

DESIGN STATEMENT:

JOB No.907.4 REMODELLING & EXTENSIONS TO EXISTING HOUSE.

**Foxhaven, Remenham Church Lane, Remenham, Henley-on-Thames,
OXFORDSHIRE. RG9 3EX.
Mr. & Mrs. M. LYNDON.**

NON-MATERIAL AMENDMENT – 2

A. PLANNING APPROVAL 233130

This NMA is with respect to Planning Approval 233130 dated 26-06-2024 which has been implemented.

B. NON-MATERIAL AMENDMENT 1 - 242283

The Planning Approval 233130 has been subject to a previous Non-Material Amendment 242283 APPROVED 01/10/2024.

C. NON-MATERIAL AMENDMENT 2

This is a second Non-Material Amendment which builds upon the first Non-Material Amendment 242283 and comprised the following amendments:

- **LOGGIA:** A loggia is proposed to the NW corner so as to provide enlarged covered space for the outside enjoyment in inclement weather of the existing external fireplace.
- **REAR ELEVATION:** has been stripped back to emphasis the importance in hierarchy of the central principal bedroom suite.

APPLICATION DOCUMENTS:

A. LOCATION & BLOCK PLANS

A01 907.4-EL01-EXISTING Location Plan - 2026-01-21
A02 907.4-PL01b PROPOSED Location Plan - 2026-02-12
A03 907.4-EB01- EXISTING Block Plan - 2026-01-21
A04 907.4-PB01b PROPOSED Block Plan - 2026-02-12

B. PLANNING APPROVAL 233130

B01 907.1-PL01o PROPOSED Location Plan - 2024-05-10
B02 907.1-PB01o PROPOSED Block Plan - 2024-05-10
B03 907.1-PS01o PROPOSED Site Plan - 2024-05-10
B04 907.7-P001 FOXHAVEN LEVEL 1 Ground Floor Plan - 2024-03-11
B05 907.7-P002 FOXHAVEN LEVEL 2 First Floor Plan - 2023-11-23
B06 907.7-P003 FOXHAVEN LEVEL 3 Roof Plan - 2023-11-20 RELOCATED
B07 907.7-P004 FOXHAVEN ELEVATIONS 1 - E and N - 2023-11-23
B08 907.7-P005 FOXHAVEN ELEVATIONS 2 - W and S - 2023-11-20

C. NON-MATERIAL AMENDMENT 1 - 242283

The Planning Approval 233130 has been subject to a previous Non-Material Amendment 242283 APPROVED 01/10/2024.

C01 907.3-PL01p PROPOSED Location Plan - 2024-09-02
C02 907.3-PB01p PROPOSED Block Plan - 2024-09-02
C03 907.3-PS01p PROPOSED Site Plan - 2024-09-02
C04 907.3-P001- FOXHAVEN LEVEL 1 Ground Floor Plan - 2024-08-29
C05 907.3-P002- FOXHAVEN LEVEL 2 First Floor Plan - 2024-08-29
C06 907.3-P003- FOXHAVEN LEVEL 3 Roof Plan - 2024-08-29
C07 907.3-P005- FOXHAVEN Elevations 1 - 2024-08-29
C08 907.3-P006- FOXHAVEN Elevations 2 - 2024-08-29

D. NON-MATERIAL AMENDMENT 2

D01 907.4-ES01- EXISTING Site Plan - 2026-01-21
D02 907.4-PS01b PROPOSED Site Plan - 2026-02-12
D03 907.4-P001s PROPOSED LEVEL 1 Ground Floor Plan - 2025-02-12
D04 907.4-P002t PROPOSED LEVEL 2 First Floor Plan - 2026-02-12
D05 907.4-P003i PROPOSED LEVEL 3 Roof Plan - 2026-02-12
D06 907.4-P005f PROPOSED Elevations 1 - 2026-02-12
D07 907.4-P006b PROPOSED Elevations 2 - 2026-02-12

STATUS:

EXISTING:

- HOUSE:
DETACHED: Traditional 5-bedroom house on a large plot.
MATERIALS:
 - WALLS: Facing brickwork with flint panels, gables tile hung.
 - ROOF: Plain clay tiles.
 - DOORS/WINDOWS: Steel.
- GARDEN: Secluded garden to rear in a mature woodland setting.
- NATIONAL LANDSCAPES (formerly AONB) / GREEN BELT: Green Belt
- SETTLEMENT BOUNDARY: No.
- CONSERVATION AREA: No.
- HISTORIC: No.
- FLOOD RISK: (www.flood-warning-information.service.gov.uk)
 - RIVERS & THE SEA: Very low risk of flooding.
 - SURFACE WATER: Very low risk of flooding.

THE SITE:

- The current site of approximately 5.8 acres is mainly mature woodland but with an open area of garden centred around the existing house.
- The site is bounded to the east by Remenham Church Lane, and a public footpath to the south.
- The house is of traditional 'Arts&Crafts' style in keeping with Remenham Village and the surrounding area.
- The house is presented as Flemish bond facing brickwork with tile hanging to the upper floor between buttressed gable ends. The roof is finished with 'hand-made' plain clay tiles.

TOPOLOGY:

- The site generally slopes down to north as the head of a small valley and drops 2-3 storeys.
- The site occupied by the current house and proposed replacement house is generally flat and is set down from the road by approximately 1-storey.
- The site beyond the house, entrance courtyard and parking courtyard would generally return to original (pre-1960 development) natural contours.

PLANNING HISTORY:

1. 250875

Application for submission of details to comply with the following condition of planning consent 242664 dated 16/01/2025. Condition 9 relates to protection of trees.

PLANNING: APPROVED 17 June 2025

2. 250235

Application for non-material amendment to planning consent 242264 (variation of planning consent 221887) for changes to external materials, the reconfiguration of the gables on the north elevation and minor changes to oak framing and buttresses.

PLANNING: APPROVED 21 February 2025

3. **242664**
Application to vary condition 2 of planning consent 221887 for the proposed erection of 1 no. 5 bedroom dwelling with associated access and parking, following demolition of existing 3 no. dwellings. Condition 2 refers to the approved details and the variation is to replace the proposed drawings with those approved under subsequent planning consent 233130 (as amended by application 242283).
 PLANNING: APPROVED 15 January 2025
4. **242283**
Application for non-material amendment to planning consent 233130 for changes to fenestration and chimney stacks, removal of staircase tower and replacement with bay window, plus revision of external materials, oak framing and buttresses.
 PLANNING: APPROVED 30 September 2024
5. **233130**
Full planning application for the proposed erection of 1 No 5 Bedroom dwelling with associated access and parking, following demolition of the existing 3 No dwellings (Part retrospective).
 PLANNING: APPROVED 26 June 2024
6. **221887**
Full application for the proposed erection of 1 no. 5 bedroom dwelling with associated access and parking, following demolition of existing 3 no. dwellings.
 PLANNING: APPROVED 11 October 2022
7. **220465**
Full application for the proposed erection of 1 no. 5 bedroom dwelling with a detached outbuilding consisting of a 1 bedroom annexe/car port/shed, plus associated access and parking, following demolition of existing 3 no. dwellings.
 PLANNING: REFUSED 21.04.2022
8. **212151**
Pre-application advice for the proposed erection of 1 no. dwelling with swimming pool, detached annexe and associated outbuildings, following demolition of existing 3 no. dwellings.
 PLANNING: PRE-APP RESPONSE 8 July 2021
9. **P20/S4818/FUL**
Variation of Condition 2 (Approved Plans) and Condition 3 (Schedule of Materials) on application P18/S1108/FUL. (As amplified by revised application form to include condition 2 and schedule of materials received 2 February 2021). Erection of new 5-bed dwelling with detached garage and new access from highway.
 PLANNING: PERMISSION 22nd February 2021
10. **139/65**
Detached house & double garage
 PLANNING: CONDITIONAL APPROVAL 31.12.1965
11. **4/68**
Detached house & double garage
 PLANNING: CONDITIONAL APPROVAL 18.01.1968
12. **14972**
Residential childrens home
 PLANNING: CONDITIONAL APPROVAL 12.03.1981
13. **15602**
Internal structural and elevation – alterations to convert to childrens home
 PLANNING: REFUSED 04.06.1981
14. **16046**
Convert to childrens home
 PLANNING: CONDITIONAL APPROVAL 30.07.1981
15. **31253**

- Change of use to health club*
PLANNING: REFUSED 03.08.1988
Appeal dismissed 15.11.1989
- 16. 33190**
Change of use to health club
PLANNING: Refused 07.06.1989
APPEAL: DISMISSED 15.11.1989
- 17. 35133**
Change of use to residential nursing home
PLANNING: CONDITIONAL APPROVAL 14.03.1990
- 18. 39898**
Conversion to 3 residential dwellings
PLANNING: CONDITIONAL APPROVAL 07.04.1993
- 19. F/2001/3282**
Proposed sub-division of existing dwelling to form 2 dwellings and two storey rear extension.
PLANNING: WITHDRAWN 11.09.2001
- 20. F/2002/6231**
Proposed single storey extension to dwelling and new roof to existing extension.
PLANNING: REFUSED 20.05.2002
APPEAL: DISMISSED 12.03.2003

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