APPLICATION NO:
F/2000/0388

LOCATION:
Plot 2 Riverside Wargrave Road Henley-On-Thames.

APPLICANT:
Mrs T A Date

PROPOSAL:
Proposed erection of single storey store and changing facility.

EARLIEST DATE FOR DECISION: **19/02/2000**

APPLICATION EXPIRY DATE: **15/03/2000**

CASE OFFICER: **Nicola Lake**

20 March 2000

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs T A Date
51 Valley Road
HENLEY-ON-THAMES
Oxon
RG9 1RL

Application Number: F/2000/0388

Parish: **REMENHAM**

Location: **Plot 2, Riverside, Wargrave Road, Henley-on-Thames**

Proposal: **Proposed erection of single storey store and changing facility**

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. The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
3. All materials to be used in the elevations and roofing of the proposed structure shall be as stated on the application form and the hereby approved drawing.

Condition
4. There shall be no raising of the existing ground level on the site.

Condition
5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include hard surfacing materials.

Condition
6. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

Condition
7. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Condition
8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first 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 landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
9. The building hereby approved shall be used solely for storage and as a shelter in connection with the recreational use of he site and shall not be used as living accommodation including overnight stays.

Condition
10. No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

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

Reason
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
3. In the interests of the character and amenities of the locality.

Reason
4. In the interests of the character and amenities of the locality.

Reason
5. In the interests of the character and amenities of the locality.

Reason
6. In the interests of the character and amenities of the locality.

Reason
7. In the interests of the character and amenities of the locality.

Reason
8. In the interests of the character and amenities of the locality.

Reason
9. In the interests of the character and amenities of the locality.

Reason
10. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Head of Planning and Transportation
Date: 22 March 2000

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

Received by Wokingham District Council

Application No: F/2000/0388

Proposal:

Proposed erection of single storey store and changing facility.

Location:

Plot 2 Riverside Wargrave Road .

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

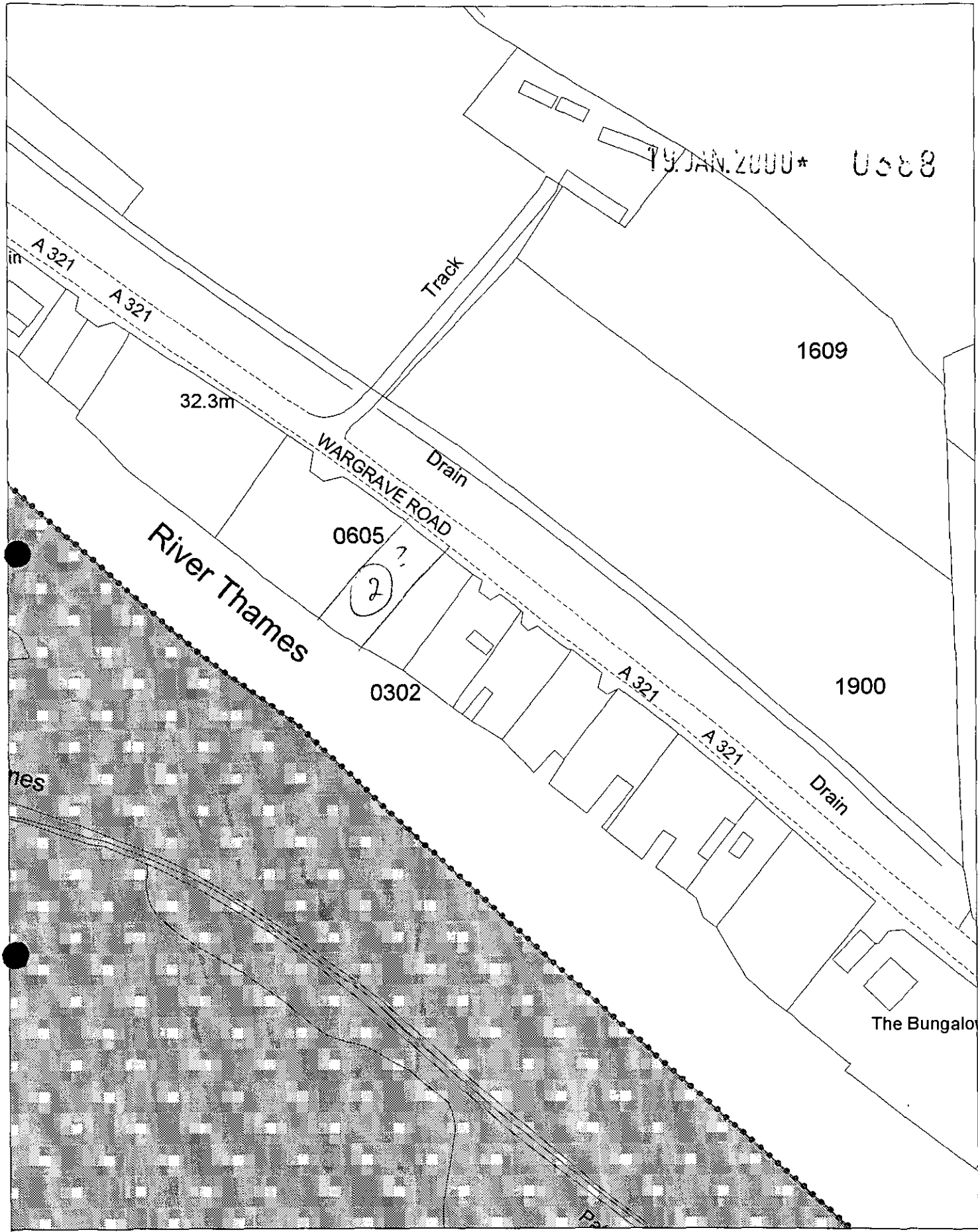
PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/02/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation



Site Plan, Scale: 1 to 1250

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Date: 17 January 2000

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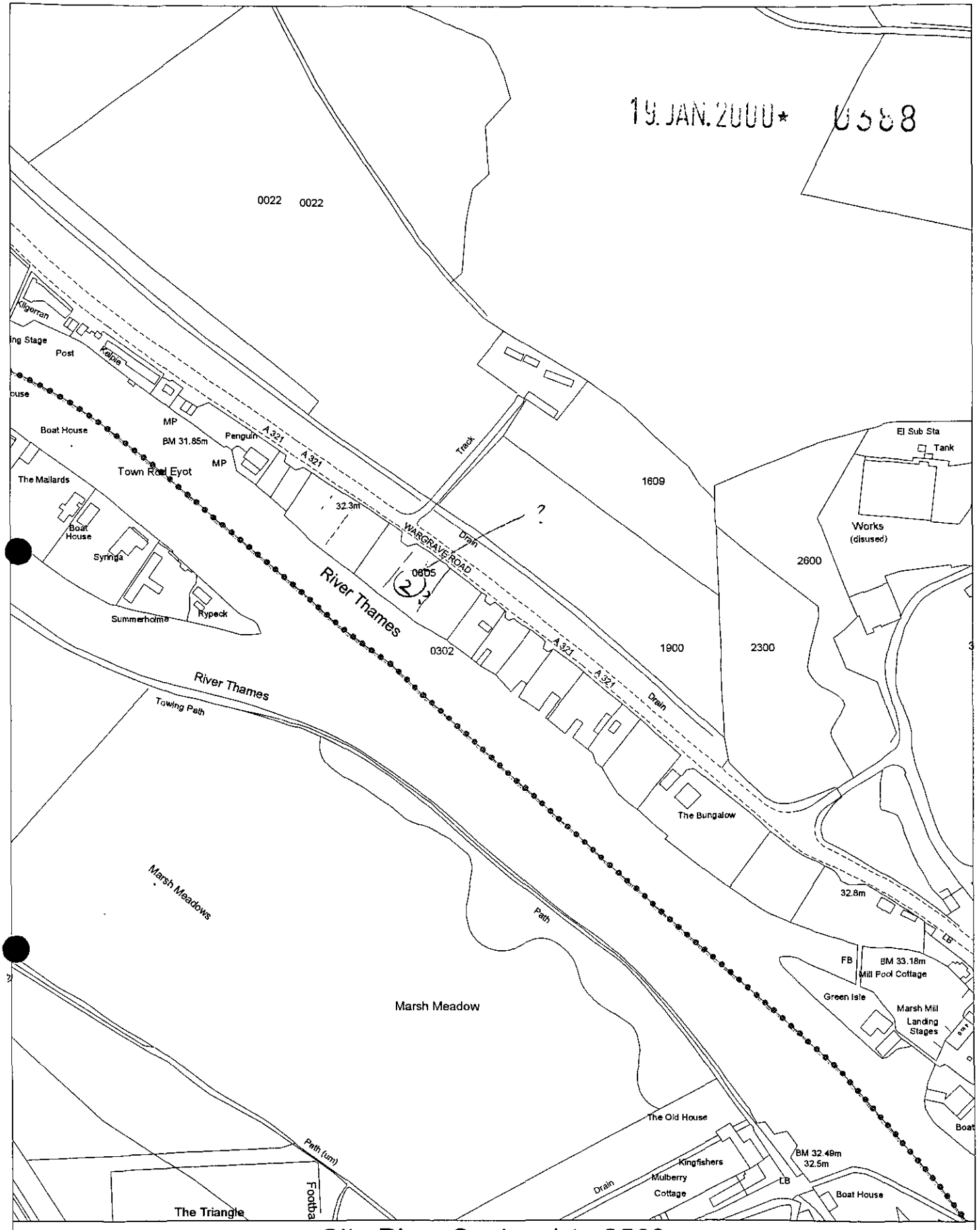

Site Plan, Scale: 1 to 2500

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Date: 17 January 2000

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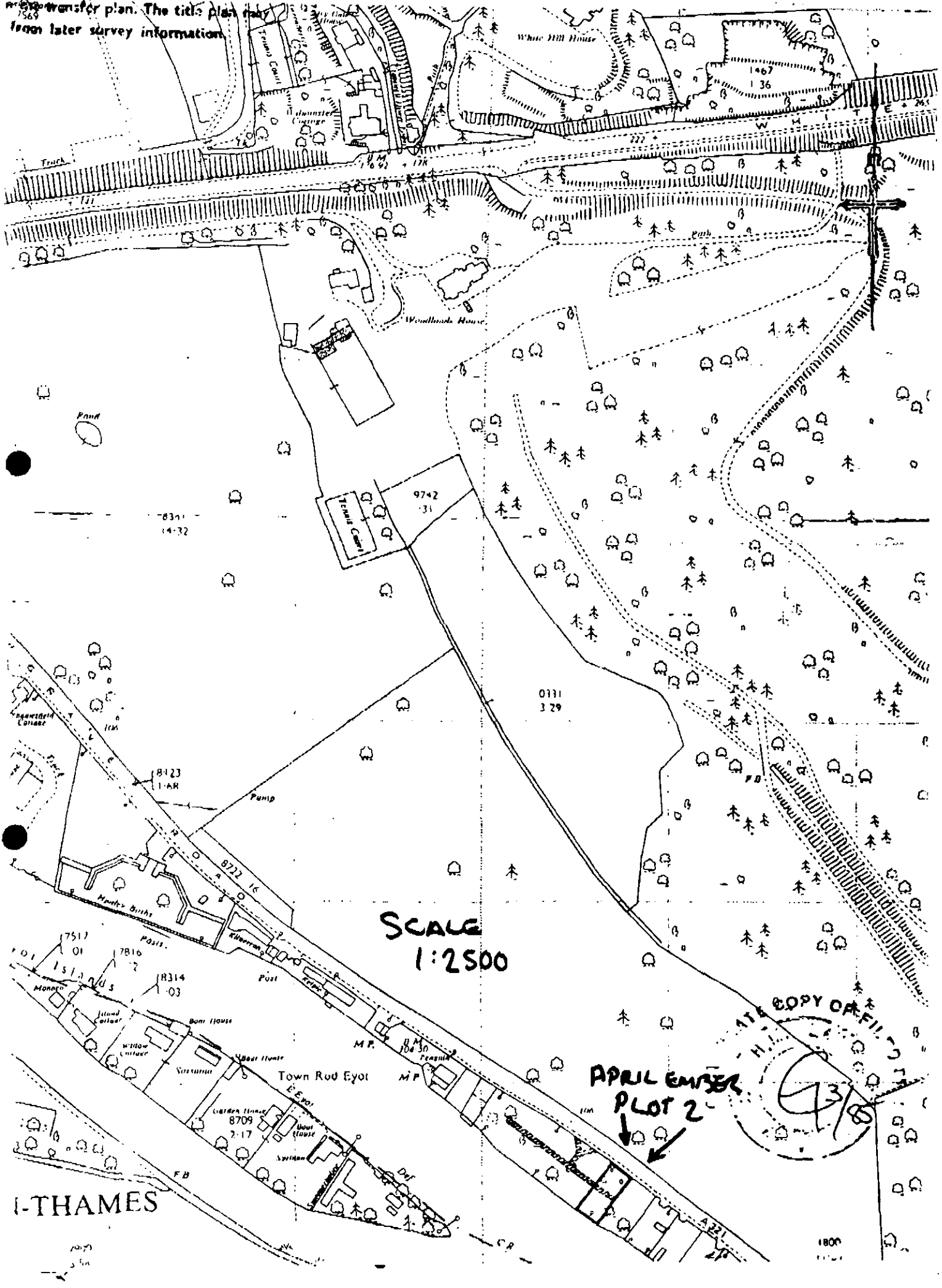
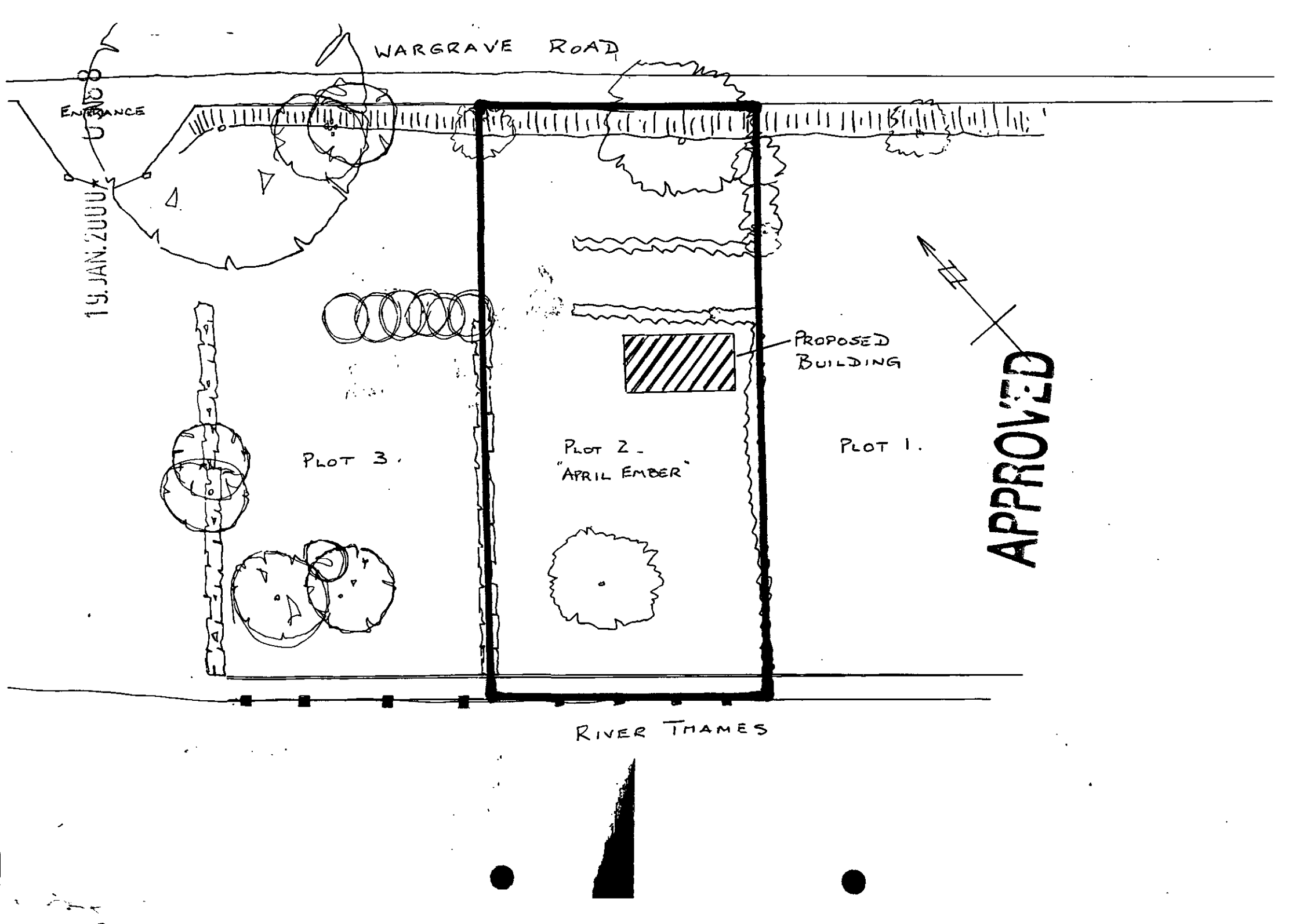
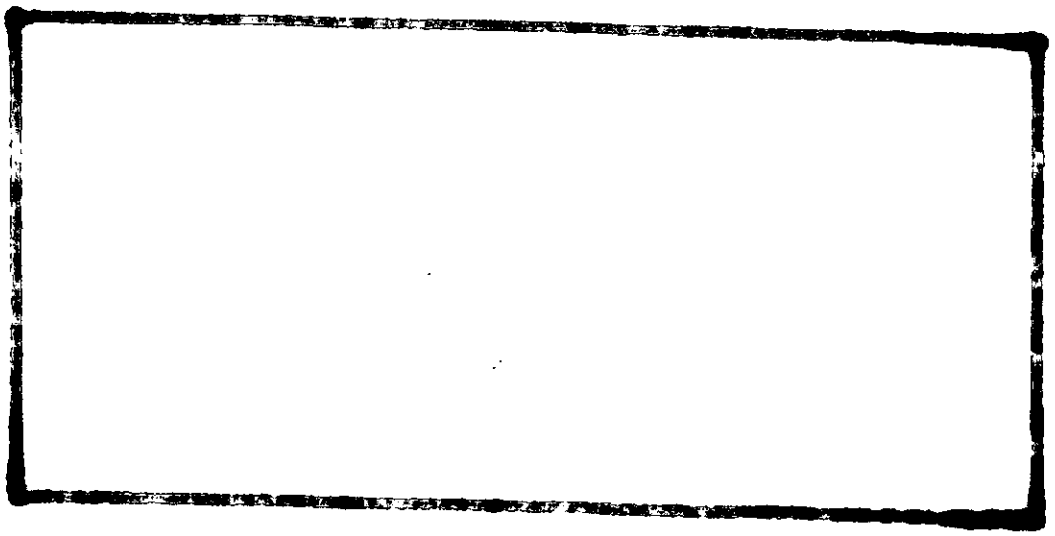
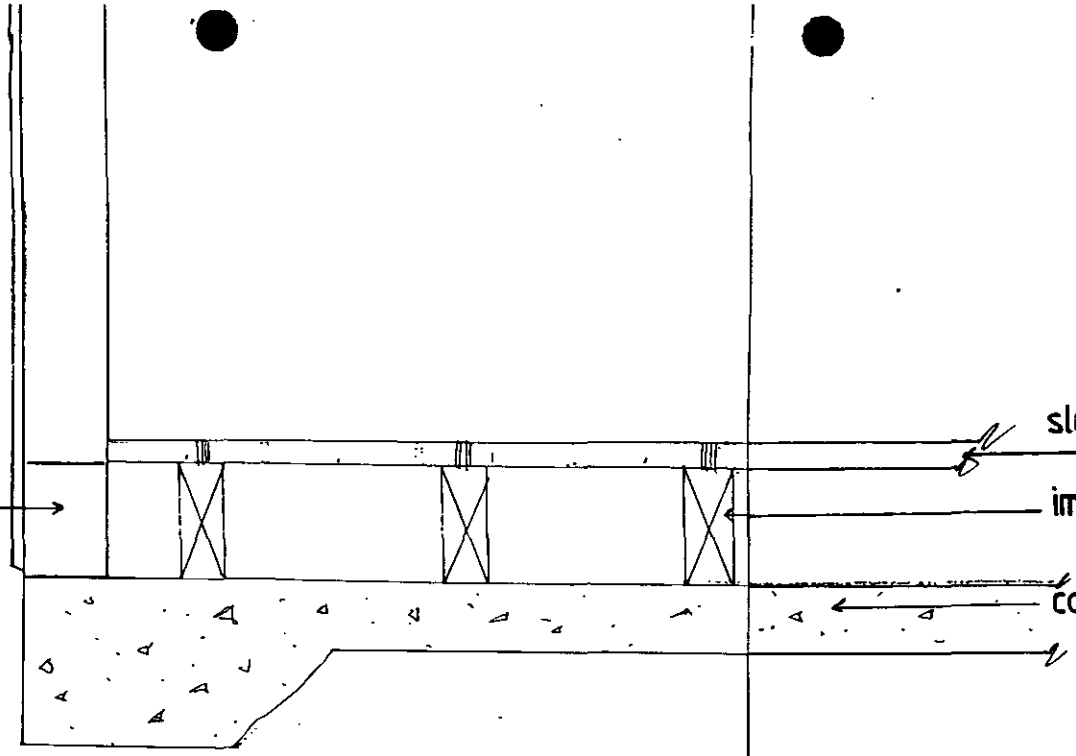
ries shown by dotted lines have been
from the transfer plan. The title plan may
from later survey information.




WARGRAVE ROAD
ENTRANCE
19 JAN 2000
PROPOSED BUILDING
PLOT 3.
PLOT 2 - "APRIL EMBER"
PLOT 1.
APPROVED
RIVER THAMES

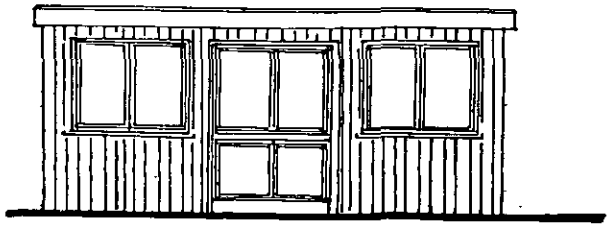




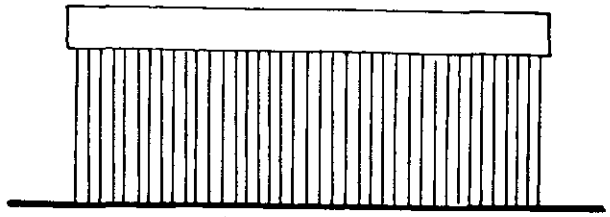
DETAIL SHOWING 'FLOODABLE FLOOR' 1:5

APPROVED

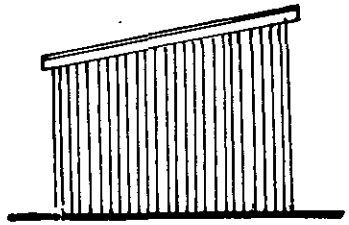
19 JAN 2000 *



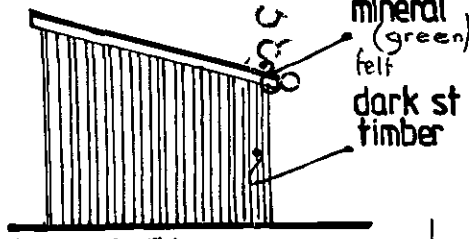
FRONT (SW) 1:100



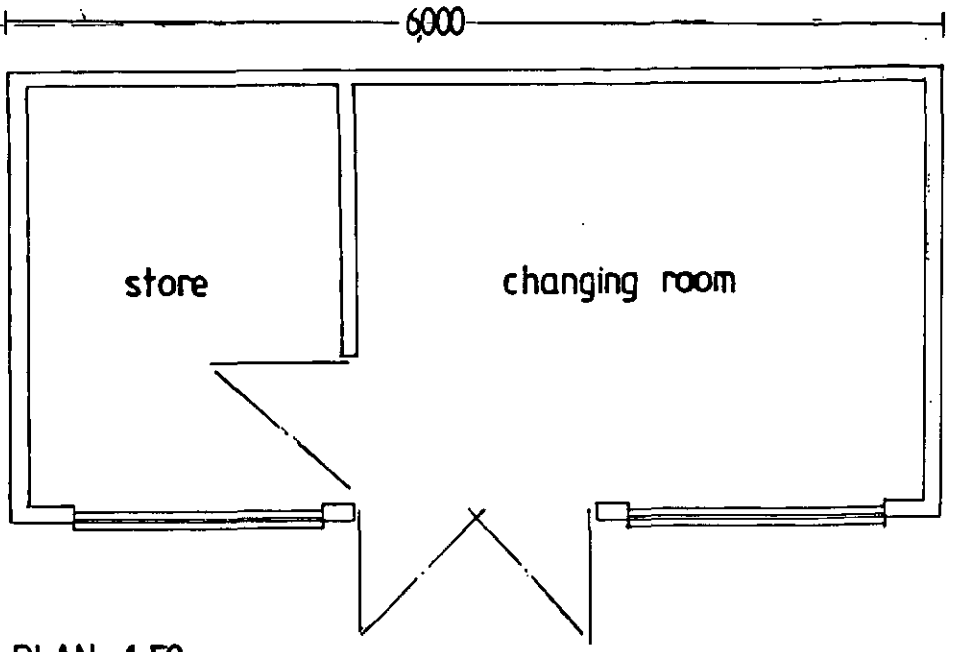
REAR (NE)



SIDE (SE)



SIDE (NW)



PLAN 1:50

19. JAN. 2000* 0568

APPROVED

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0388

Applicant : Mrs T A Date .

Location : Plot 2 Riverside Wargrave Road .
Proposal : Proposed erection of single storey store and changing facility. .

Site Notice Displayed ? :

YES	NO	DATE
✓		11-2-2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....11.2.2000.....

Date Registered : 19/01/2000

Earliest Date for Decision : 19/02/2000

Latest Consultation Date/Site Notice Expiry Date : 19/02/2000

Application Expiry Date: 15/03/2000

Consultation Responses :

Landscaping - ~~Condition~~ No objection
Letters - 1 letter of Support .
Environment Agency - object to the proposal .
Ramsden P.C - No comment received

Planning Issues :

Site Description - within the Green Belt.
Area of landscape importance.
Land liable to flood.

1.) Impact upon the amenity of neighbouring properties .

2.) Impact upon the character and amenity of the Green Belt.

Application Number: F/2000/0388

Appraisal :

1.) Impact upon the amenity of the adjacent properties.

The proposed development is to erect a small wooden structure sited on the site to be used for storage and changing facilities. The proposal structure would be ancillary to the boating/recreational use of the site and is very similar to other structures which have been allowed in recent years on adjoining sites.

The proposal will not overlook, overshadow or overbear any houses, there will be no detrimental impact upon the amenity of the adjacent dwellings.

2.) Impact upon the character and amenity of the Green Belt.

The proposal is for a storage/changing facility to be used ancillary to the boating/recreational use of the site.

The site is within the flood plain, however, the proposal has been established for many structures within recent years. The structure will be raised slightly off the ground. (In the past cases the E.A only commented on the applications were determined as it was not possible to attach their requested conditions.)

The proposed bi-fold wooden structure, which is very similar in style and scale to the other structures within the area. Therefore subject to the suggested landscaping conditions the proposal is in keeping with the character of the area and will have no detrimental impact upon the character and amenity of the Green Belt.

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

Application Number F/2000/0388
~~Conditions/Reasons for Refusal~~
Conditions

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02.	
2	SC23	SR06	Parking + Turning.
3	—	SR17	All materials to be used in the elevation and roofing of the proposed structure shall be as stated on the application form and the hereby approved drawing.
4	—	SR17	There shall be no raising of the existing ground level on the site
5	SC40	SR17	" other than hard surfacing materials"
6	SC41	SR17	
7	SC42	SR17.	
8	SC48	SR17.	
9	—	SR17.	The building hereby ~~permitted~~ approved shall be used solely for storage and as a shelter in connection with the recreational use of the site and shall not be used as living accommodation including overnight stays
10	—		No Spoil or materials shall be deposited or stored on that part of the site lying within the area of flood risk to flood
		Reason	To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

RECORD OF SITE VISIT

SITE ADDRESS: Plot 2 Riverside
Wargrave Road Henley-On-Thames.

APPLICATION NUMBER: F/2000/0388

OFFICER: Nicola Lake

DATE OF SITE VISIT: [illegible]

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on fence.

2. DESCRIPTION OF SURROUNDINGS

Rural / Green Belt.

3. DESCRIPTION OF SITE/BUILDING

Housing plot.

4. RELATIONSHIP TO ADJOINING PROPERTIES Similar to previously approved shed but with reduce in height. Site is well enclosed by close boarded wooden fence.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 20 March 2000

My ref: F/2000/0388

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/2000/0388
Plot 2 Riverside Wargrave Road .
Proposed erection of single storey store and changing facility.

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 Nicola Lake on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 30 March 2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0388**
Plot 2 Riverside Wargrave Road Henley-On-Thames.
Proposed erection of single storey store and changing facility.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

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 6481

Date: 20 March 2000

My ref: F/2000/0388

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: 33505 – Wokingham

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: F/2000/0388
Plot 2 Riverside Wargrave Road Henley-On-Thames.
Proposed erection of single storey store and changing facility..

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 Nicola Lake on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

applicationo	Name and address
F/2000/0388	J B W Turner 46 Ancastle Green Henley Oxon RG9 1TS

APP
APPROVED
LETTER SENT
24/03/00

Tel: (0118) 974 6481

Date: 20 March 2000

My ref: F/2000/0388

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: 33605 - Wokingham

Dear Councillor

Application Number: F/2000/0388
Plot 2 Riverside Wargrave Road .
Proposed erection of single storey store and changing facility.

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 Nicola Lake on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 30 March 2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** *Application Number:* **F/2000/0388**
Plot 2 Riverside Wargrave Road Henley-On-Thames.
Proposed erection of single storey store and changing facility.

Transfer: Yes ☐ No ☑
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

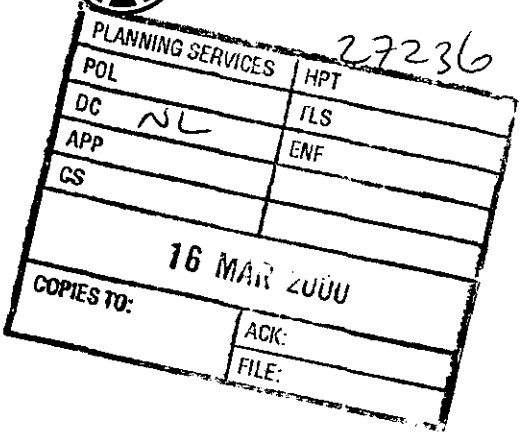
Print Name: _____

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

Our ref: SP/2000/001252b
Your ref: F/2000/0388

Date: 10 March 2000

ENVIRONMENT AGENCY



Theresa A Date
51 Valley Rd
Henley-on-Thames
Oxfordshire
RG9 1RL

Dear Madam

LOCATION: Plot 2 Riverside Wargrave Rd, Remenham
PROPOSAL: Erection of Store & Changing Facility

Thank you for your letter dated 3 March 2000. Please quote the following reference in any correspondence: **SU78SE/13/5.**

We have reconsidered the above proposal, and now believe that the proposed building is not in fact within 8 meters of the watercourse as stated in our letter of 1 March 2000, and have therefore **withdrawn our objection**.

The conditions and advice as set out in our letter of 1 March still apply.

A copy of this letter has been sent to Wokingham District Council.

If you have any further queries regarding the above please contact myself on 01276 45 4323.

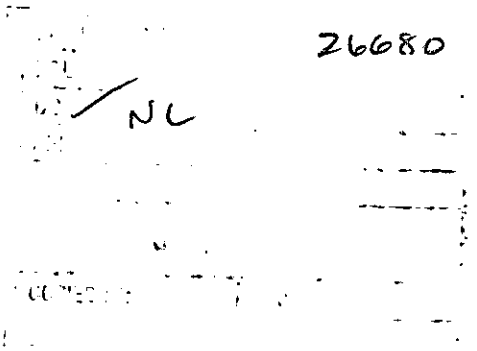
Yours faithfully

Sarah Paxman
Development Planning Officer

cc Wokingham District Council, Planning Services, Po Box 157, Shute End, Wokingham Berks RG40 1WR

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

51 Valley Road Henley-on-Thames Oxfordshire RG9 1RL
Telephone 01491 410947 Fax 637752 - Mobile 0411 840975/6
email rondate@aol.com



Wokingham District Council
Environmental Services Department
Planning services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

For The Attention of Nicola Lake

3rd March 2000

Dear Ms Lake,

Application No F/2000/0388 – Plot 2 Riverside Wargrave Road Remenham

I refer to the letter I have received from the Environment Agency dated 1st March, their reference being SP/2000/001252/001.

I am unsure where they got their information as to the siting of the proposed development. I would confirm however that it would be at least 15 metres from the watercourse, well outside the requested 8-metre buffer zone.

I am copying this letter to the said Lisa Brooks and would hope that they will withdraw their objection in order that this matter may conclude to our mutual satisfaction.

Yours sincerely,

TA Date

Theresa A Date

Copy to:
Ms Lisa Brooks
Environment Agency
Swift House
Frimley Business Park
Camberly
Surrey GU16 5SQ

Our ref: SP\2000\001252\001
Your ref: 2000/0388

20629

Date: 1st March 2000 NL

ENVIRONMENT AGENCY

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

Attention: Nicola Lake

Dear Madam

ERECTION OF STORE & CHANGING FACILITY AT PLOT 2 RIVERSIDE, WARGRAVE RD, REMENHAM

Thank you for your letter dated 26 January 2000 which was received on 31 January 2000. You are asked to quote the following reference in any correspondence: SU78SE/13/5. The Environment Agency has the following comments:

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

REASON: The current location of the proposed building is within 8m of the water course which is the minimum buffer zone of any new development ordinarily required along a main river.

ADVICE TO PLANNING AUTHORITY

CONSERVATION: CONTACT LIZ BALDWIN ON 01276 454430

Buffer zones to watercourses are required for the following purposes:
(i) to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
(ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
(iv) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;

Cont/d..

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

(v) to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
(vi) to prevent overshadowing of watercourses by buildings; and
(vii) to reduce the risk of accidental pollution from run-off.

DEVELOPMENT CONTROL: CONTACT TOONG CHEAH ON 01276 454335

This site is within the 1947 floodplain of the River Thames. It is estimated that the flood water level at the site at that time was 32.88 metres above Ordnance Datum (Newlyn).

The Environment Agency objects in principle to any increase in ground covered area within the flood plain but will not normally make specific representations on extensions of less than 50 square metres. Consequently, unless there are any particular reasons for the Environment Agency to do otherwise, the matter is left for the Local Planning Authority to determine under it's own flood plain policy. The Environment Agency will support the Local Authority should planning permission be refused on flooding grounds.

If, notwithstanding the above objection, or following modification to the proposals to overcome it, your Council were minded to grant planning permission for the above proposal, the Agency asks that account is taken of the advice set out below, including the following conditions:

PLANNING CONDITIONS

CONDITION: The developer must not store materials within an 8m buffer zone and should avoid gaining access in this zone. There must be no fires, dumping, storage of materials or tracking of machinery within the buffer zone which should be suitably marked and protected during development.

REASON: To reduce the impact of the proposed structure on wildlife habitats upstream and downstream, including bankside habitats.

CONDITION: The building shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above the 1947 flood water level of 32.88 metres AOD(N); and with openings sufficient in size and number to allow free entry and exit of flood water.

REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

CONDITION: Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.

REASON: To ensure that free passage of flood water through the under-floor voids of the building is provided for.

(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

Cont/d..

CONDITION: Any steps, raised patios or ramps constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent the increased risk of flooding due to the impedance of flood flows and the reduction of flood storage capacity.

CONDITION: Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

CONDITION: There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

PLANNING INFORMATIVES

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

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

ADVICE TO APPLICANT

GROUNDWATER PROTECTION: CONTACT ANDREA SZABADOS ON 01276 454373

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

The developer should consult the Environment Agency on general measures for the avoidance of pollution.

Cont/d..

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

pp **Lisa Brooks**
Development Planning Officer

cc. Mrs T.A. Date, 51 Valley Road, Henley on Thames, Oxon RG9 1RL

HENLEY-ON-THAMES TOWN COUNCIL

J.B.W. TURNER,
46, ANCASTLE GREEN,
HENLEY-ON-THAMES,
OXON, RG9 1TS
Tel: 01491 - 576928

MAYOR'S PARLOUR
TOWN HALL
HENLEY-ON-THAMES
OXON, RG9 2AQ

PLANNING SERVICES	HPT
POR	TLS
TOR	ENF
CS	NL

02 FEB 2000

COPIES TO: | ACK: | FILE

Dear Madam,

Appn No F/2000/0388

I have noted the application for planning consent for a building on the site known as No 2 Riverside on the Wargrave Road, Remenham.

It is similar to the building which I own, at Heron Cabin Wargrave Road, Remenham about fifty feet to the South East, built in 1955 with planning consent.

In my view the proposed development is perfectly reasonable and I fully support it. Being so near if I had any doubt about its desirability I would have opposed it. The fact that it has my strong support should be given due consideration.

Yours Truly

J B W Turner

Cllr. J. B. W. TURNER
Mayor of Henley on Thames

Nicola Lake,
Case Officer, PO Box 157,
Wokingham District Council,
Shute End, Wokingham RG40 1WR.

TO: **DEVELOPMENT CONTROL**
Miss Nicola Lake

FROM: Environmental Design

DATE: 31 January 2000

Location:	Plot 2, Riverside, Wargrave Road, Remenham
Proposal:	PROPOSED ERECTION OF SINGLE STOREY STORE AND CHANGING FACILITY
Application Number:	F/2000/0388

In response to your consultation dated 26 January 2000 for the above application, the tree and landscape comments are as follows:

I have no objections to the above proposal. Although the willows and poplars along the river frontage are protected by a TPO they are not particularly good specimens and the proposal will have a limited affect on the trees.

As the site is within the Green Belt and ASLI designation additional planting should be considered within the plot to enhance the existing vegetation and soften views of the proposed building from the River Thames.

Catherine Brimble

Catherine Brimble
Landscape Architect

Environmental Services

For office use only.
Application number: 19 JAN 2000* 0568

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 Address and postcode Phone number	MRS. T. A. DATE 51 VALLEY ROAD HENLEY ON THAMES OXON. RG9 1RL 01491 410947
2	Agent's Name Address and postcode Phone number	
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.	APRIL EMBER PLOT 2 RIVERSIDE WARGRAVE ROAD REMENHAM BERKS RG4 3TD
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECTION OF SINGLE STOREY STORE & CHANGING FACILITY
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 ☐ NONE
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	DARK STAINED TIMBER CLADDING MINERAL FELT ROOF (GREEN)
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: NONE	Proposed: NONE
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

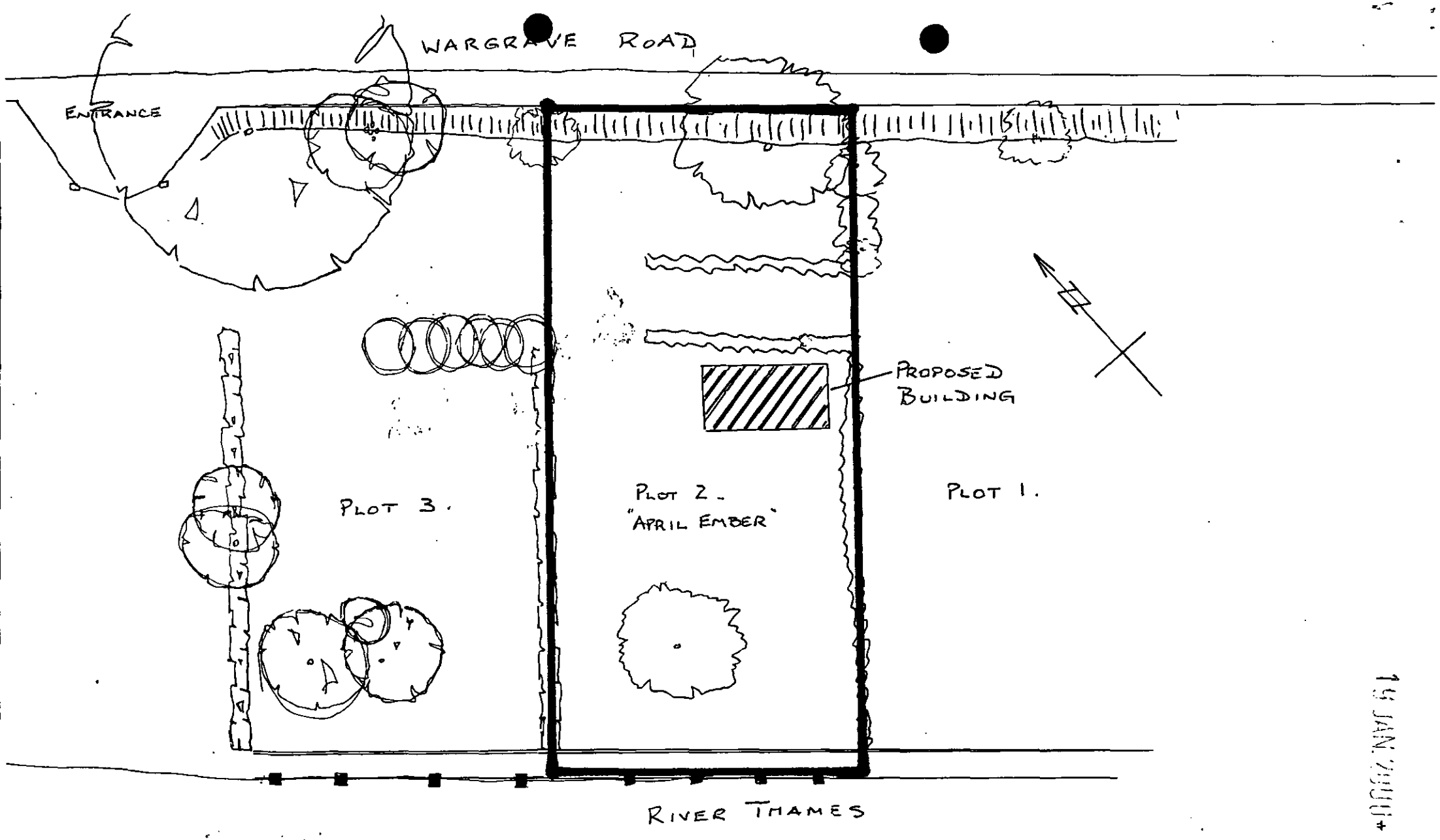
None of the land forms part of an agricultural holding.

Your signature: JA Oate

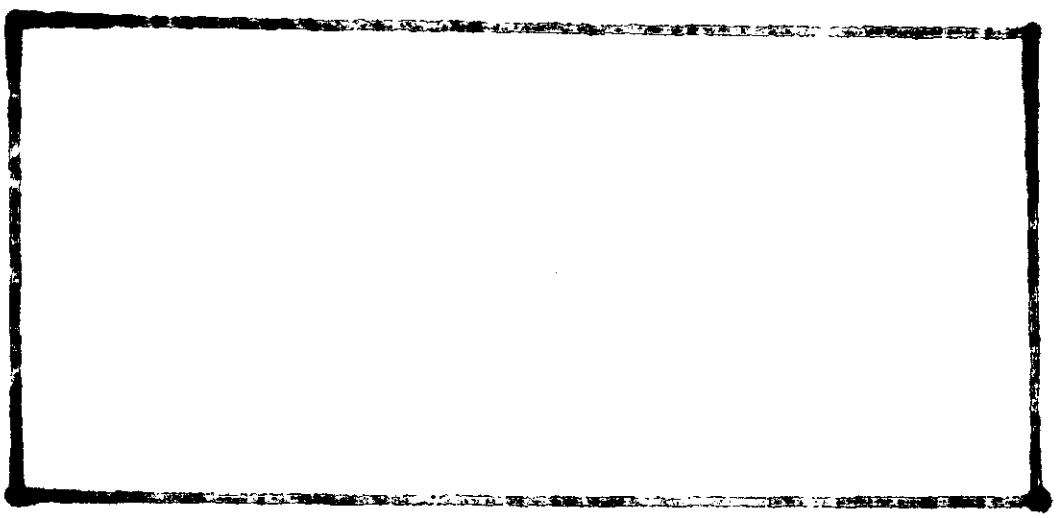
on behalf of

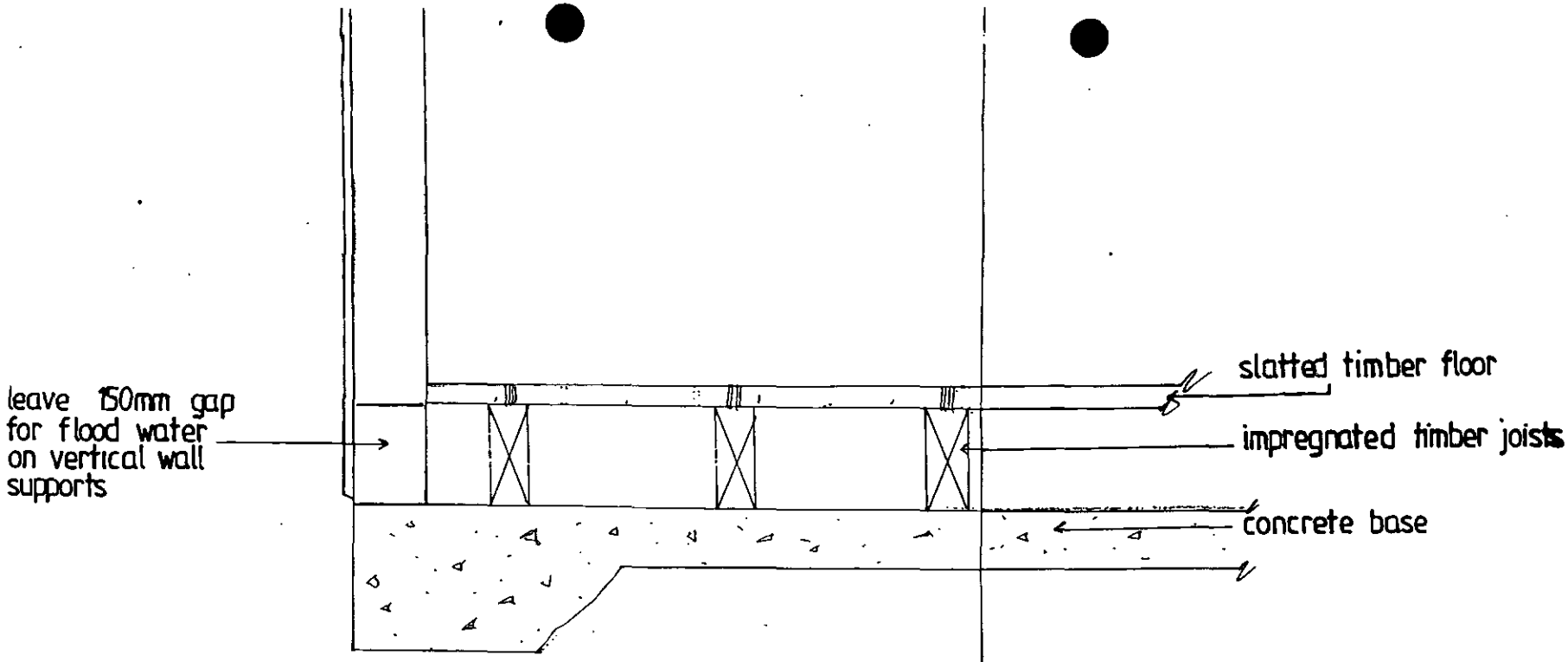
Date 10 JAN. 00

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



19 JAN 2000 0588



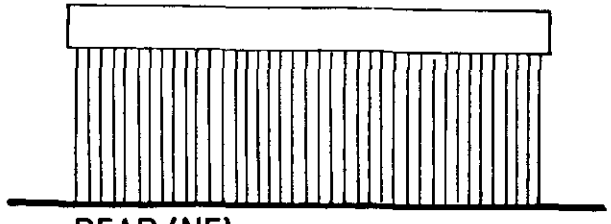


DETAIL SHOWING 'FLOODABLE FLOOR' 1:5

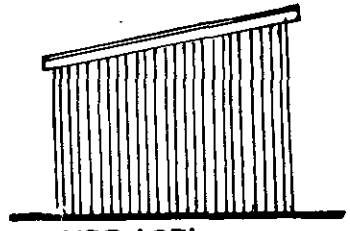
19 JAN 2000* 0588



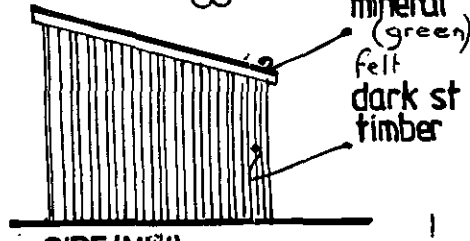
FRONT (SW) 1:100



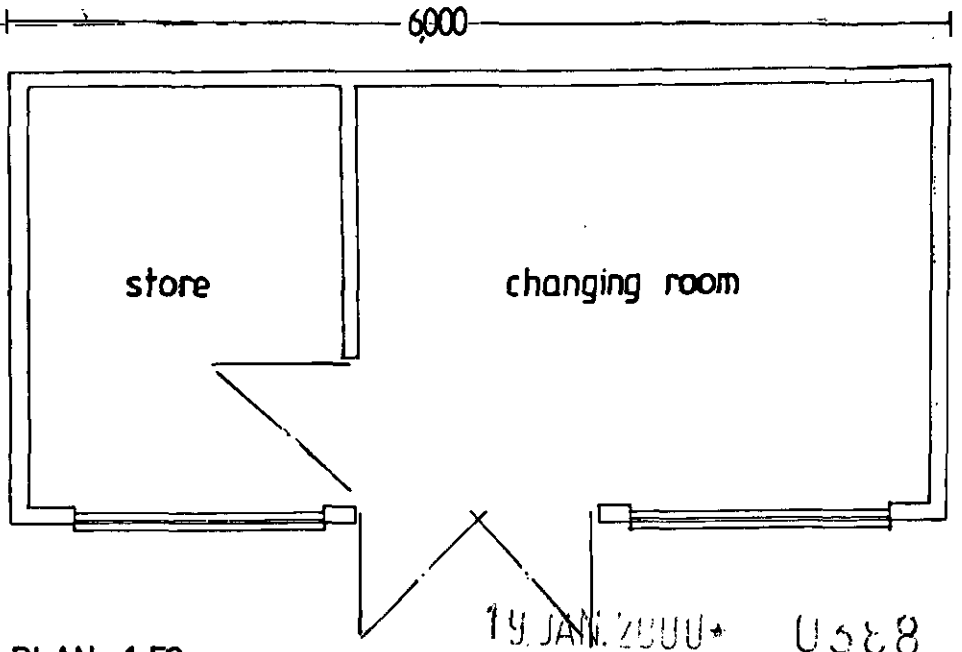
REAR (NE)



SIDE (SE)



SIDE (NW)



PLAN 1:50

19 JAN 2000 U382

WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID

Start date: 12 JAN 2000 19 JAN 2000	Map No. 8 Site 0:03
Officer: NL Application No. F/2000/0388	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF SINGLE STOREY STORE AND CHANGING FACILITY

Location: PLOT 2 RIVERSIDE WARGRAVE ROAD

Parish: REMENHAM Ward: Remenham Wargrave
26.1.2000

Applicant: MRS DATE

Fee (b) Received 95-00 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	better plan	phoned 18/1	to follow site confirmed
2	1:500 block plan showing existing & proposed dev. + adj. Properties	No Scale ? Not known.	18/1	
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 : 26.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: ✓ .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: S. Oxfordshire
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency flood zone	BP: ✓ .....

Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No pre-apps .....

NEIGHBOURS: S/N sufficient

.....

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51 Valley Road Henley-on-Thames Oxfordshire RG9 1RL
Fax 01491 637752 Telephone 01491 410947
email: rondate@aol.com

19 JAN 2000* 0588

FAX MESSAGE

To: ***Mrs C. Hurst – Wokingham District Council***

From: ***Ron Date***

Date : ***18 January, 2000***

Time : ***15:15***

Dear Mrs Hurst,

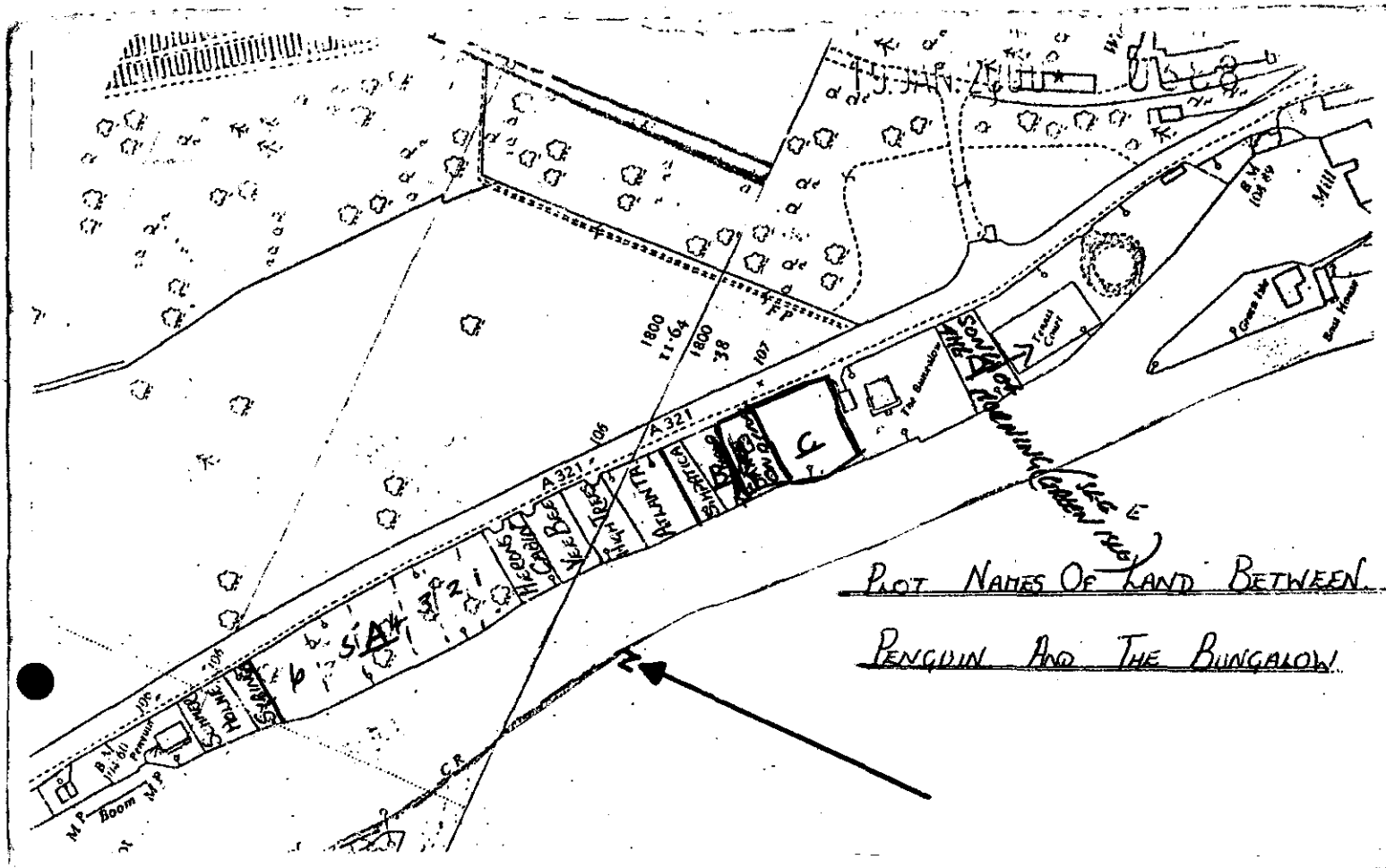
Further to your telephone call today, I enclose with this a site plan taken from the Office Copy from HM Land Registry.

As to providing the scale for the other drawing, I am unable to do this. However, may I suggest that you refer to the plan detail for plot 3 for which planning consent has just been granted. I believe you will find that they are the same.

I hope this proves useful to you.

Yours sincerely,

R V. Date



ADDRESS LOMBARDY PLOT A WARGRAVE ROAD. PARISH REMENHAM.

PLOT No. 1-6 ORD. SHEET No. SO. 7782 (8)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
06594	MR. A. DREW	VEHICULAR ACCESS (ALL)	7.7.77	W/D C/A
21324	MR+MRS BERNARD PLOT 3	2 MOORING PILES	4.5.84	N/A REF
24061 F	MR.S. JAMISON " 4	GARDEN + BOAT STORE	16.8.85	N/A REF
30471	MR.S. SHAHAZI " 5/6	NEW VEH. ACCESS	£.6.88	REF
30482			8.6.88	REF.
34943 APPEAL	MR.V.BARK (APPL ENABLE) " 2	STORAGE SHED	30.5.90	REF
37558	MR.P.THUKRAL " 6	LOG CABIN FOR OCCASIONAL RES. USE	1.5.91	REF.
CLU(E)87	5/6	BOAT MOORING + ACCESS & PARKING	24.02.97	ISSUED
99/69737/A	Mrs. E Abbott	Erection of Store/Changing facility	12.8.99	C/A
99/70653/F	Martin Walker + Angela Williams	"	8.12.99	C/A

DATE OF COMPLETION

MINISTRY DECISION 34943 - APPEAL DISMISSED - 5.2.91

SPECIAL ORDERS ENF NOTICE PLOT 4 - REQUEST FOR CLU - 05 - ISSUED - 6.12.93 - MOORING

DRAINAGE OF ONE BOAT IN ASSOC. WITH THAT BOAT'S RECR. USE. TPO 5/6

091074

Environmental Services

For office use only.
Application number: 19. JAN. 2000* 0588

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Crystal Mark
Clarity approved by Plain English Campaign

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~~**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: J A Deve

on behalf of

Date 10 JAN. 00

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