APPROVED

APPLICATION NO:
F/2001/3248

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

APPLICANT:
Mr B Burletson C/O Danks Reed Denby & Badnell

PROPOSAL:
Proposed erection of replacement dwelling.

EARLIEST DATE FOR DECISION: **24/02/2001**

APPLICATION WILL HAVE EXPIRED ON: 23/03/2001

CASE OFFICER: **Martin Durkan**

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr B Burletson
C/O Danks Reed Denby & Badnell
3 - 4 Osborne Mews
WINDSOR
Berkshire
SL4 3DE

Application Number: F/2001/3248

Parish: **REMENHAM**

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

Proposal: **Proposed erection of replacement dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
4. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
6. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
7. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
8. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
9. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
4. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

Reason
5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
6. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
7. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
8. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
9. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C3, C4, C8, EN7, EN8
Green Belt Local Plan Policy 10
Deposit Draft Wokingham District Local Plan Policies WOS2, WGB1, WGB2, WLL2, WNC4, WHE9

John Mitchell

John Mitchell
Development Control Manager
Date: 22/03/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Martin Durkan

Application Number : F/2001/3248

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

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

Proposal : Proposed erection of replacement dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		15/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 15/02/01

Date Registered : 26/01/2001

Earliest Date for Decision : 24/02/2001

Latest Consultation Date/Site Notice Expiry Date : 24/02/2001

This application will have expired on: 23/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

1. POLICY - MAIN ISSUE IS WHETHER THE PROPOSED SITING WILL DETRIMENTALLY AFFECT THE OPEN CHARACTER OF THE GREEN BELT.
2. LANDSCAPE ARCHITECT - NO OBJECTIONS.
3. COUNTRYSIDE OFFICER - NO OBJECTIONS ON ECOLOGICAL GROUNDS.
4. HIGHWAYS - NO OBJECTIONS SUBJECT TO CONDITIONS.
5. ENVIRONMENTAL HEALTH - NO OBJECTIONS

Planning Issues :

SITE DESIGNATION

1. GREEN BELT (BSP-C3, C4; GBLP-10; WDLP-WOS2, 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 ISSUE

IMPACT ON THE OPEN & RURAL CHARACTER OF GREEN BELT

Application Number: F/2001/3248

Appraisal:

The existing dwelling on this site was granted full planning permission in August 1956. The detached garage was approved in July 1962 and the single storey rear extension was approved in December 1972. A two-storey and single-storey side extension was refused in September 2000. A two-storey side extension plus front and rear dormers was approved in December 2000.

This proposal is to demolish the existing house and garage and replace them with a new house and garage. The design and footprint of the new house would be identical to that of the scheme approved in December 2000, although the latter did not involve demolition. The other significant change is the proposal to reposition the house within the site so that it would front directly onto the access road to the east of the site.

Although the scheme that was approved in December 2000 is identical to this proposal in design terms, in the former, the house would be located in the same position as the existing dwelling, which would limit its impact when viewed from the access road. The proposal to rotate the position of the new dwelling by approximately 45 degrees, so that it faces the access road would increase its impact to some extent when viewed directly from the road. The frontage of the new dwelling would be approximately 12 metre wide. At present, the flank wall of the dwelling, which is just 6 metres wide, faces the access road and there is only an oblique view of the frontage, which, in any case, is much narrower than that of the proposed dwelling. On the other hand, in approaching the site from a southerly direction, it is the 6 metre wide flank wall of the new dwelling that would be seen, rather than the 8.5 metre wide frontage of the existing dwelling.

On balance, therefore it is considered that any additional impact resulting from altering the position of the already approved dwelling on the site would not be significant enough to justify refusal of planning permission and, consequently, it is recommended that planning permission should be granted.

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

Application Number F/2001/3248
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012	
3	C017	R017	
4	C040	R040	
5	C049	R049	
6	C122	R122	
7	C070	R070	
8	C129	R129	
9	C153	R153	

RECORD OF SITE VISIT

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

APPLICATION NUMBER: F/2001/3248

OFFICER: Martin Durkan

DATE OF SITE VISIT: 15/02/01

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 OF SITE.

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

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

5. SITE CONSTRAINTS

TREES ALONG SITE BOUNDARY AND TO REAR OF SITE.

ACCESS/PARKING EXISTING ACCESS AND GARAGE.

LEVELS SITE SLOPES TOWARDS ROAD.

BOUNDARY TREATMENT FENCE AND TREES.

OTHERS

Tel: (0118) 974 6446

Date:

My ref: F/2001/3248

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/2001/3248
Sherwins, Remenham Hill, Remenham, Henley-On-Thames.
Proposed erection of replacement dwelling.

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 19TH MARCH 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **F/2001/3248**
Sherwins, Remenham Hill, Remenham, Henley-On-Thames.
Proposed erection of replacement dwelling.

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:

My ref: F/2001/3248

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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

Dear Councillor

Application Number: F/2001/3248
Sherwins, Remenham Hill, Remenham, Henley-On-Thames.
Proposed erection of replacement dwelling..

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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

Tel: (0118) 974 6446

Date:

My ref: F/2001/3248

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

MD

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Dear Councillor

Application Number: F/2001/3248
Sherwins, Remenham Hill, Remenham, Henley-On-Thames.
Proposed erection of replacement dwelling.

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

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This form must be received no later than 19TH MARCH 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **F/2001/3248**
Sherwins, Remenham Hill, Remenham, Henley-On-Thames.
Proposed erection of replacement dwelling.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 14-3-2001.

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.

Martin Durkan

From: Andy Glencross
Sent: 06 February 2001 11:03
To: Martin Durkan
Subject: Planning application F/2001/3248 Sherwins, Remenham Hill

Hi Martin

There appear to be no ecological grounds to object to this planning application. It seems likely that the area on which the house is to be built is already "garden" and not of similar ecological value to the rest of the WHS.

As with all demolitions, if bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed. It might be advisablefor the developer to submit a survey of the buildings by a trained and licensed bat worker with their application.

There are a number of ponds within the area which may containn great crested newts. If great cretsed newts are encountered at any point during development then all works must stop immediately and local English Nature office must be informed.

I have not visited the site.

I hope this is of help to you.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

HIGHWAYS CONSULTATION SHEET

From: Martin Durkan **Date:** 31 January 2001

Application Number: F/2001/3248

Proposal: Proposed erection of replacement dwelling.

Parish: REMENHAM PARISH

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

Applicant:
Mr B Burletson C/O Danks Reed Denby & 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).

C049, R049.
C122, R122.
C137 (INSERT: dwelling), R137.
C139 (INSERT: 5), R139.

Signed: _____ **Print name:** Adam Coggins 05/02/01

Memo

To: Martin Durkan

From: Conrad Moore

Date: 13/02/01

Re: **Policy Comments upon F/2001/3248**

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. The most likely potential impacts, if any, may arise from a potential extension of the garden area with increased use, into the habitats important to the Wildlife Heritage Site designation. However detailed comments from Andy Glencross should be sought to assess any potential impact on the Wildlife Heritage Site.

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. Is there any opportunity to negotiate landscape planting enhancements appropriate to the character of the area, Park Place Historic Park and Garden, and to the Wildlife Heritage Site?

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. An important factor is also the ecological aspects (final paragraph of Policy WGB1). Note my comments in first paragraph.

This proposal is considered against Policy WGB2 – New Dwellings under criterion (B). 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. However, I note that F/2000/2483 was 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, with the orientation of the proposed buildings being similar. Note that the aim of Green Belt Policy is the permanence of an open character that does not occur in general countryside policies. You will need to assess the "openness" question in more detail here. Will the alternative siting of the garage and house detrimentally affect the open character?

This proposal is considered against Policy WGB2 as a new dwelling, and careful consideration will have to be given to WGB2 criteria IV on the revised siting.

A decision will now have to be made on the basis of the replacement house siting and whether the revised siting will alter the impression of scale, bulk, massing and character of the approved property detrimentally. Note that the house is now fully face onto the access road. You will need to assess from different view points to see if the alternative siting of the garage and house affect the open character or increase the impression of scale, bulk, and massing of the property unacceptably.

Conrad Moore

Senior Planner.
Policy & Plans Team.

PLANNING SERVICES	HPT 39826
POL	TLS
DC MD	ENF
APP	
CS	
13 FEB 2001	
COPIES TO: pe/sherwins	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis
Environmental Health

My Ref:

To: Martin Durkan
Planning

Your Ref: F/2001/3248

Date. 12 February 2001

PROPOSED: ERECTION OF REPLACEMENT DWELLING

LOCATION: SHERWINS, REMENHAM HILL, REMENHAM

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

TO: **DEVELOPMENT CONTROL**
Martin Durkan

FROM: Environmental Design

DATE: 12 February 2001

Location:	Sherwins, Remenham Hill, Remenham, Henley-On-Thames
Proposal:	Proposed erection of replacement dwelling.
Application Number:	F/2001/3248

In response to your consultation dated 31 January 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals. Although the site is within the Green Belt and ASLI any redevelopment of the site will have a limited impact on the surrounding landscape as the site is surrounded by woodland. The trees within the site are not protected by a TPO and no large trees will be affected by the proposed location of the dwelling or garage.

Catherine

Catherine Brimble
Landscape Architect

Received by Wokingham District Council

Application No: F/2001/3248

Proposal:
Proposed erection of replacement dwelling.

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 24/02/2001. 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

31 January 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3248
CASE OFFICER: Martin Durkan

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

MD

792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3248 relates.

Address of site SHERWINS REMENHAM HILL.

NR. HENLEY-ON-THAMES RG9 3HN.

Signed RR

Date 4/2/01.

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

Start date: 26 JAN 2001	Map No. 9 8 Site 035
Officer: MP / Application No. F/2001/3248	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:
(F.) PROPOSED ERECTION OF REPLACEMENT DWELLING

Location: SHERWINS REMENHAM HILL

Parish: REMENHAM WARGRAVE Ward: Remenham

31.01.01 B.

Applicant: MR BURLET SON

Fee Received 190-00 (4) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building. 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 31.01.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
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:

No pre apps.
~~Policy and Plans (C Moore)~~ } ~~Wildlife~~
Dinton Pastures (A Glenross) } Heritage Site.
Green Belt. ✓

NEIGHBOURS:

Site notice and see map
+ Middle Cottage (consulted on previous application but not present on site map) ✓

26 JAN 2000 5248

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

CJG/MD/00/17

23 January 2000

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

Further to the consent number F/2000/2483 granted at the end of last year for the extension to Sherwins, we have meet with the client to discuss the next stage of the project. At this meeting it was determined that the project was more economically viable if the existing house was demolished and a new one erected. This is due to the large amount of alteration work require to the existing building and the VAT advantages of a new dwelling. Whilst considering this it was also agreed that the house would sit better on the site if it was rotated through 45 degrees or so and slightly relocated on the site.

We now enclose our planning application for a relocated replacement dwelling and garage, consisting of:

1. 6 copies of duly completed Householder Application Form
2. 6 copies of the Location Plan
3. 6 copies of the site plan and garage drawing 00/17/11
4. 6 copies of the existing plans and elevations drawing 00/17/01A
5. 6 copies of the proposals drawing 00/17/10
6. Our application fee cheque in the sum of £190.00

We look forward to discussing the application with you once the registration process has been completed.

As you may or may not be aware we did lodge an appeal against the first planning refusal for the above site. However, following the receipt of the above consent at the beginning of this year, we will now withdraw this application.

Continued

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

Throughout this planning process our client has stated that the building is too small for his use. We are currently looking at a revised scheme, which increases the length of the building by approximately one and a half metres or so. It is likely therefore that you will receive an additional application within the next few weeks for an enlarged scheme.

Yours sincerely,

Christopher Gregory

Enc.
cc: Client

Environmental Services

For office use only.
Application number: 26 JAN 2001 0248

Householder planning application form

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

1	Your name	MR J.B. BURLETSON
	Address and postcode	TEMPLECOMBE FARM HOUSE REMENHAM HILL HENLEY-ON-THAMES RG9 3HP.
	Phone number	
●	Agent's Name	DANKS BEEDDENHAM BAGNELL
	Address and postcode	34 OSBOURNE MEWS. WINDSOR, BERKSHIRE SL4 3DE.
	Phone number	01753 850880
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	Shenwins Remenham Hill REFER TO ATTACHED LOCATION + SITE PLANS.
4	Give brief details of the proposal for example, two storey side extension. About the application	REPLACEMENT DWELLING & GARAGE.
●		

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑	No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RECLAIMED PERIOD FACING BRICK CLAY ROOF TILING AND TILE HANGING OAK BOARDING.	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.	✓	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below:	✓	
	£190-00 ENCLOSED.		
c	Six copies of each set of plans and drawings listed below.	✓	
	• 1:2500 scale location plan with the site outlined in red.	✓	
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.	✓	

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: D Anderson (PP DB)

on behalf of MR. B. BURLETSON.

Date 26 JAN 2001

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

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

PLOT No.

ORD. SHEET No. SU 7883 (8)

BUILDER

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

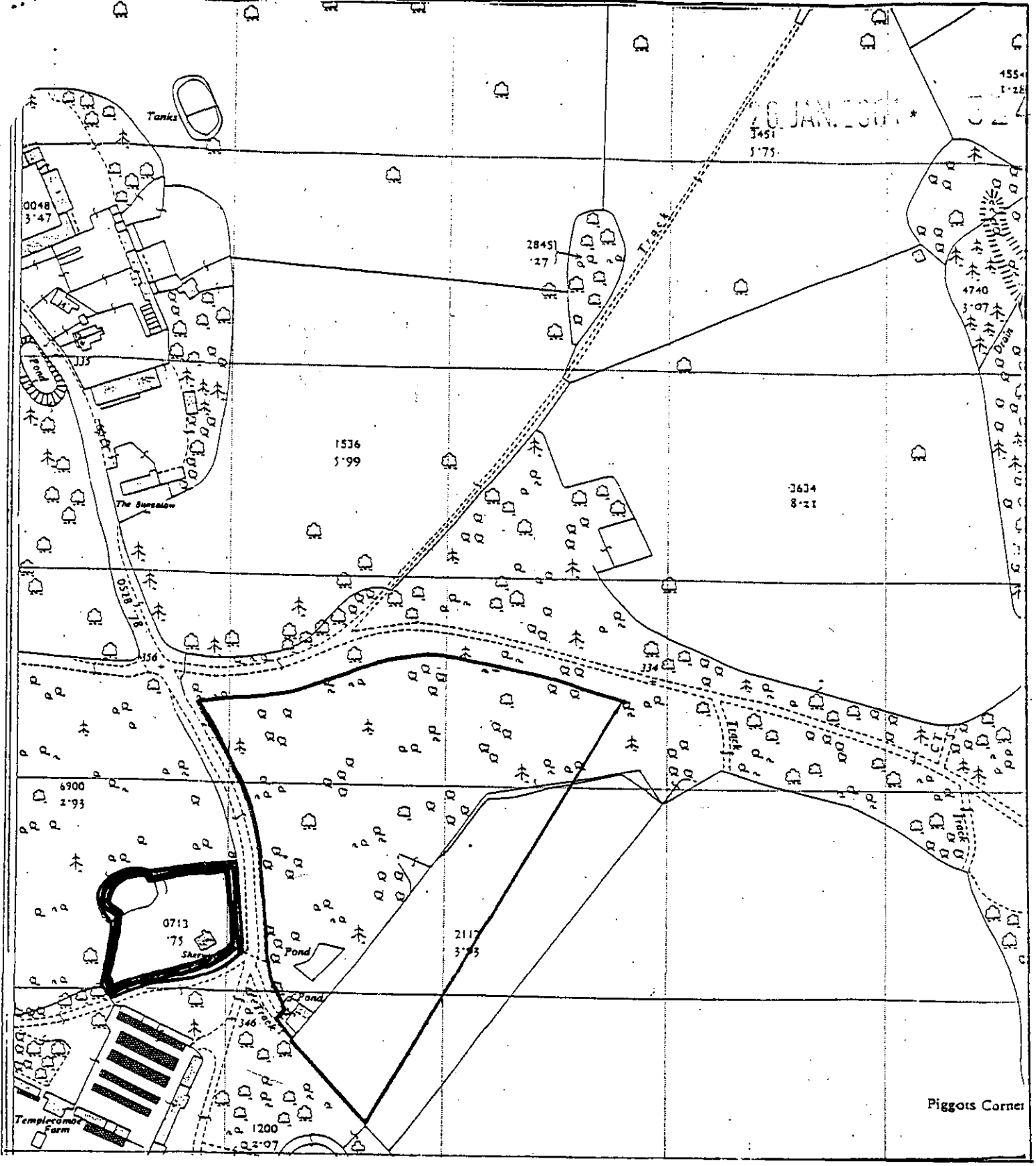
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Pd. ENQ - SHED - 6.5.97

DRAINAGE

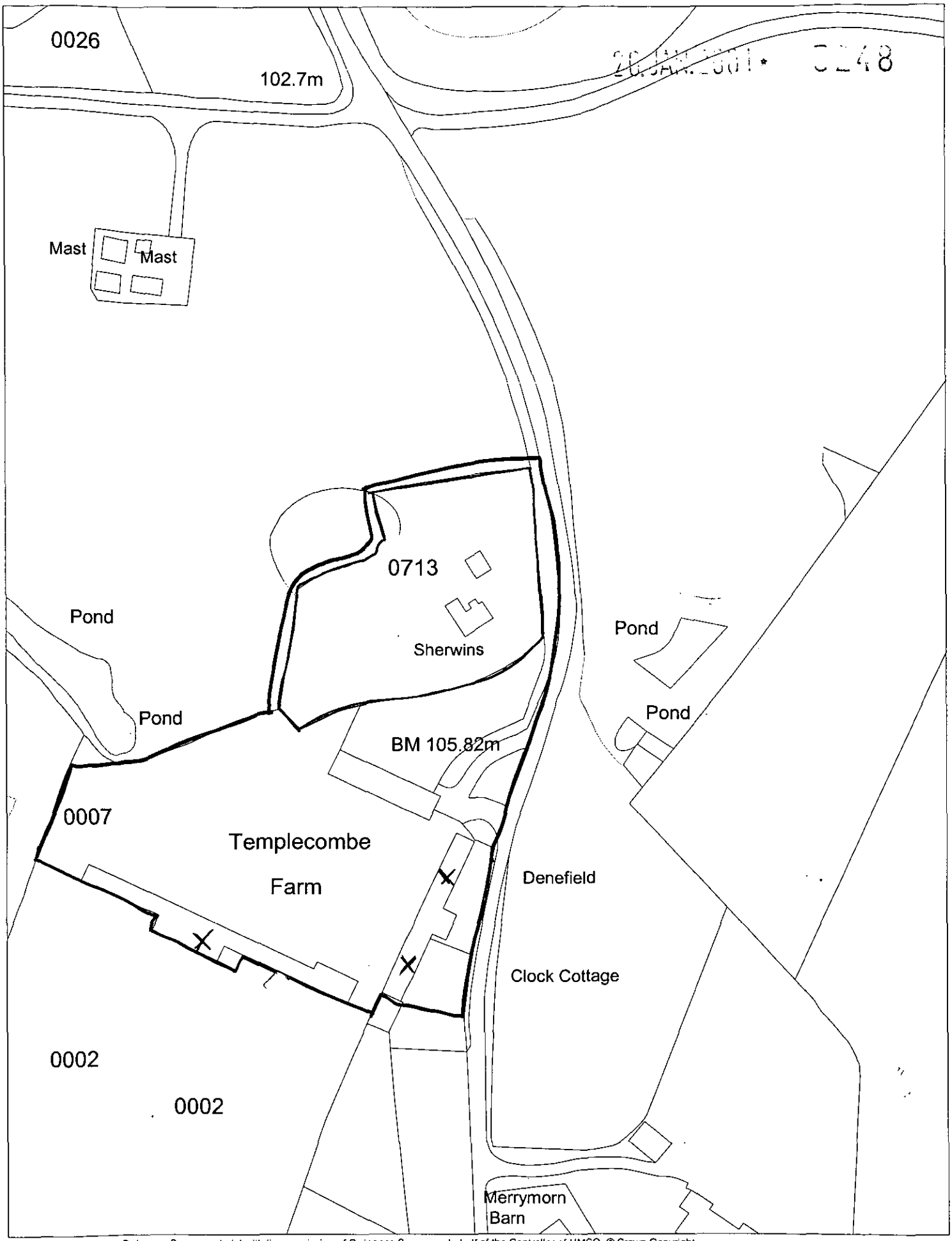
091074



SHERWINS REMENHAM HILL HENLEY ON THAMES

APPROVED

LOCATION PLAN 1:2500



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Development Control Section, Environmental Services, Wokingham District Council.

29 January 2001

Scale: 1 : 1250

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