APPLICATION NO:
F/2001/3568

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

APPLICANT:
Mr Burletson C/O Danks Reed Denby And Badnell

PROPOSAL:
Proposed erection of replacement dwelling and garage.

EARLIEST DATE FOR DECISION: **16/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/05/2001

CASE OFFICER: **Martin Durkan**

WITHDRAWN

RAILEX
Marbleboard

EASIFILE EP7

1386

03

Danks Reed Denby + Badnell

Chartered Architects

Kings Stables • 3-4 Osborne Mews
Windsor • Berkshire • SL4 3DE ••
tel 01753 859880 • fax 01753 857427
e-mail: enquiry@danksbadnell.co.uk
web site: www.danksbadnell.co.uk

CG/00/17

30 May 2001

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Planning Department
Wokingham District Council
P.O. Box 157
Council Offices
Shute End
WOKINGHAM
Berks. RG11 1WR

For the attention of Mike Thorpe

BY FAX 0118 974 6484

Dear Sirs

SHERWINS, REMENHAM HILL, HENLEY-ON-THAMES - F/2001/3568

Further to your telephone conversation with our Christopher Gregory, we confirm that we wish to withdraw the above application.

Yours faithfully,

MRA updated 5/6/2001

Mark F. Locke pp

Christopher Gregory
e-mail: chrisgregory@danksbadnell.co.uk

cc Client

Partners
Roger Danks Dip Arch (Oxford) RIBA
Gordon Badnell Dip Arch (hons) ARIBA

Associates
Simon Davis BA (hons) BArch RIBA
Neil Oakley Dip Arch (hons) RIBA

Danks Reed Denby + Badnell

Chartered Architects

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CG/00/17

30 May 2001

Planning Department
Wokingham District Council
P.O. Box 157
Council Offices
Shute End
WOKINGHAM
Berks. RG11 1WR

For the attention of ~~Mike Thorpe~~ Martin Durkan

BY FAX 0118 974 6484

Dear Sirs

SHERWINS, REMENHAM HILL, HENLEY-ON-THAMES - F/2001/3568

Further to your telephone conversation with our Christopher Gregory, we confirm that we wish to withdraw the above application.

Yours faithfully,

Martin F. Locke pp

Christopher Gregory
e-mail: chrisgregory@danksbadnell.co.uk

cc Client

43910

PLANNING SERVICES	HPT
POL	TLS
DC MD	ENF
APP	
CS	
31 MAY 2001	
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	FILE:

WORK SHEET FOR : Martin Durkan

Application Number : F/2001/3568

Applicant : Mr Burletson C/O Danks Reed Denby And Badnell.

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

Proposal : Proposed erection of replacement dwelling and garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		12/04/01

Date of Neighbour Notifications : .....

Date of Site Visit : 12/04/01

Date Registered : 14/03/2001

Earliest Date for Decision : 16/04/2001

Latest Consultation Date/Site Notice Expiry Date : 16/04/2001

This application will have expired on: 09/05/2001. 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 :

1) POLICY - MAIN ISSUES ARE LOSS OF OPENNESS AND URBANISING IMPACT ON THE GREEN BELT.
2) CONSERVATION OFFICER - OBJECTS ON GROUNDS OF SCALE.
3) LANDSCAPE ARCHITECT - NO OBJECTIONS.
4) ENVIRONMENTAL HEALTH - NO OBJECTIONS.
5) HIGHWAYS - RECOMMEND APPROVAL SUBJECT TO CONDITIONS.

Planning Issues :

SITE DESIGNATION

1) GREEN BELT (BSP - C3 & C4, GBLP - 10 WDLP - WOS3, WGB1 & WGB2)
2) AREA OF SPECIAL LANDSCAPE IMPORTANCE (BSP - C8, WDLP - WLL2)
3) WILDLIFE HERITAGE SITE (BSP - EN8, WDLP - WNC4)
4) PARK PLACE HISTORIC PARK AND GARDEN (BSP - EN7, WDLP - WHE9)

MAIN ISSUES - IMPACT ON THE OPEN AND RURAL CHARACTER OF THE GREEN BELT AND ASLI.

Application Number: F/2001/3568

Appraisal:

This site is situated in a sensitive Green Belt location that has also been identified as an Area of Special landscape Importance, a Wildlife Heritage Site and part of an Historic Park and Garden.

The previous history of the site is as follows:
Aug.1956 – Two-storey cottage **approved.**
July 1962 – Detached garage **approved.**
Dec.1972 – Single-storey rear extension **approved.**
Sept.2000 – Two-storey and single-storey side extension **refused.**
Dec.2000 – Two-storey side extension plus front and rear dormers **approved.**
Mar.2001 – Erection of replacement dwelling **approved.**

The current proposal is for an increase in the floor area of the dwelling that was approved in Mar.2001. The width of the building would be increased from 12.5m to 13.35m and the depth would be increased from 6.25m to 6.6m. The scheme would also include the insertion of an additional dormer window on the front elevation. The development would result in the following increase in gross floor area:

Original dwelling 115.39 sq m

Proposed dwelling 191.46 sq m

Increase in floor area 76.07 sq m

Percentage increase 65%

(The agents have argued that the external open porch should be excluded. However, even if it were, the proposal would still represent a 62% increase in gross floor area.)

The previous scheme for a replacement dwelling on this site represented an increase of about 55.77 sq m or 49.8% of the original floor area, which is just about within the maximum increase normally permitted in the Green Belt. This proposal would significantly exceed the maximum.

It is considered that the scheme previously approved represents the maximum increase in the scale of the original dwelling that could be regarded as acceptable without beginning to impinge on the openness of the Green belt. It is also considered that the quality of the Area of Special Landscape Importance would be detrimentally affected by a building any larger than that already approved.

Although the agents have argued that the increase in floor area is 'slight' compared to the previously approved scheme, as already noted, the latter represented an increase at the upper limit of the amount normally permitted. There are not considered to be any exceptional circumstances in this case that would justify a further increase beyond that limit. There is also concern about a precedent being set for other proposals for replacement dwellings in the Green Belt that could cause cumulative harm.

For these reasons, it is considered that the proposal would be detrimental to the open and rural character of the Green Belt and the ASLI and, consequently, it is recommended that planning permission should be refused.

Recommendation: ~~Approval~~ **Refusal..V.**

Application Number F/2001/3568
Reasons for Refusal

No **Non Std Reason for Refusal**

The proposed dwelling would represent an unacceptable increase in the scale of development on the site and, as such, it would amount to inappropriate development that would be detrimental to the open and rural character of the Green Belt, as well as to the amenity of the Area of Special Landscape Importance. It would thereby be contrary to Policies LD3, C4 and C8 of the Berkshire Structure Plan, Policy 10 of the Green Belt Local Plan for Berkshire and Policies WOS2, WOS3, WGB1, WGB2 and WLL2 of the Wokingham district Local Plan Deposit Draft (as amended).

RECOMMENDATION AND REASONS AGREED.....
(Development Control Manager)

Date.....

RECORD OF SITE VISIT

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

APPLICATION NUMBER: F/2001/3568

OFFICER: Martin Durkan

DATE OF SITE VISIT: 12/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS
RURAL, WITH A SCATTERING OF FARMS AND DWELLINGS SERVED BY A NARROW ACCESS ROAD. HIGH MAST TO NORTH-WEST

3. DESCRIPTION OF SITE/BUILDING
TWO-STOREY HOUSE WITH SINGLE-STOREY REAR EXTENSION. DETACHED GARAGE. LARGE REAR GARDEN.

4. RELATIONSHIP TO ADJOINING PROPERTIES
SINGLE-STOREY FARM BUILDING ADJACENT TO THE SITE (TEMPLECOMBE FARM). NO ADVERSE IMPACT ON ADJOINING OCCUPIERS.

5. SITE CONSTRAINTS

TREES ALONG SITE BOUNDARY.

ACCESS/PARKING EXISTING ACCESS AND GARAGE

LEVELS SLOPE TOWARDS ROAD

BOUNDARY TREATMENT FENCE AND TREES.

OTHERS

Tel: (0118) 974 6446

Date: 8TH MAY 2001

My ref: F/2001/3568

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: F/2001/3568
Sherwins, Remenham Hill, Remenham, Henley-On-Thames.
Proposed erection of replacement dwelling and garage.

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL:☐~~ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446.**
If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 18TH MAY 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **F/2001/3568**
Sherwins, Remenham Hill, Remenham, Henley-On-Thames.
Proposed erection of replacement dwelling and garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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

Tel: (0118) 974 6446

Date: 8TH MAY 2001

My ref: F/2001/3568

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: F/2001/3568
Sherwins, Remenham Hill, Remenham, Henley-On-Thames.
Proposed erection of replacement dwelling and garage..

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL: ☐~~ REFUSAL: ☑ under delegated powers.

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

Yours faithfully

John Mitchell
Development Control Manager

DANKS REED DENBY + BADNELL
Chartered Architects + Planning Supervisors

Kings Stables, 3-4 Osborne Mews, Windsor SL4 3DE
Tel: (01753) 859880 * Fax: (01753) 857427
e-mail: enquiry@danksbadnell.co.uk

• FAX • FAX • FAX • FAX • FAX • FAX • FAX • FAX • FAX • FAX •

To:	**Martin Durkan**	Date/Time:	**15/5/01**
Company:	**W.D.C.**	Job No.:	**00/17**
Fax no:	0118-974-6484	No of Pages (inc. front sheet):	**5**
From:	**Roger Danks**	Copies to:	

RE: **SHERWINS**

MESSAGE:

Thankyou for your fax this morning.

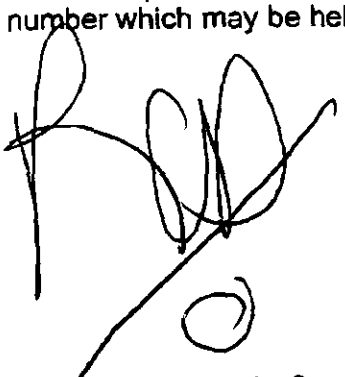
From your comment I am assuming that you are not in agreement with our area calculation attached to the Statement dated 15 February 2001 which referred to sketches attached to the statement.

What do you calculate the area to be? I did think that our calculation was correct, can we discuss this please.

We do not wish to receive a refusal and are likely to wish to withdraw, however if by say omitting the utility we can achieve an acceptable area we may wish to do so if that is something we can discuss.

I will look forward to hearing from you.

As we keep on missing each other on your 'day in' may I give you my mobile telephone number which may be helpful, it is 0836-517754.



PLANNING SERVICES	HPT 43313
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16 MAY 2001	
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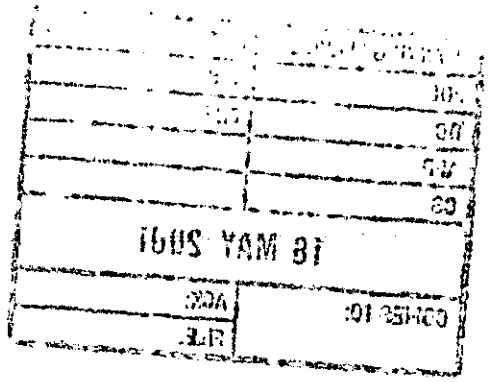
	FILE:

Spoke to D.R.D. & B. 22/05/01.
I explained that it was well over 50% increase. They'll speak to their client and send me a fax on 24/05/01 advising if they wish to withdraw it.
M. Durkan

No fax received to date.
M Durkan 29/05/01


18 MAY 2001

Danks Reed Denby + Badnell

Chartered Architects

Kings Stables • 3-4 Osborne Mews
Windsor • Berkshire • SL4 3DE ••
tel 01753 859880 • fax 01753 857427
e-mail:enquiry@danksbadnell.co.uk
web site: www.danksbadnell.co.uk

RD/00/17

9 May 2001

Planning Department
Wokingham District Council
P.O. Box 157
Council Offices
Shute End
WOKINGHAM
Berks. RG11 1WR

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
10 MAY 2001	
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	FILE:

For the attention of Mr. Martin Durkan

SENT BY FAX TO 0118 974 6484 AND POST

Dear Mr. Durkan,

SHERWINS, REMENHAM HILL, HENLEY-ON-THAMES

Following our telephone conversation yesterday I am aware that you are in the throes of preparing your report upon the above planning application, and that the key matter for consideration is floor area.

In our Statement in Support of the Application we advised that we have not included the area of the covered front porch in our calculations. We also recognise that Wokingham District Council policy is that such areas should be included. We have asked that an exception be made in this case, and that to ensure planning control in the future a restrictive condition is added to the planning permission. We still hope that this approach is possible.

If it is not acceptable to include the porch area we would prefer to omit the covered porch from the application rather than receiving a refusal of planning permission. (Although in our opinion a great shame as the cottage as designed will be splendid) I will be grateful if you can telephone to let me know which way the application is going, and whether it is necessary to omit the porch.

Yours sincerely

Roger C. Danks
e-mail: rogerdanks@danksbadnell.co.uk

cc: Client

FAX COVER SHEET

TO: ROGER DANKS

FROM: MARTIN DURKAN

DESTINATION FAX No: 01753 - 857427

DATE: 15/05/01

TIME:

SUBJECT: SHERWINS, REMENHAM HILL

TOTAL NUMBER OF PAGES (Inc. this cover sheet):

Environmental Services Department, P.O Box 157, Civic Offices, Shute End,
Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

15/05/01

Dear Mr Danks,

Sorry, I missed you on the telephone this morning.

I have checked the calculations for Sherwins quite thoroughly and the current proposal seems to exceed the 50% floorspace increase threshold by quite a margin. The question of the inclusion or otherwise of the porch area is therefore not material as the threshold is exceeded even if this is excluded.

The previous application was for a scheme that involved an increase in floorspace of 50% over the original dwelling and this proposal brings it well over the 50%.

Could you please advise me as soon as possible if you would prefer to withdraw the application in these circumstance.

Martin Durkan

Danks Reed Denby + Badnell Chartered Architects

Kings Stables • 3-4 Osborne Mews
Windsor • Berkshire • SL4 3DE ••
tel 01753 859880 • fax 01753 857427
e-mail:enquiry@danksbadnell.co.uk
web site:www.danksbadnell.co.uk

RD/00/17

9 May 2001

Planning Department
Wokingham District Council
P.O. Box 157
Council Offices
Shute End
WOKINGHAM
Berks. RG11 1WR

PLANNING SERVICES	HPT 43099
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10 MAY 2001	
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	FILE:

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Yours sincerely,

Roger C. Danks
e-mail: rogerdanks@danksbadnell.co.uk

cc: Client

Partners
Roger Danks Dip Arch (Oxford) RIBA
Gordon Badnell Dip Arch (hons) ARIBA

Associates
Simon Davis BA (hons) BArch RIBA
Neil Oakley Dip Arch (hons) RIBA

Tel: (0118) 974 6446

Date: 8TH MAY 2001

My ref: F/2001/3568

CONFIDENTIAL

Councillor F 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/2001/3568
Sherwins, Remenham Hill, Remenham, Henley-On-Thames.
Proposed erection of replacement dwelling and garage.

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL:~~ ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 18TH MAY 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **F/2001/3568**
Sherwins, Remenham Hill, Remenham, Henley-On-Thames.
Proposed erection of replacement dwelling and garage.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 12-5-2001

Councillor F Browne

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

PLANNING SERVICES	HPT
POL	TLS
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21 MAY 2001	
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Memo

To: Martin Durkan

From: Conrad Moore

Date: 03/04/01

Re: **Policy Comments upon F/2001/3568**

The site is within the countryside in the Green Belt (WGB1) and within a Wildlife Heritage Site (WNC4).

The reference of the WHS is SU78 R01 whose habitat is Grassland/Woodland/Pond and is 14.2 Ha in area. However I note that this is brownfield redevelopment and previous applications F/2001/3248 and F/2000/2483 were not objected to on ecological grounds. Before "Sherwins" is demolished, it will now be necessary to investigate whether any bats (protected species) are present in the roof space, under the latest English Nature advice and detailed comments from Andy Glencross should be sought to assess this. If they are present in roosts, then advice should also be sought from English Nature and the criteria and requirements in Policy WNC3 closely followed.

The site is within the Park Place Historic Park and Garden and subject to policy WHE9. Detailed comments from Harold Sanders should assist in assessing any potential impact on the Historic Park and Garden.

The site is within the Cookham/Wargrave ASLI and subject to policy WLL2. Detailed comments from Catherine Brimble should assist in assessing any potential impact on the ASLI. Again I note the earlier consents.

Policy WGB1, criterion (d) can allow the principle of "limited extension of residential dwellings or replacement of dwellings" where development is appropriate in terms of scale, form, siting, design, materials, character etc.

This proposal is considered against Policy WGB2 – New Dwellings under criterion (B). Note that a previous extension application ref: F/2000/2151 was refused on the basis of scale and massing would represent an unacceptable change in the scale of development on the site within the greenbelt. This proposal appears to be getting closer to that earlier refusal.

I note that the length, width and ridge height have now changed and should be compared to the original house. However, I note two subsequent applications have been approved. Note that consideration of extensions in the Green belt is different to the general countryside, as there is a presumption against inappropriate development. Note the cumulative additions are taken into account in the Green Belt. Despite some concerns on cumulative additions, the application F/2000/2483 was approved as being acceptable in policy terms, and with the orientation of the proposed buildings being different in F/2001/3248.

Note that the aim of Green Belt Policy is the permanence of an open character that does not occur in general countryside policies. Note the requirements of PPG 2 paragraphs 1.4, 1.5 and 1.6. Particularly note paragraphs 3.4 and 3.6 where materially larger than existing is a key question. This application is obviously a material change that cannot be dealt with as a minor amendment to the earlier consent. You will need to assess the "openness" question again. This proposal is considered against Policy WGB2 as a new dwelling, and careful consideration will have to be given to WGB2 criteria IV and I on the revised siting and enlargement to provide additional bedroom space. The 50% rule used in application F/2000/2483 (Source: Unknown) cannot be simplistically and mechanistically be applied as a determining factor for the acceptability of a proposal in the countryside in policy wording and terms - let alone under the stricter considerations of the Green Belt.

The Agent in the covering letter has excluded the much enlarged porch area from floorspace. I am also a little surprised bedroom space was not picked up earlier, unless to use as a bargaining position once approval is secured. An exception must not be made on the basis of a restrictive condition – otherwise how many other occasions would this request be made, to get under an indicative thresholds, thereby undermining policy consideration in the future and creating an unfortunate precedent. The key issues remain the loss of openness and urbanising impacts from siting, bulk, scale and massing of cumulative additions in the Green Belt.

A decision will now have to be made on the basis of the replacement house siting and extension as to whether the revised floorspace with the porch area will alter the impression of scale, bulk, massing and character of the existing property detrimentally. You will need to assess from different viewpoints to see if the house (including increase in floorspace) affects the open character or increase the impression of scale, bulk, and massing of the property materially and unacceptably when compared with the *original house*. Note that cumulative impact assessment requirement over time in policy terms.

Conrad Moore
Senior Planner.
Policy & Plans Team.

See Part One for plans.

26 MAR 2001

To:
Harold Sanders
Urban Design And Conservation Officer

From: Martin Durkan

Date: 23 March 2001

Application Number: F/2001/3568

Proposal: Proposed erection of replacement dwelling and garage..

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

Applicant:
Mr Burletson C/O Danks Reed Denby And Badnell.

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

RE EFFECT ON HISTORIC PARK GARDEN.

I CONSIDER THIS APPLICATION IS AN ATTEMP TO 'PLAY THE SYSTEM' BY SUBMITTING A SERIES OF COTTAGE EXTENSIONS/NEW BUILDS IN A VISUALLY SENSITIVE LOCATION WHICH IS WITHIN THE HISTORIC GARDEN OF PARK PLACE AND IN AN AREA DESIGNATED AS A WILDLIFE HERITAGE SITE.

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26 ... 20..	
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	FILE:

THE FIRST SCHEME WAS AN EXTENSION TO THE ORIGINAL COTTAGE WHICH REALLY ENTAILED A RE-BUILD THEN A NEW BUILD ON A NEW SITE APPROX 50% EXTENSION. — NOW ANOTHER ENLARGEMENT TO THE (APPROVED) EXTENSION.

I COULD NOT SUPPORT THE LAST PROPOSAL WITH ITS EXTENDED DRIVEWAY AND DOUBLE GARAGE THIS PROPOSAL IS LARGER, HIGHER AND WIDER THAN THE APPROVED SCHEME.

Harold Sanders. 09.04.01.

1509/ab

PLANNING APPLICATION PART 1

14.MAR 2001 3068

WOKINGHAM DISTRICT COUNCIL

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

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

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MR B. BURLETSON
	ADDRESS	TEMPLECOMBE FARM HOUSE REMENHAM HILL HENLEY ON THAMES.
	POST CODE	RG9 3HP Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	DANKS REED DENBY + BADNELL
	ADDRESS	3-4 OSBOURNE MEWS WINDSOR, BERKSHIRE
	POST CODE	SL4 3DE Tel No. 01753 859880
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	SHERWINS, REMENHAM HILL (REFER TO ATTACHED LOCATION PLAN)
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.302
5. Give brief details of the proposal	ABOUT THE APPLICATION	REPLACEMENT DWELLING AND GARAGE.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER.

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

PLANS/DRAWINGS

EXISTING PLANS + ELEVATIONS DRG. 00.17.01A
PROPOSED PLANS DRG. 00.17.12
PROPOSED ELEVATIONS DRG 00.17.13
PROPOSED GARAGE + SITE PLAN DRG 00.17.14

1:25000 Location Plan	✓	~~1:100~~ 1.50 Floor Plan	✓
~~1:500~~ 1:200 Block Plan	✓	Other	✓
~~1:100~~ 1.50 Elevations	✓		

8. Does the application involve any of the following

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

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

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

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

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

EXTERNAL APPEARANCE	☐	SITING	☐
~~MEANS OF~~ ACCESS	☐	DESIGN	☐
		LANDSCAPING	☐

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

RESIDENTIAL

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

YES / (NO)

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

ROOF - CLAY TILE
WALLS - RECLAIMED PERIOD FACING BRICK
- OAK WEATHER BOARDING.

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

YES (NO)

SOAKAWAY DRAINAGE.

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

(YES) / NO

EXISTING SEPTIC TANKS.

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

(YES) / NO

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

YES / (NO)

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

YES / (NO)

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

(YES) / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	1
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		1
	NET CHANGE	NONE.

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

(YES) / NO

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

YES / (NO)

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

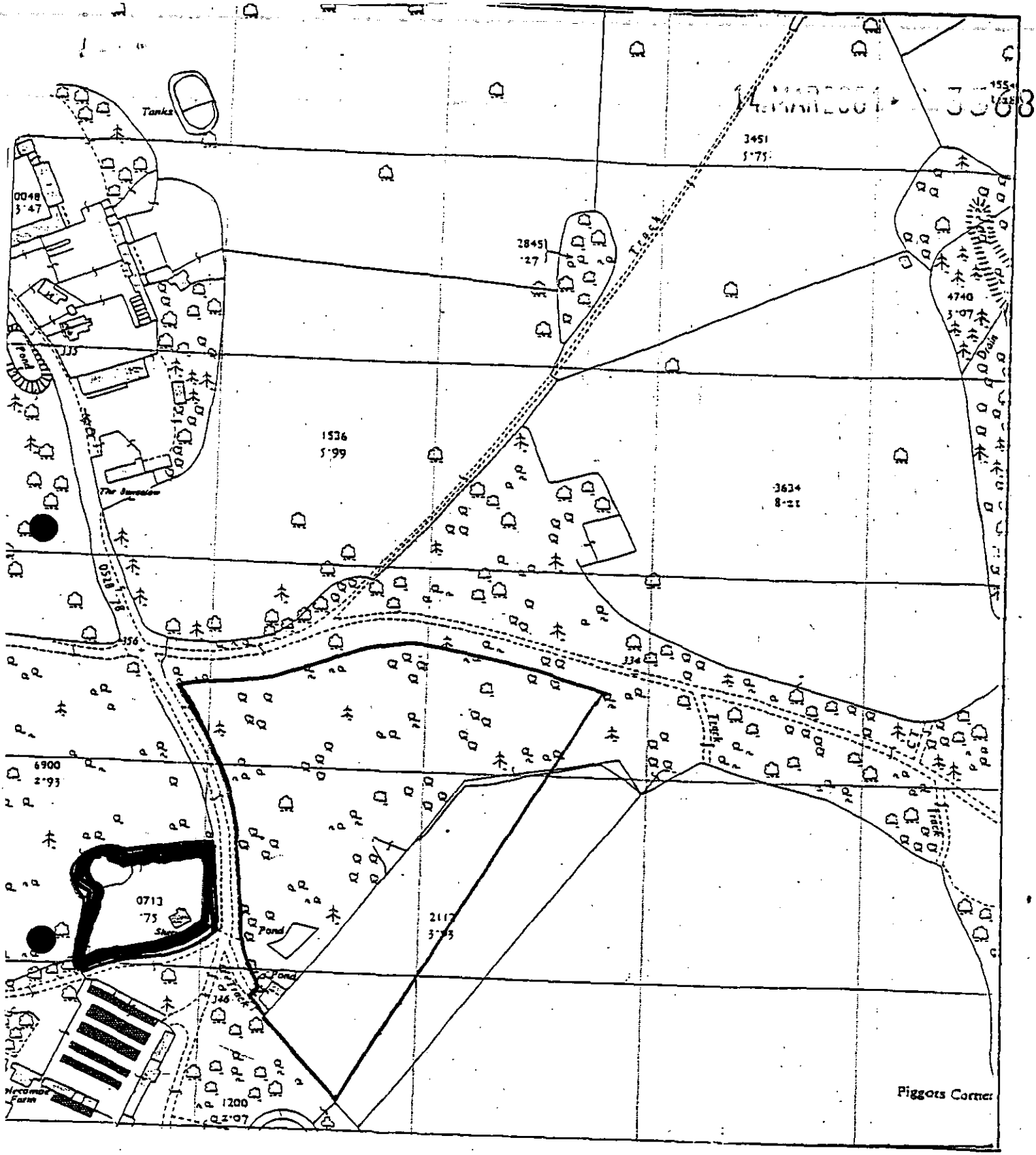
YES / (NO)

23. THE FEE ENCLOSED IS £ £190.00

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

SIGNED D Henderson (DRDB) ON BEHALF OF MR B. BURGESS DATE 2 MAR 2001

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.



SHERWINS REMENHAM HILL HENLEY ON THAMES

LOCATION PLAN 1:2500

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Suzanne McLaughlin
Environmental Health

My Ref: SEM /20005691

To: Martin Durkin
Development Control

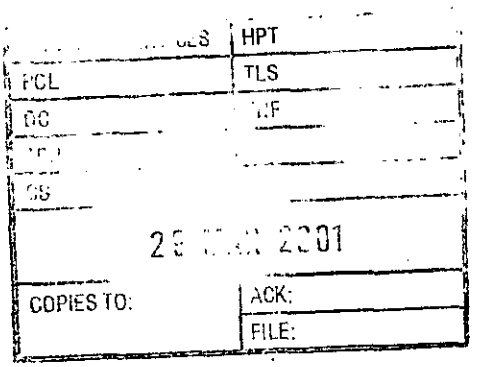
Your Ref: F/2001/3568

Date: 28 March 2001

Proposed erection of replacement dwelling and garage.
Sherwins, Remenham Hill, Remenham.

I have reviewed the proposals and I have no environmental health objections to the application.

Suzanne McLaughlin



HIGHWAYS CONSULTATION SHEET

From: Martin Durkan **Date:** 23 March 2001

Application Number: F/2001/3568

Proposal: Proposed erection of replacement dwelling and garage.

Parish: REMENHAM PARISH

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

Applicant:
Mr Burletson C/O Danks Reed Denby And Badnell.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

1/ C049, R049.
2/ C122, R122.
3/ C137 (INSERT: dwelling), R137.
4/ C139 (INSERT: 5), R139. – This is not the case currently.

Signed: _____ **Print name:** Adam Coggins 26/03/01

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Martin Durkan DATE: 9th April 2001

Location:	Sherwins, Remenham Hill, Remenham, Henley-on-Thames
Proposal:	Proposed erection of replacement dwelling and garage
Application Number:	F/2001/3568

In response to your consultation dated 23rd March 2001 for the above application, the tree and landscape comments are as follows:

The proposed increase in the size of house to that which was previously granted planning permission will not create any additional impact on the landscape. The adjacent areas of woodland which are protected by a Tree Preservation Order (TPO 504/1989 W3 and TPO 504/1989 W2) should not be affected.

The increase in visual impact over and above the previously approved scheme is minimal and consequently does not give rise to concern. I would however place even greater emphasis on the need to protect existing trees both on and off the site (including adjacent woodland areas) during construction. To achieve this end I request that the applicant is required to produce for approval Tree Protection details to accord with BS 5837 : 1991 - Trees in Relation to Construction before any works are started on site.



ROBERT PETROW
Consultant Landscape Architect

(RP)

26 MAR 2001

To:
Neil Etherington
Senior Arboricultural Officer

From: Martin Durkan

Date: 23 March 2001

Application Number: F/2001/3568

COPIES TO:	ACK:
	FILE:

Proposal: Proposed erection of replacement dwelling and garage..

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

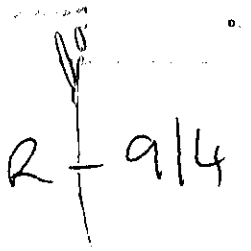
Applicant:
Mr Burletson C/O Danks Reed Denby And Badnell.

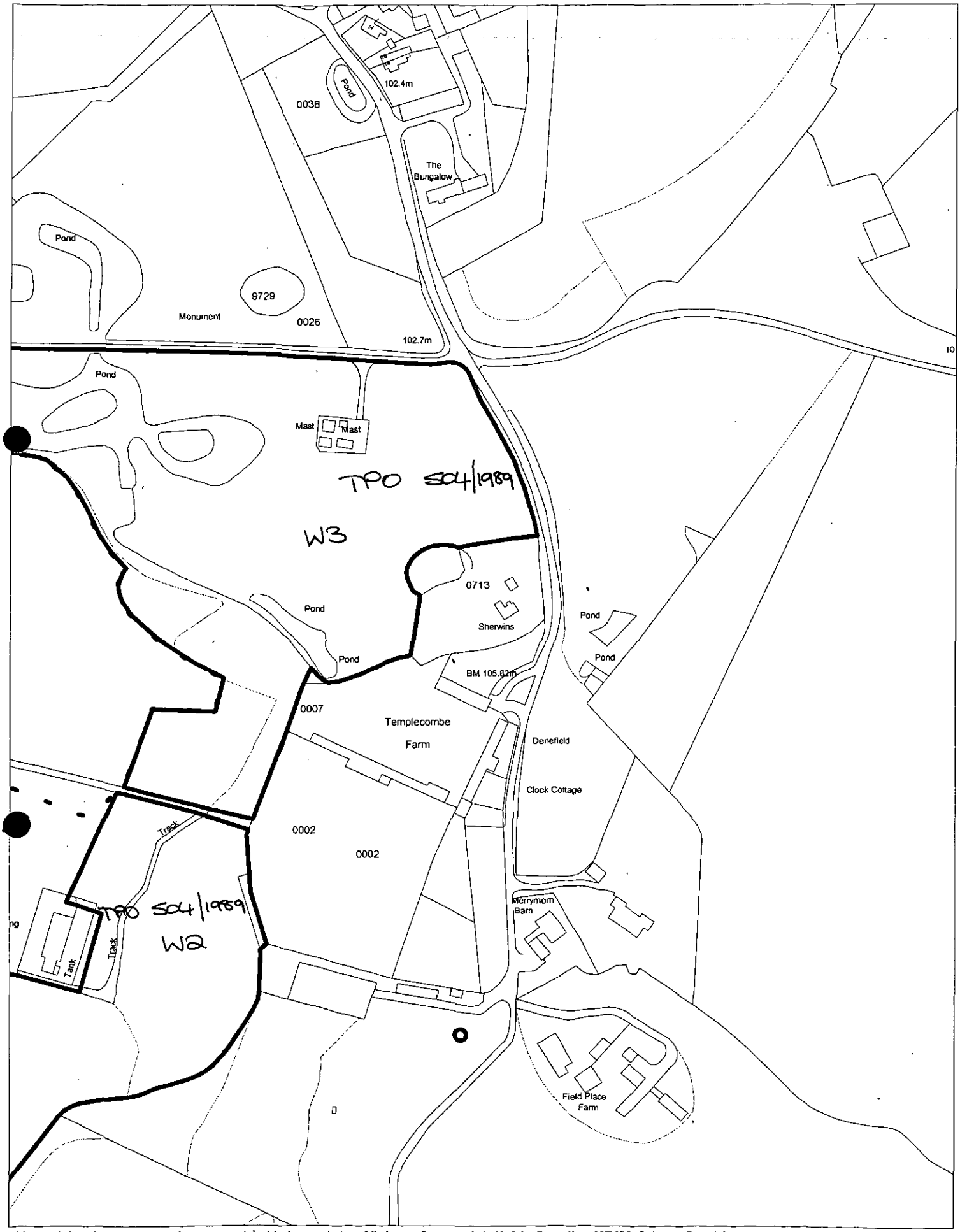
Your observations are required in respect of this application within **7 days** of the above date.

RE. A.S.L.I

TPO 504/1989(W3)
Adj to Sherwins
See attached plan

Tree survey etc.


R + 9/4



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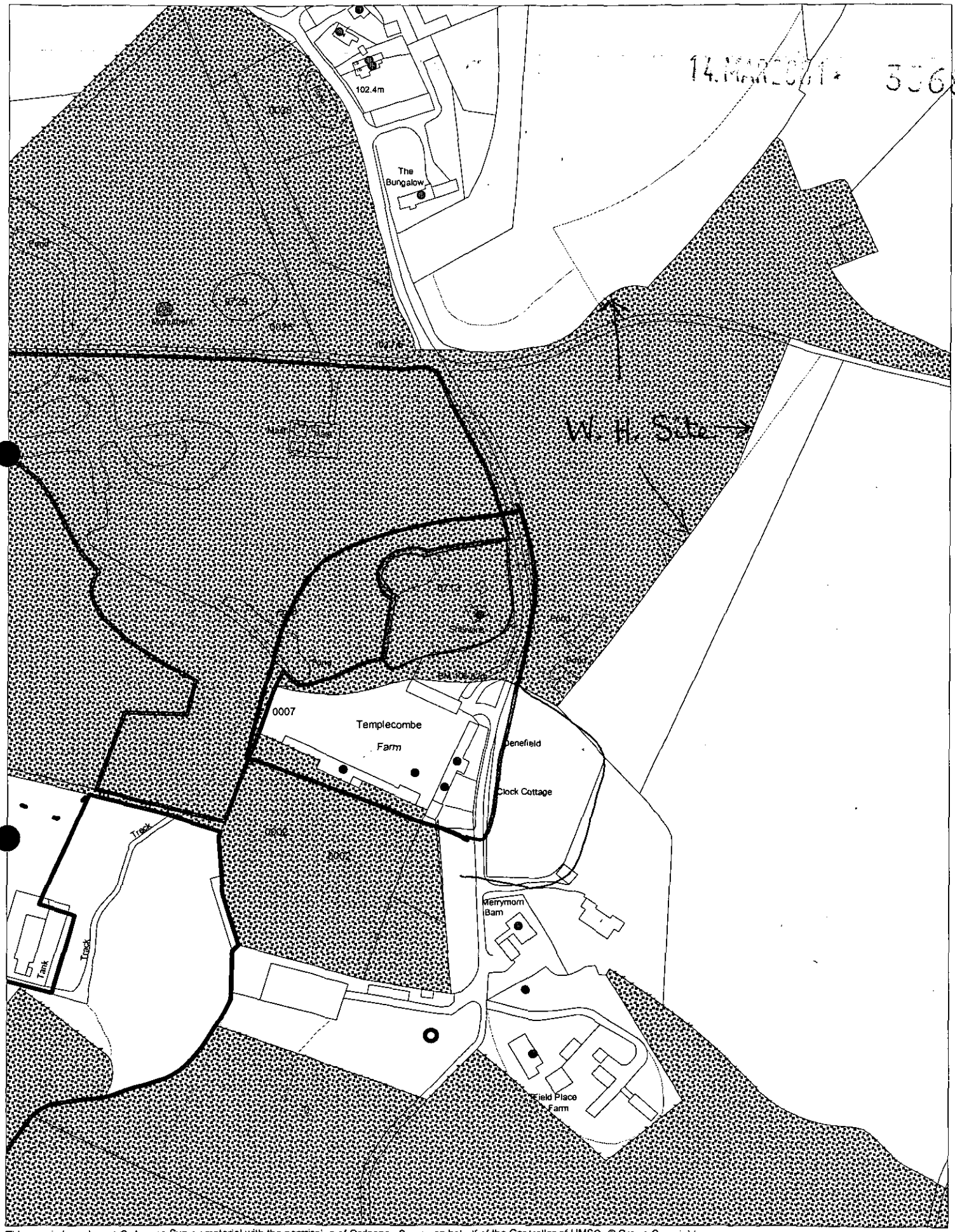
Landscape Section, Environmental Services, Wokingham District Council.

26 March 2001 Scale: 1 : 2500



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Development Control Section, Environmental Services, Wokingham District Council.

23 February 2001 Scale: 1 : 2500

Received by Wokingham District Council

Application No: F/2001/3568

Proposal:
Proposed erection of replacement dwelling and garage.

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

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Martin Durkan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR *to arrive on or before* 16/04/2001. 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

23 March 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3568
CASE OFFICER: Martin Durkan

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

MD

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number P/2001/3568 relates.

Address of site SHERWINS, REMENHAM HILL

NR. HENLEY-ON-THAMES RG9 3HN.

Signed B.R.

Date 26/3/01.

Postage
will be paid
by licensee

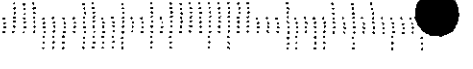
Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man



Business reply service
License no. RG147



Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR



WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: 14 MAR 2001	Map No. 8 Site 035
Officer: MD / Application No. P/2001/3568	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF REPLACEMENT DWELLING & GARAGE

Location: SITE WINS REMENHAM HILL

Parish: REMENHAM Ward: Remenham

23.3.01 B.

Applicant: MR BURLETSON

Fee Received 190-00 (5) 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	Should be on full forms	forms sent	14 MAR 2001
4	Correct S 66 certificate		28/2	
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 : 23.3.01 ✓ Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control ✓

Landscape A.S.L.I

Trees

Conservation Officer Re: effect on Historic Park/Garden. ✓

Environmental Health ✓

Housing

Leisure & Cultural services

Public Rights of Way

Property

District Secretary (only if called in by SOS) ✓

Policy & Plans re: Wildlife Heritage Site

Strategic Planning (JSPU)

Minerals (INTERNAL)

Archaeological Site (BABTIE) :

Education

Social Services ✓

Highways

Dinton Pastures - re: Wildlife Heritage Site. ✓

EXTERNAL CONSULTATIONS

Adjacent D P A :

Adjacent Parish :

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: (Green Belt)

No new pre-apps.

NEIGHBOURS:

S/N + Sherwins
Templecombe Farm
Denefield
Clock Cottage
} Remenham Hill, as for prev. app. ✓

PARISH: 3368

Danks Reed Denby + Badnell

Chartered Architects

Kings Stables • 3-4 Osborne Mews
Windsor • Berkshire • SL4 3DE ••
tel 01753 859880 • fax 01753 857427
e-mail:enquiry@danksbadnell.co.uk
web site: www.danksbadnell.co.uk

IDH/MD/00/17

9 March 2001

Planning Department
Wokingham District Council
P.O. Box 157
Council Offices
Shute End
WOKINGHAM
Berks. RG11 1WR

For the attention of Mrs. C. Hurst

PLANNING SERVICES UNIT	
POL	FILS
DC	DMF
APP	
CS	
14 MAR 2001	
COPIES TO:	ACK:
	FILE:

Dear Mrs. Hurst,

SHERWINS, REMENHAM HILL

With reference to your recent note re the above planning application, please find enclosed six sets of the correct application forms and certificates, duly completed.

Yours sincerely,

I D Henderson

Ian D. Henderson
e-mail: ianhenderson@danksbadnell.co.uk

encs

cc: Client

Partners
Roger Danks Dip Arch (Oxford) RIBA
Gordon Badnell Dip Arch (hons) ARIBA

Associates
Simon Davis BA (hons) BArch RIBA
Neil Oakley Dip Arch (hons) RIBA

15 February 2001

RCD/00/17

14.MAR.01 3368

STATEMENT IN SUPPORT OF PLANNING APPLICATION

SHERWINS, REMENHAM HILL

The Application:

This planning application follows the grant of planning permission reference F/2000/2483 dated 20/12/2000. That permission was granted following extended discussion regarding the area of floor, the approved drawings representing a 49.8% increase to the area of the original building.

Whilst we understand the importance of the 50% maximum applied by Wokingham District Council, the end result has been that bedrooms 2 & 3 on the approved drawings are too small to fit a double bed, include a cupboard, and leave reasonable circulation. The current application is for an increased plan area to allow adequate space for bedrooms 2 & 3. The increase in floor area required is small.

The Design:

The design of the building remains to all intents and purposes the same as the approved scheme, the building having simply become slightly longer and wider. The increase in size would not be noticeable. The number of rooms remains as the building being replaced, there is no intensification of the use.

The proposed increase will have no affect, different to that of the approved building, upon the local Green Belt.

The Floor Area:

The floor area of the original building has previously been agreed as 115.39 sq.m. The proposed floor area as outlined in red on the attached plan is 173 sq.m. which represents a 50% increase to the original built area.

The attached plans and section are outlined in red illustrating the area calculated.

The open external porch area outside the front door has not been included in the area calculation. We do recognise that the advice of the Planning Department is that this area must be included as 'floor area' in anticipation of possible future enclosure. We ask that an exception be made in this instance and suggest that a restrictive condition be included on the planning permission notice, or even that there be a legal agreement.

Conclusion:

Our Client is genuinely concerned that the bedrooms in the approved building are too small. We ask that the revised floor are is considered positively and that planning permission be granted for the slightly increased size building.

15/2

Danks Reed Denby + Badnell
Chartered Architects

Planning Supervisor

Kings Stables • 3-4 Osborne Mews
Windsor • Berkshire • SL4 3DE ••
tel 01753 859880 • fax 01753 857427

Package 2 of 2
to go with 1 of 2

14 MAR 2001

16 FEB 2001

Planning application for
Stenvins, Remenham Hill

With Compliments

Danks Reed Denby + Badnell Chartered Architects

Kings Stables • 3-4 Osborne Mews
Windsor • Berkshire • SL4 3DE ••
tel 01753 859880 • fax 01753 857427
e-mail:enquiry@danksbadnell.co.uk
web site: www.danksbadnell.co.uk

RCD/MD/00/17

15 February 2001

Planning Department
Wokingham District Council
P.O. Box 157
Council Offices
Shute End
WOKINGHAM
Berks. RG11 1WR

For the attention of Ms. Nicola Lake

Dear Ms. Lake,

SHERWINS, REMENHAM HILL, HENLEY-ON-THAMES

Please find enclosed our planning application for the above:

1. 6 copies of the duly completed Householder Application Form
2. 6 copies of the Location Plan
3. 6 copies of Site Plan & Garage drawing 00/17/14
4. 6 copies of the existing plans and elevations drawing 00/17/01A
5. 6 copies each of the proposed plans and elevations drawings 00/17/12 & 13
6. 6 copies of our "Statement in Support of Planning Application" dated 15/02/2001
7. Our application fee cheque in the sum of £190.00

We look forward to hearing from you once the application has been registered.

Yours sincerely,

Roger C. Danks
e-mail: rogerdanks@danksbadnell.co.uk

encs

cc: Client

Partners
Roger Danks Dip Arch (Oxford) RIBA
Gordon Badnell Dip Arch (hons) ARIBA

Associates
Simon Davis BA (hons) BArch RIBA
Neil Oakley Dip Arch (hons) RIBA

ADDRESS 'SHERWINS' PARK PLACE GARDENS off Remenham Hill PARISH REMENHAM

PLOT No.

BUILDER

ORD. SHEET No. SU 7883 (8)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
198/56	Mr. Brother	O/app to build cottage	16.4.56	APP C/A
530/56	" "	Exec cottage	10.8.56	APP APP
R/1144/62	Mr. Gothard	Garage	18.7.62	APP APP
R/173/69	" "	Additions	12.6.69	APP C/A
PD/807/72	Mr. R.S. Gothard	Ext. to living room	21.12.72	APP N/A
F/2000/2151	Mr B Borletson	2/st & S/st side ext & Fr & Rear dormers	25/09/00 20/12/00	REF
F/2000/2483	"	2St/S + F & R dormers		APP
F/2001/3248	"			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Pd. ENF - SHED - 6.5.97

DRAINAGE

091074

1509/ab

14 MAR 2001 3568

PLANNING APPLICATION PART 1

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

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

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MR B. BURGESON
	ADDRESS	TEMPLECOMBE FARM HOUSE REMENHAM HILL HENLEY on THAMES.
	POST CODE	RG9 3HP Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	DANKS REED DENBY + BADNELL
	ADDRESS	3-4 OSBOURNE MEWS WINDSOR, BERKSHIRE
	POST CODE	SL4 3DE Tel No. 01753 850000
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	SHERWINS, REMENHAM HILL (REFER TO ATTACHED LOCATION PLAN)
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.302
5. Give brief details of the proposal	ABOUT THE APPLICATION	REPLACEMENT DWELLING AND GARAGE.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER.

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

PLANS/DRAWINGS

EXISTING PLANS + ELEVATIONS DRG. 00.17.01A
PROPOSED PLANS DRG. 00.17.12
PROPOSED ELEVATIONS DRG 00.17.13
PROPOSED GARAGE + SITE PLAN DRG 00.17.14

1:25000 Location Plan	✓	1:50 ~~1:100~~ Floor Plan	✓
1:200 ~~1:500~~ Block Plan	✓	Other	✓
~~1:100~~ 1:50 Elevations	✓		

8. Does the application involve any of the following

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

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

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

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

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

EXTERNAL APPEARANCE		SITING	
~~MEANS OF~~ ACCESS		DESIGN	
		LANDSCAPING	

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

RESIDENTIAL

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

(YES) / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

ROOF - CLAY TILE
WALLS - RECLAIMED PERIOD FACING BRICK
- OAK WEATHER BOARDING.

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

YES (NO)

SOAKAWAY DRAINAGE.

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

(YES) / NO

EXISTING SEPTIC TANKS.

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

(YES) / NO

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

YES / (NO)

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

YES (NO)

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

(YES) NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	NONE.

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

(YES) / NO

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

YES / (NO)

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

YES (NO)

23. THE FEE ENCLOSED IS £ £190.00

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

SIGNED D Henderson (DRDB) ON BEHALF OF MR B. BURGESS. DATE 2 MAR 2001

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

1789/a

SECTION 66 CERTIFICATE

14 MAR 1968

WOKINGHAM DISTRICT COUNCIL

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) . . . . . .

  . . . . . .

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

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

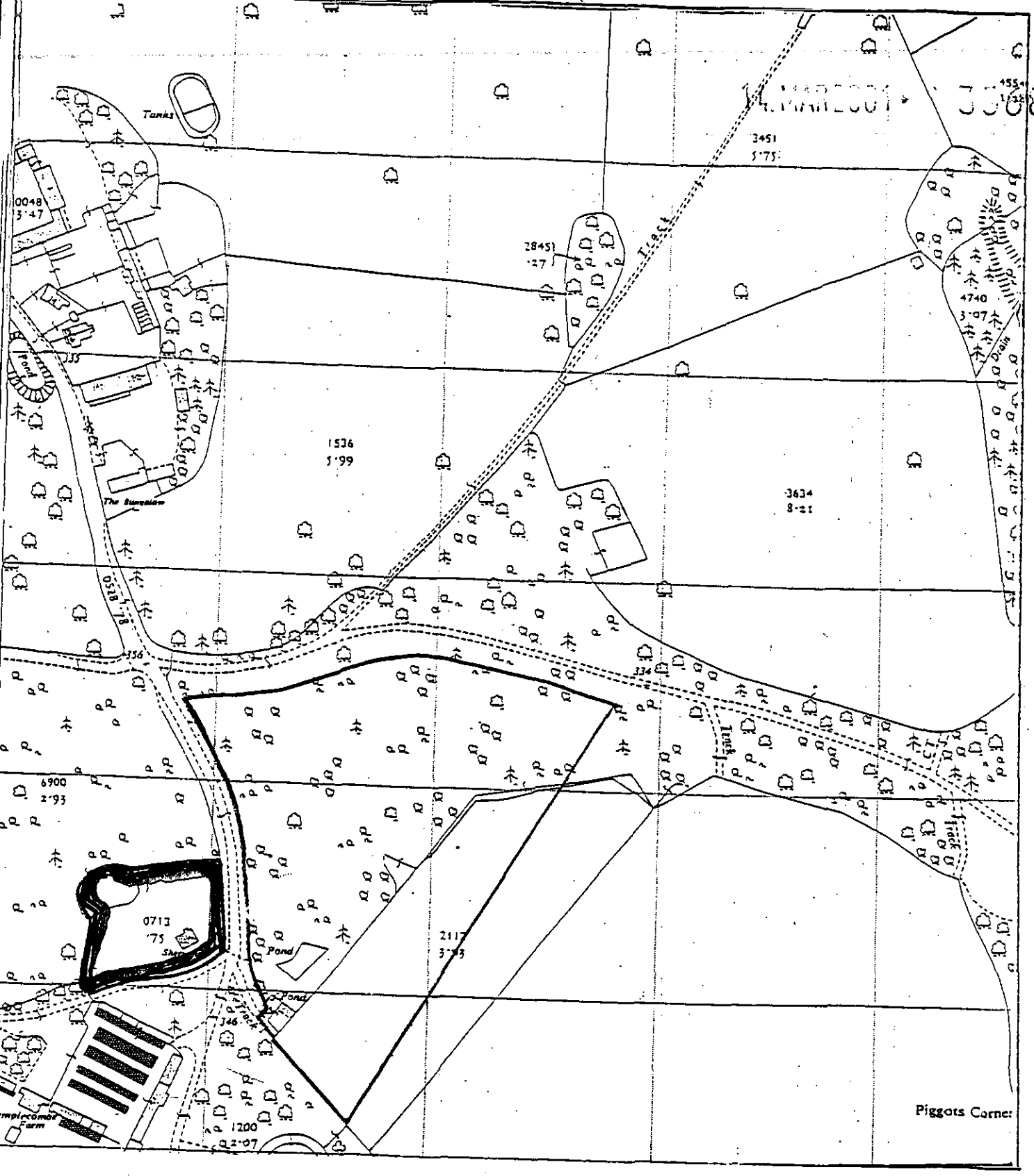
Tenant's name	Address at which notice was served	Date on which notice was served

Signed D.Henderson DRPB

On behalf of MR B. BURLETSON

Date 2 MARCH 2001

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

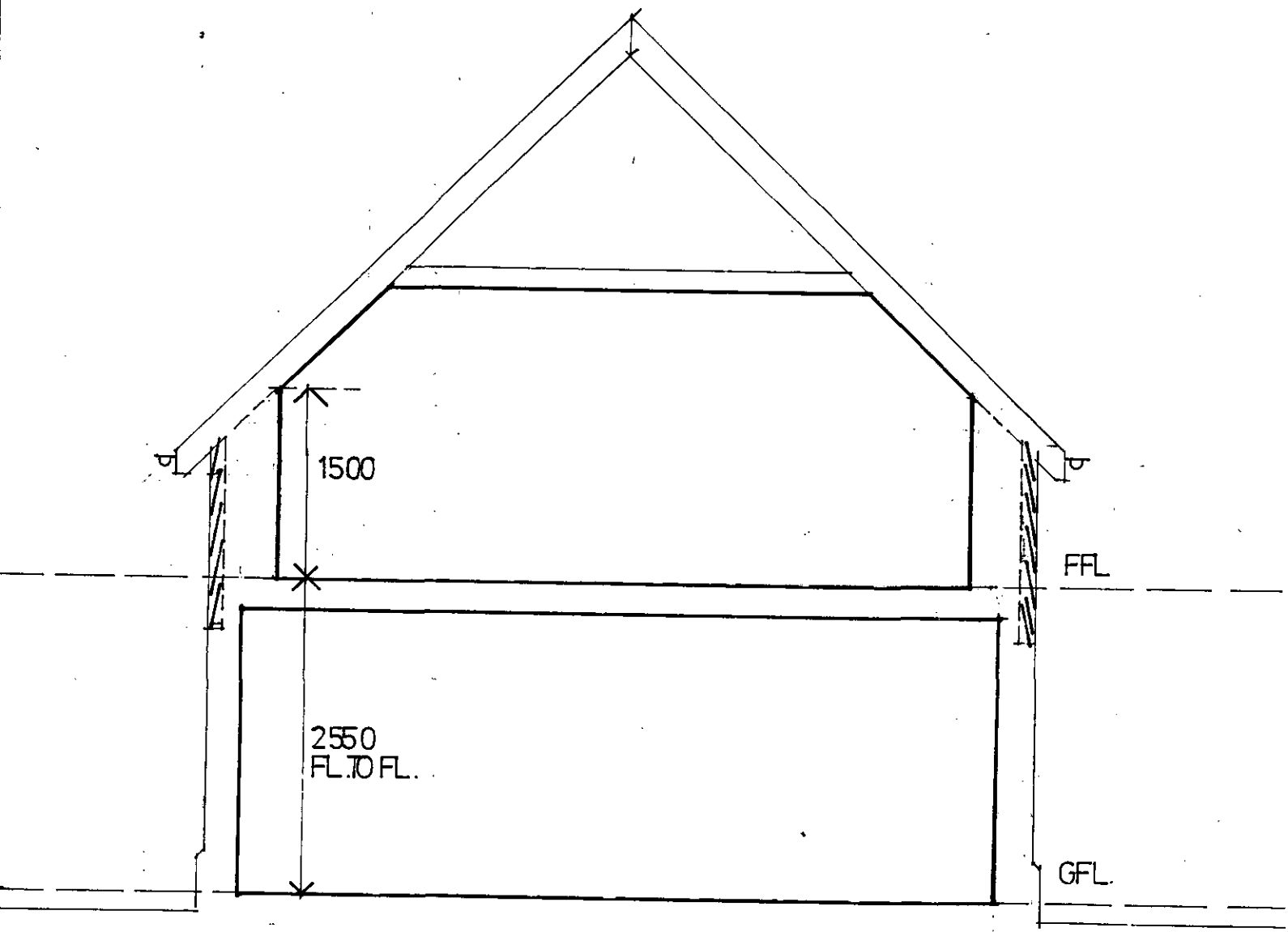


SHERWINS REMENHAM HILL HENLEY ON THAMES

LOCATION PLAN 1:2500

WITHDRAWN

14 MAR 2001 3568



SECTION

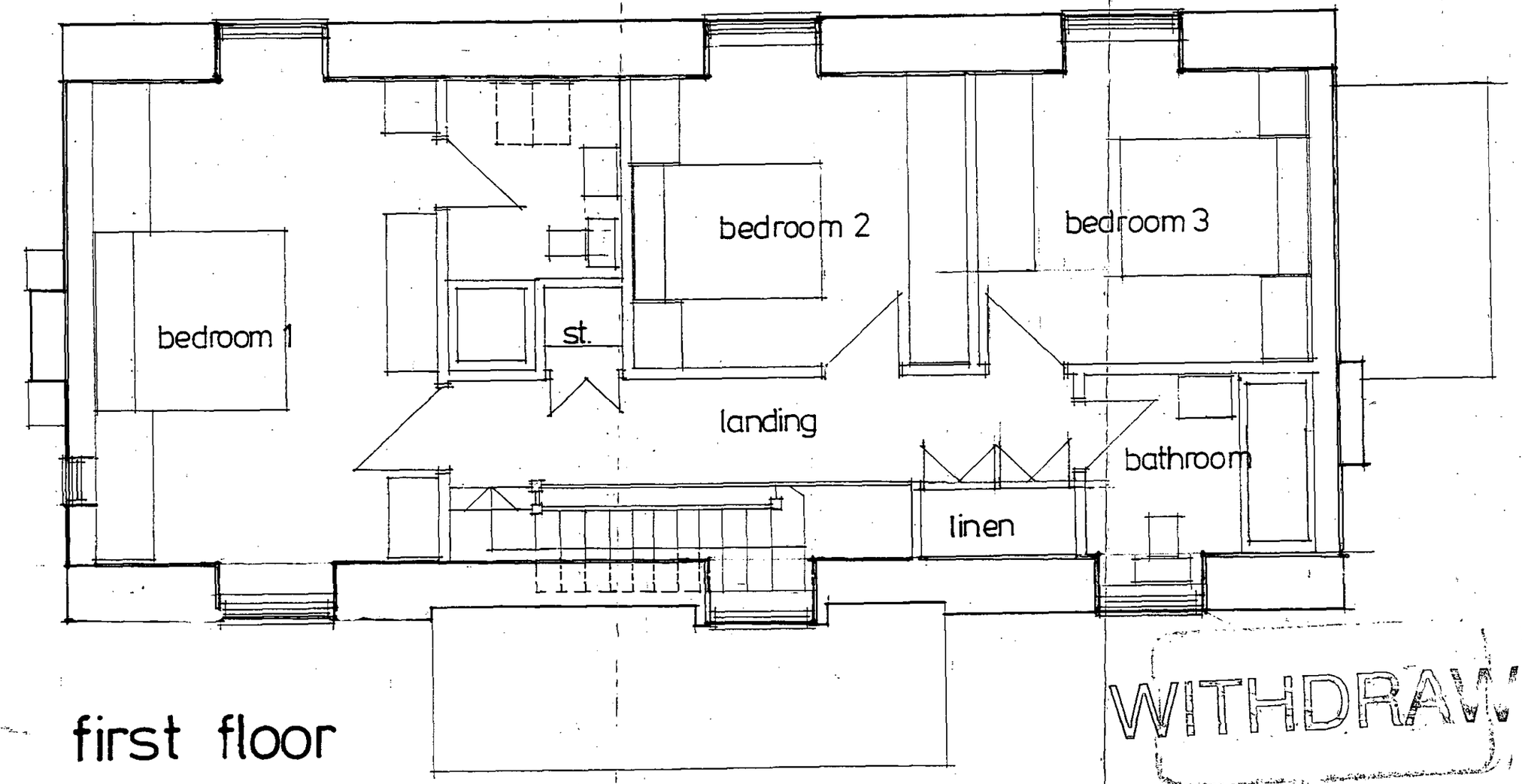
WITHDRAWN

SHERWINS

00·17·SK,

DANKS REED DENBY & BADNELL
KINGS STABLES
3-4 OSBORNE MEWS
WINDSOR, BERKS
SL4 3DE

14 MAR 2001 3568



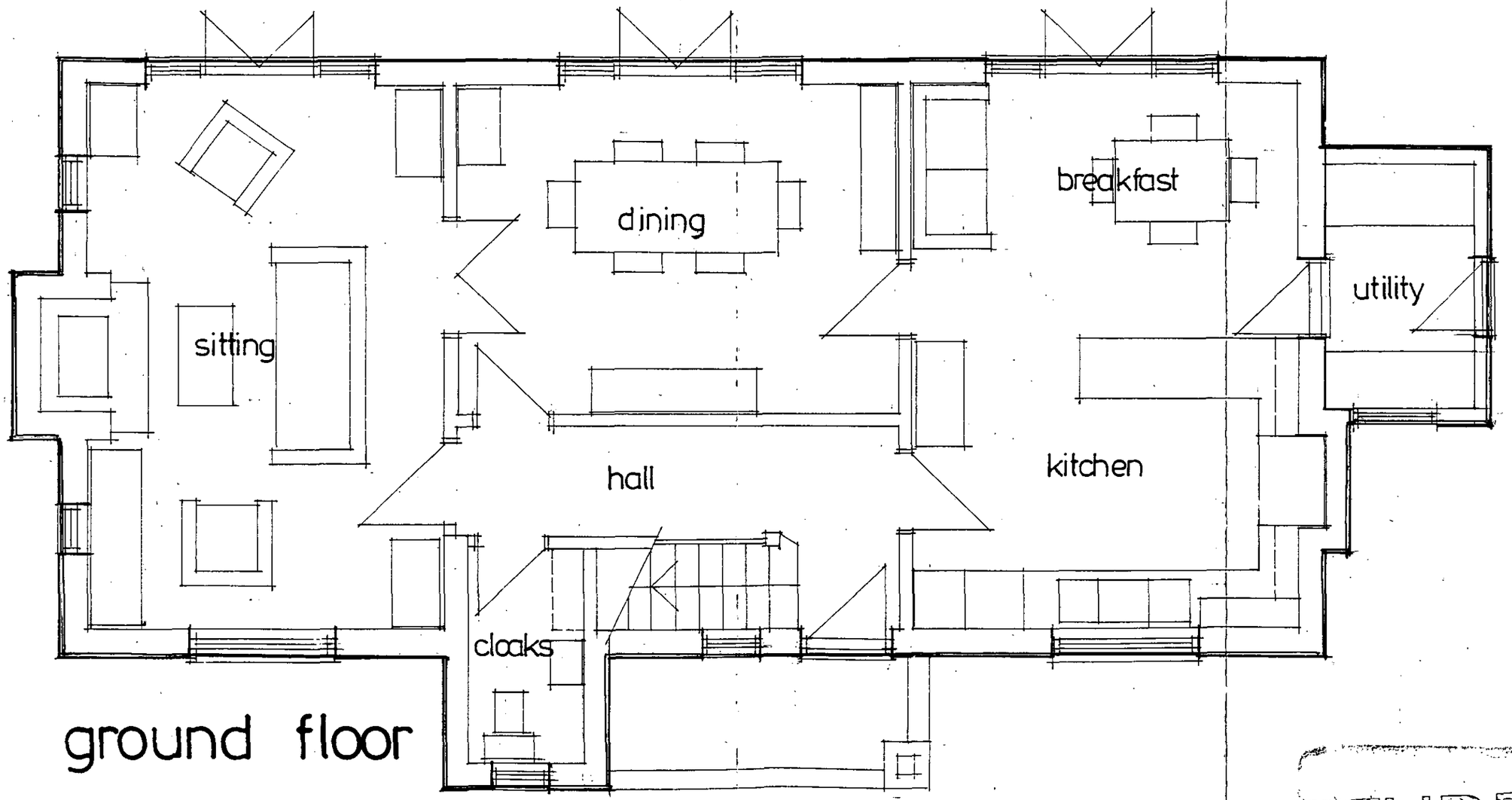
first floor

WITHDRAWN

FIRST FLOOR PLAN
SHEEWINS 00/17

DANKS REED DENBY & BADNELL
KINGS STABLES
3-4 OSBORNE MEWS
WINDSOR, BERKS
SL4 3DE

14 MAR 1991 3568



ground floor

WITHDRAWN

GROUND FLOOR PLAN
SHERWINS 00/17

DANKS REED DENBY & BADNELL
KINGS STABLES
3-4 OSBORNE MEWS
WINDSOR, BERKS
SL4 3DE