

Planning Report March 2018

(Note: The Planning Working Group reviewed the applications below immediately before the parish council meeting on 12th March 2018. Recommendations made and agreed by the council will be included in the minutes of the parish council meeting, to be approved at the April 2018 meeting and subsequently published on the villages website)

APPLICATIONS

Application Reference: P18/S0740/HH (Householder)

Proposal: Erection of a rear garden room as amendment to approved application P16/S1794/HH Address: **The Shambles Schoolfields Shiplake Cross RG9 4DH**. Applicant: Mr & Mrs Manson.

Application Reference: P18/S0671/HH (Householder)

Proposal: Single storey side extension to link existing house with outbuilding. New tiled roof over outbuilding to match roof pitch of existing house. Address: **Otters Barn Reading Road Lower Shiplake RG9 3JN**. Applicant Mrs Tracy Head.

Application Reference: P18/S0582/HH (Householder)

Proposal: Erection of timber frame cartshed Address: **Orchard Cottage Baskerville Lane Lower Shiplake RG9 3JY**. Applicant: Mr Andy Pye.

Application Reference : P17/S3160/FUL (Full Application)

Proposal : Demolition of existing dwelling and erection of a replacement 2-storey dwelling (Amended plans received on 26 October 2017 showing solid walls have been added to all balconies; a pergola style roof has been added to bedroom 3 balcony and master ensuite balcony; high level window added to master ensuite and the building has been moved 0.5m towards the entrance (North)). (Amended Arboricultural Impact Assessment and Arboricultural Method Statement submitted on 30 November showing correct position of dwelling and trees on site). (Amended plans received 22 February 2018 showing balconies enclosed and the overall height of the building reduced by 200mm. Also small minor alterations to the internal layout). Address : **Saffrons Station Road Lower Shiplake RG9 3JP**. Applicant: Mr & Mrs R. Clarke

Application Reference: P18/S0514/HH (Householder) Application

Proposal: New pitched roofs to front dormer windows Address: **5 The Chestnuts Lower Shiplake RG9 3JZ**. Applicant: Mr & Mrs Sean Briscall

P18/S0354/LDP: CERTIFICATE OF LAWFUL DEVELOPMENT FOR

Rear flat roof dormer extension to main roof.at: **Elm Cottage Mill Road Lower Shiplake RG9 3LW**
Applicant: Mrs Dowsett

Application Reference: P18/S0483/FUL (Full Application)

Proposal: Demolition of existing house and erection of a detached 6-bedroom dwelling and two semi-detached 4-bedroom dwellings and formation of access. Address: **Old Court Cottage Baskerville Lane Lower Shiplake RG9 3JY**. Applicant: Boddingtons Planning Ltd .See related correspondence below:

(Dear Sir/Madam,

I wanted to make contact with Shiplake PC, to give you details of a planning application currently being submitted to SODC. The property in question is 'Old Court Cottage'. As you will be aware Briar Cottage has been replaced with a pair of detached, and Collingwood is currently being developed with two detached houses.

Old Court Cottage is a slightly wider plot, and we are seeking to replace the existing property and garage, with a pair of semi-detached properties and a single detached unit. The site comfortably can accommodate this scheme.

Because the buildings are set back (as with Briar Cottage and Collingwood), ample off-road parking is provided.

The architect has sought to ensure that the designs of the properties blend well with other surrounding properties, and materials to be selected will also take cues from neighbouring houses.

Heritage tree Services have provided a well thought out tree planting and landscaping scheme, which will serve to enhance the appearance of the site. The hedge along the Crowsley Road boundary will be retained. It has been neglected for some years, and requires some careful attention, which will ultimately provide an improved appearance along this boundary, as well as providing important screening for the new detached property.

We very much hope that Shiplake PC members will wish to support this application.

Please come back to me should you wish to have any further detail, or have any questions regarding the scheme.

Yours faithfully,

Andrew Marlow

Hamilton Properties (Henley) Ltd)

DECISIONS:

Application No: P17/S4482/FUL

Application proposal, including any amendments: Creation of access with gate off Reading Road, Shiplake into plot south of Tower House, Reading Road, Shiplake, RG9 3JN. Site Location: **Land south of Tower House Reading Road Lower Shiplake RG9 3JN. PERMISSION GRANTED**

Application No: P18/S0038/FUL Application proposal, including any amendments: New 6th form cafe with two classrooms on first floor over Site Location: **Shiplake College Reading Road Shiplake RG9 4BW. PERMISSION GRANTED**

Appeal Ref: APP/Q3115/W/17/3179446 Land to the west of Ridgeways, New Road, Shiplake, Henley-on-Thames. APPEAL DISMISSED

OTHER MATTERS:

1. Gladman/Cage
2. NDP
3. Thames Farm and Wyevale.