

PLANNING REPORT – SEPTEMBER 2017

DETERMINATIONS

Application No : P17/S1938/HH Application proposal, including any amendments : Replace existing shed with new outbuilding. Site Location : **Watersmeet Mill Lane Shiplake RG9 3LY –**

Recommendation: NSV - Granted

Application No : P17/S0833/HH Application proposal, including any amendments : Erection of an oak framed garage barn. **Highfield House Mill Lane**

Recommendation: NSV – Granted

Application No : P17/S2479/FUL Application proposal, including any amendments : Variation of Condition 2- to facilitate internal and external alterations to the approved dwelling on application ref. P15/S4337/FUL (Change of use from an ancillary domestic building to a 1-bedroom dwelling). Site Location : **Lashbrook Chapel Mill Road Lower Shiplake RG9 3LW**

Recommendation: NSV – Granted

Application No : P17/S1247/FUL Application proposal, including any amendments : 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). Site Location : **Tower House Reading Road Lower Shiplake RG9 3JN**

Recommendation: Refusal–Granted

Withdrawn Application Location : **14 Badgers Walk Lower Shiplake RG9 3JQ** Proposal : Rear Orangery Extension (As amplified by Arboricultural Tree Survey & Implication Assessment and Tree Constraints Plan received 1 June 2017) Application Reference : P17/S1381/HH

Application No : P17/S2170/HH Application proposal, including any amendments : Single storey ground and first floor rear extensions. Erection of outbuilding for use as home office (Amended plans received 2 August 2017 showing side facing windows on first floor to be high level). Site Location : **7 Westfield Crescent Lower Shiplake RG9 3LJ**

Recommendation: NSV – Granted

Application reference: P17/S1888/FUL: Land at Sheepphouse Farm Reading Road Henley-on-Thames RG9 4HF 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 – Granted

Application No : P17/S0355/HH Application proposal, including any amendments : Two storey front and rear, and single storey side extensions. Detached two bay garage in front of host dwelling. Raise the existing roof line. As amended by drawings received 3 April 2017 to show a double bay garage instead of a triple bay garage and amplified by tree survey plan received 12 July 2017). Site Location : **Bunbury Northfield Avenue Lower Shiplake RG9 3PD**

Recommendation: NSV – Granted

APPEALS

Appeal Ref: APP/Q3115/W/17/3171236 "Dulverton", Reading Road, Shiplake, Reading, RG9 3JN.

The development proposed is the demolition of existing bungalow and attached garage and the erection of two 5-bedroom dwellings, with second floor accommodation within the roof space, and detached double garages.

Appeal dismissed

Appeal APP/Q3115/D/17/3177204 Site Address : Brook Cottage Mill Road Lower Shiplake RG9

3LW Description of development: Proposed two storey rear extension and associated works.

Appellants name : Mrs J. ABEY & Mr. T. PLASKITT. Appeal start date: 31st August 2017

Appeal withdrawn

APPLICATIONS

Application Reference: P17/S2659/HH (Householder) Application Type (see definition over): Other Proposal: Improve the vehicular access to the dwelling to allow fire engines to gain access. Address: **Lock End House Mill Lane Shiplake RG9 3ND**

Recommendation: NSV

Application Reference: P17/S2985/FUL (Full Application) Application Type (see definition over): Minor Proposal: Demolition of existing dwelling and erection of replacement dwelling (amendment to planning permission P15/S3912/FUL). Address: **Willows Reach Mill Lane Shiplake RG9 3LY.**

Recommendation: NSV

Application Reference: P17/S3024/FUL (Full Application) Application Type (see definition over): Minor Proposal: The construction of one new 5 bedroom dwelling plus detached garage and one new 5 bedroom dwelling with integral garage, following the demolition of the existing dwelling and coach house. Address: **Christmas Cottage Crowsley Road Lower Shiplake RG9 3JT.**

Recommendation Refusal – Scale and bulk, possible tree issues and access.

Application No : P17/S1948/FUL (Full Application) Application Type (see definition over) : Minor Amendment : No. 1 - dated 26th July 2017 Proposal : Erection of a detached two storey 2-bedroom dwelling (position of access from Oaks Road moved westwards as shown on amended plan received 26th July 2017). Address : **Land to rear of The Gables Station Road Lower Shiplake RG9 3JR**

Recommendation: Refusal

Application Reference: P17/S2813/FUL (Full Application) Application Type (see definition over): Minor Proposal: Demolition of existing house and outbuildings and erection of replacement two storey 5-bedroom dwelling and detached double garage. Address: **The Cobb The Crescent Lower Shiplake RG9 3LL**

Recommendation: NSV

Application Reference: P17/S2990/FUL (Full Application) Application Type (see definition over):
Minor Proposal: Variation of condition 2 on planning permission P16/S2140/FUL as per submitted report. Three bedroom, 2 storey detached house within the rear garden of Chestnut House, Station Road, Shiplake. (Amended plans received 12 August 2016 showing dwelling relocated 2.0 metres southwards and reduced in size, reduction in one bedroom from four to three). (Further amended plans submitted 10 October 2016 to show correct scale on the drawings). Address: **Chestnut House Station Road Lower Shiplake RG9 3JS**

Recommendation: Clarification required from SODC on apparent inconsistencies in plans submitted.

Application Reference: P17/S3160/FUL (Full Application) Application Type (see definition over):
Minor Proposal: Demolition of existing dwelling and erection of a replacement 2-storey dwelling
Address: **Saffrons Station Road Lower Shiplake RG9 3JP – To be reviewed**