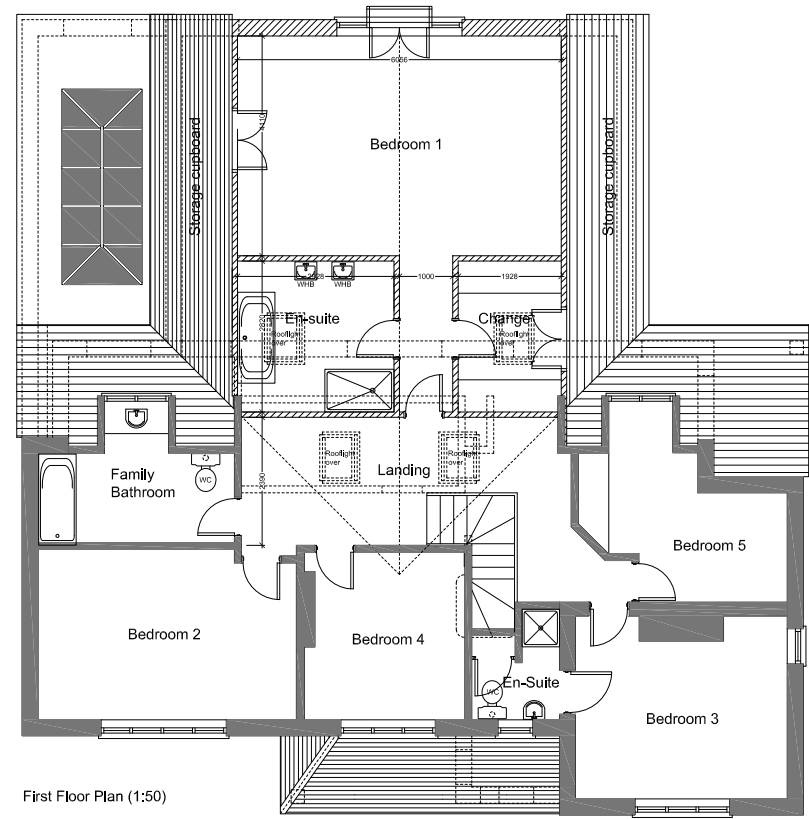
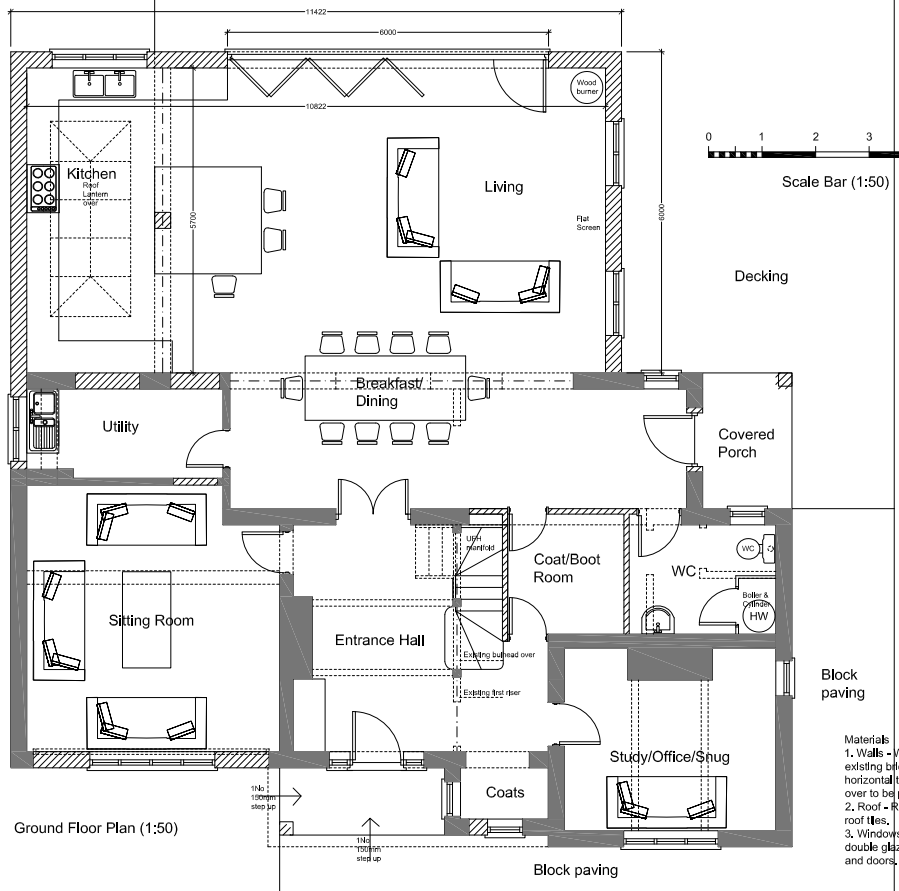
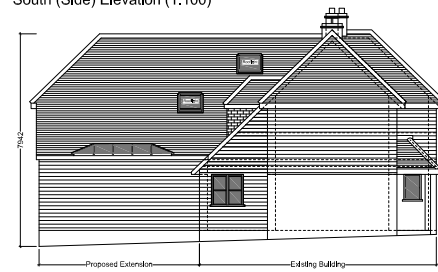
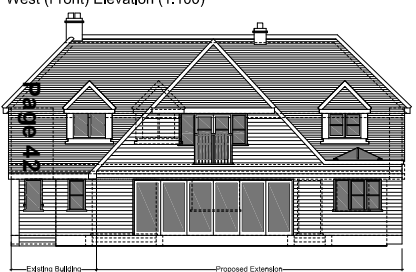
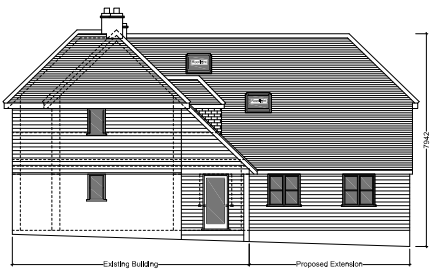


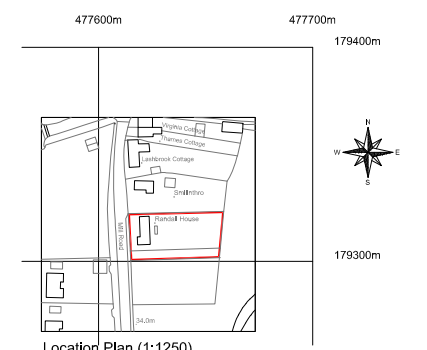
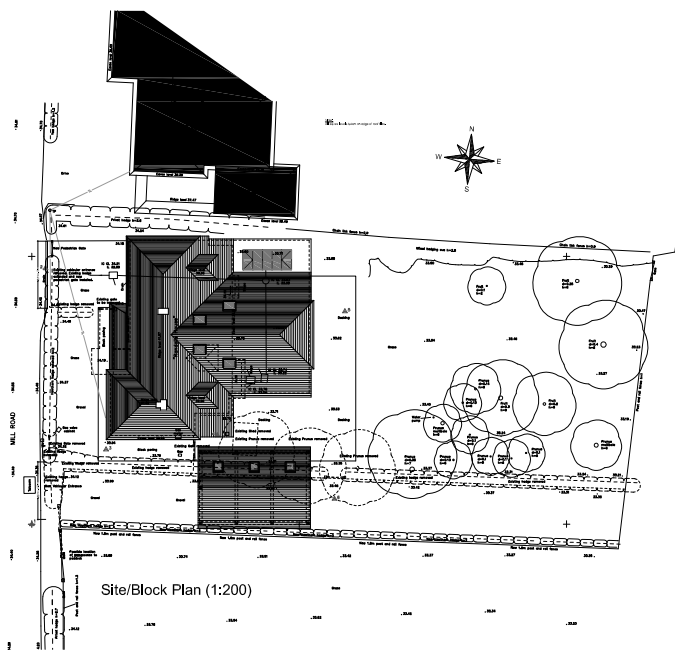
IMPORTANT
 1. This drawing is to be checked on site by the Contractor prior to commencement of works and any discrepancy reported to the Architect/Engineer/Contract Administrator.
 2. No deviation may be made from the details shown on this drawing without prior permission from the Architect/Engineer/Contract Administrator.
 3. This drawing is to be removed from currency immediately a revised version is issued.
 4. All rights described in Chapter 16 of the Copyright Designs and Patents Act 1988 have been generally asserted.



Appendix 2



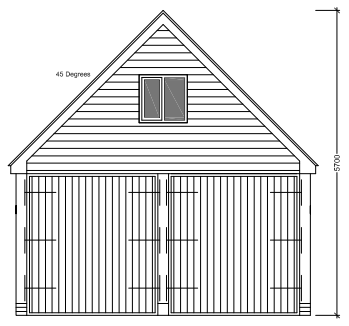
Scale Bar (1:100)



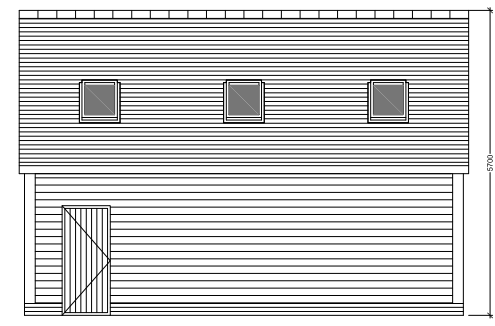
Rev.	Description	Date
B	2 storey extension depth reduced by 1m and garage roof amended.	17/06/15
A	Roof Windows indicated on proposed site plan.	22/04/15

Proposed - Location Plan, Site/Block Plan, Floor Plans & Elevations	
Project Extension & Alterations at: Randall House Mill Road Lower Shiplake Henley on Thames Oxfordshire, RG9 3LP	Hudson Hives Partnership Architecture, Planning & Surveying. Conway Farm Barn, Subwell, Henley on Thames. Oxfordshire, RG9 4DZ. Tel: Office: 01491 614025, Mobile: 07765400467. Fax: 01491 576729 email: h@hudsonhives.com, g@hudsonhives.com
Client: Mr & Mrs J. Regan Date: Mar, 2015 Drawn: GWH Scales: Various	Dwg. No. 14067/002B

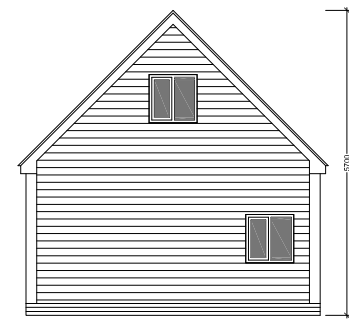
IMPORTANT
 1. This drawing is to be checked on site by the Contractor prior to commencement of works and any discrepancy reported to the Architect (Engineer/Contract Administrator).
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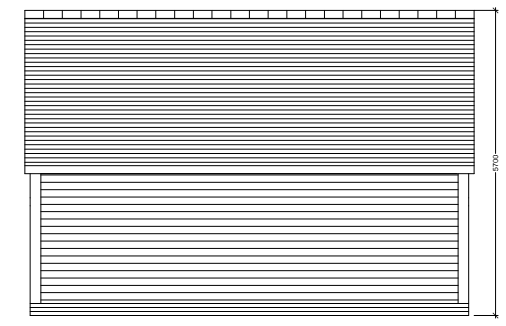
West (Front) Elevation (1:50)



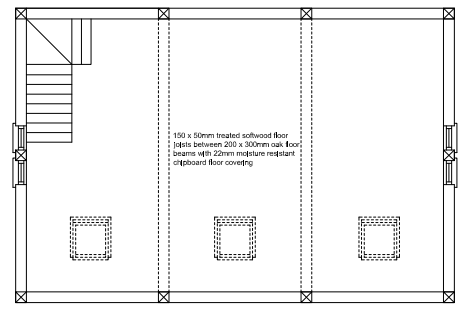
South (Side) Elevation (1:50)



East (Rear) Elevation (1:50)

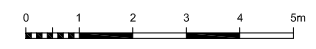


North (Side) Elevation (1:50)

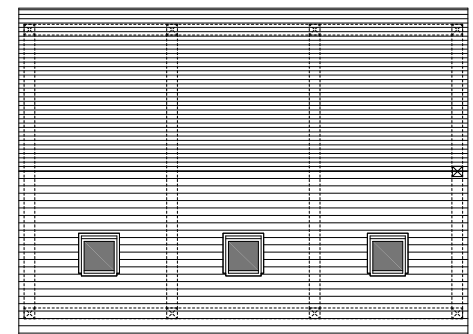


First Floor Plan (1:50)

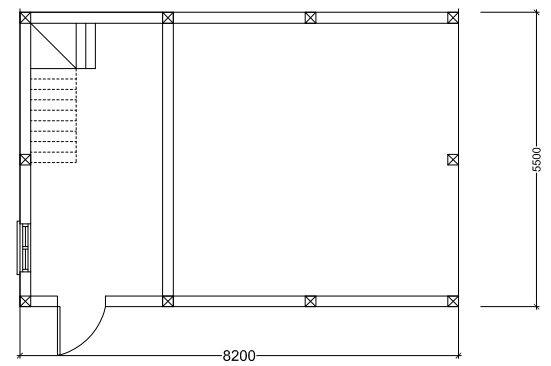
- Materials**
 1. Walls - Timber frame with horizontal timber weatherboarding over to be painted white.
 2. Roof - Red/orange plain clay roof tiles.
 3. Windows/doors - Timber/UPVC double glazed casement windows.



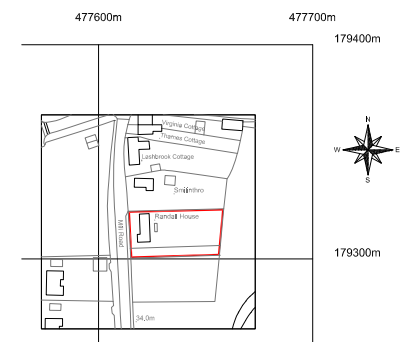
Scale Bar (1:50)



Roof Plan (1:50)



Ground Floor Plan (1:50)



Location Plan (1:1250)

Rev.	Description	Date
B	Ridge and Eaves lowered by 300mm	17/06/15
A	Elevation scale revised to 1:50	22/04/15

Title
 Proposed Garage - Location Plan, Floor Plans, Roof Plan & Elevations

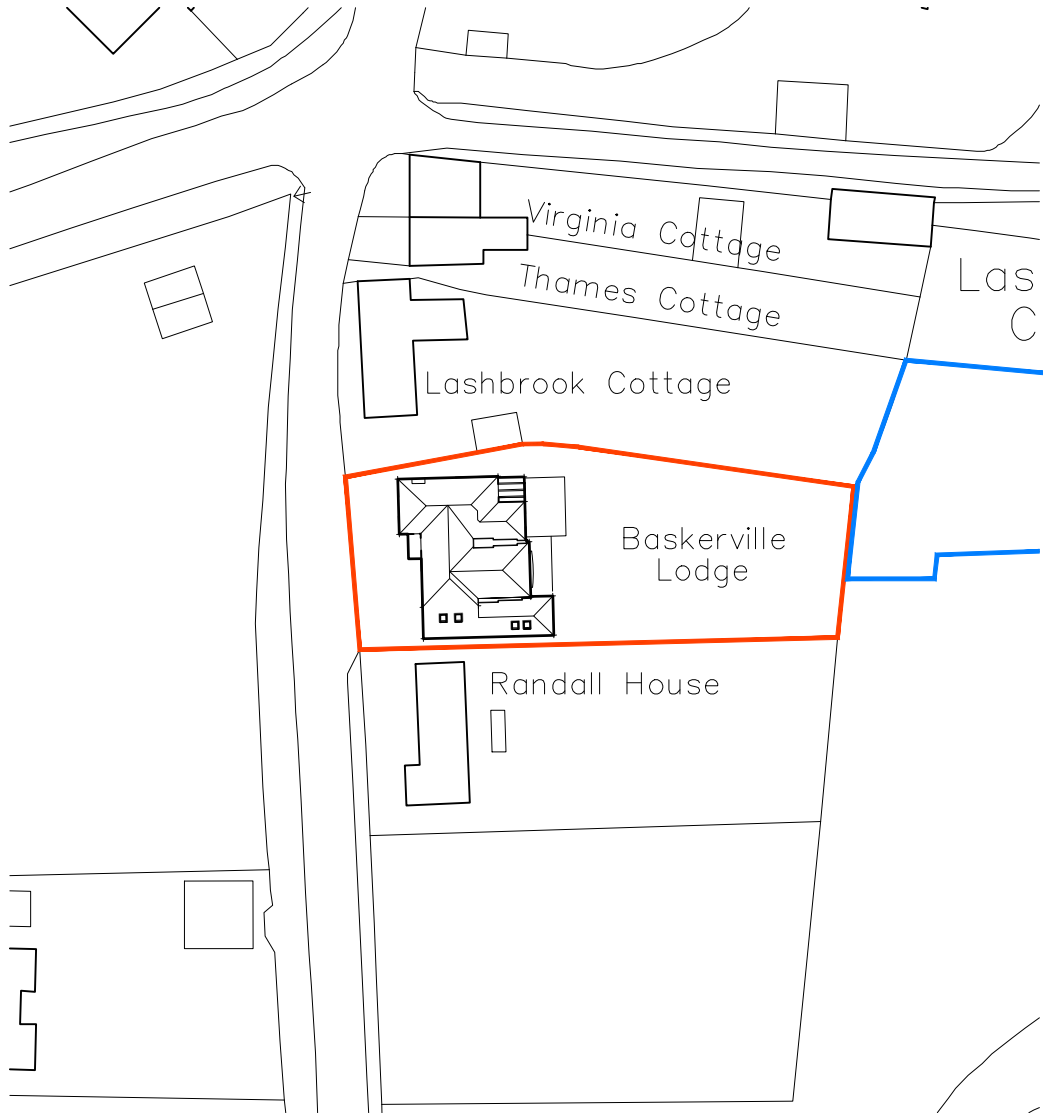
Project
 Extension & Alterations at:
 Ranchall House
 Mill Road
 Lower Shiplake
 Henley on Thames
 Oxfordshire, RG9 3LP

Hudson Hives Partnership
 Architecture, Planning & Surveying.
 Conway Farm Barn, Subwell, Henley on Thames,
 Oxfordshire, RG9 4DZ.
 Tel: Office: 01491 614055, Mobile: 07765400467,
 Fax: 01491 576729
 email: info@hudsonhives.com, g.p@hudsonhives.com

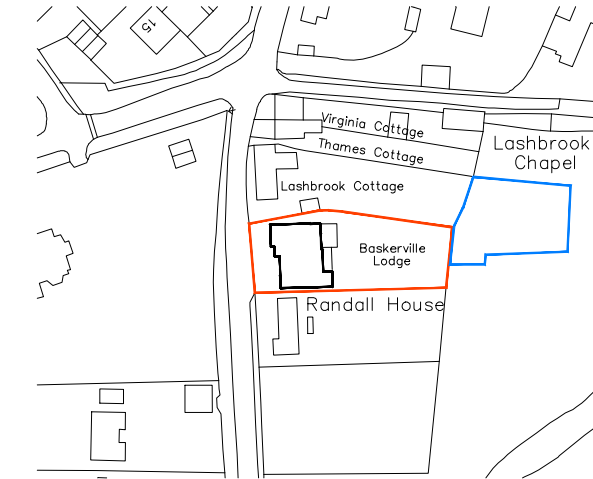
Client: Mr & Mrs J. Regan
Date: Mar, 2015
Drawn: GWH
Scales: Various

Proj. No.
 14067/003B

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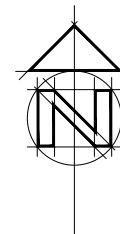


Site Plan 1:500



Location Plan 1:1250

Appendix 3



Day • Tanner Partnership ARCHITECTURE AND PLANNING

CLIENT	Mr & Mrs Grainger	www.daytanner.co.uk
JOB	Baskerville Lodge, Mill Road, Shiplake	Wokingham Reading 51 Peach Street 6 Academy Court Wokingham 368 Church Street Berkshire Caversham, Reading RG40 1XP RG4 8AU
	PROPOSED SITE & LOCATION PLAN	0118 989 0808 0118 946 1242 info@daytanner.co.uk rdgoffice@daytanner.co.uk
	SCALE	1:500/1250 DRAWN TB DATE Aug'13

3109/06

1:500 scale Bar
This Drawing has been produced for printing onto A3 size paper,



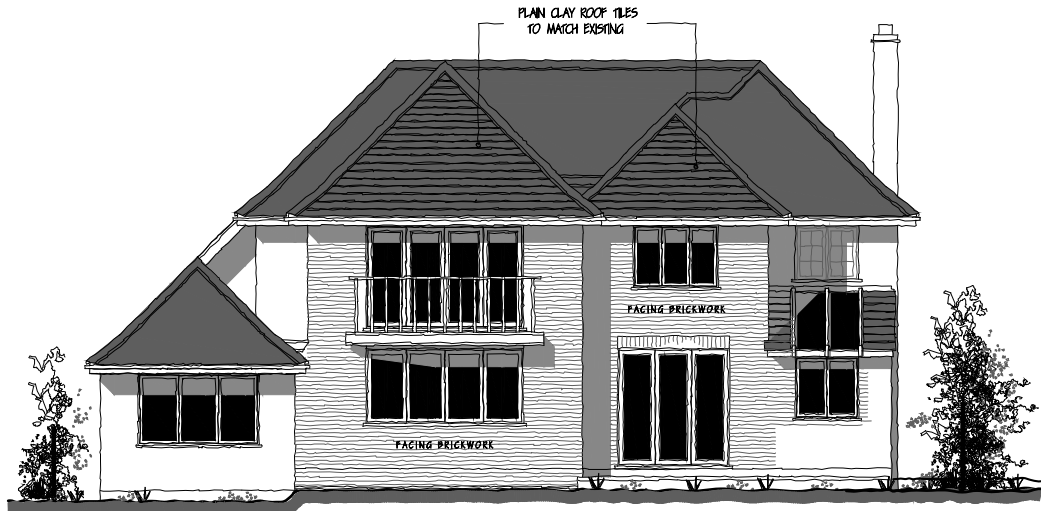
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WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

1:100 scale Bar
This Drawing has been produced for printing onto A3 size paper,



Day • Tanner Partnership ARCHITECTURE AND PLANNING

CLIENT **Mr & Mrs Grainger**

JOB **Baskerville Lodge, Mill Road, Shiplake**

DRG **PROPOSED ELEVATIONS**

www.daytanner.co.uk

Wokingham	Reading
51 Peach Street	6 Academy Court
Wokingham	36B Church Street
Berkshire	Caversham, Reading
RG40 1XP	RG4 8AU
0118 989 0808	0118 946 1242
info@daytanner.co.uk	rdgpfice@daytanner.co.uk

SCALE 1:100 DRAWN DN DATE SEPTEMBER 13 3109/05

Householder and other minor extensions in Flood Zones 2 and 3

Applications for planning permission should be accompanied by a completed form. An electronic version can be submitted by 'printing' it to a PDF writer.

This guidance is for domestic extensions and non-domestic extensions where the additional footprint created by the development does not exceed 250 sq. metres. It should NOT be applied if an additional dwelling is being created, e.g. a self contained annex.

We recommend that:

Planning Authorities:

- 1) Refer the applicant to the standing advice pages on the Environment Agency website or provide them with a copy of this page for them to include as part of the planning application submission.
- 2) Check the planning application to ensure that one or other of the mitigation measures from the table below has been incorporated.

Applicants:

Complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority (LPA) that flood risk issues have been adequately addressed.

Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the LPA with the supporting information detailed below as part of their FRA	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
Either ; Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new buildings' CLG (2007)	YES
Or; Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum ¹	

Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater basements should be avoided in areas at risk of flooding. The LPA may hold additional guidance for basement extensions.

Self-contained basement dwellings are 'highly vulnerable' development and should not be permitted in Flood Zone 3. We are opposed to these developments.

Continued...

¹ Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour lines on Ordnance Survey maps measure heights above OD for example, though these are not accurate enough for a flood risk assessment..

Cumulative impact of minor extensions and the removal of Permitted Development rights.

There is potential for the cumulative impact of minor extensions to have a significant effect on flood risk. Where local knowledge (Strategic Flood Risk Assessment held by the LPA/information provided by the parish council) suggests this is the case the guidance contained in FRA guidance note 2 should be applied. FRA guidance note 2 can also be applied where permitted development rights have been removed for flood risk reasons. The Environment Agency does not usually comment on minor development in this category.

Permeable paving and changes to permitted development rights for householders

On the 1st October 2008 the General Permitted Development Order (GPDO) in England was amended by the Government (Statutory Instrument 2008 No. 2362).

One of the changes introduced by the GPDO amendment is the removal of permitted development rights for householders wishing to install hard surfacing in front gardens which exceeds 5sq. metres (i.e. 1m x 5 m) without making provision to ensure permeability. This means that use of traditional materials, such as impermeable concrete, where there is no facility in place to ensure permeability, requires an application for planning permission.

In order to help and advise householders of the options for achieving permeability and meeting the condition for permitted development status the Department for Communities and Local Government (CLG) has produced guidance on permeable paving which can be found on the following link <http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

The Environment Agency supports the GDPO amendment as it is in line with the recommendations of the Pitt Report regarding the need to better tackle the impact of surface water flooding. However, Local Planning Authorities should determine these applications in accordance with the CLG guidance **without** consulting the Environment Agency.

End of comment

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