TOWN & COUNTRY PLANNING ACT 1990
PLANNING & COMPULSORY PURCHASE ACT 2004

Proposed alterations to existing dwellinghouse
At: Yewgate, Remenham Hill, Remenham, Henley-on-Thames, RG9 3EP

EXPLANATORY STATEMENT

[0101(08-01)-es]

John R Freeth. DipTP(Oxford), MRTPI
Chartered Town Planner
83 Sharland Close, Grove, Wantage, Oxfordshire, OX12 0AF
Telephone & Facsimile: 01235 – 224642. E-mail: john.freeth@ntlworld.com

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Appendices

JRF01	Copy of planning permission ref F/2001/3179
JRF02	Copy of 'Bat' Licence No WLF 025893

1.0 Introduction

1.1 This statement has been prepared to accompany an application for planning permission for various alterations to the existing dwellinghouse at Yewgate, Remenham Hill, Remenham, Henley-on-Thames, RG9 3EP.

1.2 The statement sets out a brief description of the proposals and an explanation of them.

1.3 Ordinarily, particular planning permission would not be required for the proposals, in that in normal circumstances they would benefit from planning permissions granted by the Town & Country Planning (General Permitted Development) Order 1995, as amended. However, in this case, an earlier planning permission relating to the property (ref no F/2001/3179, copy included in Appendix JRF01), for extensions and a detached garage, included a condition (No.3) revoking the normal "permitted development" rights. There is an issue as to whether that condition has yet come into effect, and that is dealt with in the covering letter forwarding the application.

2.0 The Proposals

2.1 The proposals are set out on the deposited drawings. They consist of five basic elements, that is:

1. the removal of an existing chimney stack (located over the west wing);
2. the replacement of approx. two thirds of the rear external wall (north elevation);
3. the provision of a new external skin to approx one third of the front external wall (south elevation);
4. the insertion of a series roof lights (in a roof pitch facing into an enclosed internal valley of existing roofs); and
5. various fenestration alterations.

2.2 The removal of the external stack is related to other internal alterations, which will remove the lower, internal parts of the stack. The external stack would serve no function and its retention would involve considerable additional structural works. Accordingly the expedient course is to remove the redundant chimney stack in its entirety. The affected parts of the external roof will be made good with tiles to match those existing.

2.3 The existing external walls to be either replaced or provided with a new external skin, are both heavily scarred by previous alterations and have a somewhat disparate external appearance, which cannot be readily resolved. Also, the thermal insulation qualities of these walls are not good. The proposed replacement wall and new external skin will comprehensively resolve both faults and present a balanced and well finished external treatment and appearance. Brickwork to match the remainder of the building will be used.

2.4 The proposed new external skin to part of the front elevation will involve a small expansion in the external volume of the building, i.e. by some 5.56 cubic metres. Given the volume of the development permitted under ref F/2001/3179 i.e. some 1,768 cubic metres, this expansion (at some 0.3%) is considered to be *de minimis*.

2.5 The proposed roof lights are to provide additional light to a revised first floor layout, and particularly to a new open area which is to be used as a library. The roof lights will not be visible from any viewpoint as they face into an enclosed space flanked by existing external walls and roofs.

2.6 The roof lights will result in the displacement of a bat roost. However, a licence for this displacement and associated mitigation works has already been granted by Natural

England. Licence No. WLF 025893 refers. A copy of the licence is included in Appendix JRF02.

2.7 The fenestration alterations originate from the need to appropriately address the revised internal layout and are designed to achieve a higher degree of consistency of treatment than currently exists.

3.0 Summary

3.1 The proposals are to carry out a series of external alterations to the existing building, which ordinarily would not require planning permission.

3.2 The proposals have been designed to respect and enhance the character and appearance of the existing building, and matching materials and finishes are to be used throughout. It is considered that the proposals are wholly innocuous, and will cause no harm to any planning interest of acknowledged importance.

John R Freeth. DipTP (Oxford), MRTPI. Chartered Town Planner.

APPENDIX JRF 01

COPY

(MD)

WOKINGHAM DISTRICT COUNCIL

RECEIVED
16 JUL 2001

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Miss B Williams
C/O John R Freeth
Chartered Town Planner
C/O SSR. Bignell Park Barns
Chesterton
Bicester
Oxon OX26 1TD

Application Number: F/2001/3179

Parish: **REMENHAM**

Location: **Yewgate, Remenham Hill, Remenham, Henley-on-Thames.**

Proposal: **Proposed demolition of existing conservatory garage and workshop. Proposed extensions and alterations to dwelling, construction of replacement garage, alterations to access and ancillary works.**

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. 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
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the garage block hereby permitted except for any which may be shown on the approved drawings.

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 buildings 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. The garage shall not be occupied until space has been provided within the site for vehicles to enter and leave in forward gear and this space shall be retained for this purpose in perpetuity.

Condition
8. 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
9. The open elevations of the hereby approved pavilion, porch and walkway shall not be enclosed, in part or whole, at any time without permission in writing of the Local Planning Authority.

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 character of the premises and to prevent overdevelopment of the site.

Reason
4. To safeguard the character of the premises by maintaining the appearance of the building as a domestic garage and avoiding its appearance as ancillary residential accommodation.

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. In the interests of highway safety and convenience.

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

Reason
9. To safeguard the open and rural character of the Green Belt in which the property is situated.

Informative
1. The property shall be used as a single dwellinghouse only and it shall not be used for multiple occupation.

Informative
2. The applicant is asked to investigate the possibility of retaining or re-using the existing conservatory before any demolition takes place.

Informative
3. 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 LD3, C3, C4, C8 and EN5.
Green Belt Local Plan Policy 9.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WGB1, WGB3, WLL2, WHE6, WHE7, WHE8 and WBE12.

John Mitchell
Development Control Manager
Date: 23/05/2001

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.

APPENDIX JRF 02

Licence Number: WLF 025893

File Ref: EPSL 8182

THE CONSERVATION (NATURAL HABITATS, &c.) REGULATIONS 1994

LICENCE ISSUED UNDER REGULATION 44(1) IN RESPECT OF CERTAIN EUROPEAN PROTECTED SPECIES

---- BATS---

Introduction

Natural England, under powers conferred by the Secretary of State, is satisfied that:-

(A) this licence should be granted for the purpose of preserving public health or public safety or other imperative reasons of overriding public interest, and

(B) there is no satisfactory alternative, and the action authorised by this licence will not be detrimental to the maintenance of the population of Brown long eared bat and Pipistrelle bat at a favourable conservation status in their natural range.

Licence

Natural England, in exercise of the powers conferred on the Secretary of State by Regulations 44 and 45 of the Conservation (Natural Habitats, &c.) Regulations 1994, hereby grants to **Dr Edward Bodsworth** ("the Licensee") of **Baker Shepherd Gillespie, Worton Rectory Park, Worton, Oxfordshire OX29 4SX,** acting for and on behalf of **Miss BA Williams** of **8, Endfield Place, Maidenhead, Berkshire SL6 4NZ,** a licence in respect of the following species of bat: **BROWN LONG EARED BAT *(Plecotus auritus)*** and **PIPISTRELLE BAT (*Pipistrellus pipistrellus*).** This licence authorises the following:

(a) capture;

(b) disturbance;

(c) damage or destruction of breeding sites or resting places;

This licence is subject to the terms and conditions set out below.

Terms and Conditions

1. This licence shall be valid from **7 December 2007** to **30 April 2008.**

2. Under this licence no more than **10 bats** may be **disturbed** or **transported**.

3. The bats may only be caught by the following method: **by hand.**

4. This licence may be modified or revoked at any time.

5. This licence extends to the Licensee's servants and agents.

6. This licence is granted solely in respect of the activities specified in the attached Method Statement and in connection with the **PROPOSED DEMOLITION OF EXISTING CONSERVATORY GARAGE AND WORKSHOP; PROPOSED EXTENSIONS AND ALTERATIONS TO DWELLING; CONSTRUCTION OF REPLACEMENT GARAGE ALTERATIONS TO ACCESS AND ANCILLARY WORKS** at **YEWGATE, REMENHAM HILL, REMENHAM, HENLEY-ON-THAMES (SU 780 828).**

7. This licence is granted subject to the licensee, including his or her servant and the named agent, adhering to the terms and conditions of the mitigation scheme agreed between the licensee and Natural England and appended to this licence.

8. The Licensee shall monitor any translocated populations and/or habitats created to the extent necessary to allow an assessment of the success of the mitigation scheme.

9. While engaged in the activities to which this licence applies, the clerk of works, site manager or other suitable representative of the Licensee shall make a copy of the licence available for inspection on each site where the activities are taking place, and shall produce it on demand to any constable or an officer of Natural England.

10. No agent of the Licensee shall carry out any of the activities to which this licence applies unless authorised in writing by **Dr Edward Bodsworth** appointing them the Licensee's agent. The agent shall make a copy of the authorisation available for and shall produce it on demand to any constable or officer of Natural England.

11. All activities authorised by this licence, and all equipment used in connection herewith shall be carried out, constructed and maintained (as the case may be) so as to avoid cruelty, unnecessary injury or distress to any species of **bat**.

12. The Licensee shall, within 14 days of the expiry of the licence, send a written report to Natural England describing the activities carried out in pursuance of this licence.

Signed



DESPINA NICOLAOU
SENIOR LICENSING OFFICER
06 December 2007

Natural England
Wildlife Licensing Unit
Burghill Road
Westbury-on-Trym
Bristol BS10 6NJ

NOTES (1 to 6).

1. This licence is granted for the period specified and subject to compliance with the conditions specified. Anything done other than in accordance with the terms of this licence may constitute an offence.

2. This licence applies only to **BROWN LONG EARED BAT *(Plecotus auritus)*** and **PIPISTRELLE BAT (*Pipistrellus pipistrellus*)** and no other species.

3. It is an offence to make false statements (etc.) or furnish documents or information known by the applicant to be false in a material particular.

4. Bodies corporate and their directors/secretaries are liable for offences under the 1994 Regulations.

5. Any request for information relating to this licence will be considered under the Environmental Information Regulations 2004 or the Freedom of Information Act 2000 as appropriate.

6. Natural England advises that where any individual is likely to come into contact with a bat in the operation of this licence, they should ensure that they wear suitable clothing and gloves and have been vaccinated against European Bat Lyssavirus (EBL).