① Check History
② Check History 25/1/88
③ Party Issues?

APPLICATION NO:

F/2000/3099

LOCATION:
29 Aston Lane, Remenham Henley-On-Thames.

APPLICANT:
Mr & Mrs J Yolland C/O Burton J Helling

PROPOSAL:
Proposed first floor front extension to dwelling plus conversion of garage to habitable room.

EARLIEST DATE FOR DECISION: **02/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
21/02/2001

CASE OFFICER: **George Allpress**

REFUSED

RAILEX
Marbleboard

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs J Yolland
C/O Burton J Helling
Woodend
Kingswood Lane
Kingswood
Bucks
HP18 0RH

Application Number: F/2000/3099

Parish: **REMENHAM**

Location: **29, Aston Lane, Remenham, Henley-On-Thames.**

Proposal: **Proposed first floor front extension to dwelling plus conversion of garage to habitable room.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reasons for which are specified hereunder.

Reason
1. The proposal would because of its form, scale and massing detract from the character, openness and appearance of the Metropolitan Green Belt. The application proposal is therefore considered to conflict with the Berkshire Structure Plan policies C4 and EN1 and the Wokingham District Local Plan Deposit Draft 1997 policies WOS3, WGB1 and WBE1.

Reason
2. The proposed extension is because of its form, scale and massing considered incongruous in this location and would result in suburbanisation of this rural setting. The application is therefore considered to conflict with the Berkshire Structure Plan policy EN1 and the Wokingham District Local Plan Deposit Draft 1997 policies WOS3 and WBE1.

Reason
3. The application proposal fails to comply with the Local Plan Parking Standards, and therefore conflicts with the Wokingham District Local Plan Deposit Draft 1997 policy WT6.

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 EN1.

Deposit Draft Wokingham District Local Plan Policies WOS3, WGB1, WBE1 and WT6.

John Mitchell
Development Control Manager
Date: 16/02/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Received by Wokingham District Council

Application No: F/2000/3099

Proposal:
Proposed first floor front extension to dwelling plus conversion of garage to habitable room.

Location:
29, Aston Lane, Remenham, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/02/2001. 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 normally 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.

Head Planning and Transportation

09 January 2001

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

Tel: 0118 974 6442

Date: **09 January 2001**

My ref: F/2000/3099

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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/2000/3099
29, Aston Lane, Remenham, Henley-On-Thames.
Proposed first floor front extension to dwelling plus conversion of garage to habitable room.

I write to let you know that the above mentioned house holder 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 may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/3099**
29, Aston Lane, Remenham, Henley-On-Thames.
Proposed first floor front extension to dwelling plus conversion of garage to habitable room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

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

Tel: 0118 974 6442

Date: **09 January 2001**

My ref: F/2000/3099

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/3099**
29, Aston Lane, Remenham, Henley-On-Thames.
Proposed first floor front extension to dwelling plus conversion of garage to habitable room.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

Burton J Helling

Architectural Designer, Engineer & Planning Consultant
Wood End Brill Road Kingswood Bucks HP18 ORH

Telephone 01296 770341 Facsimile 01296 770769 e.mail info@intergraphicpr.co.uk

Planning Services
Environmental Services DEpartment
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

27 DEC 2000* 3099

18th December 2000

Dear Sirs

Proposed Extension to 29 Aston Lane Remenham Nr Henley-on-Thames

Please find enclosed six copies of my drawings numbered 1899/1 to 7 inclusive showing the 'as existing' and 'as proposed' layouts for the ground and first floors along with the front, side and rear elevations.

Please note that whilst your 'Householder' forms call for 1:2500 and 1:500 scale location and block plans, my drawings include the larger, more detailed 1:1250 site plan.

Finally I attach six copies of the completed forms and my clients cheque in the sum of £95.00, all of which comprises our formal application for the extension as shown.

I should be most grateful if you could formally register the above in due course.

Please be assured of my very best attention at all times.

Yours sincerely,

Burton J Helling BSc Eng

Encls: 6 copies drawings 1899/1 - 7 inclusive.
6 copies of planning forms.
Client cheque in the sum of £95.00.

WORK SHEET FOR: George Allpress

Application Number: F/2000/3099

Applicant: Mr & Mrs J Yolland C/O Burton J Helling.

Location: 29 Aston Lane, Remenham, Henley-on-Thames.

Proposal: Proposed first floor front extension to dwelling plus conversion of garage to habitable room.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		16/01/01

Date of Neighbour Notifications : 09/01/01

Date of Site Visit : 18/01/01

Date Registered : 27/12/2000

Earliest Date for Decision : 02/02/2001

Latest Consultation Date/Site Notice Expiry Date : 02/02/2001
08/02/01 (GA)

This application will have expired on: 21/02/2001. 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 :

Highways - In view of the loss of two parking spaces from the garage, at least one of these should be relocated. Please could Highways have an additional plan showing the parking layout for three vehicles within the curtilage of the property.

At the time of writing no further comments have been received.

Planning Issues : The issues addressed by this application are: the impact upon the open character and amenity of the Green Belt; neighbour amenity parking and highway safety.

The following policies apply: Berkshire Structure Plan policies C4, and EN1: The Wokingham District Local Plan Deposit Draft 1997 policies: WOS3, WGB1, WBE1 and WT6.

Application Number: F/2000/3099

Appraisal :

The application property is one of a small group of dwellings which straddle Aston Lane. The dwellings are outside of an established settlement and lie within the designated Metropolitan Green Belt.

Opposite is land belonging to the National Trust.

The application property is a two storey semi-detached cottage which was probably once one dwelling. The property has been subdivided at some time in its past history. Both dwellings have since been extended. The original house would have had a hipped roof and was relatively modest in size, square in its envelope and cubed in its appearance.

The planning records show that planning permission was granted for extensions to the dwelling in 1972, and twice in 1986 for: single storey and second storey extensions, and then latter for a bedroom and garage extension. All permissions appear to have been implemented.

The current planning application proposes an additional storey over the existing garage extension and conversion of the garage to use as habitable accommodation. The land rises from the front to the rear of the house, such that the ground floor level of the garage appears as a part basement or sunk ground floor when viewed from the rear of the house. The proposed first floor would appear as a raised ground floor. The application makes use of the variation in land levels by proposing a 3.5 metre deep by 10.4 metre wide decked area at the rear. The decked area would span almost the entire rear of the dwelling and would be accessed from the proposed first floor master bedroom to provide direct access to the rear garden.

The application also proposes regrading the ground level in front of the existing garage to provide a level parking area.

The Berkshire Structure Plan, Policy C4, states there will be a presumption against inappropriate development in the Metropolitan Green Belt. Where development is allowed it must be acceptable in scale, form, impact, character and siting. Part (iii) of the Policy allows for limited extensions, alterations and replacement of existing dwellings.

Policy WGB1 of the Wokingham District Local Plan: Deposit Draft 1997, therefore follows, with the same aims and intentions. The Policy reiterates the presumption against inappropriate development save for stated exceptions, and at Part (D) allows for only limited extensions or alterations to existing dwellings.

In addition Policy WOS3, of the Wokingham District Local Plan: Deposit Draft 1997, states the Plan intentions of achieving good design which is sympathetic to and appropriate in its particular location, and of ensuring compliance with all Plan policies.

Policy WBE1, states the aims by which good design, in its local context will be assessed.

The application property has already been extended with a two storey side extension which may be of some considerable age. In addition, and behind that extension, there is another two storey side/rear extension and attached to this projecting northward is the single storey double garage over which the additional floor is proposed. The garage being the most recently built extension.

The proposed first floor extension is of a width, height and depth which is considered to be out of proportion to the original dwelling, and moreover, because of its massing would appear dominant when viewed against the extended dwelling.

Taken with the additions to the original dwelling, the original dwelling would become almost completely obscured by ad-hoc additions.

The property is considered to already have been extended to the maximum that could be interpreted as a 'limited extension' within the meaning of the above policies.

The current proposal is therefore considered to fall outside of the definition of limited extensions to existing dwellings as set out in policies: C4 and WGB1, and is therefore considered to conflict with those policies.

The width of the existing garage is disproportionate to the original house. Its roof has a gable end. The land level rises rearward such that the full impact of the garage's width is largely screened from view.

The application proposal, however, would because of the additional height make the extension much more prominent to surrounding views, and because of its size and bulk, would appear incongruous against what was once a relatively modest dwelling. The proposed extension is moreover considered of a massing that would be disproportionately large when viewed against the extended dwelling as it now stands.

The excavation that would be carried out to regrade the parking area would have the result of giving the extension a far greater presence on Aston Lane than the double garage extension has at present. The scale of the extended garage would have the appearance of a separate dwelling, and the design with the inclusion of dormer windows, is considered suburban in character, and not to be appropriate against what originally would have been a modest rural dwelling.

The regrading of the drive is in itself considered to detract from an important landscape features.

In addition the decking proposed at the rear is of a suburban nature and not what is considered appropriate to this location.

The application falls short of the Local Plan parking requirements. It may be possible to achieve adequate parking provision. However, the additional parking requirement needed to comply with Plan Standards would in itself have material repercussions to important landscape features.

The failure to comply with parking requirements is however considered an additional indication of the application's inappropriateness and over development of this site. The application is therefore also considered to conflict with Policy WT6, of the Wokingham District Local Plan Deposit Draft 1997.

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

Application Number: F/2000/3099

~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non-Std Conditions /~~ Reasons for Refusal
1			The proposal would because of its form, scale and massing detract from the character, openness and appearance of the Metropolitan Green Belt, The application proposal is therefore considered to conflict with: Berkshire Structure Plan policies C4, and EN1: The Wokingham District Local Plan Deposit Draft 1997 policies: WOS3, WGB1 and WBE1.
2			The proposed extension is because of its form, scale and massing considered incongruous in this location and would result suburbanisation of this rural setting. The application is therefore considered to conflict with: Berkshire Structure Plan policy EN1: The Wokingham District Local Plan Deposit Draft 1997 policies: WOS3 and WBE1.
3			The application proposal fails to comply with the Local Plan Parking Standards, and therefore conflicts with: The Wokingham District Local Plan Deposit Draft 1997 Policy: WT6.
			INFORMATIVE
1	**N16**		**INSERT:** Berkshire Structure Plan policies C4, and EN1: The Wokingham District Local Plan Deposit Draft 1997 policies: WOS3, WGB1, WBE1 and WT6.

10/2/01

RECORD OF SITE VISIT

SITE ADDRESS: 29 Aston Lane, Remenham, Henley-on-Thames.

APPLICATION NUMBER: F/2000/3099

OFFICER: George Allpress

DATE OF SITE VISIT: 08/02/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Metropolitan Green Belt - small group of residential dwellings on a country lane within a rural location.

3. DESCRIPTION OF SITE/BUILDING One half of a pair of cottages. Built of red brick with grey slate roof. situated on the west side of Aston Lane.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.28 is the attached neighbour to the south - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Double garage with front parking for two cars.
LEVELS	Fall to north and rise from the lane to and beyond the house westward.
BOUNDARY TREATMENT	Cottage fronts the road - ranch style fencing, hedgerows and trees to rear.
OTHERS	Green Belt

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 09 January 2001

Application Number: F/2000/3099

Proposal: Proposed first floor front extension to dwelling plus conversion of garage to habitable room.

Parish: REMENHAM PARISH

Site Address:
29, Aston Lane, Remenham, Henley-On-Thames.

Applicant:
Mr & Mrs J Yolland C/O Burton J Helling.

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).

Comment In view of the loss of 2 parking spaces being from the garage, at leerst one of these should be relocated.

Please could Highways have an additional plan showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

Signed: _____ **Print name:** Adam Coggins 10/01/01

G.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/3099 relates.

Address of site 29 ASTON LANE, REMENHAM, HENLEY-ON-THAMES, OXON RG9 3EJ

Signed

Date 16.01.2001

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	27 DEC 2000
Officer: GA	Application No. F/2000/3099

Map No. 9 Site 0204
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) ~~Proposed~~ First floor front extension to dwelling plus conversion of garage to habitable Room.

Location: 29 Aston Lane

Parish: Remenham. Ward: REMENHAM 08.01.01

Applicant:
Mr & Mrs J. Yalland.

Fee (5) 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	Parking layout for 3 Vehicles.	08.01.01	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Other side needed.	08.01.01	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 28.9.21 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
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 .....✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency : .....

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

HERITAGE BODIES

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

OTHERS:

Pre app attached
Green belt
Opposite National Trust owned land.

NEIGHBOURS:

Site notice and see map ✓

Environmental Services

For office use only.
Application number:

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 J YOLLAND
	Address and postcode	29 ASTON LANE REMENHAM NR HENLEY-ON-THAMES OXON RG9 3EJ
	27 DEC 2000 3399	
	Phone number	01491 413320
2	Agent's Name	BURTON J HELLING
	Address and postcode	WOOD END KINGSWOOD LANE KINGSWOOD BUCKS HP18 ORH
	Phone number	01296 770341
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.	29 ASTON LANE REMENHAM NR HENLEY-ON-THAMES OXON RG9 3EJ
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF UNUSED GARAGING TO KITCHEN AND CREATION OF FIRST FLOOR OVER
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.	BOUNDARY SPECIES ONLY Yes ☑ No ☐ NOT AFFECTED BY THIS PROPOSAL
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED FACING BRICKS TO MATCH EXG SLATE ROOF TO MATCH EXISTING WHITE TIMBER & WINDOWS AS EXG
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: 4	Proposed: 4
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: [signature]

on behalf of MR+MRS J YOLLAND.

Date 18/12/00

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

ADDRESS 29 ASTON LANE PARISH REYENHAM.

PLOT No. ORD. SHEET No. SU 7683 N/S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/573/72	Mr A.R. Read	Ext. to Kitchen & Bathroom	3.8.72	App N/A
BR 1446	" " "	Remove front door & enlarge window & rec entrance porch	25.9.74	App N/A
01551	" "	" " "	31.10.74	N/A C/A
20256	"	O/L HOUSE ON LAND ADJ	20.10.83	N/A R
26491	"	S/ST. & 2/ST. EXTENSIONS	3.11.86	aA
ERA 2037	"	BEDROOM & GARAGE EXT	23.12.86	App N/A

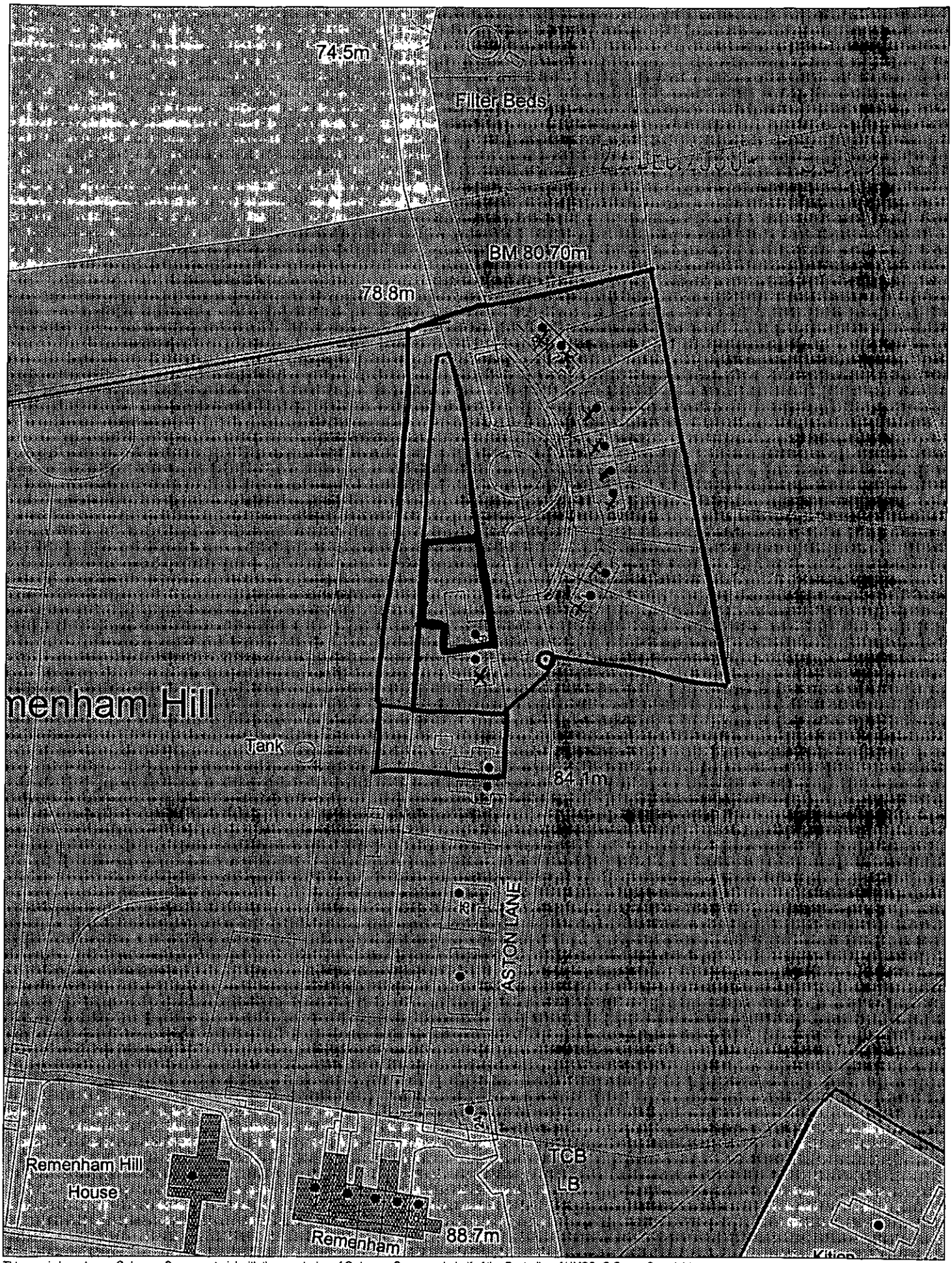
DATE OF COMPLETION

MINISTRY DECISION 20256 - APPEAL DISMISSED 24.9.84

SPECIAL ORDERS

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

2 January 2001 Scale: 1 : 1250

N W E S