APPLICATION NO:
F/2001/5475

LOCATION:
Kelpie Wargrave Road, Remenham Henley-On-Thames.

APPLICANT:
Mr & Mrs S Webb C/O Day Tanner Partnership

PROPOSAL:
Proposed erection of replacement dwelling and garage. Demolition of existing dwelling and garage.

EARLIEST DATE FOR DECISION: **06/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
04/02/2002

REFUSED

CASE OFFICER: **Andrew Thorley**

Heidi Lynch.

589

D3

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs S Webb
C/O Day Tanner Partnership
55 Church Street
Caversham
Reading
Berkshire
RG4 8AX

Application Number: F/2001/5475

Parish:	**REMENHAM**
Location:	**Kelpie, Wargrave Road, Remenham, Henley-on-Thames.**
Proposal:	**Proposed erection of replacement dwelling and garage. Demolition of existing dwelling and garage.**

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 proposed development lies within an area of land liable to flood as shown on maps held by the Environment Agency. The development will be at direct risk of flooding and will increase the risk of flooding elsewhere. This is against policy WIC16 of the Wokingham District Local Plan (Deposit Draft) and policy EN3 of the Berkshire Structure Plan.

Reason
2. The proposals include development in close proximity to the River Thames. This will prejudice flood defence interests and adversely affect the conservation value of the watercourse, and restrict necessary access to the watercourse for maintenance. This is against policy WIC18 of the Wokingham District Local Plan (Deposit Draft).

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, C8, EN3 and EN10.
Deposit Draft Wokingham District Local Plan Policies WLL2, WLL3, WGB1, WGB2, WBE1, WBE12, WT6, WIC16 and WIC18.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 05/02/2002

Notice checked by: _____

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

Applicationo	Name & Address
F/2001/5475	B. H. Beet Kilgerran Wargrave Road HENLEY ON THAMES RG9 3JD
Application Refused.	Letters sent 11.02.02

WOKINGHAM UNITARY
Aiming for Excellence

Application Number: F/2001/5475

Appraisal:

The proposal is for the demolition of the existing four bedroomed dwelling together with the garage and outbuilding containing the septic tank. A replacement three bedroomed dwelling with a new garage is proposed. The property is located adjacent to the River Thames and has direct river frontage. It is within an Area of Special Landscape Importance, the Greenbelt and in the floodzone. The site is located between the River Thames and the A321 (Wargrave Road) on a thin wedge of land separating the river from the main road. The two neighbouring properties to the side are Kilgerran and The Moorings. The property is located outside of Henley Town.

The new dwelling will be the same distance from the road as the existing house. It will be 36m in length (existing dwelling in 32m) and will be single storeyed (as the existing). The dwelling is 5m in depth at its narrowest point and at its widest point (the drawing room) will be 8.3m. The existing dwelling is 7.0m at its widest point. The new dwelling has several rooms that extend closer to the River Thames than the existing house (the breakfast room, drawing room and master bedroom). At its closest point the new dwelling will be 1.9m from the River Thames.

The replacement garage will be double and will be built along the side boundary (as is the existing single garage). It is located closer to the River Thames (1.3m away) than the existing garage so as to fit two car park spaces in front of it. The new garage will have a boat store underneath.

It is proposed to place raised decking between part of the dwelling and the River Thames.

1. Impact upon neighbouring properties

As the property flanks the River Thames, it is visible from a number of properties on the island in the river. The development will not affect these properties in terms of being overbearing despite being slightly larger than the existing house on the site, as they are at least 60m away. The new proposed house will also be in character with the surrounding area and will improve the appearance of the existing house.

The new garage is to be built along the side boundary with Kilgerran. Kilgerran also has a garage along this side boundary and the house is at least 6.5m away from the side boundary. The new garage will therefore not significantly affect Kilgerran in terms of daylighting and being overbearing, despite being higher than the existing garage.

The proposed house will be approximately 1.5m from the side boundary with The Moorings, and The Moorings is approximately 3.75m from the side boundary. There is a high brick fence between both of these properties (approximately 2.0m towards the river frontage and approximately 3.0m next to the existing house). The Moorings is not used for residential purposes and therefore the new dwelling will not significantly affect it.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street and river scene

The new proposed house will be in character with the surrounding area and will improve the appearance of the existing house. It is important to note that several other properties on the river front have decking up to the river bank, like that proposed on this property. As the property is at a lower level than the road, only the pitched roof will be seen from it. It will therefore have little impact on the street scene and river scene or the visual amenity of the area.

3. Impact upon highway safety

The new house will have three bedrooms (the existing house has three bedrooms and a study). Two car park spaces are therefore required on site. At the present time there is only room for three cars on the site (one on the garage and two on the driveway). The access point onto the property will be kept but will need to be maintained; the new garage will house two car park spaces, and there will be room for two parking spaces in front of the proposed garage. The highways department are satisfied the parking standard has been met and providing the parking is permanently maintained there would be no implications to the highway safety of the site.

4. Flooding

The property is located in an area prone to flooding, having direct river frontage. The Environment Agency have **objected** to the proposals as the property will be at direct risk of flooding as well as increasing the risk of flooding elsewhere. This prejudices flood defence interests and adversely affects the conservation value of the watercourse. Generally the Environment Agency objects to any increase in ground covered area within the floodplain but will not make specific representations on extensions of less than 50sq m. The new proposed dwelling represents an increase in ground covered area of around 69sqm and therefore results in an unacceptable loss of floodplain storage.

5. Landscape

The property is located within an Area of Special Landscape Importance and the Greenbelt. The proposed development will be seen from the River Thames and from Wargrave Road (a designated green route). The boundary features along the road (the existing hedgerow) will be retained which will screen the development from the road. It is also proposed to plant two new trees to replace the tree to be removed along the front boundary. The proposed house and decking will be highly visible from the River Thames, however the existing house is also highly visible. The replacement dwelling will therefore have similar impact on the Area of Special Landscape Importance as the existing dwelling. The new dwelling will add to the character of the area as the existing dwelling could be considered rundown.

Our landscape architect has no objections to the proposal as it has limited impact on the ASLI and is in keeping with the character of the area. The applicant would be required to submit details of the size and species of the proposed trees to be planted as part of the scheme.

Recommendation: Approval: **Refusal: ✓**

5425

No	Std Con	Std Reas	Reasons for refusal
1			The proposed development lies within an area of land liable to flood as shown on maps held by the Environment Agency. The development will be at direct risk of flooding, and will increase the risk of flooding elsewhere. This is against policy WIC16 of the Wokingham District Plan (Deposit Draft) and policy EN3 of the Berkshire Structure Plan.
2			The proposals include development in close proximity to the River Thames. This will prejudice flood defence interests and adversely affect the conservation value of the watercourse, and restrict necessary access to the watercourse for maintenance. This is against policy ~~??????????????????~~ WIC 18 of the WDP (Dep Draft)

Informatives for Approvals:

Policies

Wokingham District Plan: WLL2, WLL3, WGB1, WGB2, WBE1, WBE12, WT6, WIC16 , WIC18

Berkshire Structure Plan: C4, C8, EN3, EN10

5/02/02

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/5475

Applicant : Mr & Mrs S Webb C/O Day Tanner Partnership.

Location : Kelpie, Wargrave Road, Remenham, Henley-On-Thames.

Proposal : Proposed erection of replacement dwelling and garage. Demolition of existing dwelling and garage.

Site Notice Displayed ? :

YES	NO	DATE
✓		23/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : 23/01/02

Date Registered : 10/12/2001

Earliest Date for Decision : 06/01/2002

Latest Consultation Date/Site Notice Expiry Date : 06/01/2002

This application will have expired on: 04/02/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

South Oxfordshire District Council – no objections
Environmental Health – no objections
Countryside Officer – should follow advice of Environment Agency as is in floodzone. If granted, would like to set conditions re management of riverbanks for wildlife.
Environ Design – no objections as will have limited impact on ASLI & is in keeping with area. applicant will need to provide details of size & species of proposed trees to be planted.
Environ. agency – OBJECTS as is in floodzone & will increase risk of flooding elsewhere.
archeologist – site has potential to contain prehistoric remains & will therefore need a condition requiring a archeological survey before development begins.
Highways – approval with conditions C049, C122, C128, C135, C140, C132, N07

Planning Issues :

Impact on neighbours & local environment – WBE1
Parking – WT6
Green route designation – WBE12
Area Special Landscape Importance – WLL2, WLL3, C8
Flood zone EN10
Greenbelt – WGB1, C4, WGB2 } WIC16, EN3
Groundwater protection zone
Thames River Valley Policy Area

RECORD OF SITE VISIT

SITE ADDRESS: Kelpie Wargrave Road Remenham Henley-On-Thames.

APPLICATION NUMBER: F/2001/5475

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 23/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

173173 #3
04047 #5

2. DESCRIPTION OF SURROUNDINGS ~~(garage towards end of section~~ Bordered by river & road. Narrow section.

3. DESCRIPTION OF SITE/BUILDING
High hedge & close board fence along road boundary. Garage & drive for 2 cars at end of section. Entrance to existing house is approx 20m from footpath. Flat roofed house & very long. Opposite conservatory is a deck onto the river.

4. RELATIONSHIP TO ADJOINING PROPERTIES
One side of river is some distance away from Kelpie.
* ~~Boyds~~ Kilgoran has garage on side boundary with Kelpie & house is at least 40m away from side boundary
* The Moorings

5. SITE CONSTRAINTS

TREES Yes

ACCESS/PARKING Garage & room for 2 on drive at present

LEVELS levelish.

BOUNDARY TREATMENT High hedge/fence along road front. Trees along side boundaries

OTHERS
House below road level.
Fence between Kilgoran & Kelpie towards river
2m high brick fence between The Moorings & Kelpie & is high opposite existing house.

a boat shed excavation?

Tel: 0118 974 6441

Date: 25/01/02

My ref: F/2001/5475

CONFIDENTIAL

Councillor F 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/2001/5475
Kelpie, Wargrave Road, Remenham, Henley-On-Thames.
Proposed erection of replacement dwelling and garage.
Demolition of existing dwelling and garage.

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL:~~ ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact ~~Andrew Thorley~~ Heidi Lynch on **0118 974 ~~6441~~ 6482**.
If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 4th Feb 2002

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/~~6475~~ 6482**
Kelpie, Wargrave Road, Remenham, Henley-On-Thames.
Proposed erection of replacement dwelling and garage. Demolition of existing dwelling and garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: 0118 974 6441

Date: 25/01/02

My ref: F/2001/5475

CONFIDENTIAL

Councillor S 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

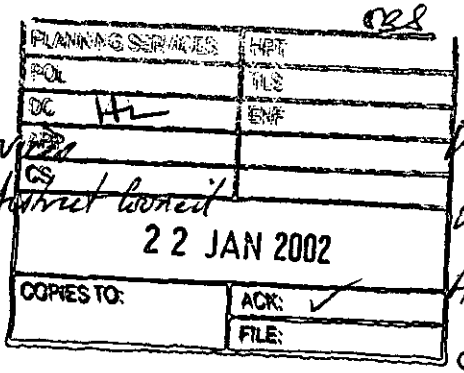
Application Number: F/2001/5475
Kelpie, Wargrave Road, Remenham, Henley-On-Thames.
Proposed erection of replacement dwelling and garage. Demolition of existing dwelling and garage..

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL: ☐~~ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact ~~Andrew Thorley~~ Heidi Lynch on 0118 974 ~~6441~~ 6482.
If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer



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22 JAN 2002

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Planning Services
Cooking Lam District Council

KILGERRAN
WARGRAVE ROAD
HENLEY-ON-THAMES
OXON RG9 3JD

F/2001/5475

21st January 2002

Dear Sirs,

As the only immediate neighbour of Kelpie I am totally in favour of this application.

It represents a great improvement without involving any element of the sort of over development which has been allowed on Rod Eyot on the other side of the river.

Yours Faithfully

Brian Beet

(B.H. BEET)

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 13 December 2001

Application Number: F/2001/5475

Proposal: Proposed erection of replacement dwelling and garage. Demolition of existing dwelling and garage.

Parish: REMENHAM PARISH

Site Address:
Kelpie, Wargrave Road, Remenham, Henley-On-Thames.

Applicant:
Mr & Mrs S Webb C/O Day Tanner Partnership.

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).

1, C049, R049

2, C122, R122

3, Notwithstanding the plans submitted; C128, R128.

4, C135, R135.

5, C140 (INSERT: 7 metres), R140.

6, C132, R132.

NO7

Signed: _____ **Print name:** AC 19/12/01

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb02

Your ref As below

PLANNING SERVICES	HPT 51075
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19 DEC 2001	
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	FILE:

18th December 2001.

Andrew Thorley
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Andrew

APPLICATION F/2001/5475
Kelpie, Wargrave Rd, Remenham, Henley-On-Thames.
ARCHAEOLOGICAL WATCHING BRIEF

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the application site requires an Archaeological Watching Brief during excavation works for the proposed development. This should be by means of an archaeological watching brief to be completed once its results are submitted to yourselves this is to be secured by a condition on this application as per PPG16, Planning Conditions, Paragraph 30:

"No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority."

I would advise you that the above application has potential archaeological implications. The site has the potential to contain Prehistoric remains and consequently requires an archaeological watching brief to be undertaken in order to establish the potential impact of the development on any remains present.

Please find enclosed a copy of a brief for the archaeological work required.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Elizabeth Rowe
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
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Telford
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Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

Recycled Paper

KELPIE, WARGAVE RD, REMENHAM, HENLEY-ON-THAMES

BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

Prepared For
Wokingham District Council
By
Babtie

KELPIE, WARGRAVE ROAD, REMENHAM
BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the District should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located at Kelpie, Wargrave Road, Remenham, at grid reference SU 7691 8215.

3 PLANNING BACKGROUND

3.1 Planning application number F/2001/5475 submitted to Wokingham District Council, proposes the erection of replacement dwelling and garage. Demolition of existing dwelling and garage.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The site lies on the edge of the River Thames, an area rich in prehistoric artefacts. The proposed construction may disturb archaeological remains associated with the prehistoric period.

5 STAGES OF WORK AND TECHNIQUES

5.1 The aims of the project will be to record the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the whole of the area affected by development.

5.2 The archaeological watching brief will be carried out on all areas of ground disturbance, including test-pitting, topsoil stripping, ground reduction, and the cutting of foundation or other trenches.

5.3 The project will be fully recorded by descriptive context records giving details of locations, composition, depth, relationships etc, plans, sections and elevation drawings at scales of 1:10, 1:20 and 1:50 where appropriate, and photographs. Sections, plans and elevations are to include spot-heights related to Ordnance Datum in metres OD. All finds will be recorded by context as a minimum, significant finds being recorded three-dimensionally. Provision should be made for sampling appropriate material for dating and environmental assessment.

5.4 The project will be carried out on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

5.5 The archaeological contractor will liase with the site agent, foreman or other representative as appropriate, with regard to access, the timing of visits, and the health and safety requirements in force on the site.

5.6 All health and safety requirements in force on the site will be adhered to by the archaeological contractor's staff.

6 METHODS

6.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of work, both field and post-field.

7 TIMETABLE AND MONITORING ARRANGEMENTS

7.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

7.2 A period of notice required to start site works following the award of the contract should be stated.

7.3 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

7.4 The archaeological contractor will provide a projected timetable of activity on site.

8 REPORTING REQUIREMENTS

8.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

8.2 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

8.3 Details of style and format to be determined by the archaeological contractor. In any event it should include:-

(a) a plan(s) at an appropriate scale showing the survey area, layout of trenches (as dug) and features located;

(b) a summary table and descriptive text showing the features, classes and numbers of artefacts located, with interpretation;

(c) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating);

(d) a plan at an appropriate scale showing both actual and, where possible, predicted archaeological deposits;

(e) a consideration of evidence within the wider landscape setting;

(f) any recommendations for further investigation if necessary.

9 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA Code of Conduct and Code of Practice. The IFA's Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology will be applied throughout the selection procedure and contract period.

10 ARCHIVE DEPOSITION

10.1 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.2 Provision should be made for the deposition of archive and artefacts in Reading Museum. The museum should be advised of the proposed investigation before excavation starts and the specification should include any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive should be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museums and Galleries Commission, 1994)

11 PUBLICATION & DISSEMINATION

11.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

11.2 The archaeological contractor will supply the SMR with a full set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site name
- Grid Reference
- Site activity (eg Evaluation trenching, geophysical survey, fieldwalking, etc.
- Date and duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.5 The report should also include:

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area;
(ix) trench sections and feature sections;
(x) site matrices where appropriate and
(xi) a consideration of evidence within the wider setting.

12 OTHER FACTORS

12.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and the Principal Archaeologist, in response to significant discoveries.

ENVIRONMENT AGENCY

Our Ref : SP/2002/005095-1/1
Your Ref : F/2001/5475

Date : 15 January 2002

PLANNING SERVICES	HPT 51926
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District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

DEMOLITION OF DWELLING AND GARAGE AND ERECTION OF REPLACEMENT - KELPIE, WARGRAVE RD, REMENHAM

Thank you for your letter dated 13 December 2001, received on 27 December 2001. Please quote the following reference in any correspondence: SU78SE/12/53. The Environment Agency has the following comments:

The Environment Agency **OBJECTS** to the proposed development for the following reasons:

REASON: The proposed development lies within an area of land liable to flood as shown on maps held by the Environment Agency. The development will be at direct risk of flooding, and will increase the risk of flooding elsewhere.

REASON: The proposals include development in close proximity to the River Thames. This will prejudice flood defence interests and adversely affect the conservation value of the watercourse, and restrict necessary access to the watercourse for maintenance.

ADVICE TO PLANNING AUTHORITY

Flooding

This site is within the 1 in 100 year modelled floodplain of the River Thames. The 1 in 100 year flood water level at this site is estimated at 32.97 metres above Ordnance Datum (Newlyn). The site is therefore within an area where new development is to be strictly controlled.

The Environment Agency objects in principle to any increase in ground covered area within the flood plain but will not normally make specific representations on extensions of less than 50 square metres. The proposed extension represents an increase in ground covered area at the site of around 69 sqm, which would result in an unacceptable loss of floodplain storage.

Proximity to Thames

The close proximity of parts of the proposed structure to the Thames is unacceptable to the Environment Agency. The Agency generally requires that a buffer zone at least 8m wide be

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

maintained between any development and main river watercourse, to allow access for maintenance purposes, and to maintain the ecological value of the watercouse and associated river bank.

Given the narrow nature of the site, the Agency accepts that the provision of an 8m buffer zone at this site is not praticable. The development of the site would however be acceptable provided that the proposed structure was no closer to the river bank than the existing structure.

The applicant/developer should be aware that under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the River Thames (contact Brian Ellwood on 01276 454343 for further details).

If you are minded to grant permission for the proposed development despite the above, it is essential you contact this office before a determination is made. The Agency may wish to request that conditions be imposed on any planning permission granted.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

CC: Day Tanner Partnership

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

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Andrew Thorley HL DATE: 14 January 2002

Location:	Kelpie, Wargrave Road, Remenham
Proposal:	Proposed erection of replacement dwelling and garage. Demolition of existing dwelling and garage.
Application Number:	F/2001/5475

In response to your consultation dated 13 December 2001 for the above application, the landscape comments are as follows:

The site is located within the Green Belt, ASLI and Green Route designation. None of the trees are protected by a tree preservation order.

I have no objection to the proposals as it will have a very limited impact on the ASLI and is in keeping with the existing character of the area. Although the proposed dwelling will have a pitched roof which will be visible from Wargrave Road, the existing hedgerow adjacent to the road will be retained and the low roof will be seen in conjunction with this. Several trees are shown to be removed, to which I have no objection, as they will be replaced with new specimen trees.

The applicant will need to provide details of the size and species of the proposed trees to be planted as part of the scheme.

Catherine Brimble

Catherine Brimble
Landscape Architect

Andrew Thorley HL

From: Andy Glencross
Sent: 04 January 2002 14:36
To: Andrew Thorley
Subject: Planning Application F/2001/5475 Kelpie Wargrave Rd Remenham

Hi Andrew

This proposed development lies within the flood zone of the River Thames an it is essential the we consult the Environment Agency. The developemnt represents an increase in unfloodable area of 68 sq. metres (above the 50sq. metres their consultants "deems acceptable"). I would advise that WDC follows the advice of the EA on this application.

Should this development gain permission I would be interested in setting some environmental conditions over mgt of the banks for wildlife.

Cheers

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

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Andrew Thorley Development Control	Your Ref:	F/2001/5475
From:	Tom Payne Environmental Heath	My Ref:	20015942
		Date.	27 December 2001

PROPOSED ERECTION OF REPLACEMENT DWELLING AND GARAGE.
DEMOLITION OF EXISTING DWELLING AND GARAGE.

KELPIE, WARGRAVE ROAD, REMENHAM

These proposals have been evaluated and I have no environmental health objections to the application.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

South Oxfordshire District Council

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

Tel:01491 823745, Fax :01491 823746

HL

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
11 JAN 2002	
COPIES TO:	ACK:
	FILE:

Mr A Thorley
Environmental Service Department
Planning Services
P. O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Contact Officer: Nicky Goodyear
e-mail: planning.south@southoxon.gov.uk
Your Ref: F/2001/5475
Our Ref: NG/Adjacent Authority

9 January, 2002

Dear Mr Thorley

KELPIE, WARGRAVE ROAD, REMENHAM – REPLACEMENT DWELLING PLANNING APPLICATION REFERENCE F/2001/~~4500~~ 5475

Thank you for your consultation letter dated 30th December 2001 in respect of the above.

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

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

Yours sincerely

Miss N Goodyear
Planning Officer (Southern Area)

POSITIVE ABOUT DISABLED PEOPLE

INVESTOR IN PEOPLE

Received by Wokingham District Council

Application No: F/2001/5475

Proposal:
Proposed erection of replacement dwelling and garage. Demolition of existing dwelling and garage.

Location:
Kelpie, Wargrave Road, 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/2001/5475 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/01/2002. 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.

Head Planning and Transportation

13 December 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	~~20 NOV 2001~~ Valid 10 DEC 2001

Officer: AT	Application No. F/2001/5475

Map No. 8 Site 0.07

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION OF REPLACEMENT DWELLING AND GARAGE. DEMOLITION OF EXISTING DWELLING AND GARAGE

Location: KELPIE WARGRAVE ROAD

Parish: REMENHAM Ward: REMENHAM

Applicant: MR | MRS WEBB

Fee (8) Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	SOUTH EAST GARAGE ELEVATION NOT SHOWING WINDOW ON FLOOR PLAN. HEDGEROW OBSCURES NORTH EAST ELEVATION.	4/12	10/12
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	CHECK FOR ENCROACHMENT.	4/12	None 10/12
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 13/12 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....

Landscape - REPLACEMENT DWELLING - AREA OF SPECIAL LANDSCAPE IMPORTANCE .....

Trees .....

Conservation Officer .....

Environmental Health - REPLACEMENT DWELLING - NEW SEPTIC TANK/CESSPOOL .....

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 .....

DINTON PASTURES - BATS

River Thames Society

EXTERNAL CONSULTATIONS

Adjacent D P A (SOUTH OXFORDSHIRE) : .....

Adjacent Parish : .....

Southern Electricity Board .....

British Gas .....

PSA Oil Pipeline .....

Transco .....

Environment Agency - FLOOD ZONE - NEW SEPTIC TANK/CESSPOOL - GROUNDWATER PROTECTION ZONE. .....

Rail Track .....

Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....

Ancient Monuments Society .....

Council for British Arch. .....

RCHME .....

Telecommunications (NRPB) : .....

Sport England : .....

OTHERS:

(Note to Officer: Site co's in a Groundwater Protection Zone - See guidance notes from Conrad Moore re planning informatives) .....

(Green Belt)

NEIGHBOURS:

S/W + see map ..... No. pre-apps .....

..... (+ address within red line) .....

10.DEC.2001* 5475

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

Our ref: DF/pb/1757/01

23rd November 2001

Planning Department
Wokingham District Council
Council Offices
Shute End
WOKINGHAM.
Berkshire

Dear sir or madam,

RE : KELPIE, WAREGRAVE ROAD, HENLEY ON THAMES

Please find enclosed the following in order to support a full planning application.

- 6 copies of our drawings numbered 1757/01, 02, 04, 06 & 07.
- 6 copies of relevant application forms
- 6 copies of the design statement
- Certificate A
- Our client's cheque to the sum of £190.00

We look forward to receiving a receipt for this application and a notice to display.

Yours Faithfully

DEAN FLETCHER

Enclosure:

c.c Mr & Mrs S Webb

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

55 CHURCH STREET, CAVERSHAM
READING, BERKSHIRE, RG4 8AX
TEL: 0118 946 1242 FAX: 0118 946 3166

Partners:
A I Day S Tanner J E Day C H Tanner

10.DEC.2001* 5475

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

Our ref: DF/DF/1757.05

7th December 2001

Planning Department
Wokingham District Council
Council Offices
Shute End
WOKINGHAM.
Berkshire

PLANNING SERVICES	HPT 50776
POL	TLS
DC	ENF
AP	
CS	
10 DEC 2001	
COPIES TO:	Files

For the attention of Mrs C Hurst

Dear sirs,

RE : KELPIE, WAREGRAVE ROAD, HENLEY ON THAMES

In response to your letter dated 4th December please find enclosed six copies of drawings 1757/06 and 08 which now show the North East elevation without the hedging and the window has been removed from the garage plan on the south east elevation. We can also confirm that there will be no encroachment onto the boundary.

We hope that these items are now to your satisfaction and look forward to the application being registered in the near future.

Yours Faithfully

DEAN FLETCHER
Enclosure:

c.c Mr & Mrs S Webb

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

55 CHURCH STREET, CAVERSHAM
READING, BERKSHIRE, RG4 8AX
TEL: 0118 946 1242 FAX: 0118 946 3166

Partners:
A I Day S Tanner J E Day C H Tanner

1769a

10.DEC.2001 * 5475

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

1.	APPLICANT'S NAME	MR & MRS S WEBB
	ADDRESS	LONSDALE HOUSE LODGE LANE DERBY
	POST CODE	DE1 3HB PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DAH TANNER PARTNERSHIP
	ADDRESS	55 CHURCH STREET CAVERSHAM
	POST CODE	RG4 8AX PHONE 0118 946 1242
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	KELPIE, WARGRAVE ROAD HENLEY ON THAMES
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 4 BEDROOM DWELLING & GARAGE. ERECTION OF NEW 3 BEDROOM DWELLING & GARAGE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0-0637
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1757/01,02,04,06,07

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☐

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

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
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 ?

		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 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.

WALLS TO BE PAINTED WEATHER BOARDING
ROOF TO BE NATURAL SLATES.

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.

EXISTING FENCING & HEDGING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS EXISTING INTO RIVER

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES

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	/ *	/ *	/ *
BUNGALOW	1 1 6 *	/ *	1 1 7 *
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.

£190

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 [signature] ON BEHALF OF DAY TANNER PARTNERSHIP DATE 23-11-01

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.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		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				
	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

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. 10 DEC 2001 * 5475

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

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

OR

+ See Note (a) to Certificate A

OR

(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).

CERTIFICATE A

I certify that:

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.

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

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

● 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

Agricultural Holdings Certificate

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

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.

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 . . DAY TANNER PARTNERSHIP . . . . .

Date . . . 23-11-01 . . . . . .

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

ADDRESS Kelpie. Wargrave Road. PARISH Remenham.

PLOT No. Part of the land in the boundaries is known as The Moorings ORD. SHEET No. SU. 7682. (8)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1173/73	Mr S A G. Williams	Retention of wall, Shed & Moorings	17 9 73	Ref
04047	Mr M.H Williams & J Appleton	Access from A321 (The Moorings)	20 2 75	w/d Appo

DATE OF COMPLETION

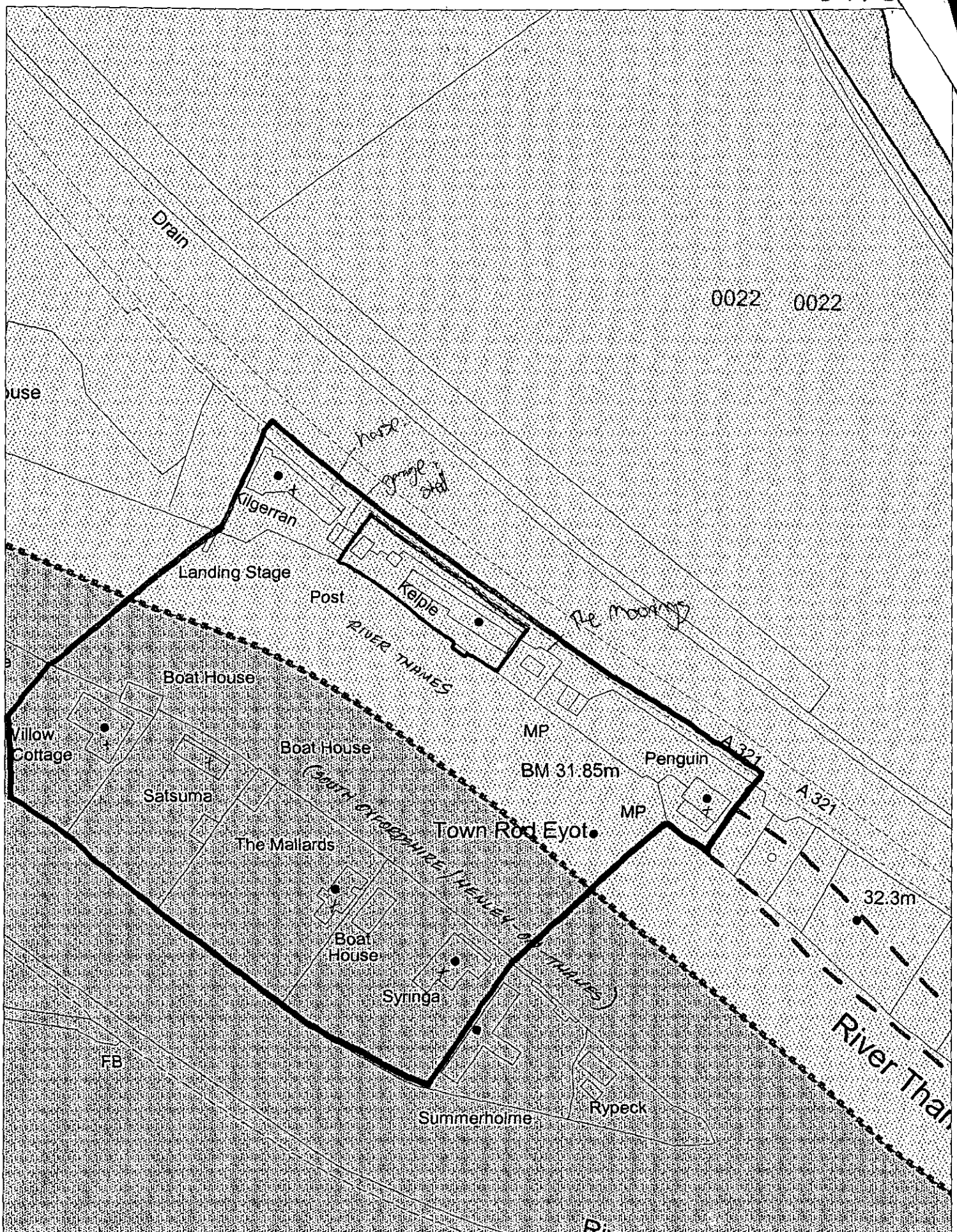
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

10.DEC.2001* 5475



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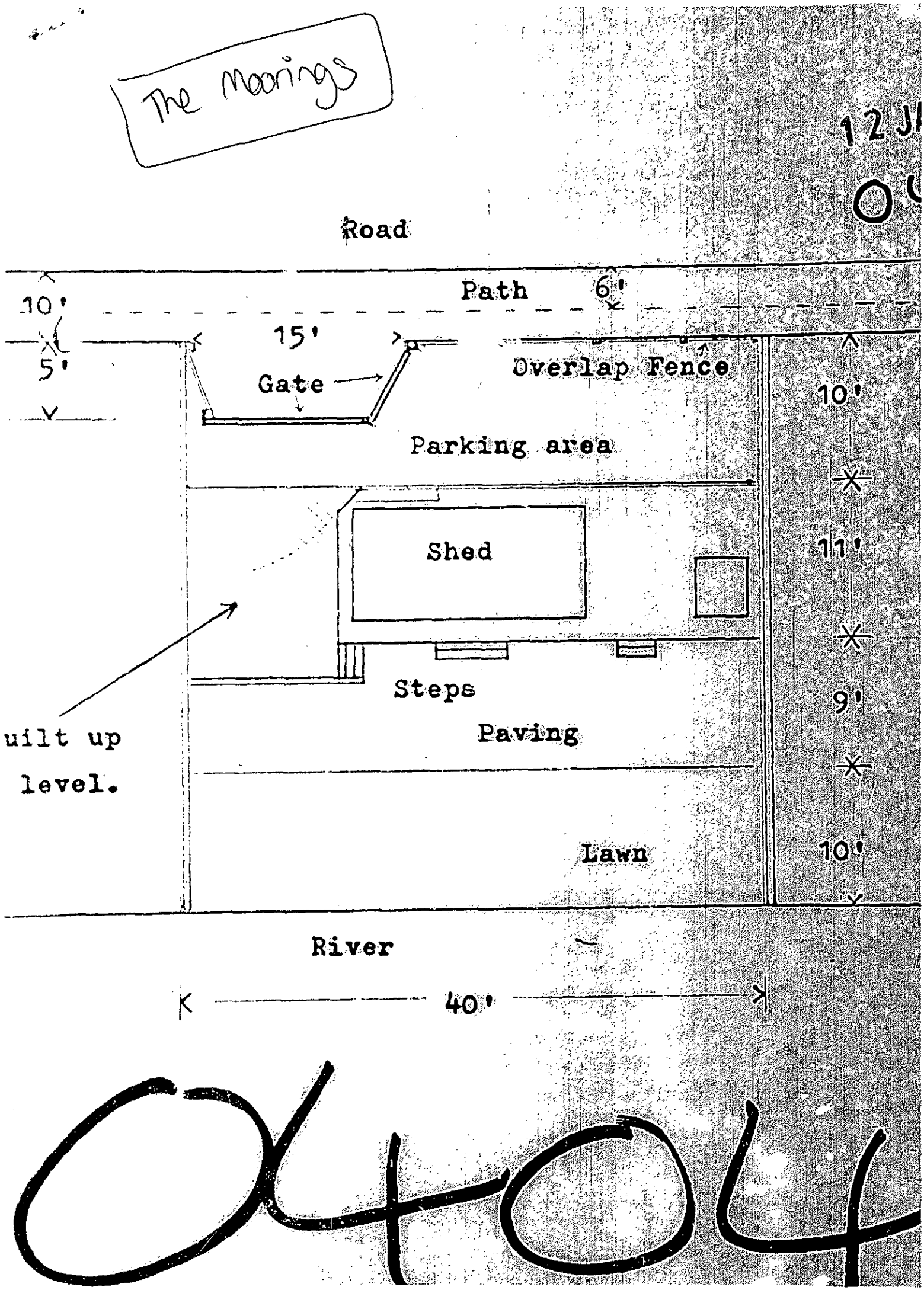
Development Control Section, Environmental Services, Wokingham District Council.
28 November 2001 Scale: 1 : 1250

The Moorings



00047

12 JAN 1976

Walnut Cottage
Ruscombe Lane
Twyford Berks.

12th Jan 1976.

The Planning Officer,
Wokingham Council.

THE MOORINGS Wargrave Road,
Henley on Thames.

Dear Sir,

I wish to confirm that the Sectional Shed on the above land, will not be used for residential purposes. The mooring, dividing wall, and garden will remain the same.

A new roadside fence will be erected with access for infrequent parking for which a planning application is submitted. Provision will be made for vehicles to enter and leave the premises in a forward direction.

I enclose a copy of a letter received from Mr. Williams the previous owner of the land, giving details and past history of the access and parking on the site.

Yours faithfully,

P F Woods

P. F. Woods.

10 DEC 2001 5475

TOWN AND COUNTRY PLANNING ACT 1990

KELPIE, WARGRAVE ROAD, HENLEY ON THAMES OXON, RG9 3JD

PLANNING APPLICATION BY THE DAY TANNER PARTNERSHIP FOR MR. AND MRS. S. WEBB

PLANNING AND DESIGN STATEMENT

NOVEMBER 2001

DAY - TANNER PARTNERSHIP
ARCHITECTURE AND PLANNING

55 CHURCH STREET, CAVERSHAM, READING, BERKSHIRE, RG4 8AX
Telephone: 0118 946 1242 - Fax 0118 946 3166

REFUSED

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2. Drawings

PART ONE

INTRODUCTION

1.0 SITE AND SURROUNDINGS

1.1. The site is located a quarter of a mile south east of the centre of Henley on Thames. It has direct river frontage on the Thames to the south west of the plot and lies hard up against the main Wargrave to Henley Road the A321 (Wargrave Road) to the north east

1.2. Kelpie is situated within a thin wedge of land separating the river from the main road (approximate width of thirteen metres). It has a frontage of 49.5m of which 41.5m is building frontage. To the north west lies a low rise dwelling known as Kilgerran which could only be described as a low grade timber framed structure in need of reconstruction in the not to distant future. To the south east lies a timber outbuilding presumably used for social and pleasure purposes (known as the Moorings).

1.3. The site is identified within the Wokingham District Plan. It lies outside the settlement of Henley town. It is identified as being land within a green gap / wedge, within an area of special landscape importance and an area liable to flooding. The A321 between Wargrave and Henley is recognised as a green route.

2. PLANNING HISTORY

2.1. This site has no previous planning history relative to this application.

3. THE PROPOSAL

3.1. The proposal is for the demolition of the existing four bedroomed dwelling together with the Garage and outbuilding containing the septic tank. The erection of a three bedroomed dwelling with a new garage. The access arrangements do not alter but the parking provision has increased.

3.2. The new dwelling and garage will be located over the footprint of the existing house and garage respectively. The dwelling will take on the look of a single storey low pitched, painted weather boarded style with all rooms benefiting from a river view.

The existing dwelling currently is not able to be mortgaged due to the low grade form of construction. (Carbon fibre flat roof, suspended timber floor and timber stud walls). For this reason it was considered necessary to reconstruct the dwelling in the form as proposed

3.3. It is proposed to maintain the existing access point and to utilise the upper level as parking and to provide parking for two cars in the garage and two on the drive. Currently there is space for two cars (one on the drive and one in the garage).

PART TWO

THE POLICIES

4.1. ***WBE12: Green Gaps and Wedges (Outside the Metropolitan Green Belt)***

In seeking to maintain a clear separation of settlements within the Plan area, development will not be permitted in the Green Gaps and Wedges that would affect or detract from their open or countryside appearance and character. These areas are of special significance because they are essential to the maintenance of a physical and visual separation between distinct settlements and the countryside setting they provide for them.

Existing settlement boundary features such as woodlands, copses and hedgerows should be retained and, where possible, enhanced. Positive management of landscape features that contribute to the separation of settlements will be encouraged.

Any developments adjoining areas important to the separation of settlements must not undermine those boundary features important to the landscape.

In particular this policy seeks to protect the open appearance in the countryside and to ensure that existing boundary features be retained especially hedgerows and copses. Within this proposal it is clear that all the existing boundary treatments and indeed more planting is proposed to reinforce that policy.

The main consideration is the inclusion of a low pitched roof running the continuous length of the proposed dwelling. Currently, no roof can be seen, as the present roof is flat. We considered the merits of providing the new dwelling with a flat roof but decided the visual appearance of a pitched roof when viewed from the main towpath to the south west, far outweighed the idea of a flat roof. Obviously this area has its fair share of alternative vernacular but generally pitched roofs are abundant.

We believe we comply with this policy and even consider our proposals to enhance this ribbon of dwellings fronting the Thames.

4.2. *WLL2: Areas of Special Landscape Importance:*

Within the designated areas of special landscape importance, as defined on the proposals map, land uses or built development will not be permitted that would have a detrimental impact on the open countryside character, or special landscape qualities of the area.

This includes any development that results in the removal or erosion of landscape features such as ponds, chalk outcrops, woodland, copses and hedgerows.

As described above, the intention is to maintain all landscape features. There is no proposal to rework the levels nor change the siting of the dwelling. Obviously this site is prominent when viewed from the river side, but in terms of its appearance from the road, one can say that the existing boundary features provide a protective green barrier.

4.3. *WLL3: Setting of Areas of Special Landscape Importance:*

Development will not be allowed on land that is either

(a) Physically adjoining the defined boundaries of the area of special landscape importance or

(b) Visually prominent from or to the defined areas of special landscape importance

And which by reason of its size, design, materials, location or type of use would adversely affect the setting, character or special landscape qualities of the area.

The size of the new dwelling has modestly increased in relation to the scale of Kelpie as existing.

The proposal involves the use of materials indigenous to the locality such as plain clay roof tiles, painted weatherboarding and natural timber windows. The location cannot be disputed in terms of a direct siting replacement, therefore we believe this application complies with this policy.

4.3. ***WBE12: Green Routes***

The appearance of the green routes as defined on the proposals map will be protected by serving tree preservation orders and resisting development that would detract from the visual quality of these routes.

The Council will seek to improve those sections of green routes identified on the Proposals Maps where improvement is considered necessary through a programme of environmental enhancement and other appropriate measures.

Where development is allowed, appropriate landscape and planting schemes will be required.

It is intended to reinforce the landscape planting especially fronting the main road. Currently there is a stained larch lap fence forming a secure parking space behind double timber gates. It is intended to remove this structure, construct a solid brick wall and plant a hedgerow in front. In the courtyard behind, several specimen trees are proposed to further enhance this green route.

4.5. *WIC16: Development in Flood Plains*

In areas liable to flood development will not be permitted unless it can be demonstrated to the satisfaction of the council, in consultation with the Environment Agency that, by itself, or cumulatively with other development, it will not:

(a) Impede the flow of flood water, or

(b) Reduce the capacity of the flood plain to store water, or

(c) Increase the number of people or properties at risk from flooding>

Generally as we know the Environment Agency will object in principle to any form of development such as this within the flood plain. However, even though an objection will be raised by them, as long as the additional area of footprint does not reduce the floodable area by $50m^2$ then this can be deemed as an acceptable tolerance.

We have illustrated the floodable and non-floodable structures in the following table:

Existing	Floodable Structure	Area	Non Floodable	Area	Totals
	Garage 3.5 x 6.0	$21m^2$	*Dwelling* *Shed/reinforced concrete* *Septic Tank - solid concrete* *Terrace (adj. Kitchen* *Terrace (front door)*	$169.0m^2$ $11.2m^2$ $9.18m^2$ $7.2m^2$	
Total	**Floodable**	**$21m^2$**	**Non Floodable**	**$196.58m^2$**	

New	Floodable Structure	Area	Non Floodable	Area	Totals
New	*Garage* *Ramp*	*$37.82m^2$* *$6.00m^2$*	*Dwelling* *Terrace*	*$223.00m^2$* *$42.00m^2$*	
Total	**Floodable**	**$43.82m^2$**	**Non Floodable**	**$265m^2$**	

To support this application and support anti pollution controls we propose to remove the substantial reinforced concrete septic tank including its direct outlet into the river Thames. In its place, provide a cesspool at higher level within the existing driveway. All pollutants, therefore will be removed from the Thames.

As well as the above it is proposed to demolish the existing dwelling and to improve matters, remove all structural brick piers and associated mass concrete foundations. Replace these with mini piles. This will improve the free area for flooding within the site.

PART THREE

CONCLUSION

5. CONCLUSION

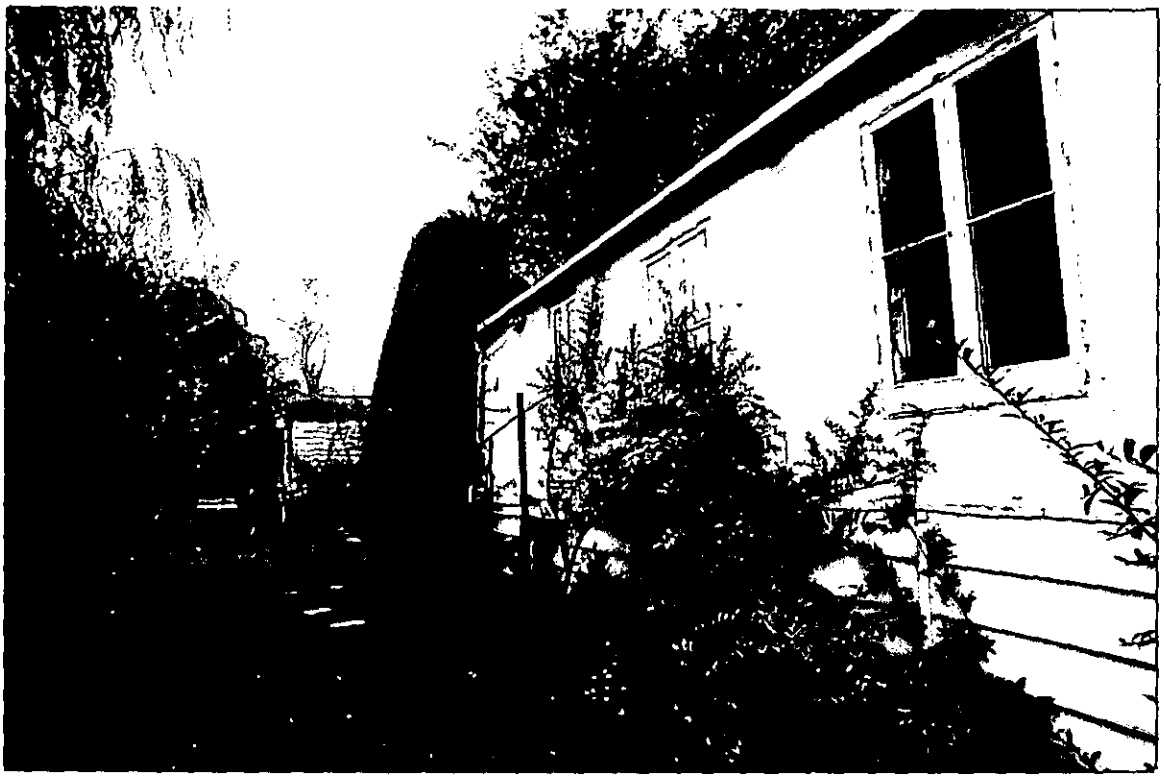
The proposal submitted is for a one to one replacement, removing the dilapidated painted timber flat roofed building for a higher quality pitched roof, vaulted structure, with decking areas to match those serving similar properties on Eyot Island to the south west.

In principle, this proposal satisfies all the policies as mentioned in this report. We would ask the local authority to be supportive of this scheme and grant consent.

APPENDICES

1. Site Photographs

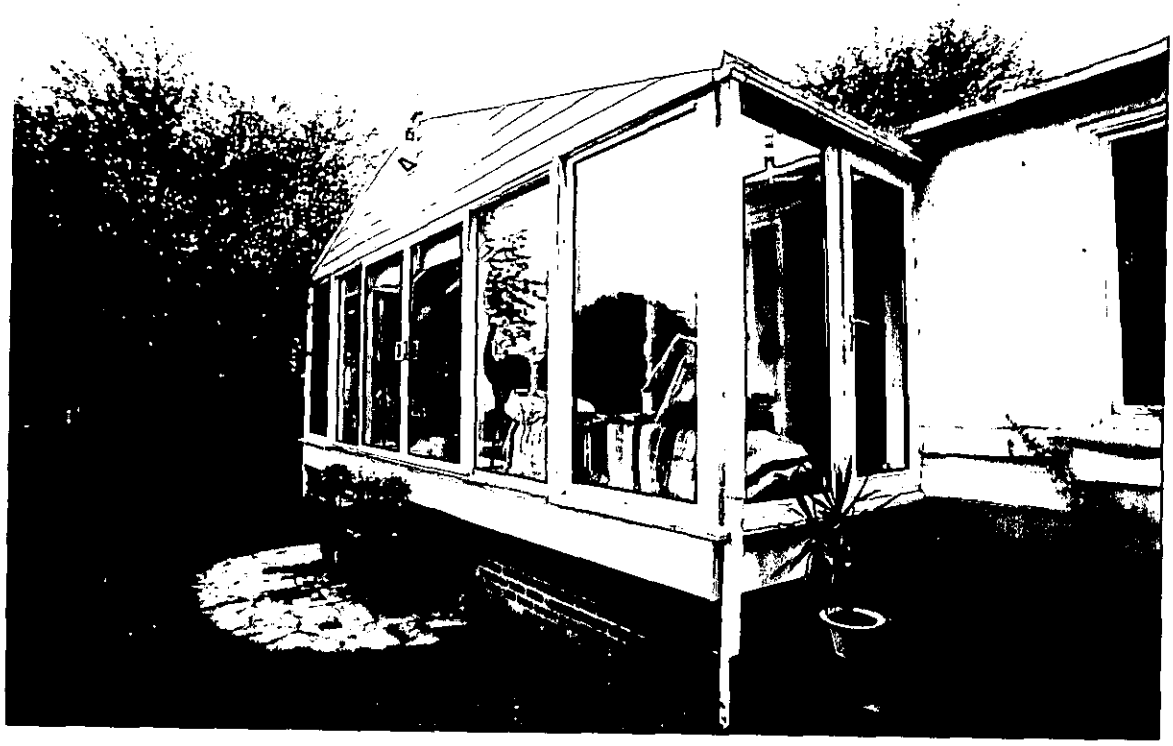
2. Drawings



VIEW OF RIVER LAWN AND SOUTH WEST ELEVATION OF KELPIE



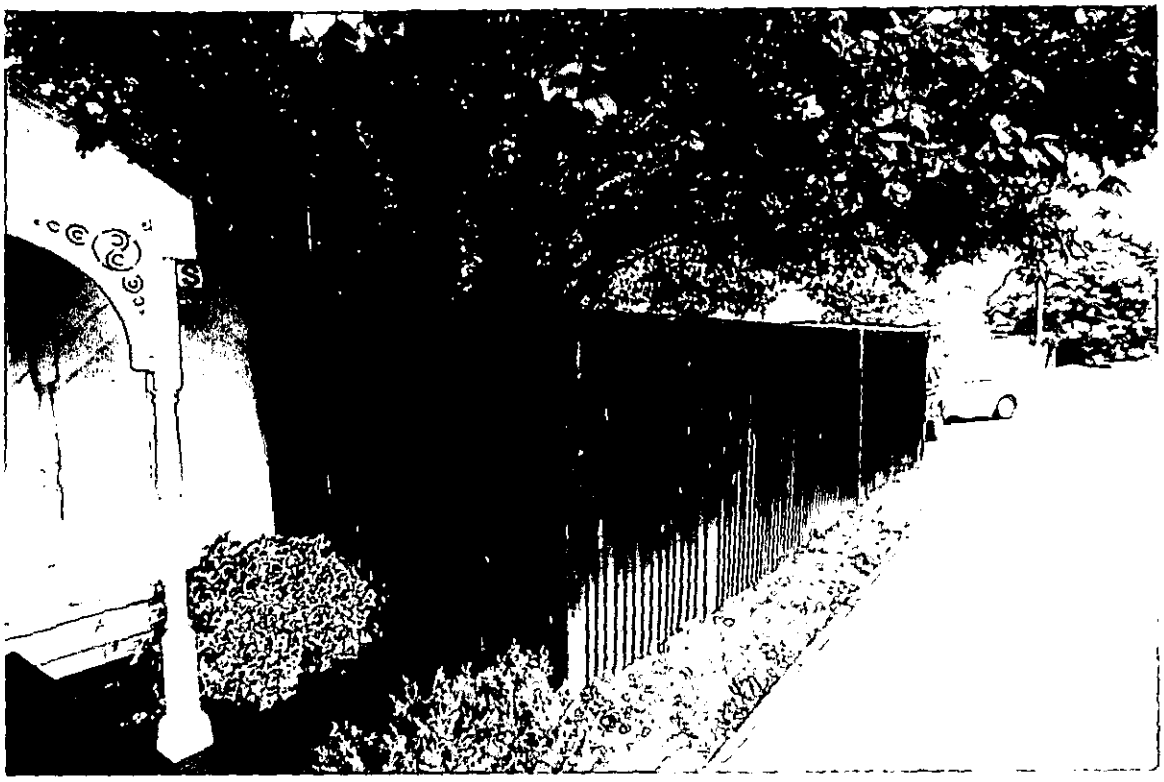
MASS CONCRETE FOUNDATION TO OUTBUILDING HOUSING SEPTIC TANK



LOW QUALITY GABLE ENDED CONSERVATORY FACING THE RIVER FRONT



EXTENT OF GRP ROOF



VIEW OF STAINED LARCH LAPPED FENCING FRONTING THE MAIN ROAD. ALL TO BE REMOVED AND REPLACED WITH A HEDGEROW



GREEN SCREEN FRONTING THE WARGRAVE ROAD ACTS AS A GREEN BARRIER

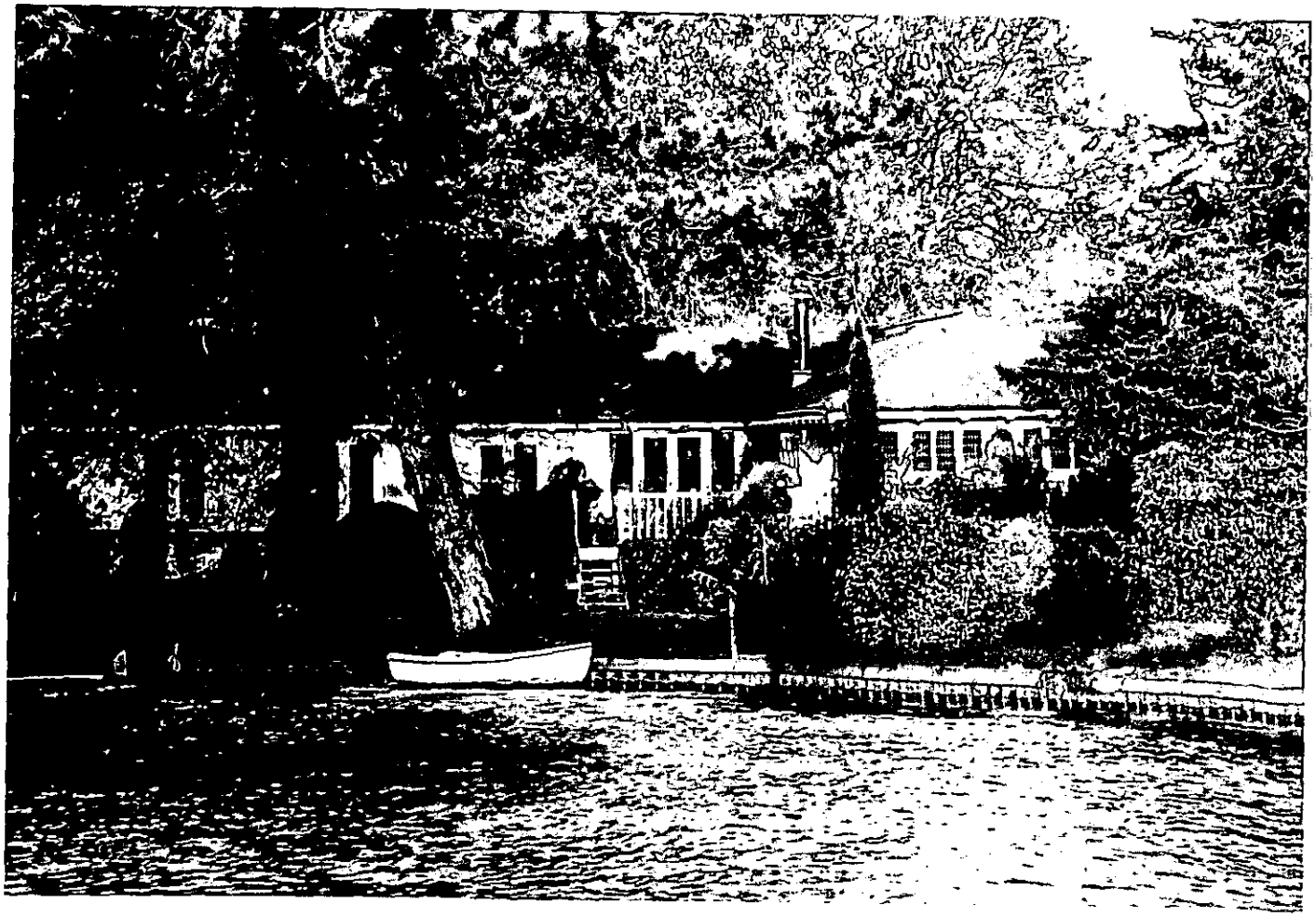


KELPIE VIEWED FROM TOWPATH TO THE SOUTH WEST (ACROSS LAWN OF THE MALLARDS)





SATSUMA VIEWED FROM SOUTH WEST FROM TOWPATH



EYOT ISLAND PROPERTY ON SOUTH EAST



THE MALLARDS VIEWED FROM KELPIE



BOAT HOUSE OF THE MALLARDS

SATSUMA VIEWED FROM KELPIE



NOTE RAISED DECKING AND ALTERNATIVE FINISHES TO THIS RIVERSIDE PROPERTY



SYRINGA VIEWED FROM KELPIE

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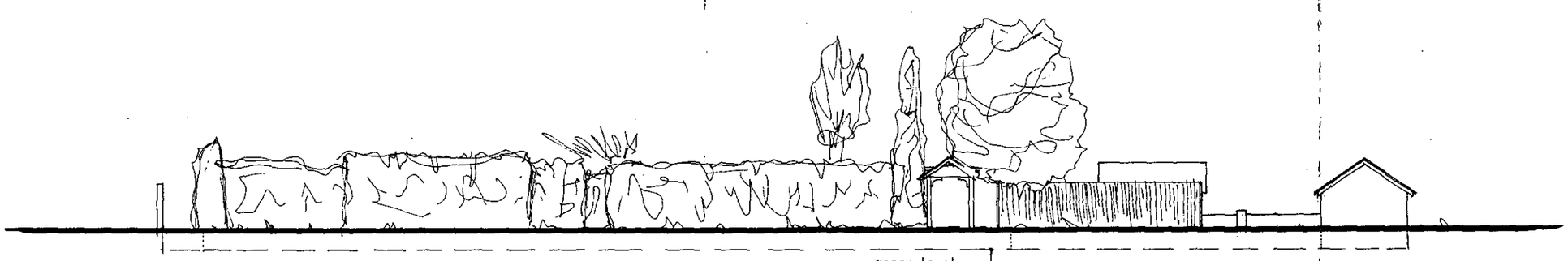
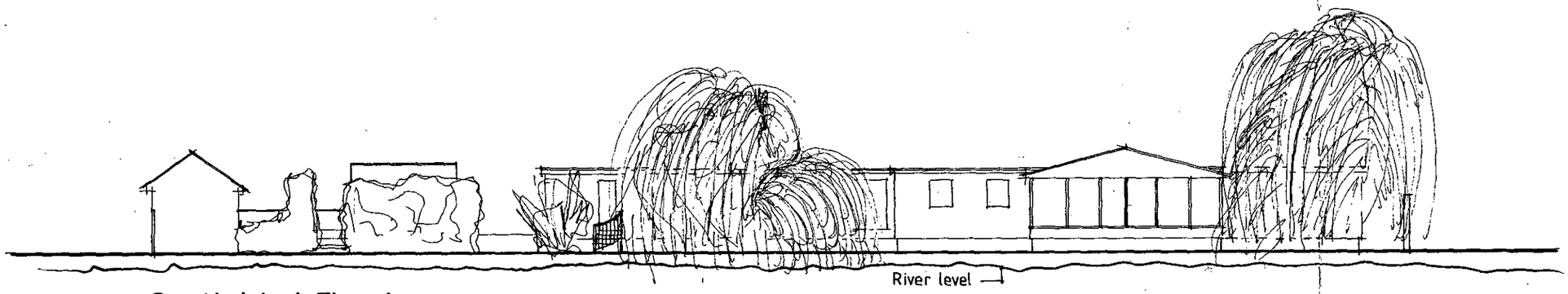
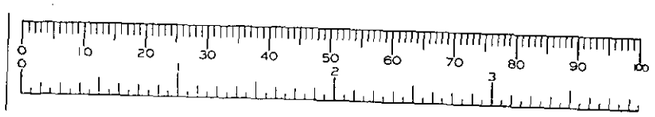


North East Elevation



South West Elevation



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CLIENT Mr & Mrs S.Webb

JOB Kelpie, Wargrave Road, Hon T.

DRG EXISTING ELEVATIONS

SCALE 1:200 DRAWN PDB DATE SEPT 01

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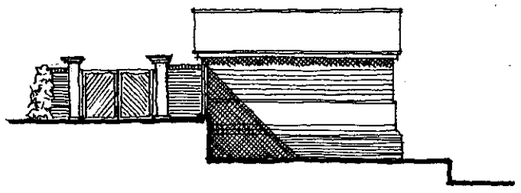
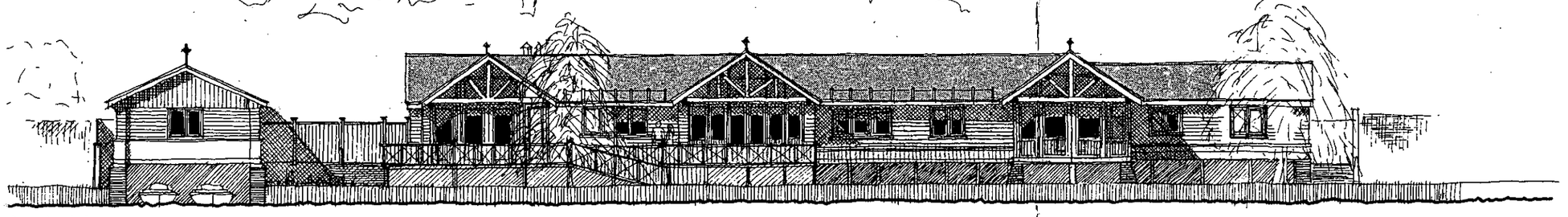
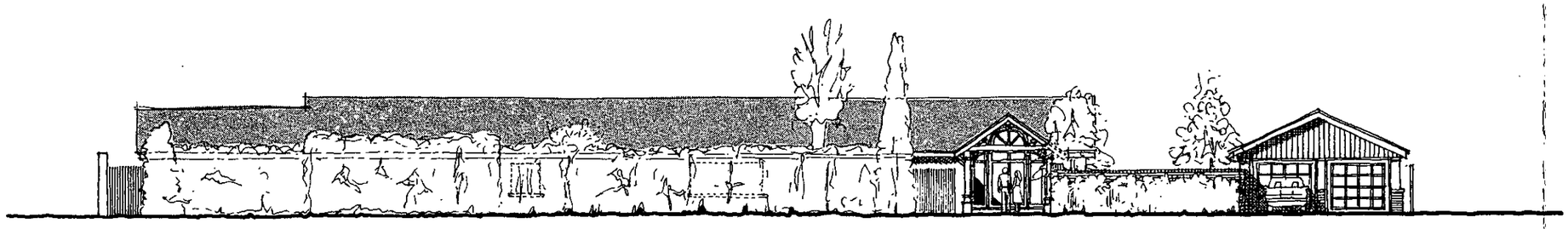


North West garage

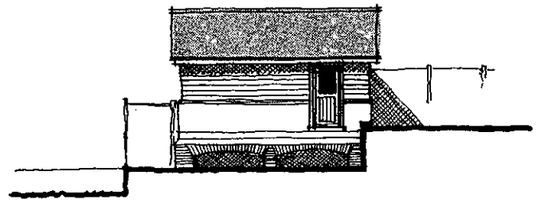


South West garage

kelpie

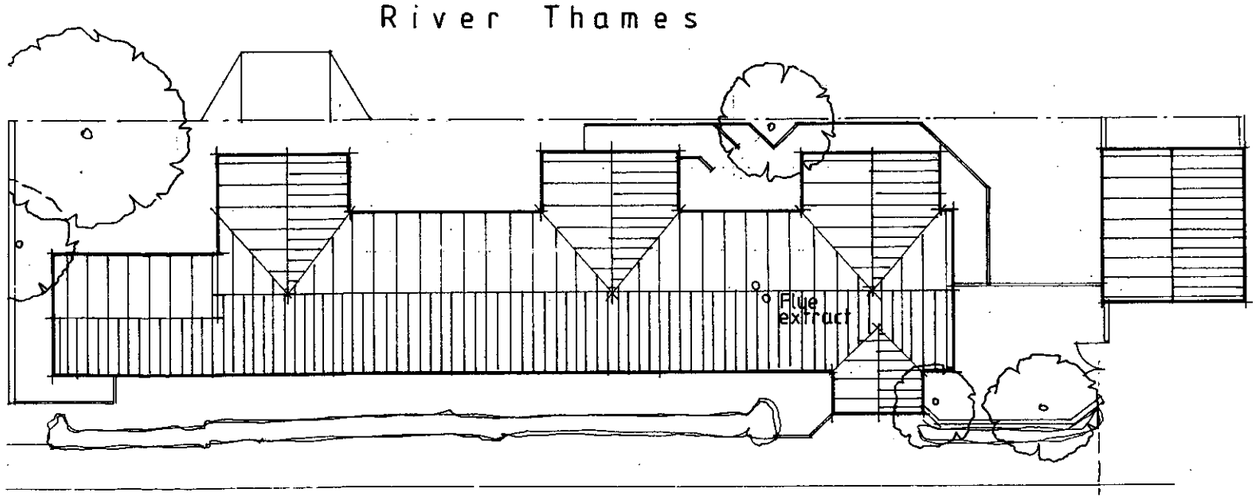


North East Wargrave road elevation



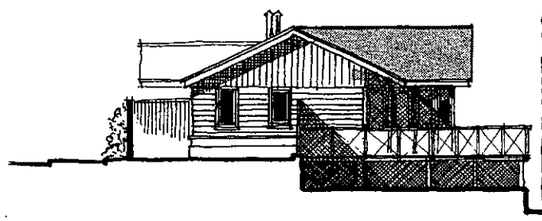
South East garage

River Thames

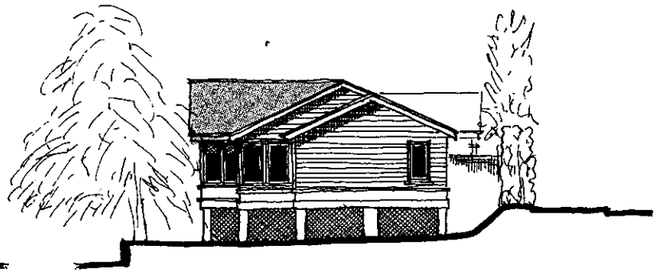


Roof Plan scale 1:250

Wargrave Road



North West kelpie



South East kelpie

Finishes – Plain clay roof tiles
– Off white painted weather board wall finish
– Windows painted white with bronze tinted glazing
– Decking / handrails – iroko timber finish

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CLIENT Mr + Mrs S WEBB

JOB KELPIE WARGRAVE RD HENLEY

DRG PROPOSED ELEVATIONS

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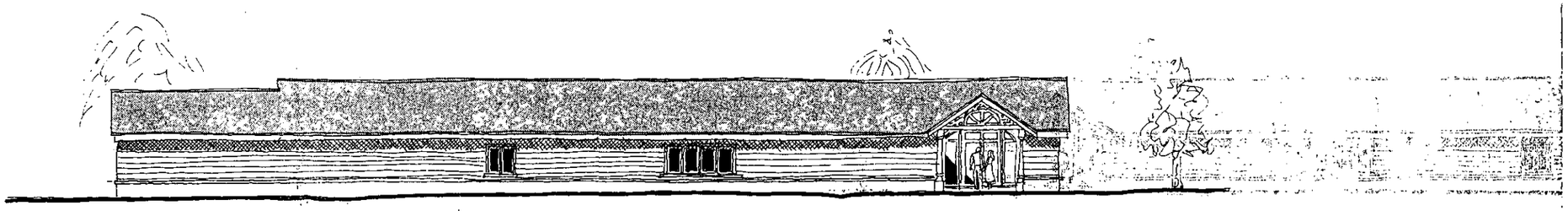
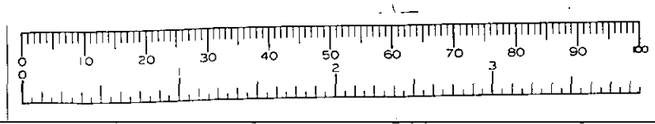


North East Wargrave Road elevation viewed within boundary



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DRG PROPOSED ELEVATIONS

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