

PLANNING REPORT – DECEMBER 2017

APPLICATIONS

1. **P17/S4033/HH - Turnstones, Baskerville Lane.** A single storey front extension to create a new entrance: **Response: NSV**

2. **P17/S3944/HH - 3 Westfield Crescent, Mill Road.** A 1st Floor extension to a modest sized house creating a 3rd bedroom and adjoining terrace/balcony. No increase in ground level footprint. Strong representation from neighbour re overlooking and invasion of privacy and materials out of character with neighbouring houses. **Response: REFUSAL*** (Planning Officer agreed, and new application submitted -see below)

3. **P17/S3936/HH - Clovelly, Northfield Avenue.** Single storey rear and side extension. **Response: NSV with following concerns noted:** (This is a long large extension running along the property boundary line between houses, which would not conform to normal planning requirements if it was a new build. Consideration should be given to the impact on the neighbouring property and loss of amenity. The loss of access to the rear of the property, with its outbuildings, may well lead to additional storage requirements at the front of the property, which would have a negative impact on the character of the street scene.)

4. **P17/S3160/FUL - Saffrons, Station Road.** Application amendments to the demolition and replacement 2 -storey house... a very large house with balconies. **Response: Continued REFUSAL** for re reasons of access during construction and the impact and potential dangers re accessing Station Road.

5. **P17/S3685/HH - Ashburton House, Lashbrook Road.** Single storey side extension application amendment. Response: NSV 6. **P17/S4086/HH – Holly Lodge Cottage, Reading Road.** Orangery extension to rear and side of dwelling plus conversion of garage to home office. **Response: NSV**

The planning recommendations were approved on a motion proposed by Mr T Taylor and seconded by Mr R Curtis.

APPLICATIONS To be decided

6. **P17/S3944/HH - 3 Westfield Crescent, Mill Road.** Revised application for a 1st Floor extension to a modest sized house creating a 3rd bedroom and adjoining terrace/balcony. No increase in ground level footprint.

APPLICATIONS DETERMINED

7. **Application No: P17/S3427/FUL Application proposal**, including any amendments: Change of use of farm store to B8 self-store **Site Location: Haileywood Farm Reading Road Shiplake RG9 4BG.**
Permission GRANTED

8. **Application No: P17/S3119/FUL Application proposal**, including any amendments: Change of use of barn to 4 residential units (C3) plus associated parking in the form of proposed outbuilding, courtyard, landscaping, demolition and amendments to access onto Reading Road. (As clarified by additional contamination information accompanying Agents emails dated 14 September 2017 and 6 October 2017). **Site Location: Thames Farm Reading Road Shiplake Henley On Thames RG9 3PH.**
Permission GRANTED

OTHER MATTERS:

1. **Thames Farm Appeal Outcome and Actions** – Council by email approval agreed not to spend any further monies on fighting this appeal as SODC are prepared to continue.

2. **Shiplake College Playing Fields** – Council are fully supportive of the Colleges imitative and endeavours to improve sporting facilities. The PC feel that the proposed alternative location is in principle preferable to the original proposal.

3. **Correspondence from New Road residents** re development on New Rd in NDP see below.

'Correspondence received from Mr & Mrs Denehy regarding some concerns with the Neighbourhood Plan recommendations, following the Open Exhibition in November. This has been responded to by the Chairman of the Neighbourhood Plan Steering committee, Peter Boros. The Parish Council confirms that, as part of the on-going consultation process their concerns will to be logged by both the NP steering committee and noted by the Parish Council'