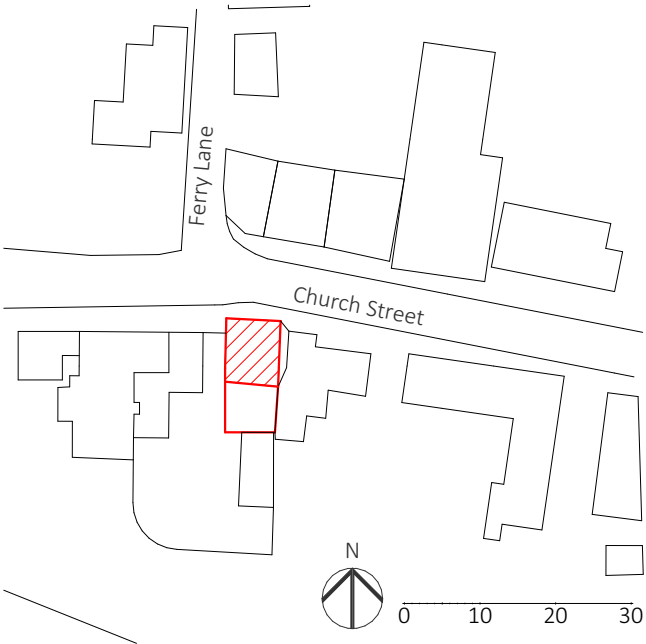




Location plan

This application is to cover the adjustment to the previous below submissions, so that the design can be adjusted to omit the proposed two storey rear elevation gable extension:

12th September 2025

- Reference 251049 Householder planning approval
- Reference 251050 Listed building approval

12th March 2026

- Reference 260104 Submission of detail to comply with conditions of planning permission 251049 where the following was agreed
 - Condition 3 (Walling and Roofing Scheduling/Methodology),
 - Condition 5 (Natural Roof Slate),
 - Condition 8 (Extraction Vents, Gas Flues, External Pipework, or Ducting).

17th April 2026

- Reference 260420 Application to vary condition 2 and 8 of listed building consent 251050
- Reference 260429 Application to vary condition 2 and 8 of planning consent 251049

The main adjustment to the above are as follows:

- The rear gable end two storey extension to be omitted from proposals
- WC rear extension to be retained
- WC window omitted
- Adjustment to porch lead covering, currently the lead is flat and the rain discharges to the corner against the man elevation, a small 20mm upstand to be formed in the lead so the water discharges to the front
- The existing gas boiler to be moved into what is currently a WC to the rear elevation. This will required an extract vent on the side elevation of the WC wall.
- The existing WC extension has a window which is to be removed and filled in
- Condition 7 (Joinery Details- Windows) details included to cover this.
- Condition 9- Wood burning stove- details included to cover this.

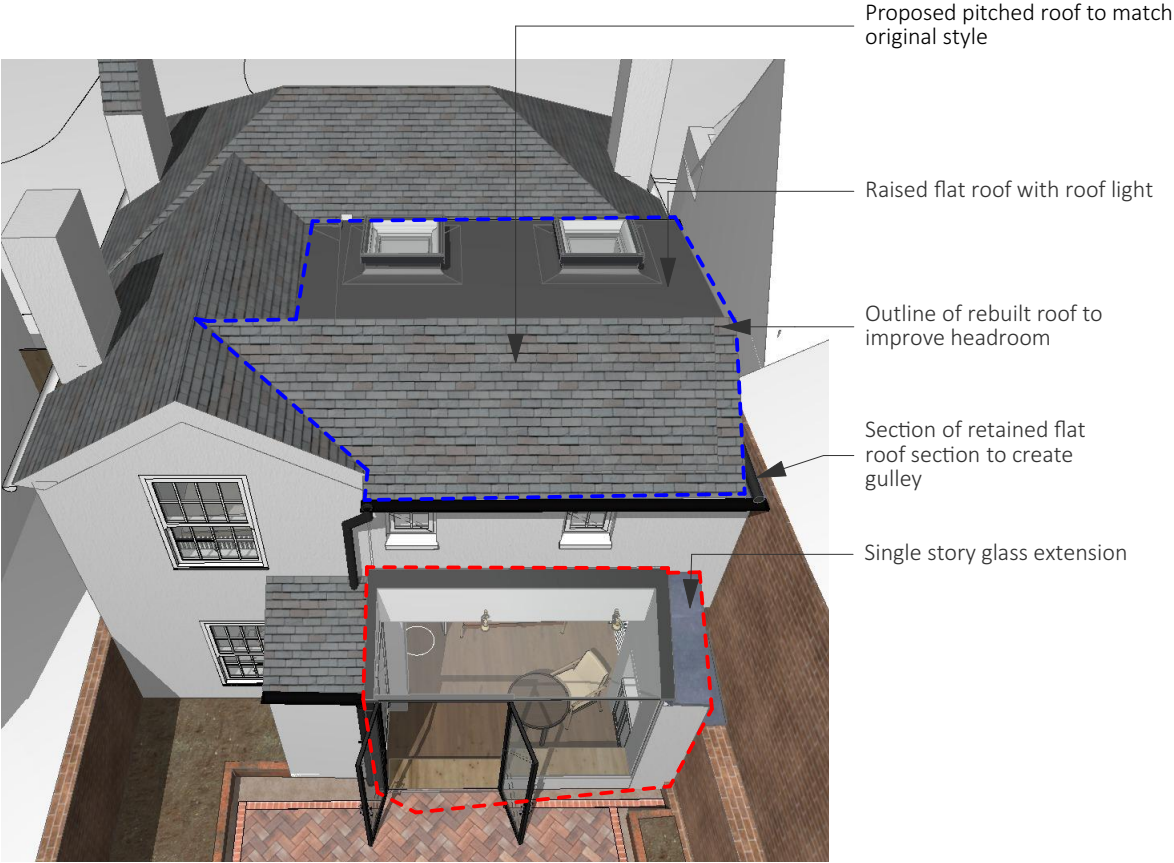
River Cottage
Church Street
Wargrave
RG10 8EP

Site Description:

The site is a Grade 2 late C18 two storey detached dwelling with a two-storey rear extension that was added in the late C20.

The two-story late 20C addition has a flat roof covered with felt and includes two bathrooms on the upper floor and a garden room below. There is a single-story porch-style extension, which includes a small WC and serves as the entry point to the garden room. The external finish is consistent with the rest of the house, featuring a roughcast finish. There is a variety of glazing types at the rear. Two larger sash windows are located on the left, a small sash window is positioned in the far-right bathroom, a timber double-glazed casement window is found in the left bathroom, and sash windows are used in the garden room.

The property faces directly onto Church Street in Wargrave and does not benefit from off street parking. The external facing walls are finished in painted roughcast and the hipped roof is slate. The principal elevation comprises bays with sash windows and faux Venetian style shutters either side of the 6-panelled central entrance door. At the rear there is a small courtyard garden.



Proposed



Existing