



Planning, Design and Access & Heritage Impact Statement

5 Remenham Terrace, Remenham Hill, Remenham, RG9 3EN

Single Storey Rear Extension and associated internal
alterations

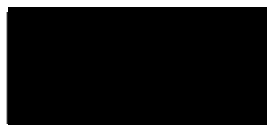
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1 Introduction and Purpose

1.1 Introduction

- 1.1.1 This statement represents a Planning, Design and Access and Heritage Impact Statement submitted in support of the planning and listed building consent application for a single storey rear extension and associated internal alterations (the 'proposed development') at 5 Remenham Terrace, Remenham Hill, Remenham, RG9 3EN (the 'site').

1.2 Purpose

- 1.2.1 Planning law¹ requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 1.2.2 The Courts² have determined that it is enough that a proposal accords with the development plan when considered as a whole. It is not necessary to accord with each and every policy contained within the development plan. Indeed, it is not at all unusual for development plan policies to pull in different directions.
- 1.2.3 The position was also clarified by Patterson J in *Tiviot Way Investments Ltd v Secretary of State for Communities and Local Government and Stockton-on-Tees BC* [2015] EWHC 2489 Admin) at paragraph 31:

I do not accept, lest it be thought to establish the proposition, that the case of Hampton Bishop (supra) establishes that a breach of one key policy was sufficient to find conflict with the development plan as a whole.

- 1.2.4 The Planning & Compulsory Purchase Act 2004 defines the Development Plan for the purposes of this assessment process as the strategy for the region in which the site is located and development plan documents, taken as a whole, which have been approved or adopted for the area.
- 1.2.5 The purpose of this statement is therefore to identify Development Plan policies that are relevant in the assessment of the development proposals. Then to determine if the proposals conflict with their provisions and if they do, to determine whether there are material considerations which outweigh such conflict.

¹ Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990

² See for example *BDW Trading Ltd. v Secretary of State for Communities and Local Government* [2016] EWCA Civ 493; [2017] P.T.S.R. 1337, at paragraphs 18 to 23; *Gladman Developments Ltd. v Canterbury City Council* [2019] EWCA Civ 669; [2019] P.T.S.R. 1714, at paragraphs 21 and 22; and *Chichester District Council v Secretary of State for Housing, Communities and Local Government* [2019] EWCA Civ 1640; [2020] 1 P. & C.R. 9, at paragraphs 31 and 32).

- 1.2.6 The listed building also introduces a further statutory test which is that when making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.

1.3 Proposed Development

- 1.3.1 The proposed development seeks planning and listed building consent application for a single storey rear extension and associated internal alterations.
- 1.3.2 The proposed extension is 3.8m in depth and 4.225m in width and sits to the rear of the existing dining room.
- 1.3.3 Internal amendments include the addition of a w.c. within the existing store / utility room area.

2 Site Location, Description and History

2.1 Site Location and Description

2.1.1 The application site consists of a three-storey end of terrace property located on the northern side of White Hill, Remenham and forms an end of terrace property.

2.1.2 The property is part of a row of five terraces, all of which are Grade II Listed. The terrace was officially recognised in December 1983 with Historic England highlighting the '11 bay sash windows with glazing bars, half glazed entrance doors with half elliptical radiating fanlights. The whole of the ground floor is under a glazed roofed verandah'.

2.1.3 The official listing entry states:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1118188

Date first listed: 23-Dec-1983

List Entry Name: REMENHAM HILL TERRACE

Statutory Address: REMENHAM HILL TERRACE, 1-5, REMENHAM HILL

District: Wokingham (Unitary Authority)

Parish: Remenham

National Grid Reference: SU 78241 82802

REMENHAM REMENHAM HILL SU 78 SE (north side) 1/14 Nos 1-5 (odd) (Remenham Hill Terrace) II Terrace of 5 houses. Early C19 painted stucco, hipped slate roof. 2 storeys. Road front: 11 bays sash windows with glazing bars, half glazed entrance doors with half elliptical radiating fanlights. The whole of the ground floor is under a glazed roofed verandah.

Listing NGR: SU7824182802

2.1.4 To the west of the Listed terrace is the Grade II Listed Remenham Hill House. It was built in the early 19th century and was officially recognised in December 1983.

2.1.5 There are changing levels on site with the front of the site sitting considerably higher than the rear. There are steps that lead from the front entrance round the side of the property to the lower ground level.

- 2.1.6 The property has one adjoining neighbour to the west, to the rear is no.24 Aston Lane (The Old Bakery) and to east is the side garden, parking and Aston Lane. Opposite the site on the southern side of White Hill Road is Park Place and Temple Combe National Historic Park and Garden.



Property as viewed from Aston Lane

- 2.1.7 Although the site is fairly isolated there are bus stops within walking distance on White Hill and Wargrave Road providing services towards Reading, Maidenhead and Henley-on-Thames.
- 2.1.8 In addition, Henley-on-Thames Railway station is within a 25-minute walking distance as are the shops and services within Henley-on-Thames town centre.
- 2.1.9 The elevated position of the property means that it is within Flood Zone 1 and is therefore at the lowest risk of river and surface water flooding.
- 2.1.10 The site lies within the Metropolitan Green Belt and designated Countryside. The application site is also within the designated Remenham Hill Area of Special Character.

2.2 Planning History

- 2.2.1 Previous planning applications can be important in understanding what might be acceptable on the site now. Any relevant applications are set out below:

Reference	Description	Decision & Date
040456	Proposed erection of railings on existing garden wall and erection of garden shed within curtilage of listed building and (retrospective) retention of fence along south and east side boundaries of the site.	Approved 17/03/2004

040457	Proposed erection of railings on top of existing garden wall plus erection of garden shed, and (retrospective) retention of fence along south and east boundaries of the site.	Approved 17/03/2004
041995	Proposed two storey side extension to dwelling.	Approved 12/10/2004
042044	Proposed two storey side extension to listed building (Listed Building Consent).	Approved 12/10/2004
121701	Application for advertisement consent for the erection of a small timber pub sign on the fence of a local resident.	Approved 06/07/2012
142927	Listed building consent for internal alterations to remove part of internal wall.	Approved 21/07/2014

2.2.2 As stated in the listing description the house dates from the early 19th century. However, the exact date of construction is unknown.

2.2.3 An extract from the 1927 Ordnance Survey Map shows the shape of the house as shown below:



2.2.4 In this regard, the lean-to structure appears to be part of the 'original dwelling' for planning purposes (i.e the building as existed in 1948). This is discussed in more detail below in this Statement.

2.3 Pre-Application Consultation

2.3.1 Pre-application consultation was undertaken with the Council in May 2024 (Ref: 241032)

- 2.3.2 The feedback from the Council states that it is crucial to demonstrate that the scheme is acceptable in Green Belt policy terms, particularly the net increase in volumes over the 1948 original dwelling including outbuildings and the significance on any affected heritage asset.
- 2.3.3 The Council concluded that providing this can be shown the scheme is acceptable in terms of its design subject to other material considerations e.g. Drainage, materials etc.

3 Development Plan Context, Designations and Material Considerations

3.1 Development Plan Context and Designations

- 3.1.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. This represents the starting point for assessing the development prospects for a particular site or property.
- 3.1.2 The Development Plan context in Remenham is provided by the **Wokingham Core Strategy DPD** (2010) and the **Managing Development Delivery Local Plan** (2014).
- 3.1.3 Although the Remenham Parish was designated as a Neighbourhood Area in July 2013 there is no adopted Neighbourhood Plan.
- 3.1.4 The Proposals Map confirms that the site lies within Metropolitan Green Belt and designated Countryside. The application site is also within the designated Remenham Hill Area of Special Character.

3.2 Relevant Development Plan Policies

- 3.2.1 The following policies of the Core Strategy have been identified as relevant:
- CP1 Sustainable Development
 - CP3 General Principles for Development
 - CP6 Managing Travel Demand
 - CP7 Biodiversity
 - CP9 Scale and location of development proposals
 - CP11 Proposals outside Development Limits (including countryside)
 - CP12 Green Belt
- 3.2.2 The following policies of the Managing Development Delivery Local Plan have been identified as relevant:
- CC01 Presumption in Favour of Sustainable Development
 - CC02 Development Limits
 - CC03 Green Infrastructure, Trees and Landscaping
 - CC04 Sustainable Design and Construction
 - CC07 Parking
 - CC09 Development and Flood Risk
 - CC10 Sustainable Drainage
 - TB01 Development within the Green Belt
 - TB21 Landscape Character
 - TB23 Biodiversity and Development
 - TB24 Designated Heritage Assets
 - TB26 Buildings of Traditional Local Character and Areas of Special Character
- 3.2.3 These are discussed below, where relevant.

3.3 Material Consideration - National Planning Policy Framework

- 3.3.1 The Government's National Planning Policy Framework (2023) (the 'NPPF') is a material consideration in the assessment of development proposals. The Framework confirms that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 3.3.2 The Framework confirms that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:
- *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
 - *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
 - *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*
- 3.3.3 The Framework emphasises that these objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged.
- 3.3.4 The Framework confirms that at its heart is a presumption in favour of sustainable development and that for decision taking this means approving development proposals that accord with an up-to-date development plan without delay.
- 3.3.5 This is discussed in more detail below with particular regard to design and Green Belt policy considerations.

3.4 Material Consideration - Supplementary Planning Guidance

- 3.4.1 The supplementary planning guidance of relevance includes the **Borough Design Guide** (2012).

4 Planning Assessment

4.1 Introduction

4.1.1 The following assessment considers the relevant Development Plan policies and material considerations identified in the preceding section and the degree to which the proposed development complies with their provisions or not as the case may be.

4.1.2 The principal considerations in the assessment of the development proposals are considered to be as follows:

- Principle of development (including Green Belt considerations)
- Design and impact on the character of the area
- Heritage Impact Assessment
- Impact on neighbouring amenity
- Transport and parking
- Trees, ecology and biodiversity
- Flood risk and drainage
- Sustainability

4.1.3 These considerations are summarised in turn below.

4.2 Principle of development and green belt

4.2.1 Core Strategy Policy CP1 seeks sustainable development and the Managing Development Policy CC01 introduces a presumption in favour of sustainable development.

4.2.2 The site is not allocated with any site-specific land use designation and the development proposed through this application makes better use of an existing developed site, improves its appearance and extends its life. As such the development supports the objectives of the National Planning Policy Framework (NPPF) and contributes to the creation of a safe, good quality and sustainable community.

4.2.3 In addition, the NPPF, although making no reference to residential extensions, recognises the Government's commitment to the reuse of urban land and buildings in meeting the underlying demand for new housing and sets a presumption in favour of development for additional housing development to be on previously developed (brownfield) land.

4.2.4 It is therefore noted that the site is an existing dwelling and subject to meeting planning policy in all other respects (especially in relation to design, Green Belt and heritage), the site is therefore deemed to be an appropriate location for efficient residential development by way of extension. Extension of dwellings is not prohibited by Policy CC02 or CP9.

4.2.5 Policy CP11 requires that residential extensions do not result in inappropriate increases in the scale, form or footprint of the original building. As discussed below, the extension is not considered to be disproportionate.

- 4.2.6 In relation to Green Belt, Policy CP12 confirms that Planning permission will not be granted for inappropriate development within the Metropolitan Green Belt as defined in PPG2 (since replaced with the National Planning Policy Framework).
- 4.2.7 In this respect, paragraph 142 of the NPPF states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 4.2.8 Paragraph 143 of the NPPF confirms that the Green Belt serves five purposes:
- a. to check the unrestricted sprawl of large built-up areas;
 - b. to prevent neighbouring towns merging into one another;
 - c. to assist in safeguarding the countryside from encroachment;
 - d. to preserve the setting and special character of historic towns; and
 - e. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 4.2.9 In this respect it is clear that an extended dwelling would not conflict with any of these purposes as the proposal would not result in any sprawl or merging of towns, would not result in any encroachment into the countryside, have no impact on any historic towns and would encourage the recycling and improvement of an existing developed site.
- 4.2.10 Paragraph 152 of the NPPF confirms that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 4.2.11 Paragraph 153 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 4.2.12 In this respect, paragraph 154 of the NPPF a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:
- a. buildings for agriculture and forestry;
 - b. the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
 - c. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

- d. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e. limited infilling in villages;
- f. limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g. limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

4.2.13 In this respect, it is clear that, in accordance with the NPPF paragraph 149(c) the extension or alteration of a building is not inappropriate development provided that it does not result in disproportionate additions over and above the size of the original building.

4.2.14 There is no definition of 'disproportionate' within the NPPF but it is clear an extension is acceptable subject to an assessment of its size.

4.2.15 In this regard, Development Management Policy TB01 confirms that:

The alteration and/or extension of a dwelling and the construction, alteration or extension of buildings ancillary to a dwelling in the Green Belt over and above the size of the original building(s) shall be limited in scale.

4.2.16 The accompanying supporting text to Policy TB01 states that:

With regard to the alteration and/or extension of a dwelling and the construction, alteration or extension of buildings ancillary to a dwelling, proposals will be assessed against the original building(s), as defined in the NPPF. Due to the restrictive policies that apply to the Green Belt and the need to retain the openness of the countryside, only limited extensions to a dwelling will generally be permitted. 'Limited' means a cumulative increase of generally no more than a 35% increase in volume over and above the original dwelling.

For the purposes of clarity, any assessment of increase in volume of a dwelling will not include any other buildings on the site. With regard to the construction, alteration or extension of buildings ancillary to a dwelling, changes should not result in disproportionate additions to the original building(s) or cause a detrimental alteration to the scale of the dwelling or to the scale of development on the site.

4.2.17 From the above, it is considered that the intention of the Council is to allow extension of buildings to be up to 35% larger in volume than the original building.

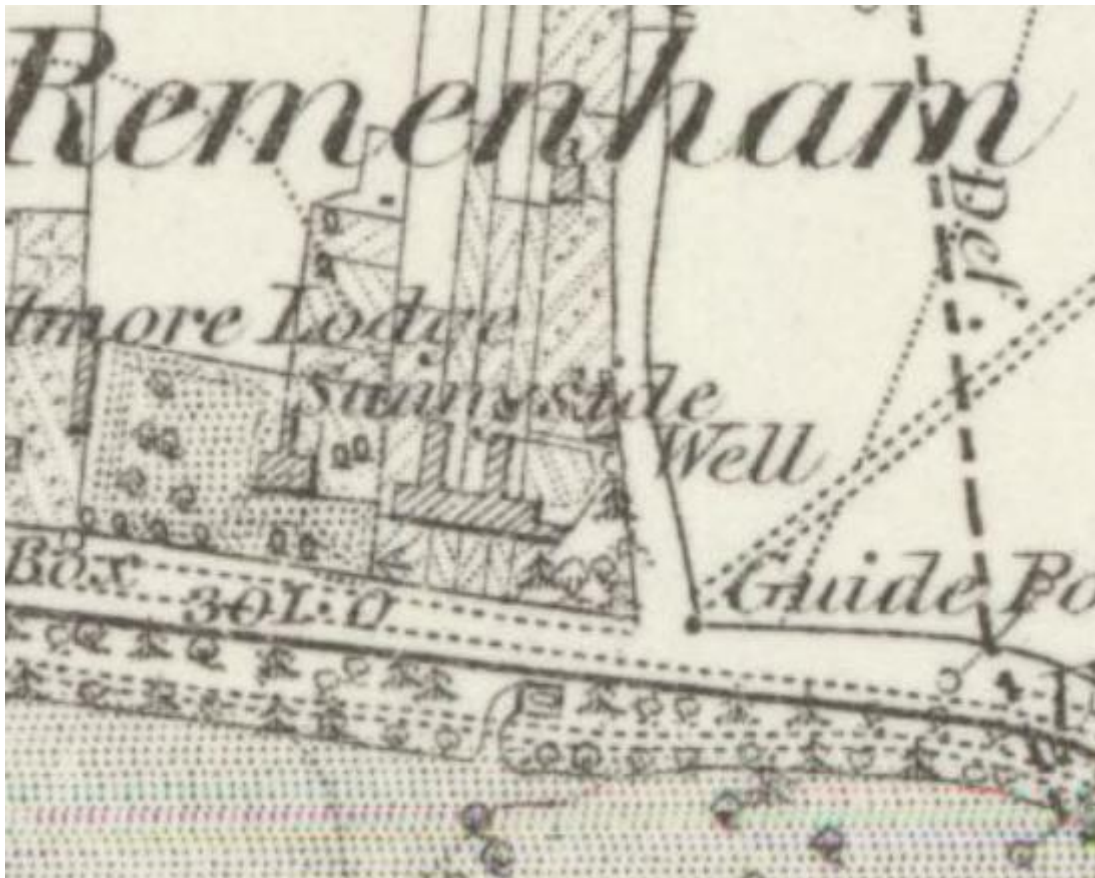
4.2.18 This is confirmed in the pre-application response.

4.2.19 In this regard it is therefore important to confirm the floorspace of the 'original dwelling'. This is not defined in the Local Plan but the NPPF Annex defines 'Original Building' as follows:

A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

4.2.20 As the building dates from the early 19th Century in this case it is clear that the original building is defined as that as existing on 1st July 1948.

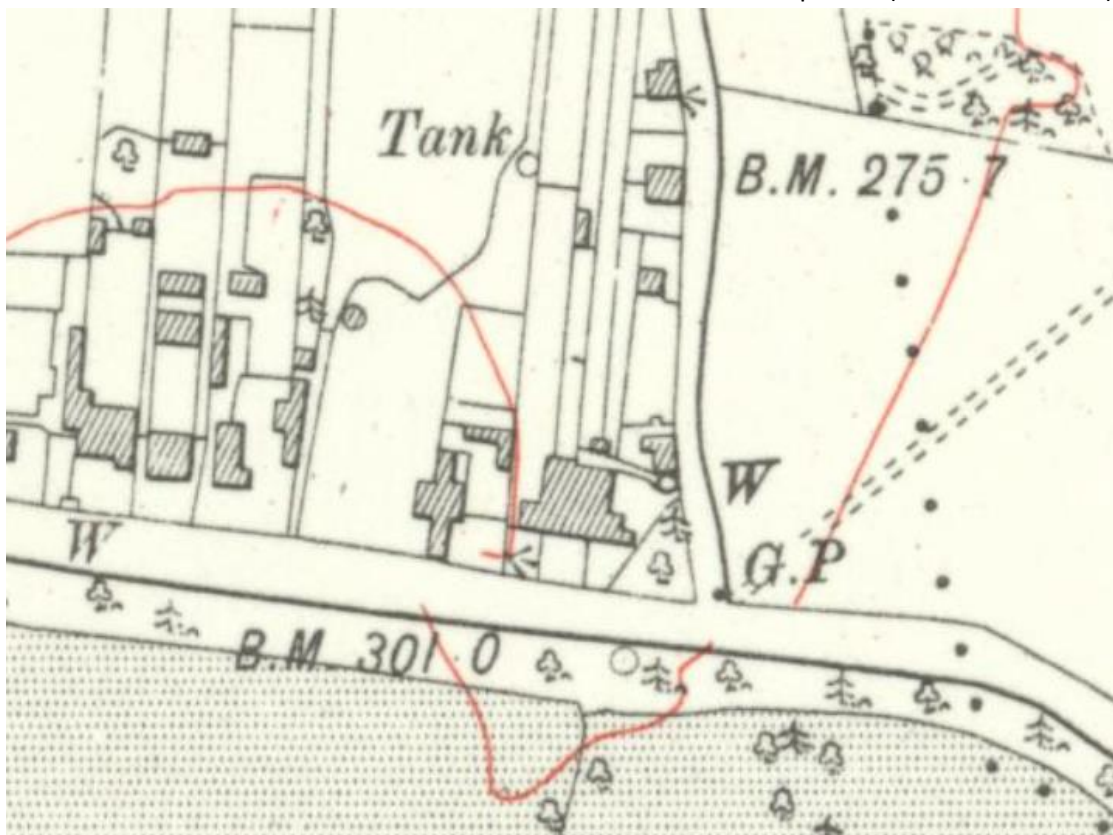
4.2.21 In this regard a search of historic Ordnance Survey Maps shows the house as follows:



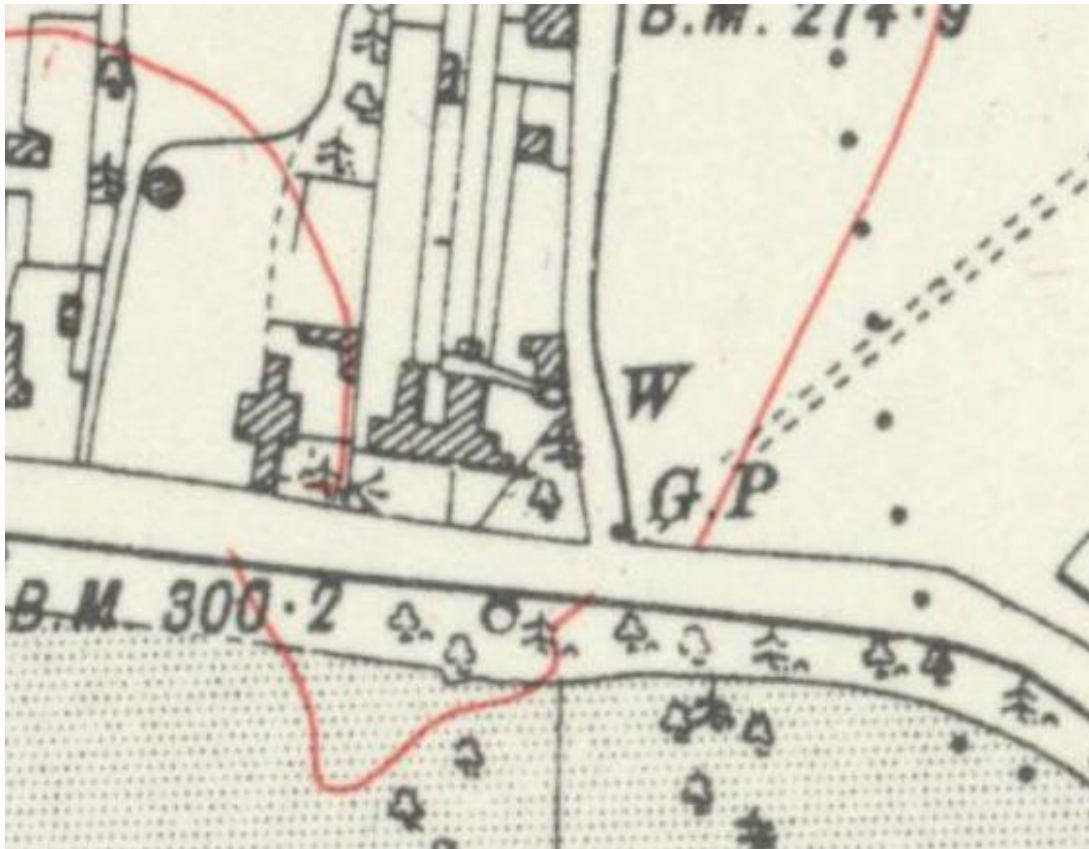
1883 OS Map (Berkshire Sheet XXIII)



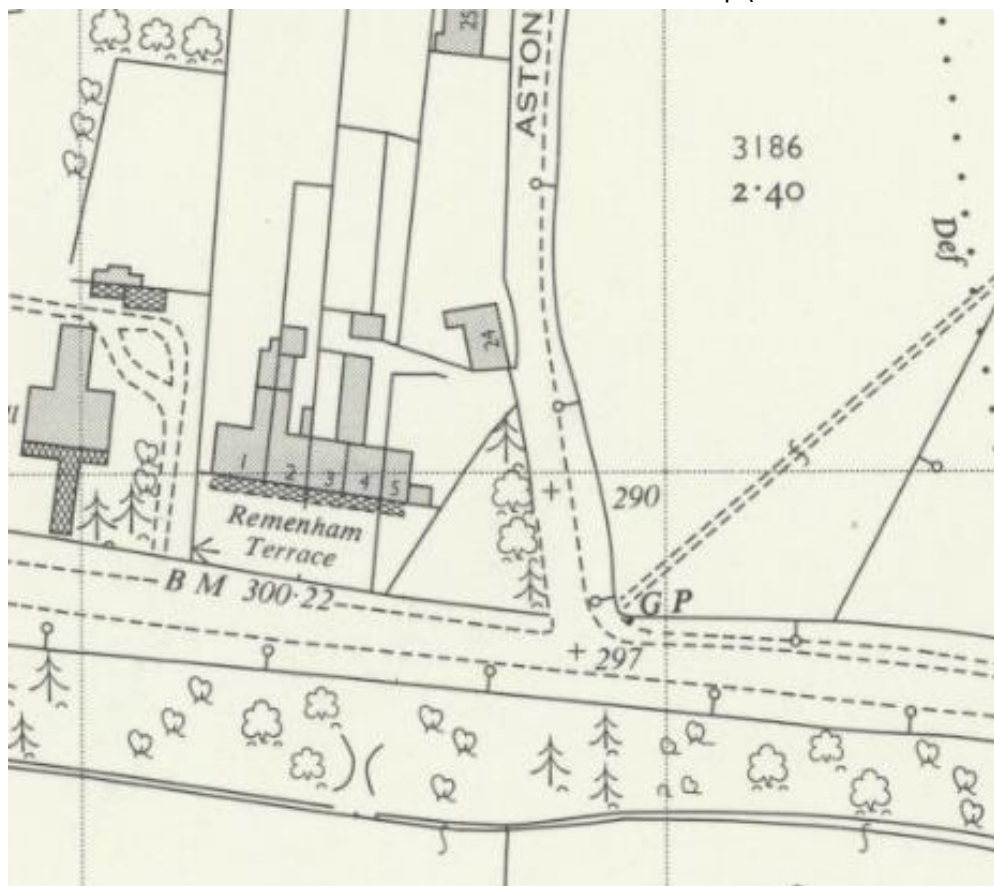
OS Map 1912 (Berkshire XXIII.10)



1914 OS Map (Berkshire Sheet XXIII.SW)

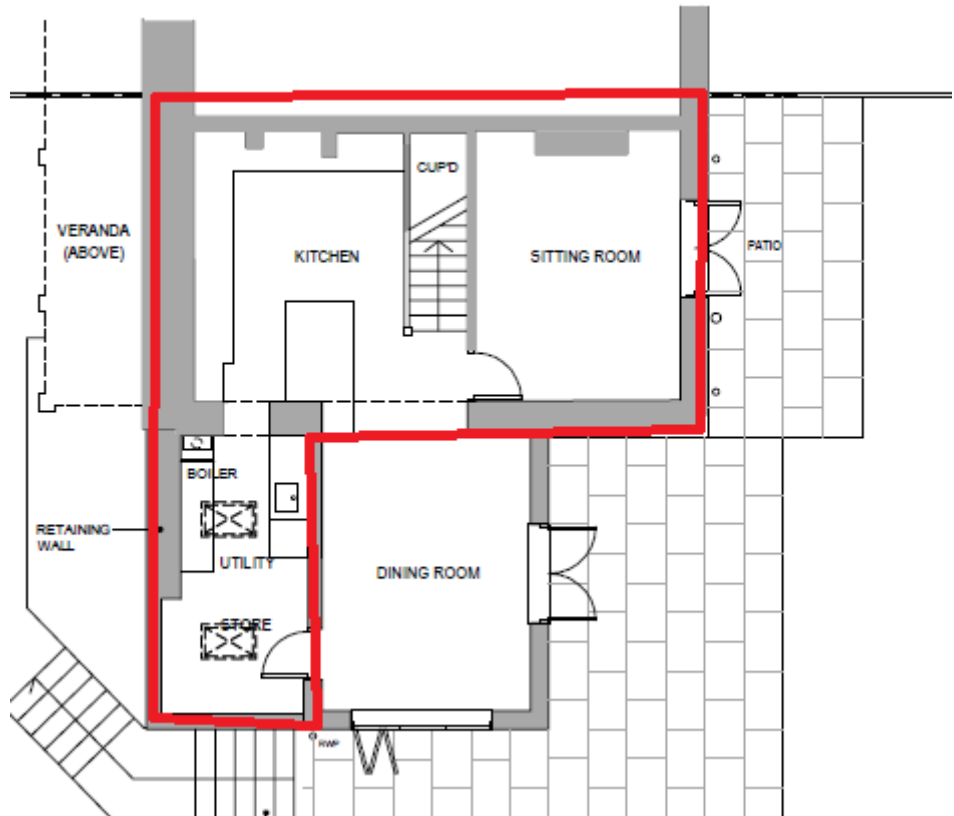


1944 OS Map (Berkshire Sheet XXIII.SW)



OS Map 1962 (SU7882-SU7982-AA)

- 4.2.22 From the above it appears that the 'lean-to' extension part of the dwelling appears to in situ on the 1883 OS Map and is still shown on the 1912, 1914, 1944 and 1962 OS Maps.
- 4.2.23 Therefore, it is concluded that this feature of the house existed before 1st July 1948 and forms part of the original dwelling.
- 4.2.24 The footprint of the original dwelling would therefore be as follows:



- 4.2.25 Within the Council's pre-application response, the Planning Officer stated that the dwelling had already been extended by 29.6%, based on the calculation from a 2004 application as shown below:

Approved application 041995 (2004): 'A ground and lower ground floor side extension to provide an additional bedroom on the ground floor and garden room beneath'. Included within the officer report were volume calculations:

(a) volume of original dwelling	295.97 cu.m.
(b) volume of existing lean-to extension	17.3cu.m.
(c) volume of proposed extension	70.22 cu.m.
(b) + (c)	87.52 cu.m.
(b) + (c) as % of (a)	29.6%

4.2.26 However, this calculation was based on the assumption that the 'lean-to' extension was not part of the original dwelling. As shown above, this is not the case. Therefore, based on these calculations the original dwelling would be:

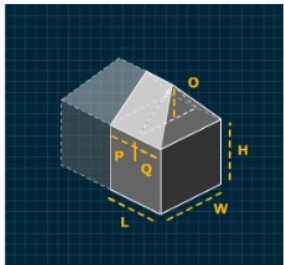
- $295.97\text{m}^3 + 17.3\text{m}^3 = 313.27\text{m}^3$

4.2.27 Using these calculations the existing 2004 extension (70.22m^3) would represent a 22% increase in the volume of the dwelling over the original.

4.2.28 However, these calculations within the 2004 application are incorrect as is shown in the calculations below (from the Planning Portal Volume Calculator) which are taken from the existing and proposed plans:

Original Dwelling from Front (minus lean-to)

Pitched roof — one end hip



Height (metres)	7.9	Total Volume: 373.00
Width (metres)	8.6	
Length (metres)	5	
O (metres)	2.3	
P (metres)	0.1	
Q (metres)	4.9	

Calculate Volume

Reset

4.2.29 The height of the dwelling at the front is 5.8m to eaves level above the ground level. However, at the rear the height of the building to eaves level is 7.9m.

4.2.30 In this regard the volume has been calculated on the basis of the rear elevation as the lower ground floor is entirely above ground level on the side elevation.

4.2.31 In this regard the volume of the existing main part of the dwelling is 373m^3 and not as previously calculated in 2004.

Lean-to

4.2.32 The lean to has been calculated as at least 24.84m^3 above ground level, as shown below:

Lean-to — single pitch roof



Height (metres)

Width (metres)

Length (metres)

Z (metres)

Total Volume:

24.84

Calculate Volume

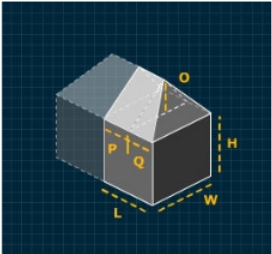
Reset

4.2.33 As the lean-to is shown to be original the volume of the existing dwelling is shown to be at least **397.84m³** (373 + 24.84).

2004 Extension

4.2.34 The plans show that the 2004 extension is 90.47m³ as shown below:

Pitched roof — one end hip



Height (metres)

Width (metres)

Length (metres)

O (metres)

P (metres)

Q (metres)

Total Volume:

90.47

Calculate Volume

Reset

Proposed Extension

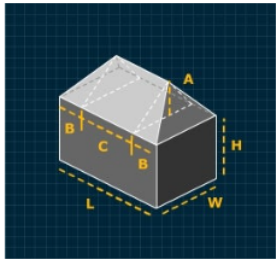
4.2.35 The proposed new extension has been calculated on the basis of the GEA of 18.34m² and a roof height of 2.5m above floor level.

4.2.36 This gives a volume of 45.85m³.

4.2.37 This results in a volume increase of (45.85 + 90.47) 136.32m³ above the original dwelling – an increase of 34%.

4.2.38 In addition, the roof lantern represents a volume of 3.54m³ as shown below:

Pitched roof — two end hips



Width (metres)

Length (metres)

Height (metres)

A (metres)

B (metres)

C (metres)

Total Volume:
3.54

[Calculate Volume](#)

[Reset](#)

4.2.39 This takes the total volume increase to 139.86m³.

4.2.40 This represents an increase in the volume of the original building of 35.1%.

4.2.41 In this regard, the proposed development is not considered to be contrary to Policy TB01 as the volume increase over 35% is 0.1% and not considered sufficient to warrant refusal of planning permission.

4.2.42 Therefore, the principle of the extension is acceptable in the Green Belt subject to the considerations below.

4.3 Design and impact on the character of the area

4.3.1 In respect of design considerations Paragraph 131 of the NPPF confirms that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

- 4.3.2 Paragraph 135 states that planning decisions should aim to ensure that developments function well and add to the overall quality of the area; establish a strong sense of place; optimise the potential of the site to accommodate development; are sympathetic to local character and history and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- 4.3.3 Paragraph 139 advises that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵², taking into account any local design guidance and supplementary planning documents such as design guides and codes.
- 4.3.4 Significant weight should be given to:
- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
 - b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 4.3.5 In this respect the NPPF offers support to the proposed development which will be of a high quality, as discussed below.
- 4.3.6 Policy CP1 seeks to provide attractive, functional, accessible, safe, secure and adaptable schemes.
- 4.3.7 In addition, Policy CP3 states that planning permission will be granted for proposals that:
- i. *Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;*

The proposed development is a high quality bespoke solution which complements the character of the wider area and, as discussed below, has no impact on the significance of the listed building.
 - ii. *Provide a functional, accessible, safe, secure and adaptable scheme;*

The proposed development will provide an enhanced dwelling which meets all the above requirements.
 - iii. *Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.*

As discussed below the proposed development will not have any detrimental impacts.
 - iv. *Maintain or enhance the ability of the site to support fauna and flora including protected species;*

As discussed below there is no impact on any ecological interests and will enhance the landscape of the site.

- v. *Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;*

The proposed development is an extension and will not require any complementary facilities.

- vi. *Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;*

The proposed development will have minimal impact on landscaping.

- vii. *Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space;*

This is not relevant to the proposed development which provides only a small scale residential extension.

- viii. *Contribute towards the provision of an appropriate sustainable network of community facilities;*

This is not relevant to the proposed development.

- ix. *Do not lead to a net loss of dwellings and other residential accommodation or land; and*

There is no loss of any dwellings.

- x. *Do not lead to a loss of community or recreational facilities/land or infrastructure unless suitable alternative provision is available.*

This is not relevant to the application.

4.3.8 Therefore, there is no conflict with the above policy, and this is discussed below.

4.3.9 Policy TB21 states that proposals must demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues.

4.3.10 The policy states that proposals shall retain or enhance the condition, character and features that contribute to the landscape.

4.3.11 In this respect, the proposed development is an exceptional quality which will have minimal impact on the appearance of the site and no impact on the wider landscape.

4.3.12 The SPD (Policy RD5) also states that new development in the rural area should respond to the typical forms of buildings in the village or locality. In this regard, the proposed extension will match the appearance of the existing dwelling.

- 4.3.13 Paragraph 8.5.3 of the Design Guide SPD also confirms that ‘there may be exceptions where a development proposal of particularly high quality has a positive rather than negative impact’.
- 4.3.14 In this respect, the proposed development is a high quality which will have a positive impact and improve the standard of design in the area.
- 4.3.15 The proposed single-storey rear extension at lower ground floor level would be subservient to the host dwelling. The Borough Design Guide states that for rear extensions ‘The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary’. The extension would not fall within 2m of any boundary with an eaves height lower than the recommended 3m.
- 4.3.16 The proposed extension would largely infill the space between the existing dining room and sitting room and would not generate sprawling encroachment into the open garden space. The extension would not extend beyond the existing flank wall of the property and would extend beyond the existing rear building line by approximately 1.66m. This would not represent a disproportionate addition over and above the size of the original building. This is discussed above in relation to the Green Belt policies.
- 4.3.17 The application site is located in the ‘Remenham Hill’ Area of Special Character. White Hill is a long road that runs eastwards from Henley and is characterised by its rural and open nature. To the south of the road is the Park Place and Temple Combe National Historic Park and Garden. To the north are the majority of the properties that form the Remenham Hill area with open countryside beyond.
- 4.3.18 Many of the properties along the road host Victorian period features including bay windows, gables and pitched roof forms.
- 4.3.19 Policy R23 of the Borough Design Guide states that residential extensions and alterations should be designed to contribute positively towards the underlying character and quality of the local area.
- 4.3.20 In this regard, as hinted above, the proposed materials would include white render, timber sash windows and a black metal rainwater hopper and downpipe to match existing and would be sympathetic to the heritage asset.
- 4.3.21 Further details regarding the roof lantern and bi-fold doors can be controlled by conditions to ensure a satisfactory appearance but it is intended that such features will be specialised heritage designs and timber framed to match the existing.
- 4.3.22 The proposed extension to the existing building is located to the rear with the fenestration facing the rear and side garden. It would be significantly set back from the street frontage by more than 22m and given the presence of mature landscaping features to the front of the plot, the extension would have very limited views from the street scene. Furthermore, due to slope of the site, the proposed extension would sit at a position significantly lower than road level, further limiting any opportunity to view the extension from the public realm, so would not have a substantial impact on the green belt and Area of Special Character.

4.3.23 In addition, the extension is a relatively minor addition to the host dwelling and its significance would not be overly dominant in the landscape and would relate well within the Countryside setting due to its modest size and footprint and would not appear as an incongruous urban feature when traversing Aston Lane. Aston Lane would be approximately 14m eastwards of the extension and between the extension and the road is a block wall with railings and ever-green hedging between close board and trellis fencing with sheds behind that would largely screen the subject extension from Aston Lane.

4.3.24 This view was also reached in the Council's pre-application response.

4.3.25 Therefore, no conflict with Policy TB26 is identified.

4.3.26 In this regard, there are no conflicts identified with any of the Council's design policies.

4.4 Heritage Impact Assessment

4.4.1 Policy TB24 states that the Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by:

- a. Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views.
- b. Supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management and historic significance of designated heritage assets, with particular support for initiatives that would improve any assets that are recognised as being in poor condition or at risk. 3.

4.4.2 The policy also states that proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme.

4.4.3 The above policy follows the guidance as set out in the National Planning Policy Framework in relation to heritage assets.

4.4.4 In this respect, the National Planning Policy Framework confirms at paragraph 196 that local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

- 4.4.5 Paragraph 200 confirms that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.
- 4.4.6 Paragraph 203 states that in determining planning applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.4.7 Paragraph 205 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 4.4.8 Paragraph 206 confirms that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of grade II listed buildings, or grade II registered parks or gardens, should be exceptional.
- 4.4.9 Paragraph 207 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a. the nature of the heritage asset prevents all reasonable uses of the site; and
 - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
 - d. the harm or loss is outweighed by the benefit of bringing the site back into use.

- 4.4.10 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (paragraph 208).
- 4.4.11 In summary, the Framework seeks to ensure that proposals affecting a Heritage Asset first make an assessment of the impact of the proposal on the significance of the asset and should be granted if there is no harm to the significance. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that there are substantial public benefits that outweigh that harm or loss.
- 4.4.12 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 4.4.13 In this respect, in accordance with the NPPF it is clear that the approach in determining applications affecting a Heritage Asset is as follows:
- Assess the significance of the Heritage Asset.
 - Assess the impact of the proposed development on the significance of the Heritage Asset.

Assessment of the significance of the Heritage Asset(s)

- 4.4.14 The listing description confirms that the property is part of a terrace of 5 houses and in this regard, there is a group value.
- 4.4.15 The listing description only refers to the frontage of the building and refers to a 2 storey building (although the building is three storeys to the rear).
- 4.4.16 From the listing description it is clear that the features of most significance are:
- painted stucco
 - hipped slate roof.
 - sash windows with glazing bars,
 - half glazed entrance doors with half elliptical radiating fanlights.
 - glazed roofed verandah
- 4.4.17 These frontage features are all shown below:



4.4.18 The listing description makes no reference to the three-storey rear of the property. However, it is clear that this has the same features as the frontage with stucco and sash windows with glazing bars, as shown below:



4.4.19 The terrace generally maintains the same appearance. Although some of the dwellings have rear extensions / projections.

4.4.20 The application property has a side extension which dates from 2004, as shown below:



4.4.21 This modern extension has been integrated into the appearance of the host dwelling.

Assessment of the impact of the proposed development on the significance of the Heritage Asset.

4.4.22 As discussed within the Council's pre-application response the proposed extension would be to the rear of the property and would be largely screened from the White Hill public realm as shown in the below photographs which also show that there are limited views of the entire listed terrace.



4.4.23 However, there would be some views allowable from Aston Lane as shown in the below photograph.



- 4.4.24 However, as shown in the above photograph the topography of the site shows the single storey rear extension would have limited visibility behind the boundary screening and one storey below the existing side extension.
- 4.4.25 The pre-application consultation summarised that the Heritage Office considered that the proposed single-storey rear extension would be acceptable in principle.
- 4.4.26 However, some amendments to the scheme were recommended, as follows:

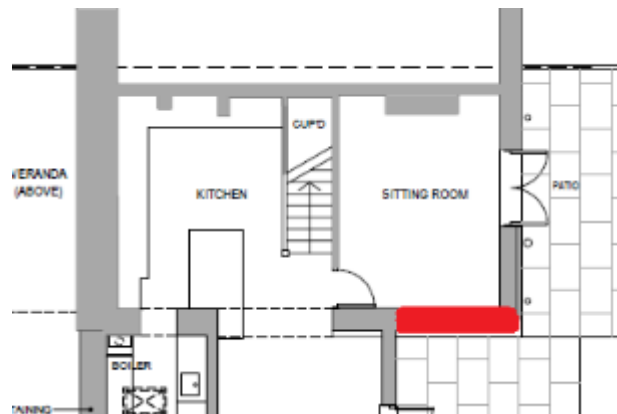
From a heritage stance there are a couple of areas of concern with respect to the potential loss of historic fabric and form of this existing end extension. In order to address these concerns such that the proposal would prove more acceptable, it is believed some slight changes are needed. To that end it is believed that were the eastern elevation of the extension set back to that of the line of the existing, as suggestion by a minimum of 100mm would give a visual and physical indication of the original dimensions and form of the existing structure. Likewise, it believed that the retained wall nibs of the original back wall of the existing structure should be greater in their retained lengths in order to ensure a clear understandable visual and physical indication of the original back wall, rather than as proposed to substantially remove the wall and leave just token upstands, presumably that would be required for a steel to hold up the masonry elevation above.

- 4.4.27 However, as noted from the planning history of the property the current eastern elevation of the dwelling is not part of the original listed building but a 2004 two storey side extension built behind and adjoined to the lean-to extension (which appears to have been. part of the original structure).

- 4.4.28 In this respect, setting in from this eastern elevation would not make any difference to the original structure and this eastern building line has already been deemed acceptable adjoining the listed building.
- 4.4.29 In this regard maintaining the eastern building line as proposed would not have any impact on the significance of the listed building.
- 4.4.30 Similarly, the Heritage Officer suggests retaining the wall nibs either side of the existing French doors, as shown below internally:



- 4.4.31 However, as established above, this rear wall and French doors is a 2004 addition to the property. Therefore, widening this opening for the construction of the extension would not result in the loss of any historic building fabric.
- 4.4.32 The proposed extension will only be built off a small section of the original dwelling side wall, as highlighted below:



- 4.4.33 However, extension from this side wall has already been deemed acceptable in the 2004 permission and the proposed extension will create a new uniform building line on the eastern elevation which will bring the end of the terrace more in keeping with the other end of the terrace which doesn't have a side projection.
- 4.4.34 In this regard, given the significance of the terrace arises from the front elevation the proposed development is not considered to result in any harm to the significance of the listed building as it sits behind the 2004 extension.
- 4.4.35 From Aston Lane views are limited and it would be seen in the context of the other rear projections behind the terrace.
- 4.4.36 In this regard, there are not considered to be any conflicts with any heritage policies.

4.5 Impact on neighbouring amenity

- 4.5.1 Policy CP3 confirms that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.
- 4.5.2 In this regard the Council's pre-application response confirmed that due to the position of the proposed extension on the northeastern corner of the host dwelling and the single-storey nature of the works, there are no loss of light or overbearing concerns that would be generated by the proposal.
- 4.5.3 In addition, in relation to overlooking, the windows proposed in the eastern elevation are at lower ground-floor level and would face towards the side garden and Aston Lane Road. There are no neighbours to the east.
- 4.5.4 In addition, the proposal would include rear facing patio doors that would face towards the garden. To the rear of the property is no.24 Aston Lane (formerly The Old Bakery) which sits on lower ground and has a first-floor window in its south elevation. The proposed patio doors would be approximately 14m from no.24.
- 4.5.5 This would meet the minimum recommended 12m separation distance outlined in the Borough Design Guide for one and two storeys from back to flank to maintain privacy and limit a sense of enclosure.
- 4.5.6 In addition, the views from the proposed doors would be similar to those of the existing patio doors and would not cause a detrimental loss of privacy over and beyond the existing degree shared within the setting and is acceptable.
- 4.5.7 In this regard, no amenity impacts have been identified.

4.6 Transport and parking

- 4.6.1 Core Strategy Policy CP6 confirms that planning permission will be granted for schemes that do not cause highway problems or lead to traffic related environmental problems.
- 4.6.2 In addition, Policy CC07 confirms that planning permission will only be granted where the proposal demonstrates the following:
- a) How the proposed parking provision meets the standards set out in Appendix 2 of the MDD
 - b) That the new scheme retains an appropriate overall level of off-street parking
- 4.6.3 In this regard, the proposed development does not change the current parking arrangements with off-street parking spaces provided as shown on the submitted plans.
- 4.6.4 Although an additional habitable room is proposed this is not a bedroom and it will not increase the occupancy of the dwelling.
- 4.6.5 Paragraph 115 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 4.6.6 No such impacts exist and therefore, there would be no sustainable objection in relation to highways and parking.

4.7 Trees, ecology and biodiversity

- 4.7.1 Policy CC03 seeks to protect and retain existing trees, hedges and other landscape features.
- 4.7.2 As discussed, within the Council's pre-application feedback, there are no protected trees on site, but White Hill is a designated Green Infrastructure Route, and the application falls within designated Countryside and Remenham Hill Area of Special Character.
- 4.7.3 In this regard, the WBC Landscape and Trees officer was consulted and commented during the pre-application process:

The extension will not be visible from the Green Route, being at the rear/side of the property, but it will be from Aston Lane. In a full application I would look for information to indicate that the setting as viewed from the public realm will be largely unchanged, that removed green infrastructure will be replaced on the site, that the extension will integrate into the existing setting and that external materials will complement/match existing.

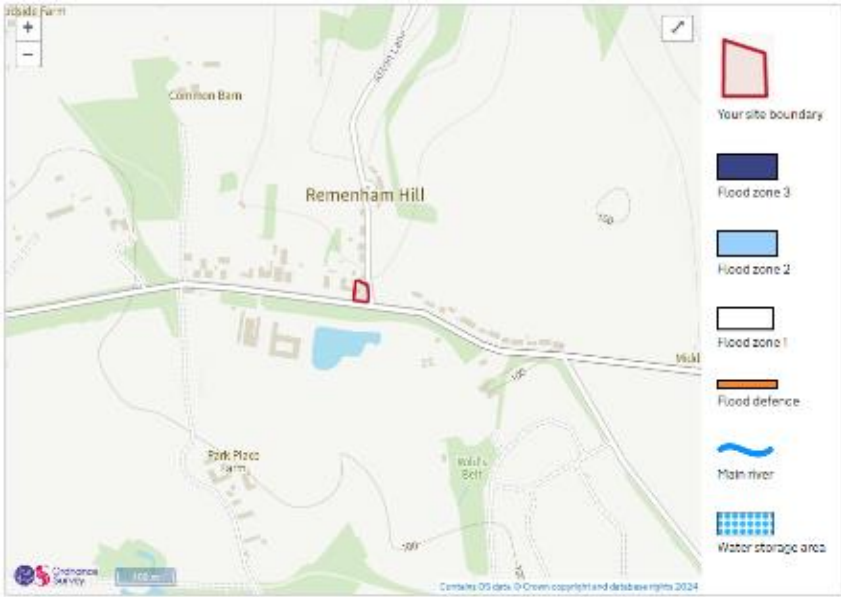
As it stands, I feel that the above has been, or can be achieved and that being the case I would support an application of this type, in principle'.

- 4.7.4 There are no trees within the vicinity of the proposed extension and any additional landscaping can be controlled by condition, if necessary.

- 4.7.5 Policy CP7 seeks to protect biodiversity. In addition, Policy TB23 states that development should provide opportunities, including through design, layout and landscaping to incorporate new biodiversity features or enhance existing.
- 4.7.6 Although the site is within a suitable bat roosting area as identified on the Constraints Map. In addition, there are no works to the roof or demolition proposed. In this respect, the pre-application consultation feedback confirmed that no survey would be required.
- 4.7.7 The Constraints Map confirms that the site is not within 10 metres of the Great Crested Newt consultation zone
- 4.7.8 The site is within a Green Risk Zone in relation to Great Crested Newts. In this regard a Great Crested Newt Statement is not required.
- 4.7.9 The patio had little biodiversity value and, in this respect, the proposed development will have little impact on biodiversity as it only involves extensions to the house.
- 4.7.10 The proposed development consists of a householder application (within the curtilage of a dwellinghouse).
- 4.7.11 In this regard, the proposed development is exempt from the requirements of Biodiversity Net Gain.

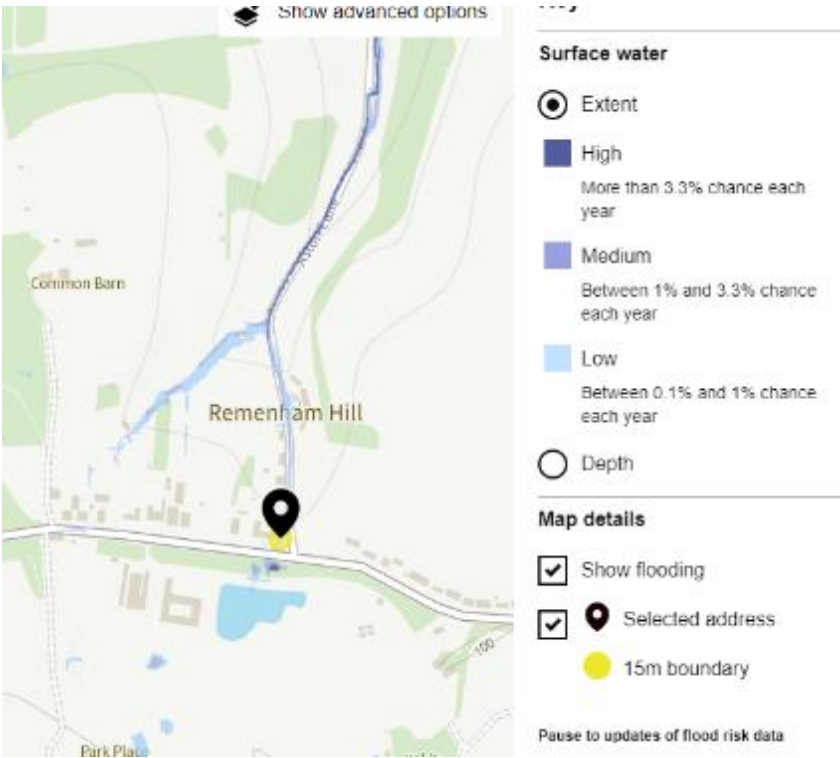
4.8 Flood risk and drainage

- 4.8.1 The NPPF paragraph 165 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- 4.8.2 In addition, Policy CC09 confirms that all sources of flood risk, including historic flooding, must be taken into account at all stages and to the appropriate degree at all levels in the planning application process to avoid inappropriate development in areas at risk of flooding.
- 4.8.3 The Environment Agency Flood Map confirms that the site is within Flood Zone 1 and is therefore at the lowest risk of flooding, as shown below:



Flood Map

4.8.4 In addition, the site is not at risk from surface water flooding as shown on the below extract from the Environment Agency Surface Water Flood Map



Surface Water Flood Map

- 4.8.5 In this respect, there is no need for a Flood Risk Assessment.
- 4.8.6 Policy CC10 states that all development proposals must ensure surface water arising from the proposed development including taking into account climate change is managed in a sustainable manner.

- 4.8.7 In relation to drainage, the proposed extension is located where an existing patio is in situ and in this regard although there is a slight increase in the size of the patio this will be comprised of permeable paving.
- 4.8.8 The proposed extension will include new gutters and drainage, and, in this regard, there is not expected to be any increase in run-off.
- 4.8.9 This can be further controlled by conditions, if necessary.

4.9 Sustainability

- 4.9.1 Policy CC04 states that planning permission will only be granted for proposals that seek to deliver high quality sustainably designed and constructed developments. However, the policy predominantly relates to new homes or large non-residential proposals.
- 4.9.2 However, the policy states that all development, including conversions, alterations and extensions shall incorporate suitable waste management facilities, including on-site recycling.
- 4.9.3 In this regard, the proposed extension has no impact on the refuse or recycling facilities within the site which will remain the same as the existing.
- 4.9.4 However, the proposed extension will increase the sustainability of the dwelling and there should be no objections in this regard.

5 Summary and Conclusion

5.1 Summary

- 5.1.1 In summary, this statement represents a Planning, Design and Access and Heritage Impact Statement submitted in support of the planning and listed building consent application for a single storey rear extension and associated internal alterations at 5 Remenham Terrace, Remenham Hill, Remenham, RG9 3EN.
- 5.1.2 The purpose of this statement is to identify Development Plan policies that maybe relevant in the assessment of the development proposal; and to consider whether the proposal conflicts with their provisions and, if so, whether there are material considerations that outweigh any conflict with the Development Plan.
- 5.1.3 An assessment of the relevant planning policies in the adopted Development Plans confirms that there is no significant conflict with their provisions and that the statutory test imposed by Section 70(2) of the Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004 is met.
- 5.1.4 The National Planning Policy Framework is a material consideration in the assessment of the development proposal. An assessment of the Framework confirms that the proposed development is consistent with national planning policies and provides further support for the application.
- 5.1.5 The proposal has minimal impact on the openness of the Green Belt and therefore would not be inappropriate development within the Green Belt due to the extension not being a disproportionate addition to the original dwelling.
- 5.1.6 The above confirms that the design of the proposed extension is of a high quality and will have no impact on the significance of the listed building.
- 5.1.7 There are no technical impediments to the granting of planning permission.

5.2 Conclusion

- 5.2.1 In conclusion, the proposed development is considered compliant with the relevant provisions of the development plan. Planning law dictates that this justifies a grant of planning permission. Assessment against the policies contained within the Framework, which is a material consideration, further confirms that the development can be considered to be a form of sustainable development and therefore benefit from the presumption in favour of sustainable development which is a golden thread running through decision-taking.
- 5.2.2 The proposal is therefore promoted on this basis and that it can be supported and receive a grant of planning permission.

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