



7th November 2024

**Development Management & Compliance
WOKINGHAM BOROUGH COUNCIL.
P.O. Box 157
Shute End,
Wokingham,
BERKSHIRE,
RG40 1BN.**

Dear Development Management & Compliance,

JOB No.907.7 REPLACEMENT DWELLING.

**Foxhaven, Remenham Church Lane, Remenham, Henley-on-Thames,
OXFORDSHIRE. RG9 3EX.
Mr. & Mrs. M. LYNDON.**

SECTION 73 APPLICATION: 242664.

With respect to your letter dated 23rd October 2024:

ATTACHED:

- 01 907.3-PL01q PROPOSED Location Plan - 2024-11-07
Red-Line revised to match approval 221887, as requested.
- 02 907.3-PB01q PROPOSED Block Plan - 2024-11-07
Red-Line revised to match approval 221887, as requested.
- 03 907.3-PS01q PROPOSED Site Plan - 2024-11-07
Red-Line revised to match approval 221887, as requested.
- C 907.3 Floor Areas (GIA) - 2024-11-07
- D 907.7 FOXHAVEN - CIL FORM 1 Additional Questions - 2024-11-07

1. *There is a difference between the red site outline shown on the Location Plan (and the Site and Block Plans) for application 221887 and that of the Location, Site and Block Plans for the current application (relating to an access point in the northeast corner of the site). Please be advised that the red line cannot change from that of the application to be varied; if it has then a Variation application cannot be made (a new Full application would be required instead). Please advise how you wish to proceed in this regard.*

SEE ATTACHED

- 01 907.3-PL01q PROPOSED Location Plan - 2024-11-07
- 02 907.3-PB01q PROPOSED Block Plan - 2024-11-07

- 03 907.3-PS01q PROPOSED Site Plan - 2024-11-07
- 2. *No CIL Form has been submitted with this application; this is required if any changes to the proposed floor space have occurred.*
SEE ATTACHED
 - C 907.3 Floor Areas (GIA) - 2024-11-07
 - D 907.7 FOXHAVEN - CIL FORM 1 Additional Questions - 2024-11-07
- 3. *This type of application requires the submission of a statement or covering letter detailing the reasons for varying the condition.*

This Section 73 application seeks to vary the approved plans by way of replacing them with the approved designs as agreed under the subsequent approved application at the site LPA Ref: 233130

Text as submitted on the application form.

As further enlightenment text from A 907.7 FOXHAVEN - REMENHAM Design and Access Statement - 2023-10-16 part of the approval documentation with respect to Planning Approval **233130**

PLANNING APPROVAL 221887:

- *This planning application is based upon PLANNING APPROVAL 221887 but revised so as to provide a more compact form with the rooms relating more closely to one another.*
- *In effect the rear half of the 2 wings have been relocated within the former rear courtyard resulting in a 4-gable roof to the rear.*
- *The rear grid has been adjusted so that the 4-gables are identical.*
- *The rear gables have been raised in height to match the front of the house, and so as to allow E-W cross circulation under the valley.*

FRONT OF HOUSE (south):

- *The front (south) of the house remains as per the existing approval but with the Entrance Porch, Study wing and Staircase Tower moved slightly along the façade to reflect the internal re-gridding.*

VOLUMES:

- *The volumes have been adjusted so as to exactly match that of the existing PLANNING APPROVAL 221887*

IMPACT:

- *The resultant form being shorter reduces the overall impact of the proposed house by 1/3rd on both the woodland and as seen from the public domain (Church Lane), both relative to the existing been adjusted so as to exactly match that of the existing PLANNING, and the existing house which is being replaced.*

CHIMNEY TOPS:

- *Modified to serve large open fireplaces rather than multiple fireplaces with individual flues.*

DORMER WINDOWS:

- *These are no longer required with this roof form and revised internal layout and have been omitted.*

I look forward to hearing from you.

Best regards,

Richard CUTLER
CUTLERARCH LTD.
Copy: Mr. & Mrs. M. LYNDON.