

## **PLANNING REPORT JULY 2017**

The Planning Working Party submitted the following recommendations:

### **APPLICATIONS.**

#### **P17/S0355/HH: Bunbury Northfield Avenue Lower Shiplake RG9 3PD**

Applicant: Mr Rob Salmon Type: Minor

Proposal: Two storey front and rear, and single storey side extensions. Detached three bay garage in front of host dwelling. Raise the existing roof line. (as amended by drawings received 3 April 2017).

Recommendation: **NO STRONG VIEWS.**

#### **P17/S1679/HH: Briar Cottage Baskerville Lane Lower Shiplake RG9 3JY**

Applicant: Mr David Gealy Type: Minor

Proposal: Single storey side extension to recently completed new house.

Recommendation: **NO STRONG VIEWS.**

#### **P17/S1938/HH: Watersmeet Mill Lane Shiplake RG9 3LY**

Applicant: Mr Charles Evans Type: Minor

Proposal: Replace existing shed with new outbuilding.

Recommendation: **REFUSAL**, for following reasons:

-out of character, scale and bulk and possible use as ancillary accommodation.

#### **P17/S1948/FUL: Land to rear of The Gables Station Road Lower Shiplake RG9 3JR**

Applicant: JPPC- Chartered Town Planners Type: Minor

Proposal: Proposed erection of one detached 2-bed dwelling with associated parking and amenity space provision and amendments to position of the new vehicular access from Oaks Road (as approved by application P15/S3709/FUL).

Recommendation: **REFUSAL**, for following reasons: detrimental impact on neighbours; transgresses the building line; highway access safety; limited parking/turning space; site is too small with TPO tree.

#### **P16/S2130/FUL Re: Land off Mill Road Lower Shiplake**

Applicant: Mr Giles Brockbank

Proposal: Proposed construction of two houses.

Recommendation: **NO STRONG VIEWS.** – conditions on site lines and landscaping.

#### **P16/S1247/ FUL Re: Tower House Reading Road Lower Shiplake RG9 3JN**

Applicant: Mrs B Kidd

Proposal: Erection of two storey four-bedroom dwelling and detached double garage (realigned driveway shown on amended block plan and tree protection plan received 15th June 2017). Recommendation: **Continued REFUSAL**

**P17/S2091/HH: Brook Cottage Mill Road** Lower Shiplake RG9 3LW

Applicant: Mrs J. ABEY & Mr. T. PLASKITT.: Minor.

Proposal: Proposed two storey rear extension and associated works.

Recommendation: **REFUSAL for following reasons:** scale and bulk two storey extension little changed from previously rejected application.

**P17/S1467/FUL: Shiplake College Reading Road** Shiplake RG9 4BW

Applicant: Total Roofing Solutions & Building Stuart Massey Type: Minor.

Proposal: Strip and renew Sports Hall Roof. (To include the addition of Photovoltaics as per amended plans submitted 23 June 2017)

Recommendation: **NO STRONG VIEWS.**

**P16/S2861/O: Mount Ida Reading Road** Lower Shiplake RG9 3PH

Applicant: Miss Sarah Melton

Proposal: Outline planning application for the demolition of the existing dwelling and erection of 8 dwellings with matters of access, layout and scale for consideration (bat survey and statement of community involvement received 26th September 2016 & Contamination information received 13th October 2016, additional footpath link detail provided, arboricultural information updated and number, layout and scale of dwellings amended as shown on plans received 13th April 2017 and width of access enlarged and waste vehicle tracking revised as shown on amended plans received 27th June 2017).

Recommendation: **REFUSAL** for following reasons: Highway safety; pedestrian and cycle access – unsustainable – impact on rural character.

**P16/S3438/O: Land to the east of Reading Road** Lower Shiplake RG9 4BG

Applicant: Retirement Villages Group, Vortal Properties & Dr Harjot Bal c/o Agent

Proposal: Outline application for the development of land to the East of Reading Road to consist of the development of a residential care home facility (up to 40 beds) together with an extra care development (up to 66 units comprising of apartments and cottages) all within Use Class C2; associated communal facilities; provision of vehicular and cycle parking together with all necessary internal roads and footpaths; provision of open space and associated landscape works; and ancillary works and structures. (As amended by plans received 5 May 2017 and additional information received 19 June 2017).

Recommendation: **Continued REFUSAL** – no significant change to original application.

**P17/S1888/FUL: Land at Sheephouse Farm Reading Road** Henley-on-Thames RG9 4HF

Applicant: Culden Faw Ltd C/O AGENT

Proposal: Demolition of existing buildings, alterations to existing vehicular access to Reading Road, construction of new buildings for use by Bremont Watch Company, new access drive, car parking and landscaping.

Recommendation: **REFUSAL** – substantial increase in scale from prev. app; no info on traffic movements pedestrian and vehicular access; significant impact on highway safety and local infrastructure; scale and bulk and impact on rural character.

## **DETERMINATIONS.**

The following applications have been **GRANTED** by SODC: (SPC recommendations in brackets)

**P17/S1707/HH** Application proposal, including any amendments : Single storey side/rear extension, garage conversion and alteration of site access  
Site Location : Tamesis Bolney Road Lower Shiplake RG9 3NT (**NSV**)

**P17/S1740/HH** Application proposal, including any amendments : A first floor front extension and double storey rear extension with the addition of a front porch, wood burning stove flue, external rendering to all elevations and an enclosed link between the garage and main house.

Site Location: Asham Cottage Baskerville Lane Lower Shiplake RG9 3JY (**NSV**)

**P16/S1362/FUL** Appellants name Mr B C & Mrs R M Moore to be settled at Appeal reference : APP/Q3115/W/17/3171236

Site Location: **Dulverton Reading Road** Lower Shiplake RG9 3JN Description of development: Demolition of bungalow and detached garage and erection of two 2-storey 5-bedroom dwellings with second floor accommodation within the roof space and detached double garages (layout changed as shown on amended plans received 28th July 2016).

**P16/S4292/FUL Barn at Thames Barn** – refused at Planning Committee.

## **OTHER.**

**Thames Farm:** The Appeal was heard on the 13<sup>th</sup> June for 4 days – anticipated decision 2<sup>nd</sup> August 2017. Thames Farm Barn – Planning Committee refusal – verbal report at meeting.