £95 (2x)
Design Statement & Drawings 2.101/1251, 101, 107, 108 (8x)

Grove House, Reading Road, Lower Basildon, Reading RG8 9ND 01491 875050

P011>·028

Barrie R Steele AADip ARIBA FFB chartered architect

consultants: town planning landscaping building law costs & development

RECEIVED

11 JAN 2001

PLANNING SOUTH

Willow Cottage, Rod Eyot, Henley-on-Thames

(Proposed Repairs and Rebuilding)

Design Statement and Relevant Considerations: 11/01/01

Background: Willow Cottage, a 4-bedroom house (2 in the roof), has been the family home of Mr and Mrs Lester, and their two children, since 1987. On 9 November last the house had to be abandoned due to flooding, and on 16 December - the worst level since 1947 according to the Environment Agency - the river penetrated to, and remained for some time at, some 6"-7" up the walls of the lowest part of the house (ie. 60% of the building area), and has also flooded it several times since.

Family Situation: The house is at present uninhabitable and unsafe forcing the family, with various pets, to find temporary rented accommodation on the mainland until their home is repaired and rebuilt. With this very heavy financial implication, which cannot last indefinitely, the Lesters are most anxious to gain the best 'weather window' for building operations to be completed by the end of June.

Fabric Condition/Implications: As Willow Cottage is a wooden building dating from the 1920s, the Lesters commissioned a Report from Jonathan J Bowman ARICS (chartered surveyor in Henley) which, coupled with my own findings from an inspection on 3 January 2001, substantiates that much of the structure – eg. the waterlogged floors, supporting beams, timber-framed walls and associated low-level services - have become defective and potentially dangerous.

However mere replacement of these elements at the same level could not be supported professionally, being foolhardy, false economy, and prejudicial to the future safety of the building and occupants, as it is now accepted that similar floods are likely to be more frequent. Accordingly the adversely affected areas must be demolished and wholly rebuilt at a suitably higher level.

Rebuilding Factors: In considering the imminent replacement of more than half their home, and after a productive emergency meeting with the planning officer, Mr & Mrs Lester are seeking to utilise the full potential of all roof space for bedrooms – merely echoing what already exists in the part of the house to be retained. Though this does involve a marginal increase in height, by building off the existing foundations there would be no need to spread the building at (the raised) ground floor level.

Flood Water Aspects: Raising the supporting piers, and especially the floor and external boarding, would reduce impedance to water flowing below, so aiding run-off in flood times which has been effectively compromised up over years by silting up against the present lower ground floor level.

Building Size etc: The proposed footprint remains exactly as existing, as does the accommodation - namely 4 bedrooms, a bathroom, w-c, utility, kitchen, dining room, lounge and entrance/study area - albeit more appropriately arranged and sized for the growing family.

Planning/Design Issues: In line with the new Design Guide, to maintain the individual character of the building itself, as well as its setting, the proposed external materials, forms and fenestration precisely match the existing. No problems of overlooking are created as rooflights only are used at the upper level, repeating what exists at the neighbouring properties each side.

Grove House, Reading Road, Lower Basildon, Reading RG8 9ND 01491 875050

CON/3001/3274

FOR OFFICE USE
Application Ref. P01/2-028
Date of Deposit. 11-1-01

South Oxfordshire District Council

HOUSEHOLDER APPLICATION

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

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

1. Name and Address of Applicant
MR & MRS M. LESTER
WILLOW COTTAGE, ROD EYOT
HENLEY
OXON RG9 3JD

Daytime Tel. No .....

2. Name and Address of Agent
BARRIE R. STEELE
GROVE HOUSE, LOWER BASILDON
READING RG8 9ND

Contact name .....

Tel. No. 01491 875050

3. Site address or location WILLOW COTTAGE, ROD EYOT, HENLEY

4. Proposal DEMOLITION AND REBUILDING, AT HIGHER LEVEL, OF FLOODED PART OF HOUSE INCORPORATING ROOF ACCOMMODATION (2 BEDROOMS + 1 BATHROOM)

RECEIVED
11 JAN 2001
PLANNING SOUTH

5. Plans accompanying the application — Please Tick

Location Plan (1:2500 or 1:1250 scale)	[2.101/2501]	☑
Site Plan (1:500)	[2.101/2501]	☑
Plan Drawings (floor plans, sections, elevations)	[2,101/101, 107, 108]	☑

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

7. a) How will surface water drainage be disposed of? AS EXISTING (UNALTERED)

b) How will foul water drainage be disposed of? AS EXISTING (UNALTERED)

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

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

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

Please tick all boxes

I attach 4 copies of the completed Application Form, AND ☑

I attach 4 copies of each of the plans specified above, AND (+ Design Statement) ☑

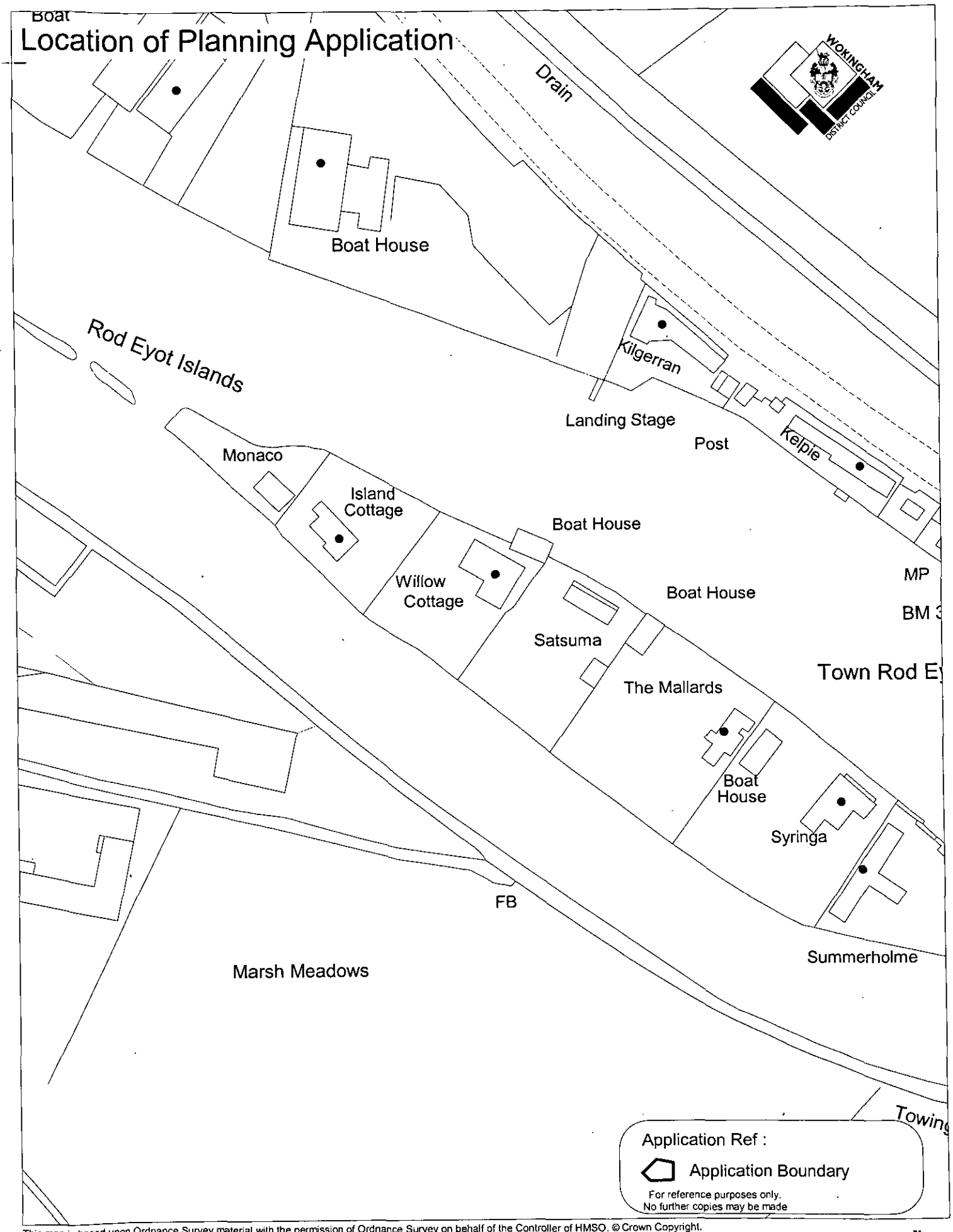
I attach a completed Ownership Certificate, AND ☑

I enclose a completed fee form and a fee of £ 95-00 ☑

Signed Barrie R Steele on behalf of MR & MRS M. LESTER date 11/01/01

DATA PROTECTION ACT 1984

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



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Development Control Section, Environmental Services, Wokingham District Council.

26 February 2001

Scale: 1 : 1250

N W E S