APPLICATION NO:
F/2002/8142

LOCATION:
Parish Hall, St Nicholas Church Remenham Lane, Remenham .

APPLICANT:
The Rector Of St Nicholas Church C/O A G Duckett

PROPOSAL:
Proposed single storey extensions to church hall.

EARLIEST DATE FOR DECISION: **05/01/2003**

APPLICATION WILL HAVE EXPIRED ON: 31/01/2003

CASE OFFICER: **Angela Odell**

APPROVED

R/A/I/L/E/X
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

The Rector of St Nicholas Church
C/O A G Duckett
ADAD
Old Bell House
Northfield End
Henley on Thames
Oxon
RG9 2JG

Application Number: F/2002/8142

Parish: **REMENHAM**

Location: **Parish Hall, St Nicholas Church, Remenham Lane, Remenham.**

Proposal: **Proposed single storey extensions to church hall.**

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. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. The details, positions and number of rooflights shall be submitted to and approved in writing by the Local Planning Authority before development commences. The approved rooflights shall then be installed in accordance with the approved details.

Condition
4. No additional rooflights shall be installed except for any which may be shown on the approved drawing and approved under condition No. 3 above.

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 ensure that the external appearance of the building is satisfactory.

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

Informative
1. This approval is in accordance with scale 1:500 site plan received by the Local Planning Authority on 6 December 2002 and revised plan 243/3B received by the Local Planning Authority on 23 January 2003.

Informative
2. 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 C4, EN5 and C8.

Green Belt Local Plan Policy 1.

Deposit Draft Wokingham District Local Plan Policies WGB1, WLL2 and WHE4.

T. G Watson

Trevor Watson
Development Control Manager
Date: 14/02/2003

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.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS

CASE OFFICER AO

PLANNING APPLICATION NUMBER	F | 2002 | 8142
BUILDING CONTROL NUMBER.	FX | 2003 | 470 S
APPLICANT/AGENT	A · G · DUCKETT
ADDRESS OF SITE	Remenham Parish Hall Remenham Lane Remenham
DESCRIPTION OF PROPOSED WORK	Single Storey extension to Church Hall

Andy

DRAWING NUMBERS

	BC	**DC**
BLOCK PLAN		
ELEVATIONS	243 | 3B	243 | 3B
FLOOR PLANS	243 | 3B	243 | 3B

CHECKLIST

	1ST CHECK	**2ND CHECK**
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION	16 | 02 | 2003	
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?	Very minor	
west elevation roof light on DC drg. larger window on BC		
DATE	24.10.03	

PROBLEMS

	REQUESTED	**RECEIVED**	**REMINDER**
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Angela Odell

Application Number : F/2002/8142

Applicant : The Rector Of St Nicholas Church C/O A G Duckett.

Location : Parish Hall, St Nicholas Church, Remenham Lane, Remenham, .

Proposal : Proposed single storey extensions to church hall.

Site Notice Displayed ? :	YES	NO	DATE
	✓		22.1.03

Date of Neighbour Notifications : .....

Date of Site Visit : 22.1.03

Date Registered : 06/12/2002

Earliest Date for Decision : 05/01/2003

Latest Consultation Date/Site Notice Expiry Date : 05/01/2003

This application will have expired on: 31/01/2003. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

- Environmental Health officer: No objection
- Highway officer: No objection.
- Council's ecologist: No objection.
- 1 letter of support.
- Tree officer: No objection.
- Conservation officer: No objection to revised plans.
- Environment Agency: No comments to make.

Planning Issues :

Application Number: F/2002/8142

Appraisal :

See attached report.

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

F/2002/8142 – Appraisal

Proposal
Is to add 2 single storey extensions totaling 36 sq.m. Proposed extension on the south-east side is for a store. Proposed extension on the north corner is to provide a kitchen. Internal alterations to the existing building include provision of toilets. Revised plans show removal of bar area, 2 instead of 1 rooflights above reception area and plain tile hanging on west elevation.

Relevant Planning History
Previous consent No. 27070 involved alterations but no extensions to the building.

Effect on the character and appearance of the area
Site is in the Green Belt, Area of Special Landscape Importance and in the recently designated Remenham Church Conservation Area. WDLP (as agreed to be modified) Policy WGB1 strictly controls development in the Green Belt. There is no category within the policy (or other Green Belt policies) that covers extensions to existing community facilities. However, as the original building is 93 sq.m. and the proposed extension would be 36 sq.m. in size, this represents an increase of 39%. It is considered that in principle, this is not so large as to conflict with the purpose of Green Belt policy, bearing in mind that the building is within an existing enclave of development. It is also considered that the extensions would be acceptable in terms of visual impact as the north corner extension would just 'square-off' the existing building and the south-eastern extension would be lower in height and subordinate to the existing building.

Effect on neighbouring properties
The only existing residential property that would be affected by the proposed extensions is The Old School House, to the south-east. As this dwelling is at least 40m. from the proposed south-eastern extension for a store, and only oak doors and no windows in the south-eastern elevation are proposed, consider the effect would be acceptable.

Access and parking
The highway officer raises no objection.

Recommendation: conditional approval

Application Number F/2002/8142
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
1			Informative
			~~Scale 1:500 site plan 06.12.02 and~~
			~~243/3B 23.01.03~~
			Scale 1:500 site plan 6.12.02 and
			243/3B 23.01.03.
3			The details, positions and number of rooflights
			shall be submitted to and approved in writing
			by the LPA before development commences.
			The ~~rooflights~~ approved rooflights shall
			then be installed in accordance with the
			approved details.
		Reason:	R012.
4			No additional rooflights shall be installed except
			for any which may be shown on the approved drawing
			and approved under condition No. 3 above.
		Reason:	R012.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WGB1, WLL2, WHE4

GREEN BELT LOCAL PLAN POLICIES: ~~GB1~~ Policy 1

BERKSHIRE STRUCTURE PLAN POLICIES: C4, EN5 & C8.

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: TEWatson
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 14/2/03

RECORD OF SITE VISIT

SITE ADDRESS: Parish Hall, St Nicholas Church Remenham Lane Remenham .

APPLICATION NUMBER: F/2002/8142

OFFICER: Angela Odell

DATE OF SITE VISIT: 22.1.03

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 22.1.03

2. DESCRIPTION OF SURROUNDINGS Older buildings in enclave of development in rural area.

3. DESCRIPTION OF SITE/BUILDING Existing single storey parish hall in brick, plain tiles and tiles

4. RELATIONSHIP TO ADJOINING PROPERTIES The Old School House has windows facing towards Hall.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m wall around boundary, rises to 2.5m on N W boundary & some railings on front boundary.

OTHERS

Date: 30 January 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8142

Location: Parish Hall, St Nicholas Church, Remenham Lane, Remenham, .

Proposal: Proposed single storey extensions to church hall.

Applicant: The Rector Of St Nicholas Church C/O A G Duckett.

Case Officer: Angela Odell

The new plans show the following: Removal of bar area, 2 instead of 1 rooflight above reception area and plain tile hanging on west elevation. Drawing no: 243/3B.

Comments are required by 09/02/2003.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2002/8162. Date Rec. 23.1.03

Location: Parish Hall, St. Nicholas Church, Remenham Lane.

Parish: Remenham.

Applicant: The Rector of St. Nicholas church.

Description of attached plans: Removal of bar area, 2 windows, 1 ~~window~~ rooflight above reception area and plain tile layout on west elevation.

Drawing No's: 243/3B

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation H. Sanders.	✓
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. ~~Y~~ / N (Delete as required)

Redate Application ~~Y~~ / N From:

New Site Notice ~~Y~~ / N

Revised Proposal Description:

CASE OFFICER AO.

Consultations Sent by Admin. on 30.01.03.

Yellow - Case Officer Copy
Green - Part One Copy

Our Ref : SP/2002/006877-1/1
Your Ref : F/2002/8142

Date : 10 February 2003

66020

AMO

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

SINGLE STOREY EXTENSION TO CHURCH.
PARISH HALL, ST. NICHOLAS CHURCH, REMENHAM LANE, REMENHAM.

Thank you for your letter dated 13th december 2002, received on 17th December 2002. Please quote the following reference in any correspondence: SU78SE/23/3. The Environment Agency has the following comments:

The Agency has no comments to make with regard to the above application.

If you have any further queries please do not hesitate to contact me on 01276 454330, quoting the reference cited at the beginning of this letter.

Yours faithfully

KATE RALLS
Planning Liaison Officer

CC: A. G. Duckett

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Date: 30 January 2003 31 JAN 2003

To: H Sanders – Urban Design & Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2002/8142

Location: Parish Hall, St Nicholas Church, Remenham Lane, Remenham, .

Proposal: Proposed single storey extensions to church hall.

Applicant: The Rector Of St Nicholas Church C/O A G Duckett.

Case Officer: Angela Odell

The new plans show the following: Removal of bar area, 2 instead of 1 rooflight above reception area and plain tile hanging on west elevation. Drawing no: 243/3B.

Comments are required by 09/02/2003.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

FOLLOWING MY PREVIOUS COMMENTS - 19.12.02.

1. FLINT NOW CLARIFIED TO SOUTH ELEVATION
2. TILE HANGING TO GABLES - WEST ELEVATION ALSO ADDED. BRICK GABLE TO EAST ELEVATION ?
3. DETAILS, POSITIONS AND NUMBER OF ROOFLIGHTS TO BE AGREED AS A CONDITION OF ANY APPROVAL.

Harold Sanders

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: 2002/8142

Proposal:
Proposed single storey extensions to church hall.

Location:
Parish Hall, St Nicholas Church Remenham Lane Remenham

This application is being advertised in the Reading Chronicle newspaper on the 24/01/2003 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected 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 Angela( )ell P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **14/02/2003**. 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 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.

Date: 24/01/2003

17 DEC 2002

To:
Landscape and Trees
Area of special landscape importance & thames river valley policies

From: Angela Odell

Date: 13 December 2002

Application Number: F/2002/8142

Proposal: Proposed single storey extensions to church hall..

Site Address:
Parish Hall, St Nicholas Church, Remenham Lane, Remenham, .

Applicant:
The Rector Of St Nicholas Church C/O A G Duckett.

Your observations are required in respect of this application within **7 days** of the above date.

I have no objection to the proposals.

Neil Ellerington
8/1/03.

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8142. (Case Officer:Angela Odell)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION:
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8142

YOUR NAME: DAVID PARNWELL

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
REMENHAM BARN REMENHAM LANE
REMENHAM
BERKSHIRE
RG9 3DB

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments: The alterations will enhance the Hall for the Church and village Communities, and visitors to the village.

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 24 December, 2002
My ref. AO/F/2002/8142

Mr A G Duckett
A.D.A.D. Old Bell House
Northfield End
Henley-on-Thames
RG9 2JG

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Duckett

PLANNING APPLICATION F/2002/8142
PROPOSED SINGLE STORY EXTENSIONS TO CHURCH HALL AT PARISH HALL, ST NICHOLAS CHURCH, REMENHAM LANE, REMENHAM

I have received the following comments from our Conservation Officer, Harold Sanders, who has the following concerns. Please submit revised plans to address these.

1. Flint infill not suggested for any new walls
2. New gable ends could reflect existing tile hung decoration; it would reduce the scale.
3. Rooflight to bar – different size shown between plan and roof plan. He suggests additional but smaller lights should be considered. Please note that any rooflights proposed must also be shown on the relevant elevations. (They are missing from the elevations on the submitted drawing.)

I also have potential concerns that a bar is being proposed in terms of levels of activity in the Green Belt and potential disturbance to neighbouring residential properties. Please explain the expected use (by which types of groups) and hours of use of the bar, and whether you would be willing to accept restrictions by condition on the type and hours of use.

It is important that the revised plans are submitted to me within two weeks, i.e. by 8 January, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the revised plans or information required please contact Harold Sanders on 0118 974 6465 or me immediately. However, I advise you that receipt of revised plans and additional information will not necessarily commit the authority to approving the application.

Yours sincerely

AO

MRS A ODELL
Planning Officer
cc: Harold Sanders

Angela Odell

From: Andy Glencross
Sent: 20 December 2002 15:07
To: Angela Odell
Subject: PA F/2002/8142 Parish Hall St Nicholas Church Remenham Lane Remenham

Hi Angela

There appear to be no ecological grounds on which to object to this planning application.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

To:
Harold Sanders
Urban Design And Conservation Officer

17 DEC 2002

From: Angela Odell

Date: 13 December 2002

Application Number: F/2002/8142

Proposal: Proposed single storey extensions to church hall..

Site Address:
Parish Hall, St Nicholas Church, Remenham Lane, Remenham, .

Applicant:
The Rector Of St Nicholas Church C/O A G Duckett.

Your observations are required in respect of this application within **7 days** of the above date.

THE TWO PROPOSED EXTENSIONS ARE TO A CONTEMPORARY STRUCTURE, BUILT IN THE LOCAL VERNACULAR MATERIALS AND MUCH OF THE DETAILS REFLECT THE TRADITIONAL LOCAL CHARACTER.

THE FLINT, BRICK AND CLAY TILES FOR ROOFS AND GABLE INFILL ALL REFLECT A SENSITIVE APPROACH TO THE ORIGINAL MODEST PARISH HALL.

THE ADDITION OF A NEW KITCHEN AND ALTERATIONS TO THE TOILET PROVISION APPEARS APPROPRIATE TO NEW STANDARDS AND EXPECTATIONS OF A PUBLIC FACILITY.

MY ONLY CONCERNS ARE:

1. FLINT INFILL NOT SUGGESTED FOR ANY NEW WALLS
2. NEW GABLE ENDS COULD REFLECT EXISTING TILE HUNG DECORATION; IT WOULD HELP TO REDUCE SCALE.
3. ROOFLIGHT TO BAR. - DIFFERENT SIZE SHOWN BETWEEN PLAN AND ROOF PLAN. I SUGGEST ADDITIONAL, BUT SMALLER LIGHTS SHOULD BE CONSIDERED.

Harold Sanders
19.12.02.

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 13 December 2002

Application Number: F/2002/8142

Proposal: Proposed single storey extensions to church hall.

Parish: REMENHAM PARISH

Site Address:
Parish Hall, St Nicholas Church, Remenham Lane, Remenham, .

Applicant:
The Rector Of St Nicholas Church C/O A G Duckett.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Signed: _____ **Print name:** AL 23/12/02

☎ 0118 974 6379 (Direct Line)

Thursday, 19 December 2002

WOKINGHAM UNITARY
Aiming for Excellence

A.G. Ducket
ADAD
Old Bell House
Northfield End
Henley-On-Thames
RG9 2JG

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Mr Duckett,

Planning Application No: F/2002/8142

Address: Parish Hall, St Nicholas Church, Remenham Lane, Remenham

The above planning application has been reviewed for the provision of access and facilities for disabled people. The following comments are brought to your attention in order to incorporate potential improvements in access for disabled people into the proposed designs at the most cost effective point in the design process.

Comments made below may be material to a planning application, a requirement under the building regulations, examples of best practice with reference to BS8300, or general improvements likely to reduce an organisations liabilities under the Disability Discrimination Act (1995).

Comments:

1. The proposed accessible WC does not comply with best practice design or the requirements of the building regulations. The minimum space requirements of 1500mm x 2000mm detailed in the building regulations are necessary for a wheelchair users to be able to transfer either aided or unaided. The proposed design is considered unsuitable for this use.
2. The space provided in the ambulant WC's is extremely limited. Many ambulant disabled people are likely to wish to use these facilities and the space provided with individual cubicles is extremely limited and may prove difficult for ambulant disabled people to negotiate.

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3. Consideration should be given at serving hatches or counters for the needs of ambulant and wheelchair visitors or staff.
4. As the 'Store' extension to the hall is independently accessible from the boundary and therefore should be as accessible as a new building. The entrance should therefore be level, and the entrance corridor should be a minimum unobstructed width of 1200mm.
5. The internal lobby from the hall to the proposed store should be a minimum of 1700mm between doors to allow a wheelchair user to move free of one door before using the next. Although the intended use of this extension is currently as a store, long term changes in use of this space should cater for all potential users.
6. To consider the use of colour and tonal contrast of floors, walls, doors and door furniture to improve visibility for all users.
7. To consider the design and location of door furniture in terms of reach and grip.
8. To ensure that the proposed accessible WC has a suitable pull cord alarm which meets the designs requirements of BS8300.
9. To ensure that lighting is designed and positioned to minimise glare and reflection and be suitable for a range of building users.
10. To ensure that light switches and controls are located at a suitable height for use by both ambulant and wheelchair visitors and/or staff.
11. To consider taking this opportunity to provide a suitable aid to communication in the main hall in order to comply with potential Disability Discrimination Act requirements. This should be considered only having reviewed the buildings current and anticipated use in relation to the relevant sections of the Act.

The above comments are for information only and are provided in an attempt to encourage a more accessible design approach within the Wokingham District Area.

Should you wish to discuss any of the above issues please do not hesitate to contact me on (0118) 974 6379.

If you have any queries with regard to Planning requirements you can contact the planning officer on (0118) 974 6429.

If you have any queries with regard to the Building Regulations please contact the area building control surveyor on (0118) 974 6376.

Yours sincerely,



Henry Knight
Access Officer

CC: Angela Odell - WDC Planning Dept.

Angela Odell

From: John Mullaney
Sent: 17 December 2002 15:47
To: Angela Odell
Subject: F/2002/8142 Parish Hall, St Nicholas Church, Remenham Lane, Remenham

I have no objections to the proposal.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Application Number: F/2002/8142

Case Officer : AO.

Valid Date : 6.12.02

Map No : 3

Site Area :

Received Date: 06/12/2002

Level : Delegated Application

Description : Proposed single storey extensions to church hall.

Location : Parish Hall, St Nicholas Church, Remenham Lane, Remenham, .

Parish : RE Ward : Remenham 13.12.02 GB

Applicant : The Rector of St Nicholas Church c/o A G Duckett

Fee Required: £110 Fee Received: £110 (3)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	Any parking?	13.12.	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 13.12.02

Building Control

Heritage (Harold Sanders) Proposed Conservation Area

Landscape Area of Special LS importance – Thames River Valley Policies Area

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services ✓ Wendy Smith – Chris Hamilton – Gerard Kerslake – Dave Hooper

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Access officer ✓

Dinton Pastures Thames River Valley Pol.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Groundwater Prot. Zone

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

Green Belt

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map

Pts incl River House, Remenham Lane (no address point on GIS)

No pre-apps.

Organisation_Name	Building_Name	address1	Postcode
	REMENHAM MANOR COTT	REMENHAM MANOR COTTAGEREMENHAM LANEHE	RG9 3DD
	THE REACH	THE REACHREMENHAM LANEHENLEY-ON-THAMES	RG9 3DD
	REMENHAM BARN	REMENHAM BARNREMENHAM LANEHENLEY-ON-TH	RG9 3DB
REMENHAM FARM			RG9 3DB
	OLD SCHOOL HOUSE	OLD SCHOOL HOUSEREMENHAM LANEHENLEY-ON	RG9 3DD
	REMENHAM MANOR	REMENHAM MANORREMENHAM LANEHENLEY-ON-	RG9 3DD

**********FILE COPY**********

Tel: (0118) 974 6445

Date: 13 December 2002

My ref: F/2002/8142

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
RG9 3EP

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

Dear Councillor

Application Number: F/2002/8142
Parish Hall, St Nicholas Church, Remenham Lane, Remenham,
.
Proposed single storey extensions to church hall.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2002/8142**
Parish Hall, St Nicholas Church, Remenham Lane, Remenham, .
Proposed single storey extensions to church hall.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Browne

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6445

Date: 13 December 2002

My ref: F/2002/8142

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Haacke
Wayside
Remenham Hill
Henley On Thames
RG9 3EG

Dear Councillor

Application Number: F/2002/8142
Parish Hall, St Nicholas Church, Remenham Lane, Remenham, .

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Trevor Watson
Development Control Manager

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I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Haacke

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/8142

Proposal:
Proposed single storey extensions to church hall.

Location:
Parish Hall, St Nicholas Church, Remenham Lane, Remenham, .

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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8142 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/01/2003. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

13 December 2002

1789a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION PART 1

WOKINGHAM UNITARY
Aiming for Excellence

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

06.[illegible]32 8142 06 DEC 2002

8142

1. APPLICANT'S NAME: THE RECTOR OF ST. NICHOLAS CHURCH,
ADDRESS: C/O THE RECTORY, HART STREET, HENLEY-ON-THAMES, OXON.
POST CODE: RG9 2AU. PHONE: 01491-577340.

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: A.G. DUCKETT RIBA
ADDRESS: A.D.A.D. OLD BELL HOUSE, NORTHFIELD END, HENLEY-ON-THAMES
POST CODE: RG9 2JG PHONE: 01491-574350

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.
SITE LOCATION: PARISH HALL, REMENHAM LANE, HENLEY-ON-THAMES

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
KITCHEN & STORE EXTENSION

5. Give the area in hectares or part of a hectare
AREA OF SITE: 1/6 Ha

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: OWNER

List all the plans and drawings submitted with the application
PLANS/DRAWINGS: 243/3A,

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE		REDEVELOPMENT	
ERECTION OF NEW BUILDING		ALTERATION or EXTENSION	✓

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION		See question 10
FULL PERMISSION	✓	
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION		State period required
RELAXATION OF CONDITIONS		State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

	SITING
EXTERNAL APPEARANCE	DESIGN
MEANS OF ACCESS	LANDSCAPING

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

PARISH HALL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

PLAIN TILES TO MATCH EXISTING
FACING BRICKS TO MATCH EXISTING

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING RED/BROWN BRICK WALL.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/	/ *	/ *
BUNGALOW	/ N/A	/ *	/ *
FLAT/MAISONETTE	/	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/~~NO~~ — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£110 -00.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED Antony [signature] ON BEHALF OF THE RECTOR DATE 4.12.02.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE	93M²		36 M²	
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	0	
Proposed	0	

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter. — N/A

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated? — N/A

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
	N/A		

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage. — N/A

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS'.

1789/a

SECTION 66 CERTIFICATE

Application No.

06 DEC 2002

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

- I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

- I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- None of the land to which the application relates is, or is part of, an agricultural holding.

OR

- I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . Antony [signature] . . . . . .

On behalf of . . . THE RECTOR . . . . . .

Date . . . . . 4.12.02 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

ADDRESS PARISH HALL

PARISH REMENHAM

PLOT No.

ORD. SHEET No SU 7784 No 3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
10741	OXFORD DIOCESAN TRUSTEES	PAIR OF COMM. GATES	8.6.79	N/A C/A
27070		REFURB, WCs, WINDOWS, DRIVE	20.3.87	CLR
BRA 2057	REMENHAM PAROCHIAL CHURCH COUNCIL	NEW TOILETS	19.12.86	APP
F/2002/8142	The Rector St. Nicolas Church	S/St. Exts		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



392 10 08/08/200 from Wolin

REMENHAM
PARISH HALL

nts