APPLICATION NO:
**F/2000/1495**

LOCATION:
**Matson House Matson Drive, Remenham Henley-On-Thames.**

APPLICANT:
**Mr Mrs Jacob C/O Heart Of Oak Buildings**

PROPOSAL:
**Proposed erection of detached garage**

EARLIEST DATE FOR DECISION: **17/06/2000**

APPLICATION EXPIRY DATE: **07/07/2000**

CASE OFFICER: **Heather Morgan**

RAILEX
Marbleboard

EASIFILE EP7

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr Mrs Jacob**
**C/O Heart Of Oak Buildings**
**Timbers Farm**
**Nuffield**
**Henley-On-Thames**
**Oxon**
**RG9 5SY**

**Application Number: F/2000/1495**

**Parish:** **REMENHAM**

**Location:** **Matson House, Matson Drive, Remenham, Henley-On-Thames.**

**Proposal:** **Proposed erection of detached garage**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

**Condition**
3. The area shown on the permitted drawings for vehicle garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

**Condition**

4. No development shall take place until a soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority for the southern boundary to the rear of the garage hereby approved.

**Reason**

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

**Reason**

2. To ensure a satisfactory external appearance.

**Reason**

3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

**Reason**

4. In the interests of the character and amenities of the locality.

**Informative**

The applicant is advised that the garage hereby approved has its rear wall 3m from the southern boundary as indicated on the 1:1250 location plan.

John Mitchell

John Mitchell
Development Control Manager
Date: 23/06/2000

**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.**

**WORK SHEET FOR :** Heather Morgan

**Application Number :** F/2000/1495

**Applicant :** Mr Mrs Jacob C/O Heart Of Oak Buildings.

**Location :** Matson House, Matson Drive, Remenham, Henley-On-Thames.

**Proposal :** Proposed erection of detached garage

**Site Notice Displayed ? :** YES [ ] NO [✓] DATE [ ]

**Date of Neighbour Notifications :** 24/5/00 but

**Date of Site Visit :** 16/6/00

**Date Registered : 12/05/2000**

**Earliest Date for Decision : 17/06/2000**

**Latest Consultation Date/Site Notice Expiry Date : 17/06/2000**

**Application Expiry Date: 07/07/2000**

**Consultation Responses :**

① Highways - No adverse comment.

② Letters of Objection -

③ Parish Council -

**Planning ~~Notes~~: History**

Consent for the dwelling was originally granted in 1960. In 1982 an outline application for the erection of a new dwelling and garage on land adjacent was refused (Ref 17618). Permission was granted on 13/3/00 for the erection of a first floor rear extension and dormer roof conversion.

Planning Issues

The application site lies within the Metropolitan Green Belt, an Area of Special Landscape Importance and the Thames Rive Valley. It lies just outside the National Trust land and the area of land

**Application Number: F/2000/1495**

**Appraisal :**

liable to flooding.

1. Impact on the Green Belt and Area of Special Landscape Importance

Policy WGB2 of the Wokingham District Local Plan (Deposit Draft) as modified covers residential extensions and ancillary buildings. Such extensions should have no adverse physical, visual or ecological impact nor result in a detrimental alteration to the scale of development on site.

The application site extends to 0.27Ha, and the current dwelling occupies approximately one tenth of the site. The house and the front section of the site are reasonably level (house is approx. 1m than the garage). The remainder of the site slopes steeply up Nemenham Hill. The proposal is to erect a double garage adjacent to the highway at the southern end of the site. It would be 6m wide, 5.3m deep with a ridge height of 3.9m. It is to be constructed of featherboard cladding and tiled roof with a catslide roof back to the southern boundary. It is deemed reasonable to request a double garage for a 4 bed house, as none exists at present. The garage has been tucked into a corner of the site and will require some digging into the bank behind. The height of the bank above would ensure that the garage does not appear visually prominent when viewed from the road, and the Thames beyond. An existing hedge / trees along the southern boundary will ensure that it is screened when coming along the road. The height of the garage has also been kept to a minimum. Whilst the garage would be marginally closer to the road than the properties to the south (the distance of 40m between the two, is sufficient to ensure the garage does not appear to be visually prominent.

The proposal would not detrimentally alter the scale of development across the site, nor would it have an adverse impact upon the physical or visual character of the Green Belt, subject to provision of additional landscaping on the southern boundary.

Policy WLL3 on Areas of Special Landscape Importance states that proposals will only be acceptable on the basis there is no adverse impact by reason of size, design, materials, location or use. On the basis of the above comments, it is not considered the proposal would adversely affect the ASLI.

**Recomendation : Approval:** ☑ [redacted]
(tick appropriate box)

2. Residential Impact

The proposed garage is adequately distant from the properties to the south to ensure adjoining dwellings are not adversely affected.

**Application Number F/2000/1495**
**Conditions/~~Reasons for Refusal~~**

| No | Std Con | Std Reas | Non Std Conditions ~~Reasons for Refusal~~ |
|---|---|---|---|
| 1 | SC01 | SR02 | |
| 2 | SC52 | SR12 | |
| 3 | SC23 | SR06 | garaging |
| 4 | — | SR13 | No development shall take place until a soft landscaping scheme has been submitted to and approved in writing by the LPA for the southern boundary to the rear of the garage hereby approved. |
| | | | Informative<br>The applicant is advised that the garage hereby approved has the rear wall 3m from the southern boundary as indicated on the 1:1250 location plan. |

John Hurren
23/6/00

# RECORD OF SITE VISIT

**SITE ADDRESS:** Matson House Matson Drive Remenham Henley-On-Thames.

**APPLICATION NUMBER:** F/2000/1495

**OFFICER:** Heather Morgan

**DATE OF SITE VISIT:** 16/6/00

**1 SITE/STATUTORY NOTICE DISPLAYED ?** YES. on gate post.

**2. DESCRIPTION OF SURROUNDINGS** Residential properties along unmade road. Green Belt. 1m hedge on opposite side of road + several smallish holly trees.

**3. DESCRIPTION OF SITE/BUILDING** Steep bank to rear. Slopes down in front of road to level floodplain of Thames. Have dug into the bank where garage is to be located. Red brick neogeorgian

**4. RELATIONSHIP TO ADJOINING PROPERTIES**

N/A Garden adjacent.

**5. SITE CONSTRAINTS**

**TREES** main trees top the slope not affected.

**ACCESS/PARKING** Unmade road, existing

**LEVELS** Sloping site. garage would be level with road, cut back into hill.

**BOUNDARY TREATMENT** ↓ hedging.

**OTHERS**

**Received by Wokingham District Council**

# Application No: F/2000/1495

**Proposal:**
Proposed erection of detached garage

**Location:**
Matson House, Matson Drive, 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 Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/06/2000. 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**

**24 May 2000**

2116

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

Tel: (0118) 974 6446

Date: **24 May 2000**

My ref: F/2000/1495

**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


Dear Councillor

**Application Number: F/2000/1495**
**Matson House, Matson Drive, Remenham, Henley-On-Thames.**
**Proposed erection of detached garage**

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 **Heather Morgan** on **(0118) 974 6446**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Heather Morgan** Application Number: **F/2000/1495**
**Matson House, Matson Drive, Remenham, Henley-On-Thames.**
**Proposed erection of detached garage**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

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

Tel: (0118) 974 6446

Date: **24 May 2000**

My ref: F/2000/1495

**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


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Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Heather Morgan** Application Number: **F/2000/1495**
**Matson House, Matson Drive, Remenham, Henley-On-Thames.**
**Proposed erection of detached garage**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

HEART OF OAK
TRADITIONAL OAK FRAMED BUILDINGS

TIMBERS FARM
NUFFIELD
OXON RG9 5SY
TELEPHONE 01491 641555
FACSIMILE 01491 641101
EMAIL heartofoak@excite.co.uk

FAX TO:— WOKINGHAM DISTRICT COUNCIL
ATTENTION OF:— HEATHER MORGAN
RE:— MR & MR JACOBS, MATSON HOUSE, REMENHAM
REF:— F/2000/1495

Heather

As requested the outline landscape plan relative to the garage proposal.

Should you have any queries please do not hesitate to contact me

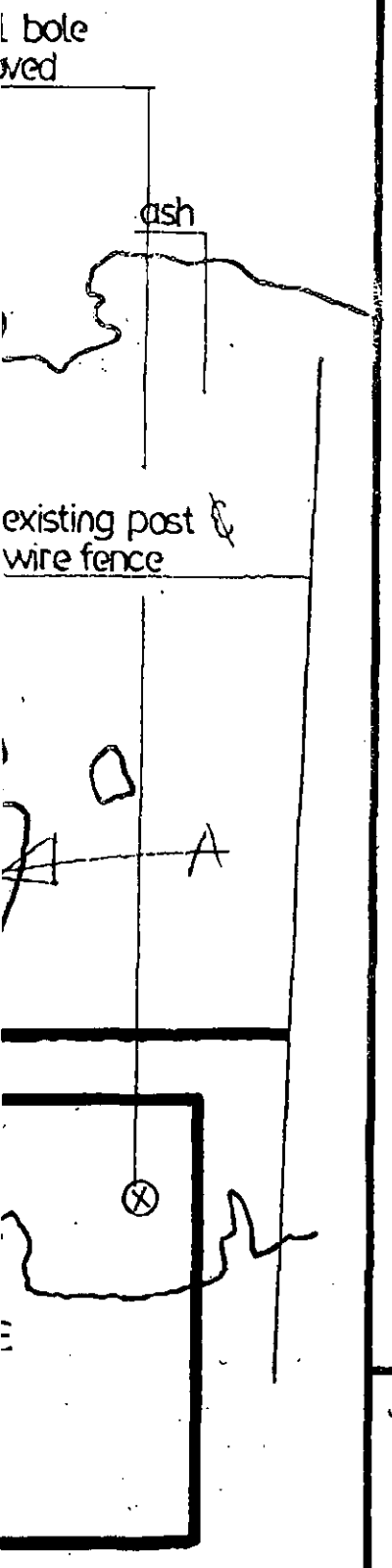
30935

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |
| 22 JUN 2000 | |
| COPIES TO: | ACK: |
| | FILE: |

Regards

Steve Edney

HEART OF OAK IS THE TRADING NAME OF
TRADITIONAL OAK FRAME BUILDINGS LIMITED
REGISTERED IN ENGLAND 3769780
VAT REGISTRATION NO 724 5010 42
REGISTERED OFFICE AS ABOVE




MARK GILLARD (PROP)
ARCHITECTS
& STRUCTURAL ENGINEERS

# creative landscape

design . construction . maintenance

(1) LANDSCAPE WORK ONLY

SOLID CHALK - 9" TOPSOIL

REMOVAL OF RUBBISH

MUCK AWAY 200 m2

---

SURVEY PLAN AVAILABLE

(BASIC LEVELS)


Tel/Fax 0118 9462123

Email: glenn or mark@creative-landscape.co.uk

Berrybrook Nursery, Henley Rd, Playhatch, Reading RG49RB. Partners M.Gillard, G.George. VAT registered No 491767405

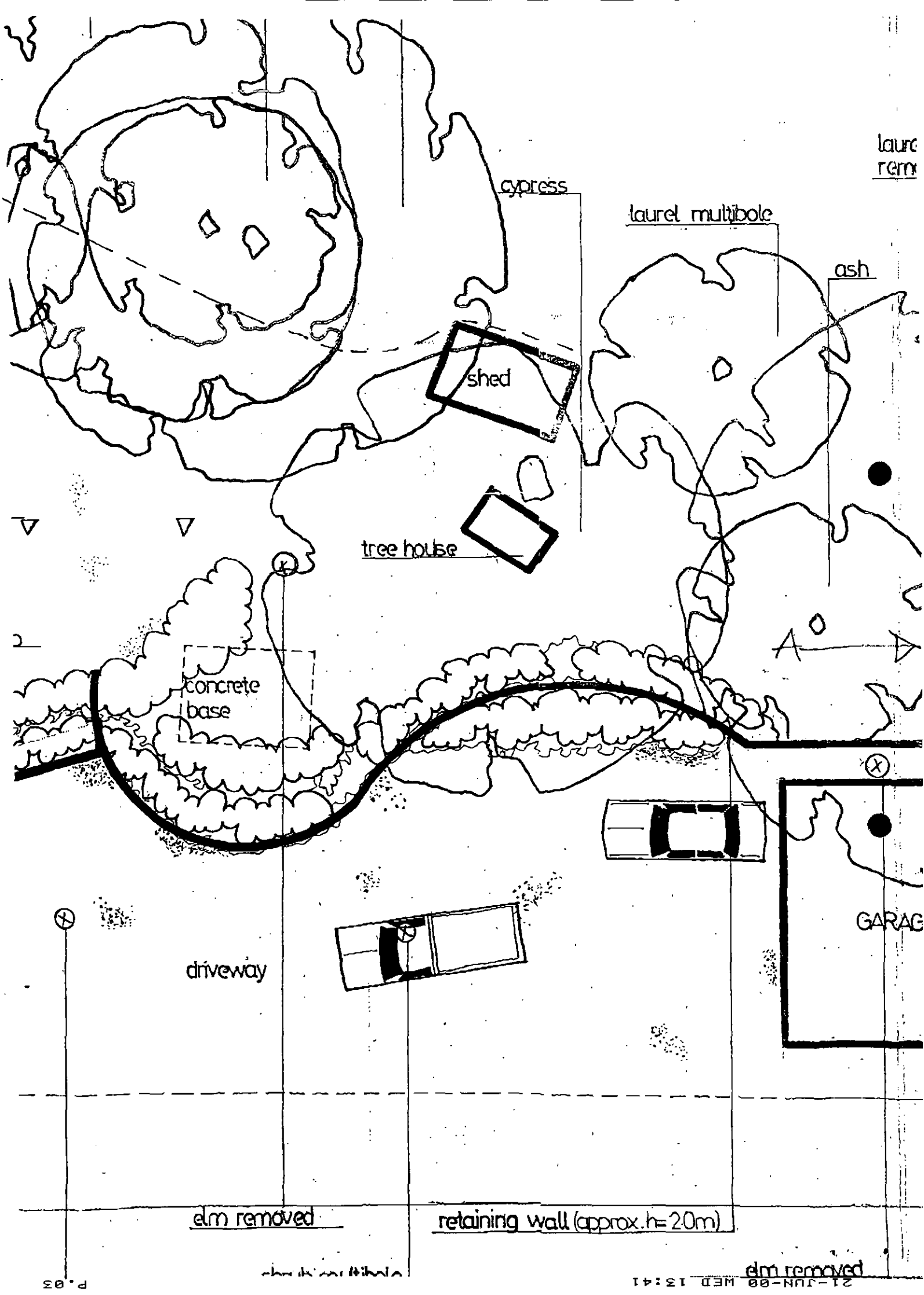

British Association of Landscape Industries

BALI

JOB TITLE

MR & MRS JACOBS
MATSON HOUSE,
REMENHAM

DRG. TITLE


laurc
rem
cypress
laurel multibole
ash
shed
tree house
concrete
base
GARAG
driveway
elm removed
retaining wall (approx. h=20m)
elm removed

**HIGHWAYS CONSULTATION SHEET**

**From:** Heather Morgan

**Date:** 24 May 2000

**Application Number:** F/2000/1495

**Proposal:** Proposed erection of detached garage

**Parish:** REMENHAM PARISH

**Site Address:**
Matson House, Matson Drive, Remenham, Henley-On-Thames.

**Applicant:**
Mr Mrs Jacob C/O Heart Of Oak Buildings.

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).

No adverse highway comments.

**Signed:** A. Linnell **Print name:** A. LINNELL

# WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 19 MAY 2000

Officer: HM | Application No. F/2000/1495

Map No. 8 Site 0.45

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☐ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F.) PROPOSED ERECTION OF DETACHED GARAGE

Location: MATSON HOUSE MATSON DRIVE

Parish: REMENHAM Ward: Remenham 24.5.2000

Applicant: MR/MRS JACOB

**Fee** Received 95-00 (2) 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 .....

Listed Building 1 2 2*

Advertisement Required .....

---

Date Site Notice Sent 24.5.2000 Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

| | |
|---|---|
| Building Control | NF: ..... |
| Landscape | NK: ..... |
| Trees | NK: ..... |
| Conservation Officer | NK: ..... |
| Environmental Health | NA: ..... |
| Housing | NA: ..... |
| Leisure & Cultural services | PA: ..... |
| Public Rights of Way | PA: ..... |
| Property | NG: ..... |
| District Secretary (only if called in by SOS) | MA: ..... |
| Policy & Plans | QA: ..... |
| Strategic Planning (JSPU) | HA: ..... |
| Minerals (BABTIE) | GA: ..... |
| Archaeological Site (BABTIE) | : ..... |
| Education | AP: ..... |
| Social Services | BT: ..... |
| Highways | XA: ✓ ..... |

### EXTERNAL CONSULTATIONS

| | |
|---|---|
| Adjacent D P A | : ..... |
| Adjacent Parish | : ..... |
| Southern Electricity Board | BN: ..... |
| British Gas | BM: ..... |
| PSA Oil Pipeline | BD: ..... |
| Transco | : ..... |
| Environment Agency | BP: ..... |
| Rail Track | BI: ..... |
| Police Arch. Liaison Officer | PC: ..... |

### HERITAGE BODIES

| | |
|---|---|
| The Georgian Group | KC: ..... |
| Ancient Monuments Society | KA: ..... |
| Council for British Arch. | KB: ..... |
| RCHME | KF: ..... |
| Telecommunications (NRPB) | : ..... |
| Sport England | : ..... |

### OTHERS:

no pre-apps

### NEIGHBOURS:

S/N + Matson Cottage
The Howies
Hillside House
Coach House
The Hermitage
Greensleeves
} + Manson Drive

Westminster Park - Remenham Hill
Underwood
Underwood Flat

# Environmental Services

For office use only.
Application number: 12.MAY2010* 1495

## 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 P. JACOBS |
| | Address and postcode | MATSON HOUSE<br>MATSON DRIVE<br>REMENHAM, HENLEY ON THAMES<br>BERKS, RG9 3HB |
| | Phone number | 01491 636057 |
| | Agent's Name | HEART OF OAK BUILDINGS |
| | Address and postcode | TIMBERS FARM<br>NUFFIELD<br>HENLEY ON THAMES<br>OXON RG9 5SY |
| | Phone number | 01491 641565 |
| 3 | Site<br>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. | MATSON HOUSE<br>MATSON DRIVE<br>REMENHAM,<br>HENLEY ON THAMES<br>BERKS<br>RG9 3HB |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | 2 BAY CART SHED GARAGE |
| 5 | Are there any trees on the site?<br>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. | HAND MADE BRICK PLINTH<br>PRINCIPAL FRAME IN OAK<br>STAINED SOFTWOOD FEATHEREDGE CLADDING<br>MACHINE MADE CLAY TILES & FITTINGS |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

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?<br>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).<br>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 P. JACOBS

Date 8-5-200

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

ADDRESS MATSON HOUSE (built 1961) PARISH REMENHAM

PLOT No. NORTHSIDE off White Hill MATSON DRIVE ORD. SHEET No SU 7682(8)

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 0/118/60 | Exec. of Rev. Selwyn | O/line 2 hses with garages | 16.6.60 | N/A REF |
| 0/119/60 | " " | O/app to erect 1 house garage | 16.6.60 | N/A REF |
| 0/164/60 | Mr. P. Selwyn | O/app to build hse | 10.11.60 | N/A C/A |
| 2/61 | Mr. P. Selwyn | Details erect & garage in house | 2.2.61 | N/A APP |
| 17618 | PROF SIR A. OPPENHEIM | O/APP. DET HOUSE & GARAGE LANDADS | 1.7.82 | N/A REF |
| ~~0/94/62~~ | ~~S GREEN LTD~~ | ~~RE-DEV. REF DEV.~~ | ~~17.5.62~~ | ~~N/A REF~~ |
| F/1999/0196 | Mr & Mrs Jacobs | FIRST FLOOR R Ext + dormer roof conversion | 13.3.00 | APP |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD. ENQ - GARAGE CONV. & S/ST. EXTENSION - 10.11.95

DRAINAGE PD Enq - Garage - 2/2/00 PD Enq - Det Garage - Tina Jacobs - 17.04.00

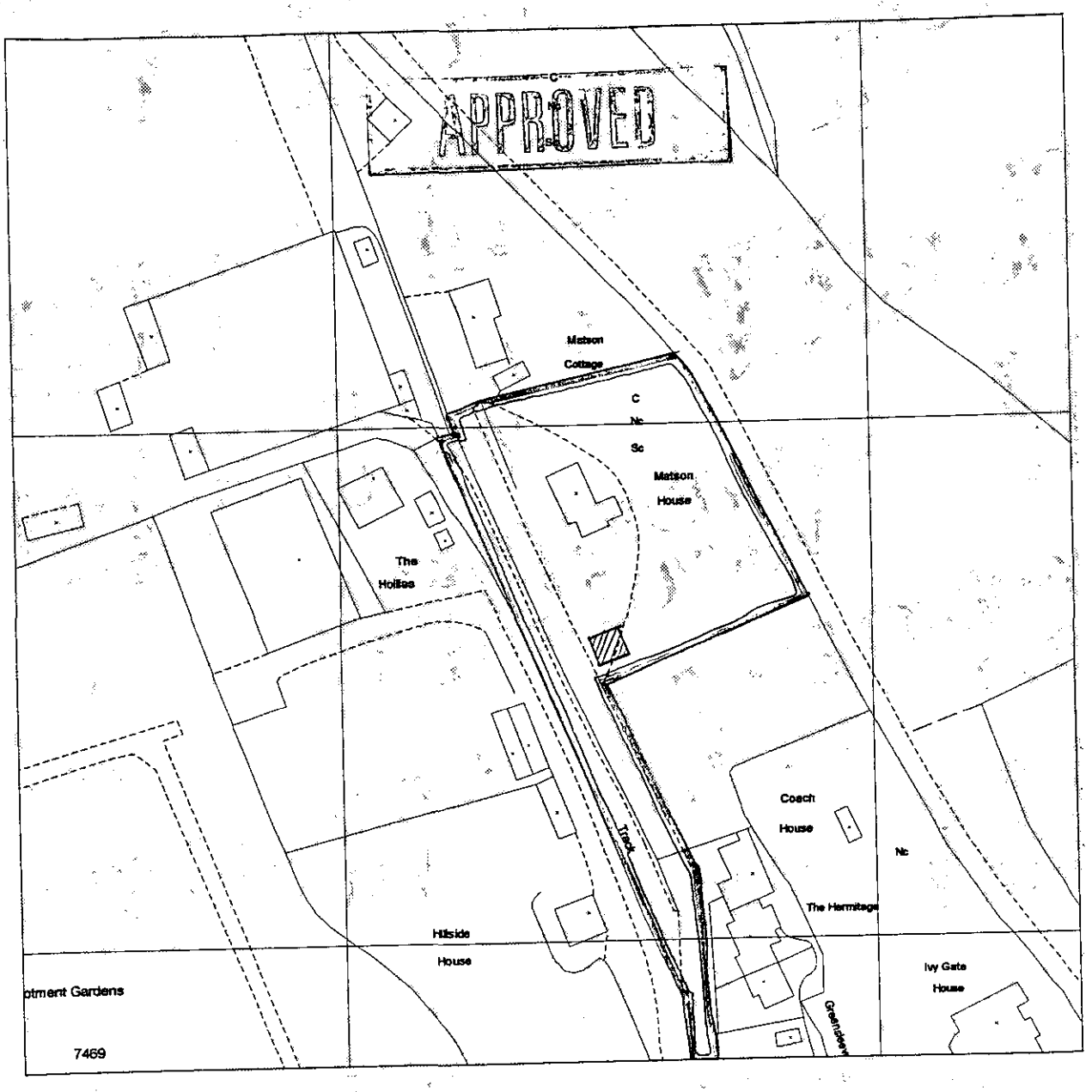
091074

12.MAY2000* 1495

Ordnance Survey

# Siteplan

1:1250 Scale




12 MAY 2000 1425

20 0 20 40 60 80

Metres

Produced 01 Dec 1999 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown copyright 1999.

Part or all of this Siteplan is enlarged from mapping produced at one or more of the following scales 1:1250, 1:2500, 1:10000.

Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

Reproduction in whole or in part is prohibited without prior permission of Ordnance Survey.

MATSON HOUSE, MATSON DRIVE
REMENHAM
HENLEY-ON-THAMES
RG9 3HB

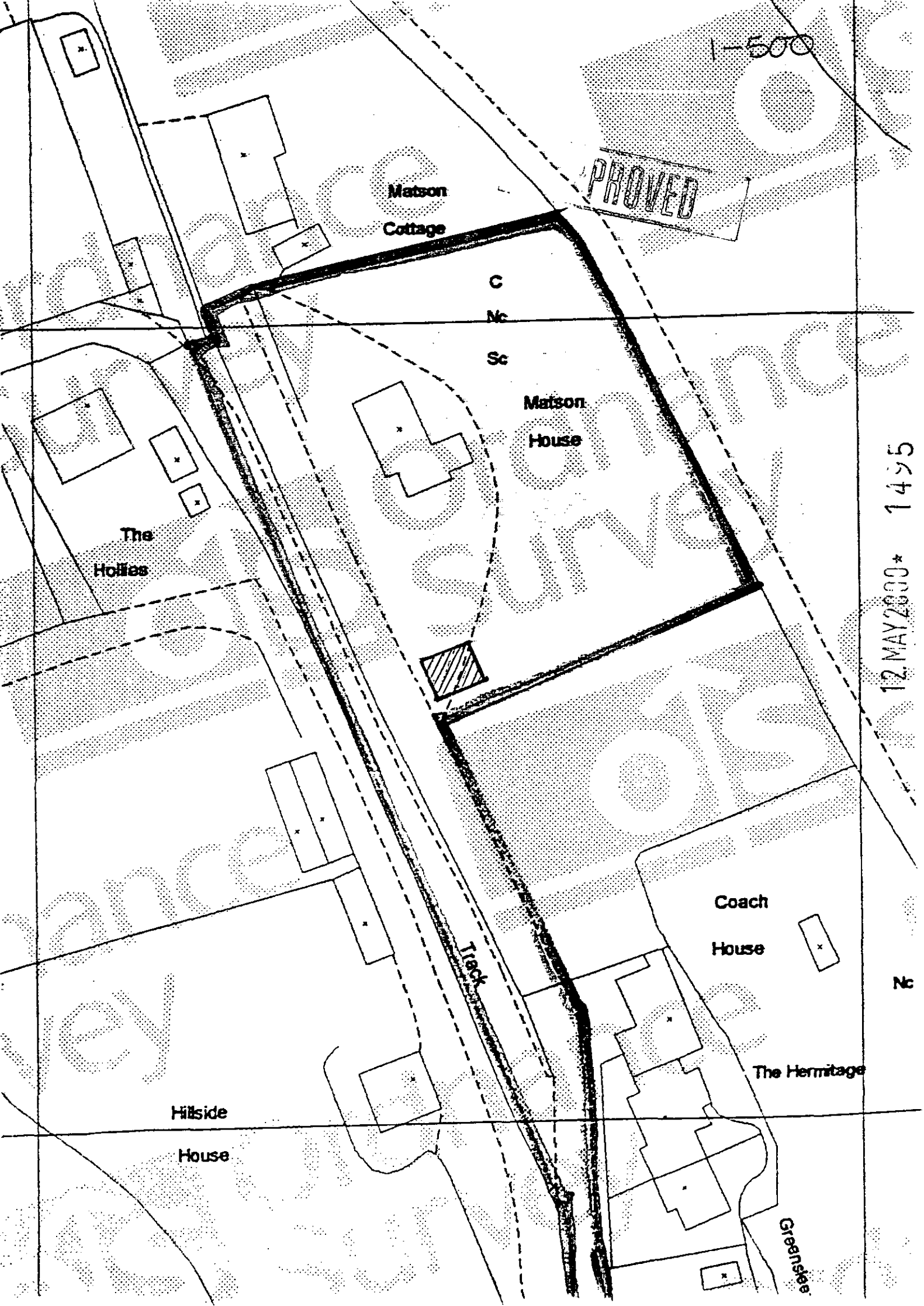
Centre coordinates : 476838mE 182776mN

National Grid sheet reference at centre of this Siteplan: SU7682NE.

Supplied by : *Blackwell's Reading*
Serial Number : 489



This document has been security printed


1-500
PROVED
Matson
Cottage
C
Nc
Sc
Matson
House
The
Hollies
Coach
House
Nc
Track
The Hermitage
Hillside
House
Greenslee
12 MAY 2000* 1495