APPLICATION NO:
F/2001/5271

LOCATION:
Toll Gate Cottage Henley Bridge, Henley-On-Thames.

APPLICANT:
Mr & Mrs Hutchinson C/O AMDEGA LTD.

PROPOSAL:
Single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **15/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
07/01/2002

CASE OFFICER: **Helen Pollock**

APPROVED

J&2

DO

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hutchinson
C/O AMDEGA LTD.
Faverdale Industrial Est
Darlington
Co Durham
DL3 0PW

Application Number: F/2001/5271

Parish: **REMENHAM**

Location: **Toll Gate Cottage, Henley Bridge, Henley-on-Thames.**

Proposal: **Single storey rear extension to dwelling to form conservatory.**

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. Except where stated otherwise on the approved drawings, 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. There shall be no raising of existing ground levels on the site.

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

Condition
5. The conservatory shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above 300mm; and with openings sufficient in size and number to allow free entry and exit of flood water.

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

Condition
7. Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.

Condition
8. Any steps or ramps shall be of open construction.

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

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

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

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

Reason
7. To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

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

Informative
1. 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 and C8.
Loddon Area Local Plan Policies LC3, LPS3 and LBE15.
Deposit Draft Wokingham District Local Plan Policies WLL3, WGB1, WGB3 and WIC16.

Informative

2. No soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3 metres in depth below existing ground level, in order to prevent pollution of groundwater.

Anna Cronin
Head of Planning & Transportation
Date: 07/02/2002

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.

South Oxfordshire District Council

Adrian Duffield, Head of Planning
Council Offices, Crowmarsh
Wallingford OX10 8NJ

Tel:01491 823745, Fax :01491 823746

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0 3 NOV 2001

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	FILE

Ms H Pollock
Environmental Service Department
Planning Services
Wokingham District Council
P. O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Contact Officer: Nicky Goodyear
e-mail: planning.south@southoxon.gov.uk
Your Ref: Helen Pollock/F/2001/5271
Our Ref: NG/Adjacent Authority

28 November, 2001

Dear Ms Pollock

TOLL GATE COTTAGE, HENLEY BRIDGE, HENLEY-ON-THAMES – SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY PLANNING APPLICATION REF. F/2001/5217

Thank you for your consultation letter of 21st November 2001 in respect of the above.

On behalf of the Planning Manager for the Southern Area, I can confirm that South Oxfordshire District Council raise no objection to the proposals outlined above in terms of their impact on the land within this district.

I can be contacted on the above direct dial number should any queries regarding the consultation arise.

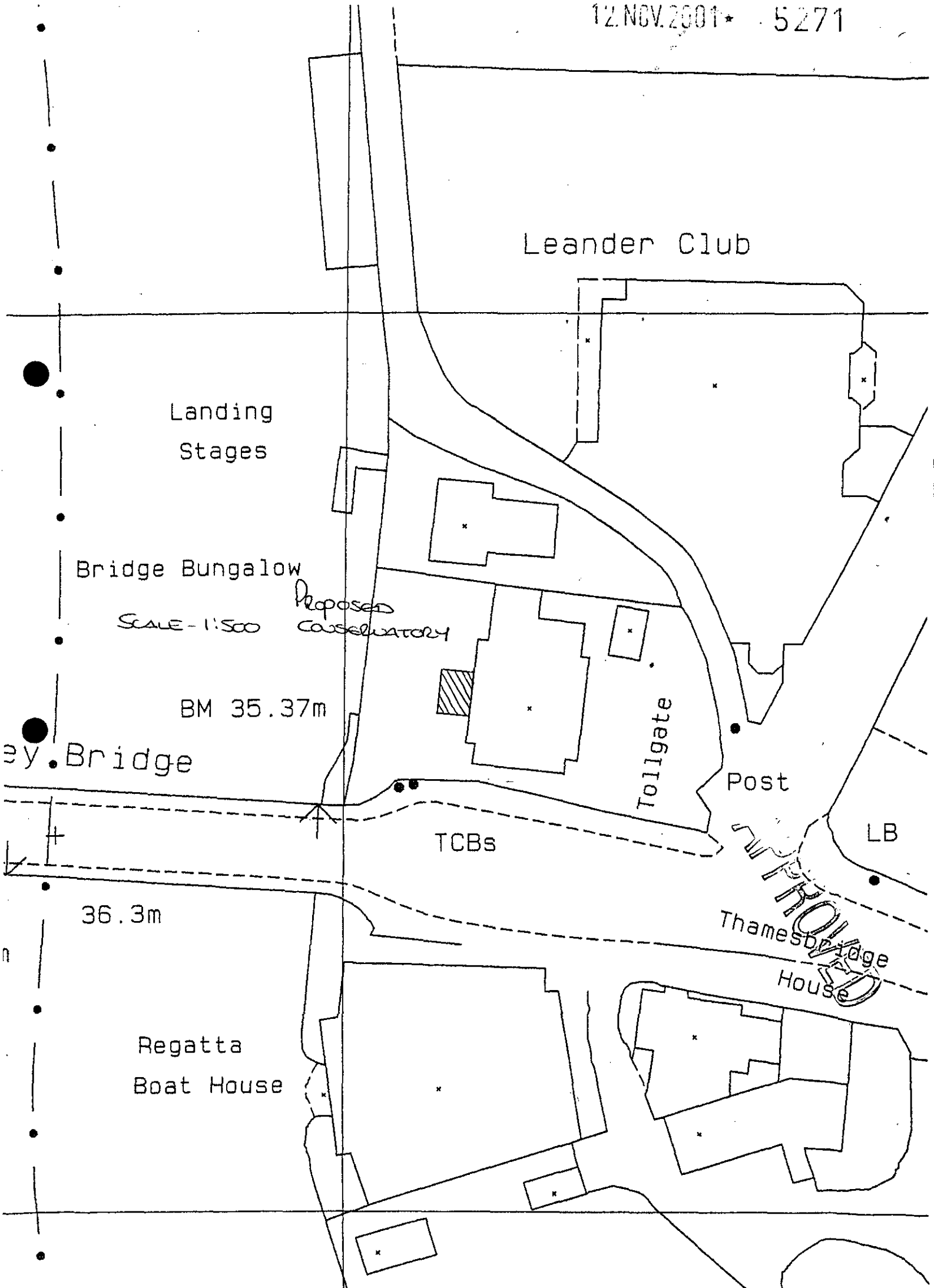
Yours sincerely

Miss N Goodyear
Planning Officer (Southern Area)

POSITIVE ABOUT DISABLED PEOPLE

INVESTOR IN PEOPLE

12.NOV.2001* 5271



12.NOV.2001 * 5271

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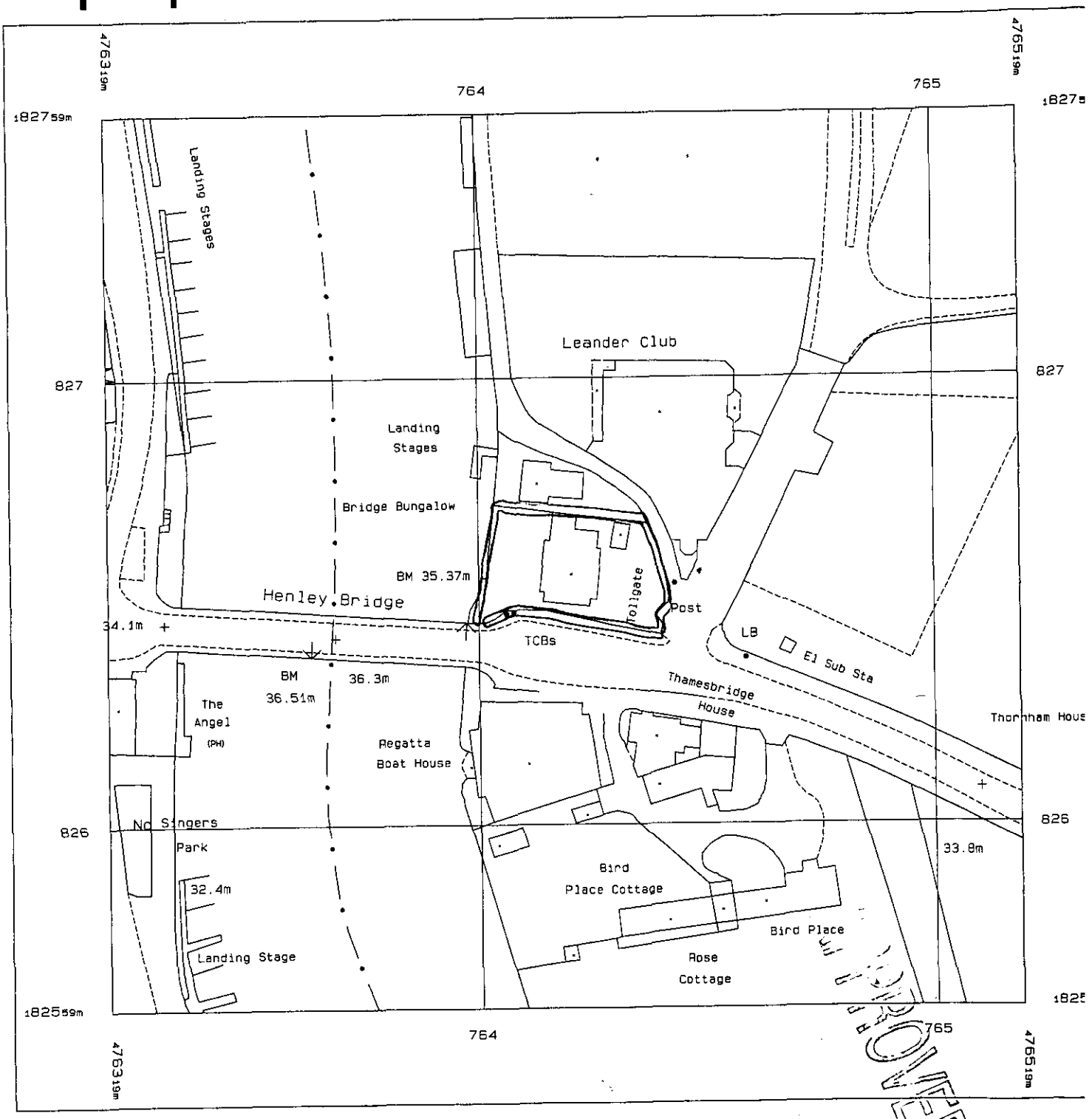
Planning Extract - Site-centre



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Scale 1: 1250

Part or all of this Superplan is enlarge from mapping produced at one or more of following scales: 1:1250, 1:2500 & 1:10C

National Grid sheet reference at centre of this Superplan: SU7682

The representation of a road, track or path is no evidence of a right of way.

S1417

ENVIRONMENT AGENCY

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	FILE:

Our Ref : SP/2001/004917-1/1
Your Ref : F/2001/5271

Date : 31 December 2001

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

Dear Sir/Madam

EXTENSION TO DWELLING TO FORM CONSERVATORY AT TOLL GATE COTTAGE, HENLEY BRIDGE, HENLY-ON-THAMES

Thank you for your letter dated 21st November 2001, received on 23rd November 2001. Please quote the following reference in any correspondence: **SU78SE/12/55**. The Environment Agency has the following comments:

Flood Risk

This site is partially within the historic (1947) floodplain of the River Thames. The site is, therefore, within an area where new development is to be strictly controlled. In this case, we advise as follows:

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

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

PLANNING CONDITIONS

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

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

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

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

CONDITION: The conservatory shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above 300mm; and with openings sufficient in size and number to allow free entry and exit of flood water.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

CONDITION: Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
REASON: To ensure that free passage of flood water through the under-floor voids of the building is provided for.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

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

CONDITION: Any steps or ramps shall be of open constuction.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

ADVICE TO APPLICANT

Pollution Prevention

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

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

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

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of

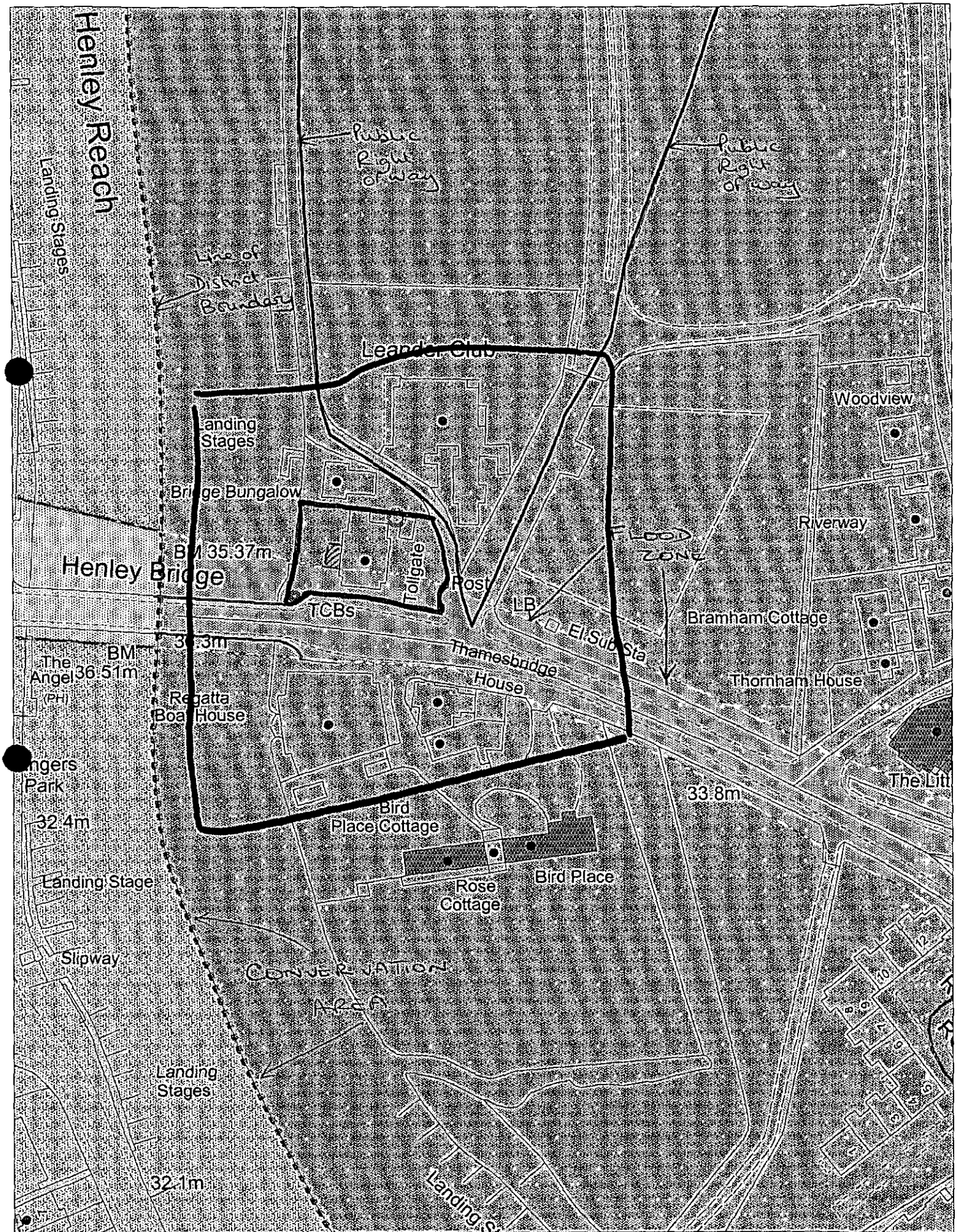
this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Amdeca Ltd

12.NOV.2001 * 5271



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Development Control Section, Environmental Services, Wokingham District Council.
20 November 2001 Scale: 1 : 1250

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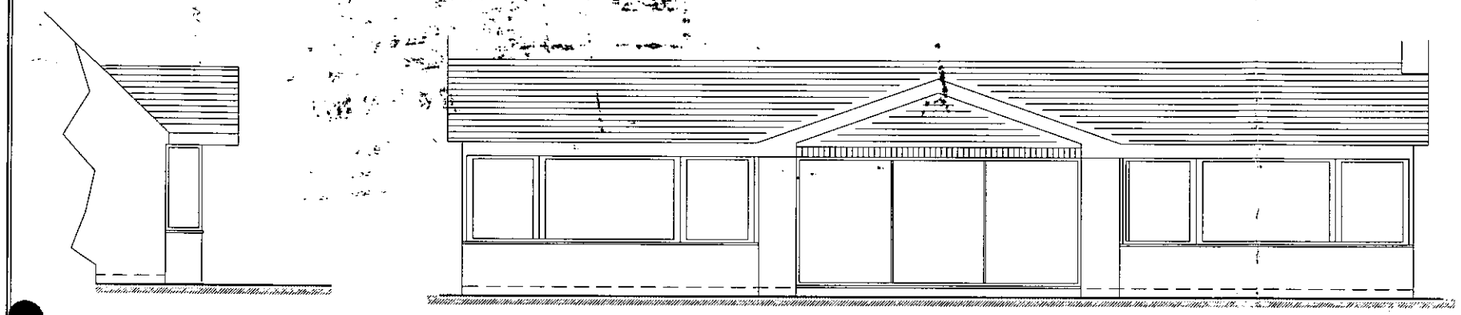
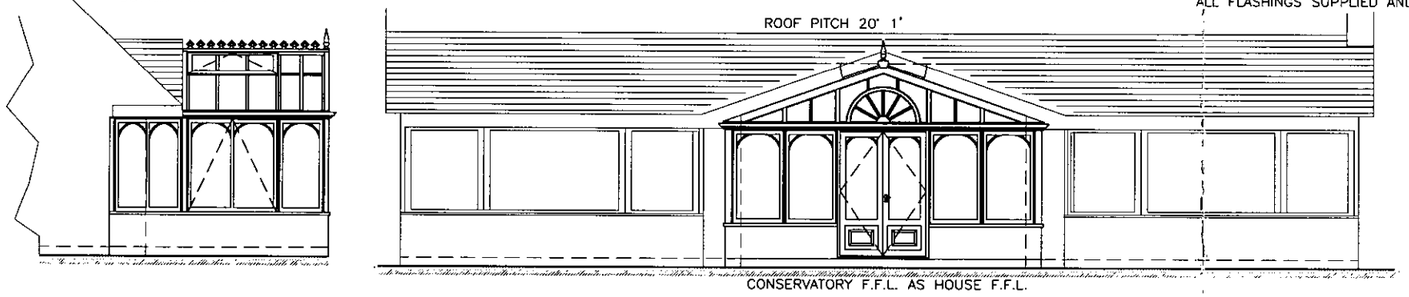


EXISTING NORTH ELEVATION

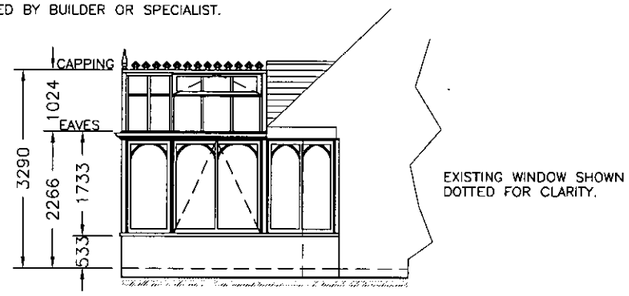
EXISTING WEST ELEVATION

EXISTING SOUTH ELEVATION

EXISTING WINDOW SHOWN DOTTED FOR CLARITY.



ALL FLASHINGS SUPPLIED AND FIXED BY BUILDER OR SPECIALIST.



EXISTING WINDOW SHOWN DOTTED FOR CLARITY.

PROPOSED NORTH ELEVATION

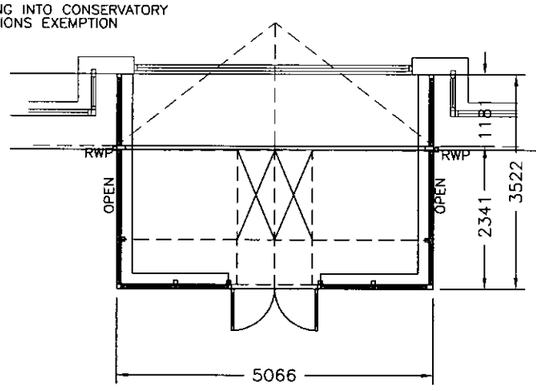
PROPOSED WEST ELEVATION

PROPOSED SOUTH ELEVATION

5271

ADDITIONAL INFORMATION

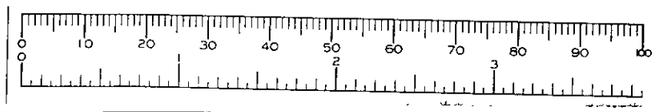
REMOVAL OF EXISTING DOORS LEADING INTO CONSERVATORY WILL CONTRAVENE BUILDING REGULATIONS EXEMPTION



AMDEGA SIDE FRAMES BELOW EXISTING OVERHANG ARE NON-LOAD BEARING ANY SUPPORT REQUIRED WILL HAVE TO BE UNDERTAKEN BY BUILDER

NEW GULLEY'S TO SUIT R.W.P. POSITIONS SHOWN ON PLAN

PROPOSED PLAN VIEW



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BUILDING NOTES

1. ALL SIZES ON THIS DRAWING ARE BASED UPON THE ASSUMPTION THAT THE ABUTTING WALL IS BOTH PLUMB AND SQUARE, IF THESE CONDITIONS DO NOT APPLY CORRECTION MUST BE MADE BY –
   – PACKING AND FILLING
   – ADJUSTING BASEWORK TO THE REVISED DATUM POINT
2. ENSURE WHEN SETTING OUT CONSERVATORY FFL THAT EXISTING DOORS AND WINDOWS ARE NOT OBSTRUCTED BY CONSERVATORY COMPONENTS
3. WHERE A SLOPING ROOF IS ABOVE THE CONSERVATORY, WE RECOMMEND THAT SNOW GUARDS SHOULD BE FITTED TO THE EAVES OF THE EXISTING BUILDING.

IF IN DOUBT PLEASE CONTACT AMDEGA IMMEDIATELY

APPROVED

Approval of Planning Drawing

contract:.....

Signed:.....

Date:...../...../.....

GENERAL SPECIFICATION :

- CONSERVATORY CONSTRUCTED PRIMARILY FROM IMPORTED CANADIAN WESTERN RED CEDARWOOD.
- DOUBLE GLAZED UNITS THROUGHOUT COMPRISING 2 x 4mm CLEAR TOUGHENED WITH 6mm AIRSPACE.
- PRIMED AND FACTORY PART PAINTED IBERIS WHITE
- ALUMINIUM 'OGEE' GUTTER AND RAINWATER PIPES, COLOUR COATED TO MATCH.
- ALL BUILDING WORKS, BASEWALL, FOUNDATIONS, ETC. BY OTHERS.
- ALL ASSOCIATED LEADWORK, FLASHINGS, ETC. BY SPECIALIST CONTRACTOR.

		D
		C
		B
21.12.01.	DRAWINGS AMENDED AS PER REQUEST	A
DATE	REVISION	REF

CONTRACT :

AT THE TOLLGATE
HENLEY BRIDGE
HENLEY-ON-THAMES
OXFORDSHIRE
RG9 2LW

FOR

CLIENT

MR & MRS J. HUTCHINSON

DRAWING TITLE

PROPOSED DOUBLE GLAZED CONSERVATORY

AMDEGA
Conservatories
FAVERDALE INDUSTRIAL EST
DARLINGTON
Co DURHAM DL3 OPW
Telephone (01325) 468522
INTERNATIONAL DIVISION:
Fax No : (01325) 349547

DRAWN BY: C.I.B.	SCALE: 1 : 100	
CHECKED:	DRAWING NO: PC4234	REV A
DATE: 01.11.01.		

12 NOV 2001 * 5271

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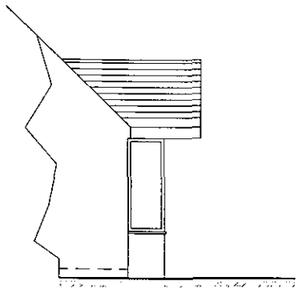
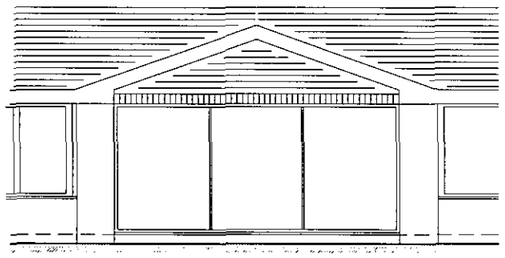
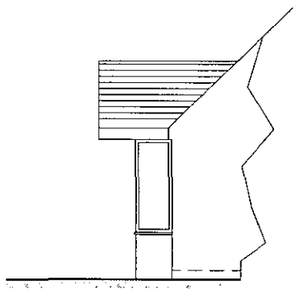


EXISTING NORTH ELEVATION

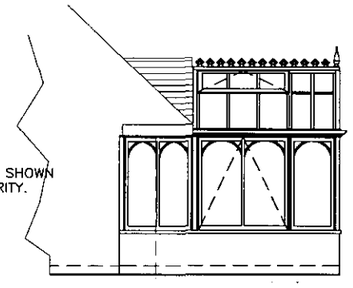


EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION

ALL FLASHINGS SUPPLIED AND FIXED BY BUILDER OR SPECIALIST.



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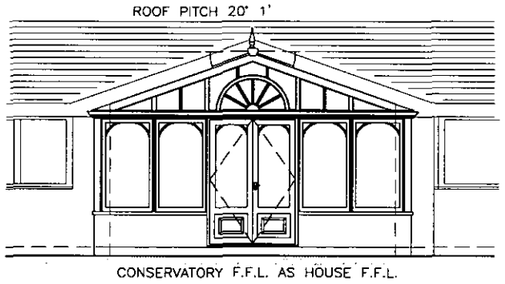

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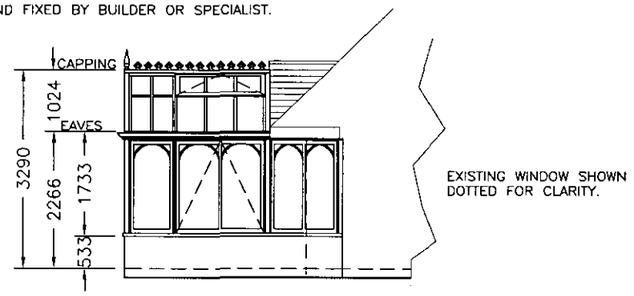

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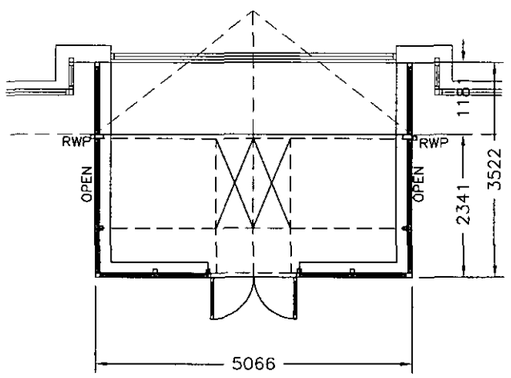

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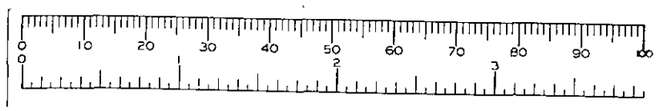

Approval of Planning Drawing

contract:.....

Signed:.....

Date...../...../.....

GENERAL SPECIFICATION :

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IF IN DOUBT PLEASE CONTACT AMDEGA IMMEDIATELY

		D
		C
		B
		A
DATE	REVISION	REF

CONTRACT :

AT THE TOLLGATE
HENLEY BRIDGE
HENLEY–ON–THAMES
OXFORDSHIRE
RG9 2LW

FOR

CLIENT MR & MRS [illegible] HUTCHINSON

APPROVED

DRAWING TITLE

PROPOSED DOUBLE GLAZED CONSERVATORY

AMDEGA
Conservatories
FAVERDALE INDUSTRIAL EST
DARLINGTON
Co DURHAM DL3 OPW
Telephone (01325) 468522
INTERNATIONAL DIVISION:
Fax No : (01325) 349547

DRAWN BY: C.I.B.	SCALE: 1 : 100	
CHECKED:	DRAWING NO: PC4234	REV
DATE: 01.11.01.		

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5271

Applicant : Mr & Mrs Hutchinson C/O AMDEGA LTD..

Location : Toll Gate Cottage, Henley Bridge, , Henley-On-Thames.

Proposal : Single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		18/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 12/11/2001

Earliest Date for Decision : 15/12/2001

Latest Consultation Date/Site Notice Expiry Date : 15/12/2001

This application will have expired on: 07/01/2002. 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 :

S. Oxfordshire : No obj

E.A : >50m^2 ∴ leave decision to LPA — Conds. if Approval

Urban : No significant Impact

landscape : No obj

Conservation : No obj

Planning Issues :

1) Impact upon neighbouring properties

2) Impact upon character of the area.

3) Impact upon the flood plains

Application Number: F/2001/5271

Appraisal:

The proposed development is for a single storey rear extension to form a conservatory. The property is a detached bungalow on the banks of the river Thames. The property is located within the green belt, a conservation area, Area of Special Landscape Importance and the floodplain, and both the site and the property are raised up from the river.

The conservatory would be 5m wide and 3.5m deep. It would have a pitched roof, 2.2m to the eaves and 3.3m to the ridge, and would sit on the existing veranda.

1. Impact upon neighbouring properties

The proposed development is single storey in nature, is set well away from the boundaries and would have no adverse effects upon neighbouring properties.

2. Impact upon the character of the area

The proposed development is designed to be in keeping with the existing dwelling and the character of the area, the materials used would match existing; as such there would be no adverse effects upon the character of the conservation area or the area of special landscape importance. The proposed conservatory would have a floor area of only 17.5m and would be constructed upon an existing veranda and as such it is considered that the proposal would have no significant impact upon the green belt.

3. Impact upon the floodplain

Toll Gate Cottage is located partially within the historic (1947) floodplain of the River Thames and is therefore in an area where development is strictly controlled. However, the proposal covers a floor area less then 50m2 and as such the Environment Agency leaves the recommendation to the LPA and suggests conditions should approval be granted. As the proposed conservatory is to be erected upon an existing veranda, which is raised above the ground level by around 0.75m it is not considered that the proposal would have any new impact upon the floodplain.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/5271
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C007	R007	
2	~~C015~~ C015	R015	
3	→	→	There shall be no raising of existing ground levels on the site.
		Reason	To prevent the increased risk of flooding due to impedance of flood flows + reduction of flood storage capacity.
4	→	→	No Spoil or Materials shall be deposited or stored on that part of the Site lying within the area of land liable to flood
		Reason	~~Temporary~~ As n° 3
5	→	→	The Conservatory shall be constructed with underfloor Voids with the overSite Concrete finished @ existing ground level; with the underside of the floor structure set @ or above 3.00mAOD; + with openings sufficient in size + n° to allow free entry + exit of flood water.
		Reason	As n° 3 + 4
6	→	→	Openings + any associated grills to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the LPA before dev. commences.
		Reason	To ensure that free passage of flood water through the under-floor voids of the building is provided for.
7	→	→	Any walls or fencing constructed within or around the Site shall be designed to be permeable to flood water.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LC3, LPS3, ABE5,

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WLC3, WGB1, WGB3, WIC16

GREEN BELT LOCAL PLAN POLICIES: C4, C8,

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

INF

Reason 7 → ~~Temporary~~ To prevent obstruction to the flow + storage of flood water, with a consequent increased risk of flooding.

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

8 → Any Steps or ramps shall be of open Construction

Reason – As 3

Date: 7.2.02

INFORMATIVE 2 → No Soakaways ~~Should~~ should be Constructed such ~~as~~ that they penetrate the water table; + they ~~should~~ shall not in any event exceed 3m in depth below existing ground level, in order to ~~Reason~~ prevent Pollution of groundwater.

RECORD OF SITE VISIT

SITE ADDRESS: Toll Gate Cottage
Henley Bridge Henley-On-Thames.

APPLICATION NUMBER: F/2001/5271

OFFICER: Helen Pollock

DATE OF SITE VISIT: 18/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS
Residential Property along side river, Conservation area

3. DESCRIPTION OF SITE/BUILDING
Bungalow, with Veranda facing river on which Con. is to be erected.

4. RELATIONSHIP TO ADJOINING PROPERTIES
2.5m + hedge to boundary with neighbouring Property
No Potential Views.

5. SITE CONSTRAINTS

TREES No Impact to TPO trees

ACCESS/PARKING TO Standard

LEVELS Site raised up from river + house raised from Site by ≈ 0.75m

BOUNDARY TREATMENT extensive hedging to Side boundaries

OTHERS

No Impact.

Date: 28 January 2002 30 JAN 2002

To: Harold Sanders, Conservation

We have received Additional Information for the following planning application:

Application Number: F/2001/5271

Location: Toll Gate Cottage, Henley Bridge, Henley-On-Thames.

Proposal: Single storey rear extension to dwelling to form conservatory.

Applicant: Mr & Mrs Hutchinson C/O AMDEGA LTD.

Case Officer: Helen Pollock

The new plans show the following: Additional information showing full elevation of house plus colour photographs. Drawing no: PC4234 Rev A.

Comments are required by 07/02/2002.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

THE PHOTOGRAPHS CONFIRM TO ME THAT THIS FORM OF STRUCTURE, AND IN WHITE, IS APPROPRIATE IN THIS LOCATION AND TO THIS DWELLING.

Harold Sanders.

01.02.02.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Helen Pollock

Date: 21 November 2001 23 NOV 2001

Application Number: F/2001/5271

Proposal: Single storey rear extension to dwelling to form conservatory..

Site Address:
Toll Gate Cottage, Henley Bridge, , Henley-On-Thames.

Applicant:
Mr & Mrs Hutchinson C/O AMDEGA LTD..

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

THIS IS A VISUALLY SENSITIVE LOCATION IN RELATION TO THE CONSERVATION AREA OF REMENHAM (HENLEY BRIDGE) AND RIVER FRONTAGE.

I SUGGEST THE COLOUR OF THE CONSERVATORY SHOULD BE RE-CONSIDERED.

I CONSIDER THE APPLICANT SHOULD BE ASKED FOR THE WHOLE ELEVATION FRONTING ONTO THE RIVER TO CONFIRM THAT THE SCALE AND BULK OF THE PROPOSED EXTENSION IS APPROPRIATE TO THIS SENSITIVE LOCATION...

Harold Sanders
07-12-01.

Requested 18/12/01. @ 2.30pm from Melvin Robson.

TO: **DEVELOPMENT CONTROL**
Helen Pollock

FROM: Environmental Design

DATE: 19 December 2001

Location:	Toll Gate Cottage, Henley Bridge, Remenham
Proposal:	Single storey rear extension to dwelling to form conservatory.
Application Number:	F/2001/5271

In response to your consultation dated 21 December 2001 for the above application, the landscape comments are as follows:

There are several trees within the site that are protected by a TPO and which are not shown on the site plan. The closest of these trees, a lime is approximately 11m from the corner of the proposed conservatory. This is outside the minimum distances required for trees as stated in BS 5837 that construction need to be from the tree without damaging it. I therefore have no objection to the proposal.

Catherine Brimble

Catherine Brimble
Landscape Architect

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: F/2001/5271

Proposal:
Single storey rear extension to dwelling to form conservatory.

Location:
Toll Gate Cottage Henley Bridge Henley-On-Thames

This application is being advertised in the Henley Standard newspaper on the 07/12/2001 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **28/12/2001**. 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: 07/12/2001

Received by Wokingham District Council

Application No: F/2001/5271

Proposal:
Single storey rear extension to dwelling to form conservatory.

Location:
Toll Gate Cottage, Henley Bridge, , Henley-On-Thames.

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/2001/5271 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/12/2001. 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.

Head Planning and Transportation

21 November 2001

Date: 28 January 2002

To: Case Officer

We have received Additional Information for the following planning application:

Application Number: F/2001/5271

Location: Toll Gate Cottage, Henley Bridge, Henley-On-Thames.

Proposal: Single storey rear extension to dwelling to form conservatory.

Applicant: Mr & Mrs Hutchinson C/O AMDEGA LTD.

Case Officer: Helen Pollock

The new plans show the following: Additional information showing full elevation of house plus colour photographs. Drawing no: PC4234 Rev A.

Comments are required by 07/02/2002.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

(RING ONE)

REVISED PLANS | ADDITIONAL Info ~~PLANS~~ | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. fl2007/5271 (Planaps) / (Ludhouse) Date Rec. 3/01/02

Location: The Tollgate, Horley Bridge

Parish

Applicant: C/O Amaega

Description of attached plans Addl Info. showing full elevation of hse + Colour photographs.

Drawing No's: PC4234, Rev A.

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.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) (Harold) ☑
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing 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

New Description

CASE OFFICER Helen P.

Consultations Sent by Admin. on 28.01.02.

Yellow - Part One Copy
Green - Officer's Copy

conservatories

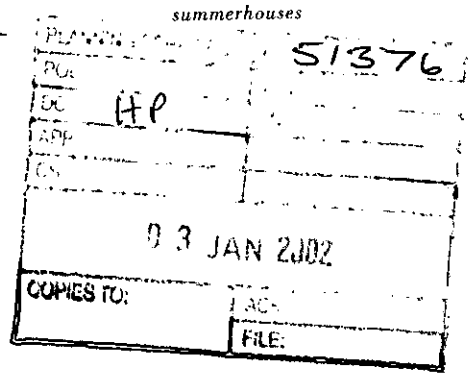
A M D E G A

summerhouses

ESTABLISHED 1874

AMDEGA LIMITED
FAVERDALE
DARLINGTON
CO. DURHAM DL3 0PW

TELEPHONE: 01325 468522
FAX: 01325 489209
www.amdega.com



Ref: C4234/PL/GTE

28th December 2001

Wokingham District Council
Planning Department
Attn : Helen Pollock
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

5271
ADDITIONAL
INFORMATION

Dear Helen,

Proposed Conservatory at: The Tollgate, Henley Bridge, Henley-on-Thames
Your Ref. : F/2001/5271

Please find enclosed six copies of drawing numbers PC4234 Revision A which are now to be read in conjunction with the above application. These show the full elevation of the house where the proposed conservatory is to be sited. Also enclosed is the coloured photographs as requested.

Should you require any further information please do not hesitate to contact the undersigned as soon as possible and I look forward to hearing from shortly..

Kind Regards

Melanie Robson
Planning Co-ordinator

enc.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 NOV 2001
Officer: HP	Application No. F/2001/5271

Map No. 8 Site 8.09
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: THE TOLLGATE HENLEY BRIDGE

Parish: REMENHAM Ward: REMENHAM

Applicant: MR | MRS HUTCHINSON

Fee (2) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ *tick if required*

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area: Remenham

Listed Building 1 2 2*

Advertisement Required: Conservation Area ✓

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape: Area of Special Landscape Importance
Trees .....
Conservation Officer ✓ .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....
River Thames Society ✓

EXTERNAL CONSULTATIONS

Adjacent D P A: S. Oxf. ✓
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency: Flood Zone, Groundwater Prot Zone ✓

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS: (Green Belt)

No pre-app's.

NEIGHBOURS:

S/N + See map. ✓

12.NOV.2001 * 5271

Our ref: C4234 / PL/C/1

09 November 01

conservatories **AMDEGA** *summerhouses*

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FAVERDALE
DARLINGTON
CO. DURHAM DL3 0PW

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FAX: 01325 489209
www.amdega.com

Wokingham District Council
District Planning Officer
PO box 157
Council Offices
Shute End
Wokingham
Berkshire
RG11 1WR

Dear Sirs

Proposed Conservatory at:

The Tollgate Henley Bridge Henley-on-Thames Oxfordshire RG9 2LW

Please find enclosed six copies of drawing no C4234 and six copies of the completed planning application forms together with location plans, block plans and cheque to the value of £95.00 to cover the cost of the application fee.

Please could you inform us of any delays as soon as possible and should you require any additional information, please do not hesitate to contact the undersigned quoting our reference number on all communication.

Yours sincerely,

Melanie Robson

Melanie Robson
Planning Co-ordinator

E-mail: clive.richmond@amdega.co.uk

Environmental Services

For office use only.
Application number: 12.NOV.2001* 5271

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS HUTCHINSON
	Address and postcode	THE TOLLGATE HENLEY BRIDGE HENLEY ON THAMES OXON. RG9 2LW
	Phone number	(01491) 579 412
2	Agent's Name	AMDECA LTD
	Address and postcode	FAVERDALE DARLINGTON CO. DURHAM DL3 0PW
	Phone number	(01325) 349 551
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	THE TOLLGATE HENLEY BRIDGE HENLEY ON THAMES OXON RG9 2LW
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECTION OF A SINGLE STOREY REAR CONSERVATORY
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	WHITE PAINTED TIMBER & GLASS ABOVE 400 A BRICK DWARF WALL TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: N/A	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated. ✓		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below. ✓		
	c Six copies of each set of plans and drawings listed below. ✓		
	• 1:2500 scale location plan with the site outlined in red. ✓		
	• 1:500 scale site layout plan. ✓		
	• 1:100 or 1:200 scale floor plans and elevations. ✓		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: Hutchinson

on behalf of Mr & Mrs Hutchinson

Date 9/11/01

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

ADDRESS TOLLGATE COTTAGE ON HENLEY BRIDGE MAIDENHEAD ROAD PARISH REMENHAM

PLOT No.

BUILDER

ORD. SHEET No SU 7682 N'E

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
TP. B/6/63	M. L. Walton	Approval (Outline) for new house on site of Old Tollgate Cott	22.7.63	N/A	C/A
			17.5.63		APP.
23/64	M. L. Walton	Garage, bachouse Dwellinghouse with	25.3.64	APP.	C/A
127/64	M. L. Walton	on site of old Tollgate Cott. Detached bung. with garage (revised plan)	14.8.64	APP.	APP.
BR17421	MR & MRS. A. TROTMAN	DRESSING ROOM	13.8.81	APP.	N/A
18657	"	STUDY	15.1.83	N/A	C/A
BR20249	"	S/STOREY EXTENSION	22.3.83	APP.	N/A
19330	"	EXT TO ST. GARAGE	6.5.83	N/A	C/A
22745	MR HARLEY-ALLERTON	" ETC.	29.11.84	N/A	C/A
BR24497	"	CARPORT	10.4.85	APP.	N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 522/90 TPO 72-9/95

DRAINAGE

091074