APPLICATION NO:
F/2002/8037

LOCATION:
Kition Remenham Hill, Remenham Henley-On-Thames.

APPLICANT:
Mr/Mrs Mackie

PROPOSAL:
Proposed erection of 2 detached dwellings. Demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **16/12/2002**

APPLICATION WILL HAVE EXPIRED ON: 14/01/2003

CASE OFFICER: **Angela Odell**

REFUSED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Mackie
Charleston
Bolney Road
Shiplake
Oxon
RG9 3NS

Application Number: F/2002/8037

Parish: **REMENHAM**

Location: **Kition, Remenham Hill, Remenham, Henley-on-Thames.**

Proposal: **Proposed erection of 2 detached dwellings. Demolition of existing dwelling.**

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 for an additional dwelling constitutes inappropriate development in the Green Belt that would have a harmful and urbanizing effect on the character and appearance of the area which is in the Green Belt and Area of Special Landscape Importance. The proposal would therefore be contrary to policies C4 and C8 of the Berkshire Structure Plan, Green Belt Local Plan policy 8, policies WGB1, WGB2, WOS2 and WLL2 of the Wokingham District Local Plan (as agreed to be modified), and to Planning Policy Guidance Note No. 2.

Reason
2. Both the proposed dwellings would be excessive in size as a replacement for the existing bungalow and would have a harmful effect on the character and appearance of the Green Belt and Area of Special Landscape Importance. The proposal would therefore be contrary to policies C4 and C8 of the Berkshire Structure Plan, the principles of the Green Belt Local Plan policy 9, to policies WGB2 and WLL2 of the Wokingham District Local Plan (as agreed to be modified) and to Planning Policy Guidance Note No. 2.

Informative
1. The applicant is advised that a survey of the buildings to be demolished by a trained and licensed bat worker would have been required if the application had otherwise been considered acceptable.

T. G Watson

Trevor Watson
Development Control Manager
Date: 24/12/2002

Notice checked by: CTurner

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.

OBB

PLANNING SERVICES	HPT
PCL	TLS
DC ALMD	ENF
APP	
CS	
30 DEC 2002	
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	FILE

Walkers Cottage,
26 Aston Lane,
Remenham Hill,
Henley-on-Thames
Oxon. RG9 3EJ.

Case Officer Angela O'Dell,
Po Box 157,
Council Offices,
Shute End
Wokingham RG40 1WR.

6th December 2002.

Dear Ms. O'dell.

Re: Planning Application F/2002/8037
"Kition", Remenham Hill, Remenham, Henley-on-Thames

With regard to the above application, I wish to register my objection to the Published Proposal.

The reasons for my objection are as follows:-

1. The alteration of the current outlook towards 'Kition' from Aston Lane.
2. The alteration or removal of a boundary screen of conifers, the removal or lowering of which will open the outlook from "Kition" towards Aston Lane, thus removing the privacy from outlook, enjoyed by the residents in this Part of Aston Lane.
3. The creation of additional vehicular access close to an already dangerous junction at Aston Lane.

I trust that you will take the above into account when Considering this application.

Yours Sincerely,

Michael Batory

MICHAEL BATORY

WORK SHEET FOR : Angela Odell

Application Number : F/2002/8037

Applicant : Mr/Mrs Mackie .

Location : Kition, Remenham Hill, Remenham, Henley-On-Thames.

Proposal : Proposed erection of 2 detached dwellings. Demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....28.11.02.....

Date Registered : 19/11/2002

Earliest Date for Decision : 16/12/2002

Latest Consultation Date/Site Notice Expiry Date : 16/12/2002

This application will have expired on: 14/01/2003. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : Environmental Health officer: No objection but recommends standard planning condition regarding hours of construction.

- Tree officer: No objection to the removal of 2 leylandii. Replacement trees should be planted as part of the landscape proposals for the site frontage.
- Ramblers Association: No objection, but draws attention to right of way next to site boundary & need to avoid danger to footpath during construction.
- Council's ecologist: Bat survey needed before any permission is granted.
- Remenham P. C.: Object on grounds ~~of~~ of overdevelopment of the site inconsistent with the surrounding properties. It would create 2 driveways and extra traffic movement onto the A4130 at a particularly dangerous bend in the road.
- Highway officer: No objection.
- Wargrave P. C.: Unacceptable development in the Green Belt and undesirable increase in dwelling's footprint.
- Public ROW officer: No objection
- Letter of comment: Consider there is room to move the nearest property away from their house adjacent as it is too close. Bathroom window to open towards road to avoid overlooking. Should restrict hours of building work to avoid weekend and bank holiday disturbance. Also new house adjacent forward to avoid loss of light.

Application Number: F/2002/8037

Appraisal :

See attached report

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

F/2002/8037 – Appraisal

Proposal
Is to demolish the existing bungalow and erect 2 detached 5 bedroom houses.

Effect on the character and appearance of the area
The site is in the Green Belt and in an Area of Special landscape Importance. The existing bungalow is at the end of a row of dwellings on the north side of Remenham Hill. Proposal would be contrary to WDLP Policy WGB1 as it would be inappropriate development in the Green Belt, as an additional dwelling is proposed. New housing is not in one of the 'exceptional' categories and there are no Very Special Circumstances that would justify it. Also contrary to PPG2, BSP Policy C4 and to Green Belt Local Plan Policy 8 and to ASLI policies C8 and WLL2.

In addition Policy WGB2 covers replacement dwellings in the Green Belt, and states that whilst this is acceptable in principle, any such dwelling should not result in a material increase in the scale of development on the site. The existing dwelling is a bungalow with an estimated footprint of 152 sq.m. The proposed houses would be 2 storeys each with floorspace of about 315 sq.m. each. Therefore the replacement dwelling would be contrary to Policy WGB2 because it would be double the floorspace and would have 2 storeys instead of a single storey.

The proposal would extend the length of the existing row of dwellings. This is because the western dwelling would be about 10m. further to the west than the existing dwelling. Also it is proposed to replace one bungalow with 2 houses, and bringing them forward compared with the existing bungalow which is in a set back position. Whilst the site is currently well screened with leylandii, the proposed access for the western dwelling would provide a view into the site, where 2 leylandii are to be removed. In any event, particularly in the Green Belt, the fact that a proposed development cannot be seen, or hardly seen, is not a reason to allow it. Also the leylandii are the type of tree that it would not be appropriate to make subject to a Tree Preservation Order, and therefore they could be removed, exposing the new houses to view. The proposed development would have an urbanizing effect and would not maintain 'openness' in the Green Belt. Therefore proposal should be refused as being contrary to Green Belt policies and because it would have a harmful effect on the character and appearance of the area, including ASLI.

Effect on neighbouring properties
Proposed house on eastern plot would be brought forward, compared with the bungalow which is further back. However, as 'Mawdies' has its garage adjacent, and that it is proposed to retain the existing high leylandii screen, consider that the effect would be acceptable.

Access and parking
Highway Officer raises no objection.

Recommendation: refusal

which is in the Green Belt and Area of Special Landscape Importance.

Application Number F/2002/8037
Conditions/Reasons for Refusal for an additional dwelling

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			The proposal constitutes inappropriate development in the Green Belt that would have a harmful and urbanizing effect on the character and appearance of the area ~~[illegible]~~ The proposal would therefore be contrary to BSP Policies C4 + C8, Green Belt Local Plan Policy 8, to WDLP ~~Policies WGB1~~ (as agreed to be modified) Policies WGB1, WGB2, ~~and~~ WGS2 and WLL2 and to PPG2.
2.			Both the proposed dwellings would be excessive in size as a replacement ~~dwelling~~ for the existing bungalow and would have a harmful effect on the character and appearance of the Green Belt and Area of Special Landscape Importance. The proposal would therefore be contrary to BSP Policies C4 and C8, ~~Green Belt Local Plan Policy the Green Belt~~ the principles of Green Belt Local Plan Policy 9, to WDLP as agreed to be modified Policies WGB2, and WLL2 and to PPG2.
			Informative
			The applicant is advised that a survey of the buildings to be demolished by a trained and licensed bat worker would have been required if the application had otherwise been considered acceptable.

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

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T E Watson
(Development Control Manager)

Date: 24/12/02

RECORD OF SITE VISIT

SITE ADDRESS: Kition Remenham Hill Remenham Henley-On-Thames.

APPLICATION NUMBER: F/2002/8037

OFFICER: Angela Odell

DATE OF SITE VISIT: 28.11.02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Ribbon of development in rural area.

3. DESCRIPTION OF SITE/BUILDING Bungalow

4. RELATIONSHIP TO ADJOINING PROPERTIES Maudies is a detached house with an attached double garage with pitched roof on its west side.

5. SITE CONSTRAINTS

TREES tall leylandii on N, S & W side boundaries.

ACCESS/PARKING from Remenham Hill to hardstanding & garage.

LEVELS land falls to some extent to west & north.

BOUNDARY TREATMENT see trees.

OTHERS

068
PLANNING SERVICES | HPT
POL | TLS
DC | ENE
APP
CS
13 DEC 2002
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23/12

Carol Hurst

From: John Cowen [john.cowen@uk.symbol.com]
Sent: 13 December 2002 11:49
To: development.control@wokingham.gov.uk
Subject: Comments on Application F/2002/8037

Comments on Application : F/2002/8037 (Kition, Remenham Hill, Henley)

Name: John and Fiona Cowen

Address: Mawdies, Remenham Hill, Henley-on-Thames, Oxon, RG9 3EG

I wish to COMMENT ON THE APPLICATION

Comments:

1) We feel the proposed property to our left, looking from the road is too close to our house. There is room to move it away from our house.

2) The proposed location of the new property next to us is set further back from the road than our house. The proposed property will be built on the west of our house and because the house is further from the road (off-set from our house) it will block out the late afternoon/early evening sun. We would like the house to be moved forwards towards the road, inline with our house.

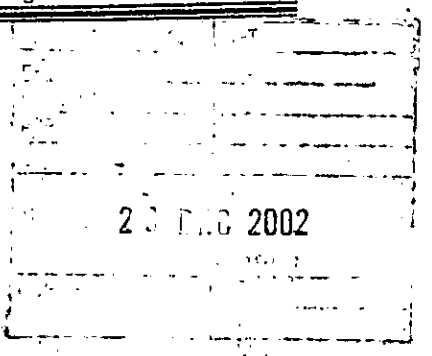
3) The upstairs bathroom window facing our property we would like it to open towards the road to avoid being overlooked.

4) Can the hours of work building the new property be restricted to avoid disturbance during the weekend and bank holidays ?

This e-mail message has been scanned for computer viruses.

WARGRAVE PARISH COUNCIL

CLERK: Stephen Hedges 47 Halifax Road, Pinkney's Green, Maidenhead, SL6 5ES
Finance and Administrative Officer: Mrs Melanie Quinn, 39 Fidlers Walk, Wargrave, RG10 8BA.
Tel/Fax (Clerk) ~ 01628 788354 Email ~ clerk@wargrave.org.uk
Tel/fax (Fin/Admin) ~ 0118 9406955 Email: melanie.quinn@wargrave.org.uk



18 December 2002

Angela Odell
Environmental Service Department
Planning Services
Wokingham Unitary
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Ms Odell

ADJOINING PARISH CONSULTATION – F/2002/8037. Proposed erection of 2 detached dwellings. Demolition of existing dwelling at Kition, Remenham hill, Remenham, Henley.

Thank you for your letter dated 25 November 2002 regarding the above planning application. Members of the Wargrave Parish Council have asked that I forward the following comments:

" The Parish Council has the following comments on the planning application:

- *It is an unacceptable development in the Green Belt: and will show an*
- *Undesirable increase in the dwelling's footprint.*

Note: If permission is granted for planning. improvement to road access should be considered."

Please feel free to contact either myself, or the Clerk, should you need to discuss anything further.

Yours sincerely

Mrs Melanie Quinn
Finance and Administration Officer

See Part one all plans.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
13 DEC 2002	
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To:
Public Rights Of Way Officer
F A O Graham Barnwell

TO
~~From~~: Angela Odell
[redacted]

Date: 25 November 2002

Application Number: F/2002/8037

Proposal: Proposed erection of 2 detached dwellings. Demolition of existing dwelling..

Site Address:
Kition, Remenham Hill, Remenham, Henley-On-Thames.

Applicant:
Mr/Mrs Mackie .

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

No objection to this applications

G.B. 10.12.2002

HO/HP
MAYBEND
20030751
10.12-2002
High consid.
Plan app.

Our Ref. **15805**
Your Ref. F/2002/8037
Date. 16 December 2002

PLANNING	UNIT 64356
POL	
DC Amo	
APP	
CS	
17 DEC 2002	
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FAO Angela Odell
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
~~HPINDER~~

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

Kition, Remenham Hill, Remenham
Henley-On-Thames

I refer to your consultation received in this office on 25/11/2002

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 25 November 2002

Application Number: F/2002/8037

Proposal: Proposed erection of 2 detached dwellings. Demolition of existing dwelling.

Parish: REMENHAM PARISH

Site Address:
Kition, Remenham Hill, Remenham, Henley-On-Thames.

Applicant:
Mr/Mrs Mackie .

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

✓ below as applicable;

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

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

OK SWH 13/12/02

Signed: _____ **Print name:** _____

Angela Odell

From: Remenham@aol.com
Sent: 13 December 2002 09:56
To: angela.odell@wokingham.gov.uk
Subject: Application F/2002/8037

Ms Odell

The Remenham Parish Council considered this application at their last meeting and object to the application on the grounds that:

It is an overdevelopment of the site inconsistent with the surrounding properties

It would create two driveways and extra traffic movement onto the A4130 at a particularly dangerous bend in the road.

With Regards
Francis Burley
Clerk to Remenham Parish Council

Angela Odell

From: John Mullaney
Sent: 05 December 2002 09:07
To: Angela Odell
Subject: Kition, Remenham Hill, Henley on Thames

I have no objections to the proposal but would recommend standard planning condition C070 regarding hours of construction should planning consent be granted.

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

A0

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number P/2002/8037 relates.

Address of site KITON, REMENHAM HILL, HENLEY-ON-THAMES

Signed

Date 5/12/02

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PO | S
D
10 DEC 2002
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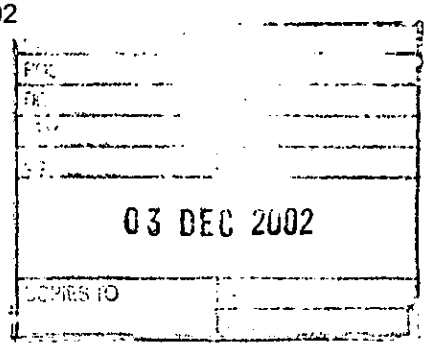
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1.

Tel: (0118) 974 6445

Date: 25 November 2002

My ref: F/2002/8037



Councillor Haacke
Wayside
Remenham Hill
Henley-On-Thames
Oxon
RG9 3EG

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Councillor

Application Number: F/2002/8037
Kition, Remenham Hill, Remenham, Henley-On-Thames.
Proposed erection of 2 detached dwellings. Demolition of existing dwelling.

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

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

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

Yours sincerely

Trevor Watson

Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2002/8037**
Kition, Remenham Hill, Remenham, Henley-On-Thames.
Proposed erection of 2 detached dwellings. Demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/~~REFUSAL~~
and my reasons are:
OVER DEVELOPMENT IN THE GREEN BELT

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

Signed: _____ Date: 27/11/02

Councillor Haacke

To:
Landscape and Trees

From: Angela Odell

Date: 25 November 2002 26 NOV 2002

Application Number: F/2002/8037

Proposal: Proposed erection of 2 detached dwellings. Demolition of existing dwelling..

Site Address:
Kition, Remenham Hill, Remenham, Henley-On-Thames.

Applicant:
Mr/Mrs Mackie .

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

No objection to the removal of the two leylandii. Replacement trees should be planted as part of the landscape proposals for the frontage of the site.

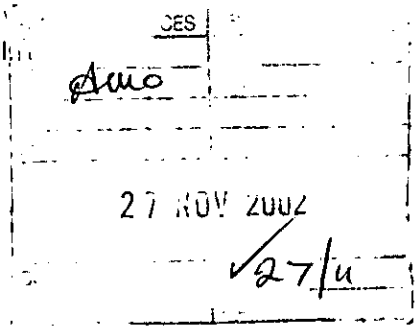
Ned Ellerby

3/12/02

Sheila Viner

From: Chris King [christopher.king6@ntlworld.com]
Sent: 27 November 2002 12:39
To: Wokingham Development Control
Subject: App-F2002/8037. Kition, Remenham Hill

0885



Mr C J King
Loddon Valley Ramblers
49 Denmark Avenue
Woodley
RG5 4RS

0118-375-7480

App-F2002/8037

Proposed erection of 2 detached dwellings. Demolition of existing buildings.

I have reviewed the above planning application on behalf of the Ramblers and whilst I do not have an objection, I draw your attention to question 12 on their application which they have answered no. A public Right of way Remenham 5 runs immediately around the outside of their boundary.

It is obviously important that this is not disturbed or obstructed or damaged during construction should they obtain Planning permission.

Yours faithfully

Chris King
Loddon Valley Ramblers
Footpath, Countryside and Access Secretary

Loddon Valley Rambler is a branch of the Ramblers Association.

Angela Odell

From: Andy Glencross
Sent: 29 November 2002 12:19
To: Angela.Odell
Subject: PA F/2002/8037 Kition Remenham Hill Remenham

Hi Angela

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This application involves the demolition of one or more buildings to allow for the redevelopment of a larger site then surveys and mitigation strategies cannot be attached as conditions of any planning permission granted.**

Cheers

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

Application Number : F/2002/8037	**Map No :** 6/9.
Case Officer : AO	**Site Area :** 0·23
Valid Date : 19.11.02.	**Received Date: 19/11/2002**

Level : Delegated Application

Description : Proposed erection of 2 detached dwellings. Demolition of existing dwelling.

Location : Kition, Remenham Hill, Remenham, Henley-On-Thames.

Parish : RE **Ward : REM** 25.11.02 B.

Applicant : Mr/Mrs Mackie .

Fee Required: £440 **Fee Received: £440** (8)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED	[illegible]		
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 25.11.02 JB

Building Control

Heritage (Harold Sanders)

Landscape Area of Special L/S importance

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer ✓

Property

Policy & Plans Green Belt ✓

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

D. Pastures Demolition

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : Wargrave ✓

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Groundwater Protection Zone

Railtrack

Police Arch Officer

Thames Water ✓

Ramblers Assoc ✓ with map as marked for Mr C. King

HERITAGE BODIES

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

NEIGHBOURS

.....

S/N + see map

+ site inside red line

.....

No pre-apps.

OTHERS

.....

(Green Belt)

.....

.....

.....

.....

.....

Organisation_Name	Building_Name	address1	Postcode
	KITION	KITIONREMENHAM HILLHENLEY-ON-THAMES	RG9 3EG
	PARK VIEW	PARK VIEWREMENHAM HILLHENLEY-ON-THAMES	RG9 3EG
	MAWDIES	MAWDIESREMENHAM HILLHENLEY-ON-THAMES	RG9 3EG

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

Tel: (0118) 974 6445

Date: 25 November 2002

My ref: F/2002/8037

WOKINGHAM UNITARY
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Councillor Haacke
Wayside
Remenham Hill
Henley-On-Thames
Oxon
RG9 3EG

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

Dear Councillor

Application Number: F/2002/8037
Kition, Remenham Hill, Remenham, Henley-On-Thames.
Proposed erection of 2 detached dwellings. Demolition of existing dwelling.

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

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

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

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2002/8037**
Kition, Remenham Hill, Remenham, Henley-On-Thames.
Proposed erection of 2 detached dwellings. Demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor Haacke

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

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

Tel: (0118) 974 6445

Date: 25 November 2002

My ref: F/2002/8037

WOKINGHAM UNITARY
Aiming for Excellence

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

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

Dear Councillor

Application Number: F/2002/8037
Kition, Remenham Hill, Remenham, Henley-On-Thames.
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I write to let you know that the above mentioned application has been received.

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

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

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2002/8037**
Kition, Remenham Hill, Remenham, Henley-On-Thames.
Proposed erection of 2 detached dwellings. Demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor Browne

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

Received by Wokingham District Council

Application No: F/2002/8037

Proposal:
Proposed erection of 2 detached dwellings. Demolition of existing dwelling.

Location:
Kition, Remenham Hill, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8037 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/12/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

25 November 2002

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY
19.NOV.2002 8037 19 NOV 2002
09 Nov 02
8037

1.	**APPLICANT'S NAME**	SARAH MACKIE AND JAMES MACKIE
	ADDRESS	CHARLESTON, BOLNEY ROAD, SHIPLAKE, HENLEY-ON-THAMES OXON
	POST CODE	RG9 3NS **PHONE** 07958 495225
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	N/A.
	ADDRESS	
	POST CODE	**PHONE**
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	**SITE LOCATION**	KITTON, REMENHAM HILL, HENLEY-ON-THAMES RG9 3EG
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF EXISTING BUNGALOW & ERECTION OF TWO DETACHED GEORGIAN STYLE HOUSES.
5. Give the area in ~~hectares~~ acres or part of a ~~hectare~~ acres	**AREA OF SITE**	0.6 acres.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	OWNERS
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	003/00/01 – 003/01/01 – 003/01/02 – 003/01/03 – 003/01/04 – 003/01/05 – 003/01/06 – 003/01/07.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	[ ]	**REDEVELOPMENT**	[X]
ERECTION OF NEW BUILDING	[X]	**ALTERATION or EXTENSION**	[ ]

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

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

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

SITING	[ ]		
EXTERNAL APPEARANCE	[ ]	**DESIGN**	[ ]
MEANS OF ACCESS	[ ]	**LANDSCAPING**	[ ]

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

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES (NO)
If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? (YES) NO
2 LEYLANDII TREES FOR ACCESS
If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.
ROOF - SLATE TILES TO MATCH SURROUNDING WALLS - WHITE RENDER, WINDOWS - DOUBLE GLAZED SASH WINDOWS, PORCH - PAINTED GALVANISED METAL/WROUGHT IRON.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.
SURROUNDING EXISTING TALL TREES AND A 6ft FENCING PANNELS DIVIDING THE TWO PLOTS.

16. HOW WILL SURFACE WATER BE DISPOSED OF?
VIA NEW SOAKAWAYS.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?
To existing system (YES) NO
If no, please give details N/A.

18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED
Give details of pedestrian and vehicular access
EXISTING - SINGLE DRIVEWAY FOR PEDESTRIAN AND VEHICULAR ACCESS. PROPOSED - CREATE AN ADDITIONAL DRIVEWAY FOR THE SECOND HOUSE.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants
YES - ACCESS VIA FRONT, WITH DISABLED WC + ACCESS TO KITCHEN + LIVING AREA.

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	2 1(10x2)*		
BUNGALOW		1	1 6 *
FLAT/MAISONETTE			
OTHER			

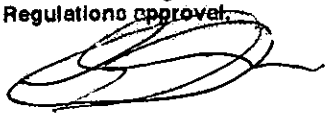
* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES (NO)
If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES (NO)
If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.
£440:00

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

SIGNED  ON BEHALF OF SARAH MACKIE DATE 16/11/02

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

1769c

PLANNING APPLICATION

PART 2

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

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

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

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

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

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

Application No.

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

19.NOV.2002 8057

CERTIFICATE A

I certify that: SARAH MACKIE AND JAMES MACKIE .

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

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

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

  (b) . . . . . .

  . . . . . .

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

  the (c) . . . . . .

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

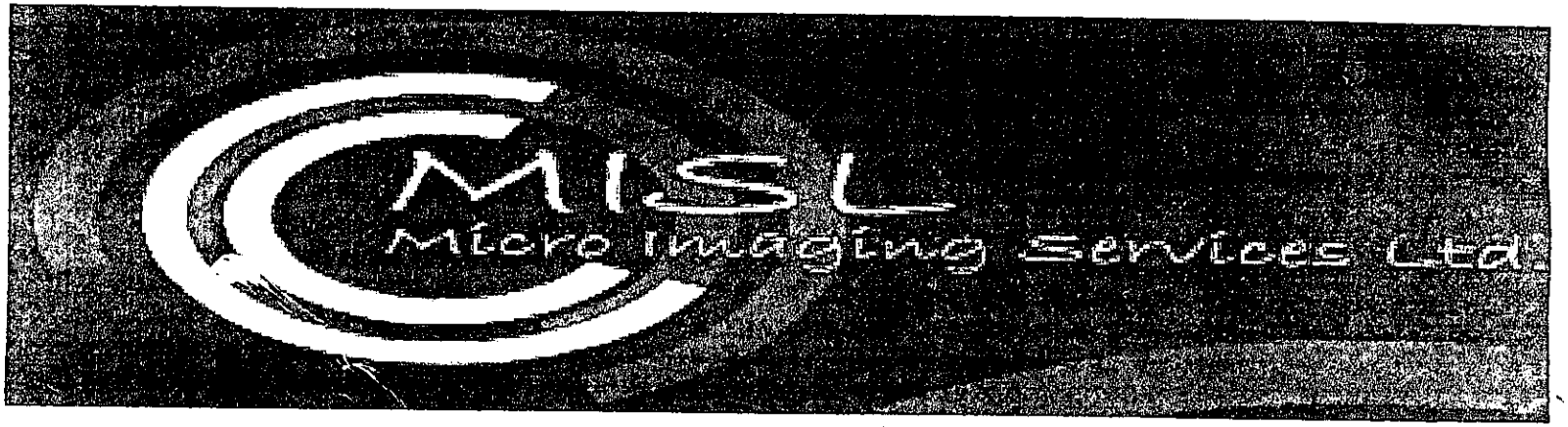
Signed . . . . . .

On behalf of . . SARAH . . . . MACKIE . . . . . .

Date . . . 16/11/02 . . . . . .

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

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

ADDRESS KITION Remenham Hill

PARISH ~~WARGRAVE~~

PLOT No.

ORD. SHEET No. SU 7882 (W

BUILDER 20/53

Plan No.	Applicant	Description of Development	Date of Decision	Decision
213/52	Mr. E. Katafaris	O/A for bungalow	1.8.52	– e/r
457/52	Mr. E. Katafaris	Detached hse & garage	20.8.52	APP AP
F/2002/8037	Mr. & Mrs. Mackie	Erect 2 Det. Dwells.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074