APPLICATION NO:
F/2002/6163

LOCATION:
Atlanta Wargrave Road, Remenham Henley-On-Thames.

APPLICANT:
Mr/Mrs C Williams

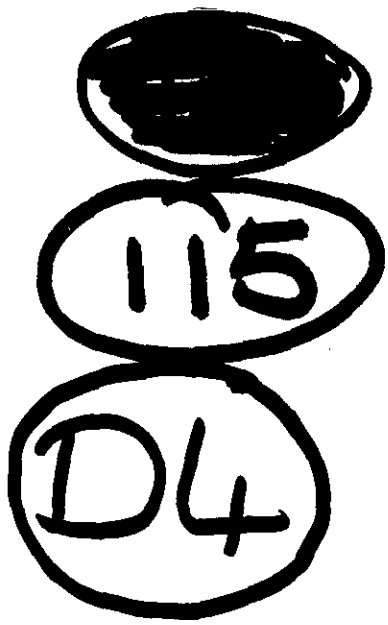
PROPOSAL:
Proposed erection of wooden building for use as leisure store and changing room. Demolitic of existing sheds.

EARLIEST DATE FOR DECISION: **02/06/2002**

APPLICATION WILL HAVE EXPIRED ON:
27/06/2002

CASE OFFICER: **Heidi Lynch**

REFUSED



R/A/I/L/E/X
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs C Williams
Stable Cottage
Marshmills
Wargrave Road
Henley on Thames
Oxon
RG9 3HY

Application Number: F/2002/6163

Parish: **REMENHAM**

Location: **Atlanta, Wargrave Road, Remenham, Henley-on-Thames.**

Proposal: **Proposed erection of wooden building for use as leisure store and changing room. Demolition of existing sheds.**

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, the reasons for which are specified hereunder.

Reason

1. The proposed development lies within an area of land liable to flood as shown on maps held by the Environment Agency, and is considered to be within the functional flood plain. The development will be at direct risk of flooding, and will increase the risk of flooding elsewhere. Within the functional flood plain, only essential transport and utilities infrastructure is allowed under Planning Policy Guidance Note 25. The proposed development is therefore against policy WIC16 of the Wokingham District Local Plan (Deposit Draft), policy EN3 of the Berkshire Structure Plan and Planning Policy Guidance Note 25.

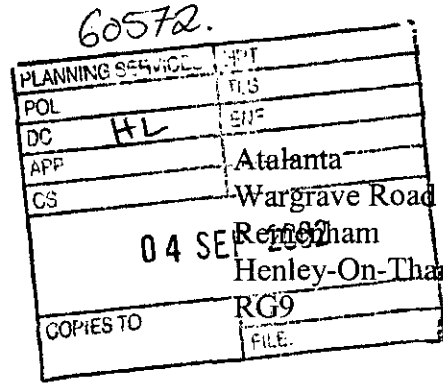
Reason

2. Development within the functional flood plain at high risk of flooding is considered to be unsustainable in the light of recent climate change. The proposed development is therefore considered to be unsustainable with respect to its exposed location. A flood risk assessment was not provided with this application, and this is considered necessary for development within the functional flood plain. The proposed development is therefore against policy WIC16 of the Wokingham District Local Plan (Deposit Draft), policy EN3 of the Berkshire Structure Plan and Planning Policy Guidance Note 25.

File please

F/2002/6163

60572.



Atalanta
Wargrave Road
Remenham
Henley-On-Thames
RG9

Dear Sir or Madam,

In response to your recent refusal to our proposed application F/2002/6163, I would like to let you know that we shall not be challenging this decision. We will however be carrying out necessary maintenance and renovation to the existing structure in an attempt to avoid it looking dilapidated and rundown, thus not fitting in with the new structures along the Wargrave Road.

Yours faithfully

Mr.C.P.Willaims

For Reference.

Appeal Decision

Site visit made on 02 May 2002

by David Ward BSc(Hons) CEng MICE FIHT

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

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date 20 MAY 2002

Appeal Ref: APP/X0360/A/01/1080358
Plot 4 Riverside, Lombardy, Wargrave Road, Remenham, Henley on Thames

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs B G R Evans against the decision of Wokingham District Council.
- The application (Ref.F/2001/4357), dated 18 June 2001, was refused by notice dated 24 August 2001.
- The development proposed is the construction of a wet dock with a small store.

Summary of Decision: The appeal is allowed in part

Procedural Matters

1. The appeal concerns a proposal having two elements – the construction of a wet dock and the erection of a store. The Local Planning Authority rely upon the planning policies and evidence given by the Environment Agency. The Agency's first comments on the proposal were based on the risk to the development posed by flooding, and the increase in risk of flooding elsewhere. The supporting evidence related only to the Agency's expectation that the size of the proposed store was such that it could eventually become permanently occupied for residential purposes. Later evidence given by the Agency concerns only the possibility that the erection of the store would impede the flow of floodwater.

2. In my view the possibility that a store of the sort proposed would be changed to any sort of residential use to a material degree is a matter which is amenable to planning control, and should not give rise to concern. I have therefore directed my consideration to the later evidence.

Main Issues

3. The main issue in this appeal is whether the proposed store would exacerbate flood risks elsewhere due to the impedance of river flows across the site at times of flood.

Planning Policy

4. The appeal is to be determined according to the development plan unless material considerations indicate otherwise. The development plan for the area is the Berkshire Structure Plan of 1995, and the Green Belt Local Plan. The latter plan is not stated to have any relevant policy, but Policy EN3 of the Structure Plan states that development should not be located in areas liable to flood if it would be likely to inhibit the capacity of the flood plain to store water, or inhibit the flow of flood water, or increase the risks to life or property arising from flooding.

5. The Wokingham District Local Plan has passed through much of the procedure leading to adoption. Policy WIC 16 deals with flooding issues and is not subject to recommendation

for change in substance following inquiry into objections. I therefore give it substantial weight as a material consideration. It sets out similar considerations to policy EN3, and states that development in areas liable to flood will not be permitted unless it can be demonstrated that the development will not, by itself or cumulatively with other development have the effects identified in the policies.

6. Planning Policy Guidance Note 25 is a recently published statement of Government policy on Development and Flood Risk. In appendix A it analyses the causes of flooding, and advises that the impacts of flooding can be aggravated by the building of structures which restrict flows over historical flood plains and thereby create additional flood risks both upstream and downstream. Preliminary findings of research into the impacts of climate change suggest that the Thames catchment could experience increases in peak flows of up to 20% within 50 years. The appropriate planning response to proposals in functional flood plains is set out in Table 1 of the guidance. Government policy is unequivocal that built development should be wholly exceptional in a functional flood plain. That which is allowed should be limited to essential transport and utilities infrastructure.

Reasons

7. It is not disputed that the site is subject to flooding, and lies within the functional flood plain of the River Thames. The site flooded in December 2000, and in the 1947 flood water rose to a height of 32.87m AOD. Whilst the relevance of the conditions in which the 1947 flood occurred are disputed, the modelled flood conditions indicate the site could be flooded by events with a return period of 5 years, and that in a flood with a return period of 100 years, the depth of floodwater would be greater than 1.2m. Under conditions where water flowed across the site to any depth, the presence of columns would impede the flow to a degree, raising flood levels upstream.

8. I do not consider that the appeal proposal would be in accord with either the policies of the development plan, or those of PPG25. The appeal proposals include the raising of the store on piers or more slender columns as far as the Environment Agency may require, so that flood water may pass beneath the building. I accept that Agency's view that it may nevertheless prove impossible to prevent the area beneath being used for storage, negating the benefit of the space in times of flood, but I also understand the appellant's view that existing hedges may be more likely to obstruct flow than the presence of the store.

9. Whilst the wet dock would provide increased flood storage volume, this is not in my view a compensatory factor which may offset the effect of a building in the flood plain, since storage and the maintenance of flow relate to different aspects of flood prevention, and in circumstances where water was flowing across the site to any depth, storage at the level provided would be of little relevance. Nor do I consider that the housing of the appellant's motor launch in the wet dock would mitigate the effects of the building, since at times of flood the craft would be presented broadside on to the flow, rather than bows or stern on at which the resistance to flow would be least.

10. Attention is drawn to the many other similar developments which have been permitted, some quite recently. However, the strengthening of the policies towards flood prevention took place at the time the application was under consideration, and it would be surprising if this had not had any effect on planning decisions. I accept that boating can only take place from a location alongside water, and I appreciate the particular circumstances of the craft concerned require a special approach. There is however, no objection to the dock, for

which permission will be granted. The nature of the store however is such that, if this appeal were to be allowed, the small impact of its construction would be magnified by other similar buildings which would be permitted on a similar interpretation of the policies.

Conclusions

11. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed, as far as it concerns the construction of a wet dock, but dismissed as far as it concerns a small store.

Conditions

12. The Council suggest a number of conditions. Those which are related to the dock, and to works on the site, will be applied. Condition 7 (relating to protection of trees during development) is unnecessary in the light of condition 5, which requires a scheme for their protection to be submitted for approval.

Formal Decision

13. In exercise of the powers transferred to me, I dismiss the appeal as far as it relates to a store, and I allow the appeal and grant planning permission for a wet dock at Plot 4 Riverside, Lombardy, Wargrave Road, Remenham, Henley on Thames in accordance with the terms of the application Ref. F/2001/4357 dated 18 June 2001, and the plans submitted therewith, subject to the following conditions:

1) The development hereby permitted shall be begun before the expiration of five years from the date of this decision.

2) No building, including the store shown on the submitted plans, shall be erected on the site.

3) No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. The approved landscaping scheme shall be implemented in the first planting season following the completion of the dock.

4) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

5) There shall be no raising of existing ground levels on the site.

6) No spoil or materials shall be deposited or stored on the site.

7) The dock hereby permitted shall not be used unless parking spaces shown on the approved plans have been provided. The parking spaces shall be permanently maintained and used for no other purpose.

8) The dock hereby permitted shall not be used unless a turning area has been provided so that vehicles may turn in order to leave the site in forward gear. The turning space shall be permanently maintained and used for no other purpose.

David Ward

INSPECTOR

Information

1 This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

2 An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

3 A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

4 Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

Application Number: F/2002/6163

Appraisal:
The proposed development is the demolition of existing sheds and erection of a wooden building for use as leisure store and changing room. The site is located in a flood zone, the green belt and is also an area of special landscape importance and has direct river frontage to the River Thames. The site does not contain a dwelling and has an existing piled inlet dock. It is used essentially for leisure purposes.

There are two existing single storey sheds on the site (one is 6.25 square metres and the other is 12.5 square metres). It is proposed to demolish these and erect a rectangular single storey shed on the site of 24.5 square metres. The new shed will have a sloped roof and will be a maximum height of 3.0m. It will be located 2.6m from the side boundary with property to the south-east, 8.6m from the property to the north-west and 2.5m from the road front boundary. It will be at least 25m from the River Thames.

1. Impact upon neighbouring properties
There are no residential dwellings close to the proposed shed as the majority of properties in the immediate area are used for leisure purposes only. As the proposed shed is single storey and 2.6m from the closest property boundary, it is not considered to affect the surrounding properties in terms of privacy issues, daylight effects and overbearing issues.

2. Impact upon the amenity of the Green Belt and Landscape
The site is located within the Green Belt and within an Area of Special Landscape Importance. It is essentially a leisure plot and is not intended for residential/domestic use. This means that any buildings on the site should be for storage purposes only.

Policy WGB3 states that there is a presumption against allowing ancillary buildings in the green belt. Any ancillary building must not result in any adverse effect on the open character of the surrounding countryside, and must also not result in a disproportionate increase to the original building or scale of development on the site. The new shed would be a 30.6% increase in floor area over the existing sheds on the site which are to be demolished.

Existing buildings: 12.5 + 6.25 = 18.75sqm 24.5 – 18.75 = 5.75sqm
Proposed building: 24.5sqm

5.75/18.75 X 100% = 30.6%

This could be seen as a small increase, which is compatible with the Green Belt. However the site is a leisure plot and the existing floor area on the site is considered appropriate for storage purposes. No further increase in floor area is therefore considered necessary for this site. The increased floor area is considered to have further adverse effect on the open character of the green belt and area of special landscape importance.

There are protected trees on site but the trees officer does not believe they will be affected by the development.

3. Flood Issues

The Environment Agency has **objected** to this development due to the land being within an area liable to flooding, as well as the proposed development increasing the risk of flooding elsewhere and being at direct risk from flooding. The site is considered to be functional flood plain and therefore built development should be wholly exceptional and limited to essential

transport and utilities infrastructure that has to be there. The proposed shed is therefore considered to be unsustainable in light of its location in the floodplain.

Recommendation: Approval: **Refusal: ✓**

No	Std Con	Std Reas	Reasons for refusal
1.			The proposed development lies within an area of land liable to flood as shown on maps held by the Environment Agency, and is considered to be within the functional floodplain. The development will be at direct risk of flooding, and will increase the risk of flooding elsewhere. Within the functional flood plain, only essential transport and utilities infrastructure is allowed under PPG25. The proposed development is therefore against policy WIC16 of the Wokingham District Plan (Deposit Draft), policy EN3 of the Berkshire Structure Plan and PPG25.
2.			Development within the functional flood plain at high risk of flooding is considered to be unsustainable in light of recent climate change. The proposed development is therefore considered to be unsustainable with respect to its exposed location. A flood risk assessment was not provided with this application, and this is considered necessary for development within the functional flood plain. The proposed development is therefore against policy WIC16 of the Wokingham District Plan (Deposit Draft), policy EN3 of the Berkshire Structure Plan and PPG25.
3.			The proposed storage shed represents an unnecessary increase in floor area within the Green Belt. This has a detrimental effect on the character of the green belt and affects the visual amenity of the surrounding Thames River locality. The proposed development is therefore against policy WGB1, WGB3, WLL2 & WLL4 of the Wokingham District Plan (Deposit Draft), policies LD3, C4, & C8 of the Berkshire Structure Plan.

Informatives for Approvals:

1.	N16

Policies

Wokingham District Plan:	WOS2, WOS3, WBE1, WLL2, WLL4, WGB1, WGB3, WIC16
Berkshire Structure Plan:	LD3, C4, C8, EN3, EN10

NL 26.06.02

Signed: A Crown

Date: 26/6/02

WORK SHEET FOR : Heidi Lynch

Application Number : F/2002/6163

Applicant : Mr/Mrs C Williams .

Location : Atlanta, Wargrave Road, Remenham, Henley-On-Thames.

Proposal : Proposed erection of wooden building for use as leisure store and changing room. Demolition of existing sheds.

Site Notice Displayed ? :

YES	NO	DATE
✓		6/6/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 02/05/2002

Earliest Date for Decision : 02/06/2002

Latest Consultation Date/Site Notice Expiry Date : 02/06/2002

This application <u>will have expired on</u>: <u>27/06/2002.</u> 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 :

Trees - no objection
South Oxfordshire - no objection
Countryside - requires bat surveys/mitigation of demolished buildings
Envion. Agency - object

Planning Issues :

Flood zone
Green belt
Area Special Landscape Importance
Thames River Valley Policy Area

opposite side of river is open green fields.
existing sheds are dark brown & smallish.

RECORD OF SITE VISIT

SITE ADDRESS: Atlanta Wargrave Road Remenham Henley-On-Thames.

APPLICATION NUMBER: F/2002/6163

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 6/6/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on gate

2. DESCRIPTION OF SURROUNDINGS
On busy road

3. DESCRIPTION OF SITE/BUILDING
High 1·6m closeboard fence along road front boundary

4. RELATIONSHIP TO ADJOINING PROPERTIES
High thick 1·6m hedge along High trees boundary.

Wooden fence & open wire fence towards river on other side boundary.

5. SITE CONSTRAINTS

TREES grassed lawn a few trees.

ACCESS/PARKING

LEVELS slopes down to river Thames

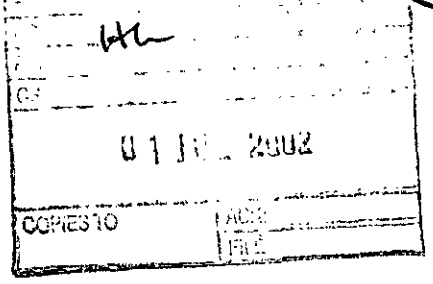
BOUNDARY TREATMENT

OTHERS

Conifer hedge behind front fence boundary.

Our Ref : SP/2002/005814-1/1 58080
Your Ref : HL/F/2002/6163

Date : 26 June 2002



ENVIRONMENT AGENCY

emailed copy received on 26 Jun n° 57949

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

FAO: Heidi Lynch

Dear Sir/Madam

PROPOSAL: ERECTION OF A WOODEN BUILDING FOR USE AS LEISURE STORE + CHANGING ROOM. DEMOLITION OF EXISTING SHEDS
LOCATION: ATLANTA,WARGRAVE RD, REMENHAM, HENLEY-ON-THAMES

Thank you for your letter dated 9 May 2002, received on 14 May 2002. Please quote the following reference in any correspondence: SU78SE/8/20. The Environment Agency has the following comments:

The Environment Agency **OBJECTS** to the proposed development for the following reason:

REASON: The proposed development lies within an area of land liable to flood as shown on maps held by the Environment Agency. The development will be at direct risk of flooding, and will increase the risk of flooding elsewhere.

The site is within the indicative flood risk area of the River Thames as detailed on the Environment Agency 2001 Indicative Floodplain Maps issued to your council. The 100yr modelled flodod water level at the site is 33.00m AOD(N). The proposed development site lies within flood zone 3, as described in paragraph 30 of PPG25 "Development and Flood Risk".

The site flooded in 2000 and the Agency considers this site to be functional flood plain as defined in PPG25. This is reinforced by a recent appeal decision (your ref F/2001/4357, Lombardy, Plot 4, Riverside, Wargrave Rd). Furthermore, PPG25 states that within the functional flood plain, built development should be wholly exceptional and limited to essential transport and utilities infrastructure that has to be there.

We are becoming increasingly concerned that development in certain areas within the floodplain at particularly high risk of flooding is unsustainable. Planning Policy Guidance Note 25 (PPG25) para 9 states:

"It should also be recognised that climate change is expected to increase flood risk, and some

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

existing development in more exposed locations may not be sustainable in the longer term and may need to be replaced in safer locations. Local planning authorities should consider ways in which the planning system might be used positively to help tackle the legacy of past development in unsustainable locations....".

The Agency considers that the proposed leisure store constitutes unsustainable development on this site which is at a high risk of flooding.

As the site lies within the functional flood plain, a flood risk assessment should have accompanied the planning application submission. You should however be aware that the Agency's objection to the current proposal is an objection in principle to development in the functional flood plain. A flood risk asssessment is not likely to change the Agency's opinion in respect to the current proposal.

If you intend approving the application contrary to our objection, paragraph 65 of PPG25 advises that you re-notify the Agency, to explain why, and to give us the opportunity to make further representations.

If you refuse the planning application and the applicant lodges an appeal, we would be prepared to support you and provide evidence at any public inquiry or informal hearing.

DECISION NOTICE

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 contact me, quoting the reference at the beginning of this letter.

Yours faithfully

JO MARSHALL
Planning Liaison Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC: Mr C & J Williams

Please see Part I for plans.

To:
Neil Etherington
Senior Arboricultural Officer
Landscape and Trees

From: Heidi Lynch

Date: 09 May 2002 10 MAY 2002

Application Number: F/2002/6163

Re: Area of special landscape importance, TPO's on site.
Proposal: Proposed erection of wooden building for use as leisure store and changing room. Demolition of existing sheds..

Site Address:
Atlanta, Wargrave Road, Remenham, Henley-On-Thames.

Applicant:
Mr/Mrs C Williams .

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

ASLI
TPO along river frontage 2/1951 - poplars & willows (see plan)

No impact on trees included in the Tree Preservation Order.

No objections to planning permission being granted

Neil Etherington

24/6/02.

To: Heidi Lynch

Date: 27 May 2002

Application number: F/2002/6163

Site address: Atlanta, Wargrave Road, Remenham

Both Catherine Brimble and myself are on leave until 10th June 2002. On our return we will be heavily committed on other work until the end of June.

Unfortunately there is insufficient money available to appoint a consultant , and we will therefore be unable to comment on this planning application.

If, after you have visited the site, you consider there are factors that are important for us to comment on, please let me know and we will try to help.

NEIL ETHERINGTON
Senior Arboriculturalist

South Oxfordshire District Council

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

Tel:01491 823745, Fax :01491 82374

56522
HL
17 MAY 2002
COPIES TO
ACK:
FILE:

Contact Officer: Nicky Goodyear
e-mail:.planning.south@southoxon.gov.uk
Your Ref: F/2002/6163
Our Ref: NG/Adjacent Authority

Ms Heidi Lynch
Environmental Service Department
Planning Services
P. O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

14 May, 2002

Dear Ms Lynch

ATLANTA, WARGRAVE ROAD, REMENHAM – PROPOSED ERECTION OF WOODEN BUILDING FOR USE AS LEISURE STORE AND CHANGING ROOM. DEMOLITION OF EXISTING SHEDS. APPLICATION REFERENCE F/2002/6163

Thank you for your consultation letter dated 9th May 2002 in respect of the above.

On behalf of the Planning Manager for the Southern Area, I can confirm that South Oxfordshire District Council raise no objection to the proposals outlined above in terms of their impact on the land within this district.

I can be contacted on the above direct dial number should any queries regarding the consultation arise.

Yours sincerely

Miss N Goodyear
Planning Officer (Southern Area)

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Heidi Lynch

From: Andy Glencross
Sent: 17 May 2002 11:42
To: Heidi Lynch
Subject: PA F/2002/6163 Atlanta Wargrave Rd Remenham

Hi Heidi

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **As this application involves the demolition of an individual building and its replacement with a single new building then surveys and mitigation strategies can be attached as a condition of any planning permission granted.**

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6163
CASE OFFICER: Heidi Lynch

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

Application Number : F/2002/6163	**Map No :** 1148
Case Officer : HL	**Site Area :** 0.05
Valid Date : 02/05/02	**Received Date: 19/03/2002**

Level : Delegated Application

Description : Proposed erection of wooden building for use as leisure store and changing room. + demolition of existing sheds

Location : Atlanta, Wargrave Road, Remenham, Henley-On-Thames.

Parish : RE **Ward : REM**

Applicant : Mr/Mrs C Williams .

paid 2/5 ~~check floor space~~ (~~[illegible]~~)

Fee Required: ~~£95~~ 110.00 **Fee Received:** ~~£190~~ 110.00 (2)

Additional: ..... **or Refund:** ..... [illegible]

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	~~Access for vehicles? Parking?~~ Shown on larger plan.		
FORMS UNSIGNED	wrong forms.	3/4	✓ 2/5
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Other side elevation.	3/4	2/5
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape / Area of special Landscape Importance

Trees / TPOs on site

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

R. Thames Society

Dinton Pastures - demolition.

EXTERNAL CONSULTATIONS

Adjacent DPA: S. Oxfordshire

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency / Flood Zone
Groundwater Protection Zone

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

(Green Belt)

.....

.....

.....

.....

.....

NEIGHBOURS

.....

81N + see map

.....

No pre-apps.

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

Tel: (0118) 974 6482

Date: 09 May 2002

My ref: F/2002/6163

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
Berks
RG9 3EP

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/2002/6163
Atlanta, Wargrave Road, Remenham, Henley-On-Thames.
Proposed erection of wooden building for use as leisure store and changing room.
Demolition of existing sheds.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/6163**
Atlanta, Wargrave Road, Remenham, Henley-On-Thames.
Proposed erection of wooden building for use as leisure store and changing room. Demolition of existing sheds.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Browne

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

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

Tel: (0118) 974 6482

Date: 09 May 2002

My ref: F/2002/6163

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Haacke
C/O Wokingham District Council

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

Dear Councillor

Application Number: F/2002/6163
Atlanta, Wargrave Road, Remenham, Henley-On-Thames.
Proposed erection of wooden building for use as leisure store and changing room. Demolition of existing sheds.

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Signed: _____ Date: _____

Councillor Haacke

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

Received by Wokingham District Council

Application No: F/2002/6163

Proposal:
Proposed erection of wooden building for use as leisure store and changing room. Demolition of existing sheds.

Location:
Atlanta, Wargrave Road, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6163 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/06/2002. 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 be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

09 May 2002

Organisation_Name	Building_Name	address1	Postcode
	SIMPATICA	SIMPATICAWARGRAVE ROADHENLEY-ON-THAMES	
	HIGH TREES	HIGH TREESWARGRAVE ROADHENLEY-ON-THAMES	

Neighbour consultation list F/2002/6163

Tel. (0118) 974 6429 or 6433

02 MAY 2002 C.03

Date: 03 April 2002

Your Ref:

My Ref: F/2002/6163

Mr/Mrs C Williams
Stable Cottage
Marshmills, Wargrave Road
Henley On Thames
Oxon
RG9 3HY

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 Sir/Madam

Reference Number: 2002/6163

Site Address: Atlanta, Wargrave Road, Remenham, Henley-On-Thames.

Proposal: Proposed erection of wooden building for use as leisure store and changing room.

I return your application, as it is invalid and cannot be determined for the following reason(s);

This is not a householder application as it is not part of a domestic curtilege. Please fill in full forms including part 2 with floor space.

6 copies of the other side elevation are required.

Fee should relate to floorspace, ie if under 40 sq m it will be £95.00 (old fee) and if between 40 –75 sq m it will be £190.00.

Are the existing buildings being removed?

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

Recreational

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

Not to be felled

14. STATE EXTERNAL MATERIALS TO BE USED.

External of building to be clad in western red cedar channelled lining boards.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

existing boundaries (existing fencing).

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Small soakaway.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/NO

If no, please give details: Not needed

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

as existing.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

✓

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

N/A

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

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? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED AWW ON BEHALF OF DATE 1st May 2002

Before submitting the application check that it is complete, that all questions have been answered 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. See "NOTES TO HELP APPLICANTS".

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify: Storage/changing facilities		14 m².	10½ m².	
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

N/A

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	3.	
Proposed	3.	

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

Storage & changing room.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

Mr. Mr. CP Williams. Stable Cottage Marshall's Wargrave Road Henley on Thames
Yes (non residential)

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
N/A			

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

N/A.

Before submitting the application check that it is complete, that all questions have been answered 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. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

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 by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1769a

C.03

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	Mr. C & J Williams
	ADDRESS	Stable Cottage Marshmills Wargrave Road Henley on Thames. RG9 3HY.
	POST CODE	PHONE 01491 573862.
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	
	POST CODE	PHONE
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	Atalanta, Wargrave Road Marshmills Henley on Thames
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Erection of leisure store/changing shed. Demolition of existing sheds on site
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.0539 of a hectare.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	See drawings no 1, 2, 3 + 4

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑		ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

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

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

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM UNITARY
Aiming for Excellence

Application No. F/2002/6163

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) .....

1933

ADDRESS LAND BETWEEN PENGUINS & THE BUNGALOW PARISH REMENHAM

PLOT No. WARGRAVE ROAD ORD. SHEET No. SU. 7682 (8)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
264/57	MR. H. WILKES	VEH. ACCESS & HARD STANDING	8.6.57	Ref
R/118/58	"	"	25.10.58	Ref
R/180/58	"	"	18.12.58	C/A
R/131/59	MR. R. KENDALL	"	31.10.59	C/A
R/169/64	MRS ALLFREE	"	16.9.64	Ref

MINISTRY DECISION 264/57 - APPEAL DISMISSED - 5.11.57

SPECIAL ORDERS

ADDRESS PLOT ATLANTA WARGRAVE ROAD. PARISH REMENHAM E

PLOT No. ORD. SHEET No. SU. 7781 (11)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/66/61	Mr G F Heath	Erection of Tool shed	2 6 61	App Ref
R/187/61	" "	" " Slipway	18 10 61	n/a App.
32243	MR. R. KELLY	MOORING	18.1.62	C/A

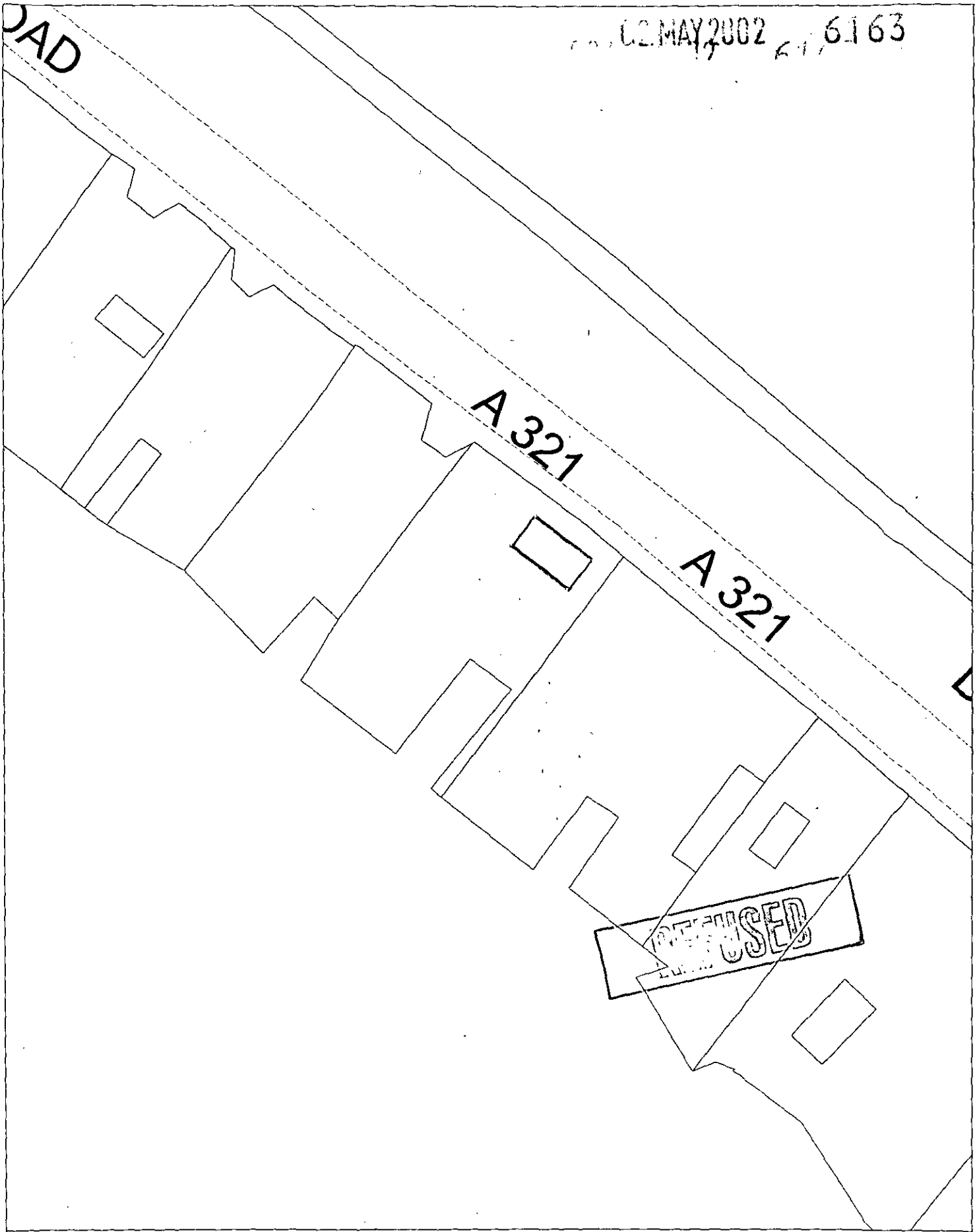
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



Site Plan, Scale: 1 to 500

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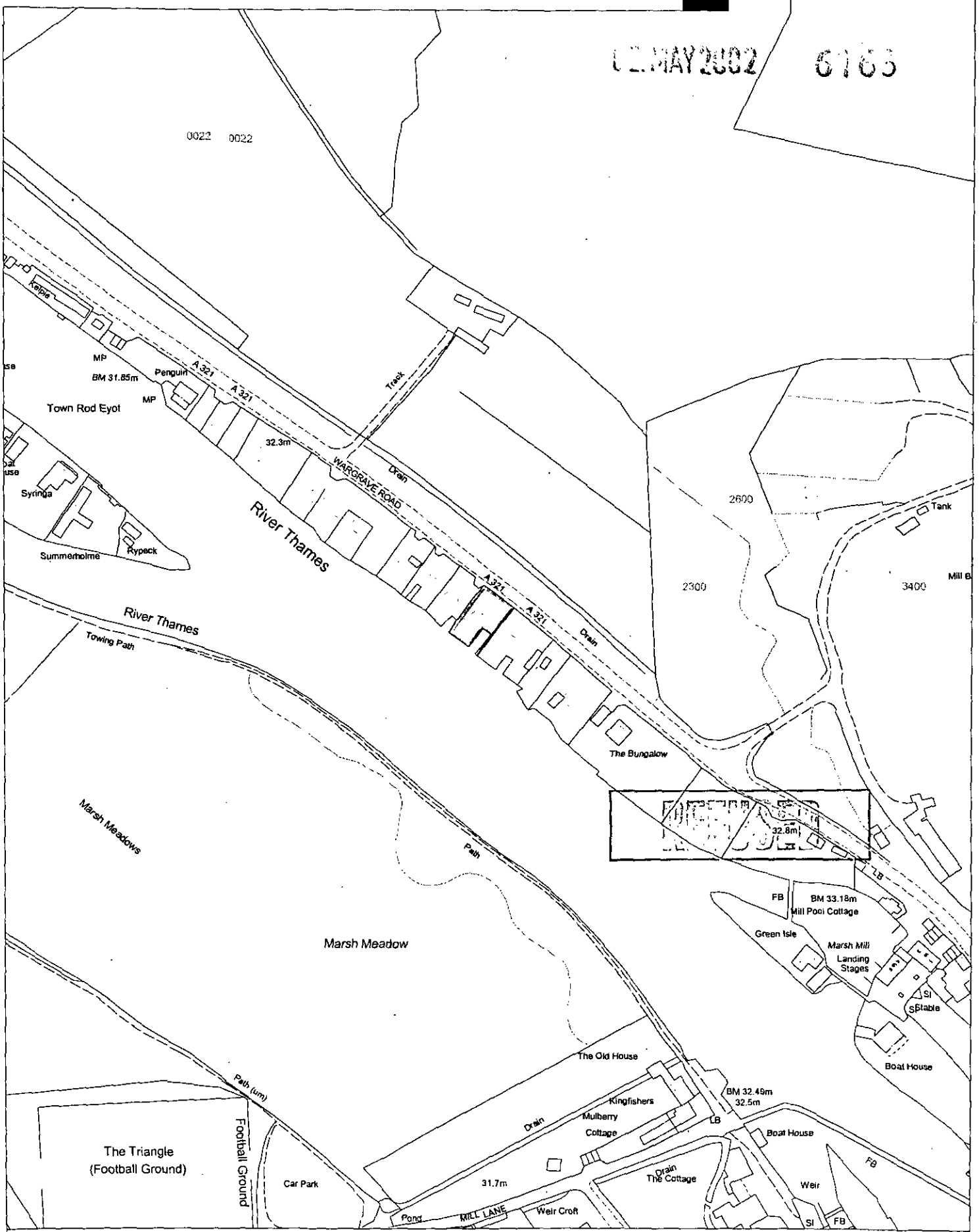
Date: 5 December 2001

MAY2002 6163



Site Plan, Scale: 1 to 2500

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Date: 5 December 2001

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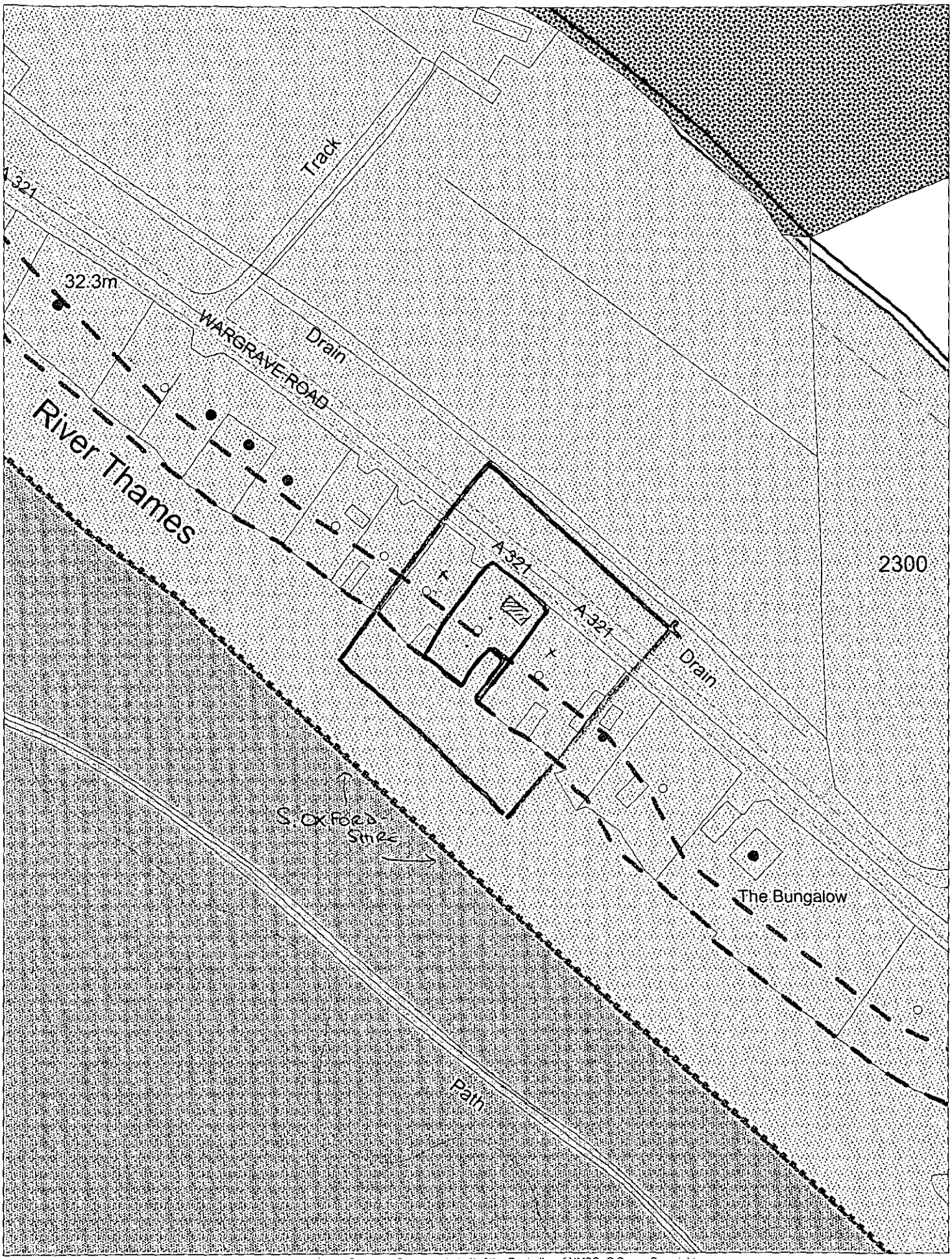
02 MAY 2002 6163



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Development Control Section, Environmental Services, Wokingham District Council.
26 March 2002 Scale: 1 : 1250

N W E S