[redacted]

YSTEMS LTD

APPLICATION NO:
F/2000/0927

LOCATION:
Broadcommon Farm 16 Broadcommon Road, Hurst Reading.

APPLICANT:
Mr & Mrs Martin C/O Chestefield Enterprises Ltd

PROPOSAL:
Proposed erection of a triple detached garage.

EARLIEST DATE FOR DECISION: **16/04/2000**

APPLICATION EXPIRY DATE: **03/05/2000**

CASE OFFICER: **Mrs B Polnik**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Martin
C/O Chestefield Enterprises Ltd
Canons
The Green
Ide
Exeter
Devon
EX2 9RT

Application Number: F/2000/0927

Parish: **HURST**

Location: **Broadcommon Farm 16, Broadcommon Road, Hurst, Reading.**

Proposal: **Proposed erection of a triple detached garage.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. The proposed detached garage by virtue of its size, massing and location would be detrimental to the visual amenity and character of this rural area. As such, the proposal is considered to be contrary to Policies C2 of Berkshire Structure Plan; LTV2 and LC19 of Loddon Area Local Plan; and WCC1 and WCC7 of Wokingham District Local Plan.

John Mitchell
Development Control Manager
Date: 27/07/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel. 0118 974 6450 (Direct Line)
E-mail: BLP10@wokingham.gov.uk
Date. 9 August, 2000
My ref. BP/F/2000/0927
Your ref.

Mr Lamb
Chesterfield Enterprises Ltd
Canons
The Green
IDE
Exeter
EX2 9RT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Lamb

RE: PROPOSED ERECTION OF GARAGE AT BROADCOMMON FARM, 16 BROADCOMMON ROAD, HURST

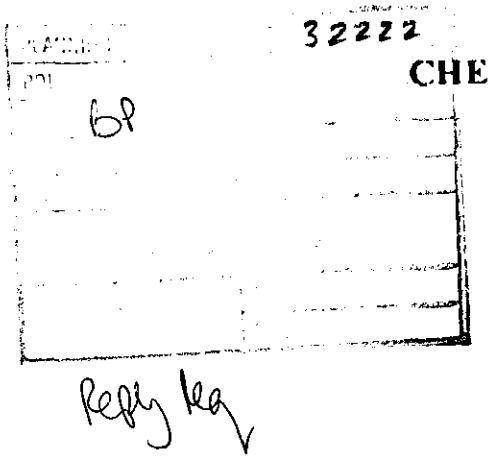
Further to your letter dated 24th July 2000 regarding the above, the application was refused on 27th July and I enclose a copy of the decision notice for your information.

Yours sincerely

B.

Mrs B Polnik
Senior Planing Officer

FAX to 0118977 8735



CHESTERFIELD ENTERPRISES LTD
Building, Civil and Structural Design

Canons.
The Green.
Ide.
Exeter.
EX2 9RT

T&F: 01392 210372
M: 0973 828171

24/7/2000

Environmental Services Department,
Wokingham District Council,
PO Box 157
Shute End,
Wokingham,
Berkshire.
RG40 1WR

Dear Mrs Polnick,

Re: Broadcommon Farm, Hurst, Berks, Ref F/2000/0927

Please could you advise if there is any progress on this application.

Yours sincerely

B. J. E. Lamb

01392 210372
TEL:01392 210372 LAMB P.01

Application Number F/2000/0927
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non-Std Conditions~~ / Reasons for Refusal
1.			The proposed detached garage by virtue of its size, massing and location would be detrimental to the visual amenity and character of this rural area. As such the proposal is considered to be contrary to Policies C2 of BSP; HV2 and LC19 of LALP, and WCC1 and WCC7 of WDLP.

John Mercer
27/7/00

RECORD OF SITE VISIT

SITE ADDRESS: Broadcommon Farm
16 Broadcommon Road Hurst Reading.

APPLICATION NUMBER: F/2000/0927

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 3.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ 10.4.00

2. DESCRIPTION OF SURROUNDINGS

Predominently rural in character with some sporadic development.

3. DESCRIPTION OF SITE/BUILDING

Farmhouse with some outbuildings. Building immediately to SW dilapidated walls approx 4.5m high no roof. Outbuilding to NW has p.p for residential conversion

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to site plan

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING refer to plan

LEVELS no change

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/0927

Applicant : Mr & Mrs Martin C/O Chestefield Enterprises Ltd.

Location : Broadcommon Farm 16, Broadcommon Road, Hurst, Reading.

Proposal : Proposed erection of a triple detached garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10.4.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....3.5.00.....

Date Registered : 08/03/2000

Earliest Date for Decision : 16/04/2000

Latest Consultation Date/Site Notice Expiry Date : 16/04/2000

Application Expiry Date: 03/05/2000

Consultation Responses :

- Highway Authority : No objection subject to conditions regarding retention of garaging and garage to remain ancillary
- Letters of representation : one letter of objection received. Objections can be summarised as follows:
  - tandem/mount to a dwelling
  - rural location
  - problems of traffic
  - P.P. exists for 3 holiday cottages adj. to proposed garage

Planning Issues :

- other forms of development refused in area

A. Impact on visual amenity / character of rural area
Policies LTV2 and LC19 of LALP, WCC1 and WCC7 of WOLP and C2 of BSP.

B. Impact on amenities of neighbouring occupiers
Policies LBE1/2 of LALP and WBE1 of WOLP

C. Highway issues

Site previously known as Buckland Farm. Number of permissions exist. Most recently 2 storey extn. approved in 1996.

PROPOSAL:

Detached garage located 8.5m SW of existing 2 storey farmhouse. The garage would measure 7.5m x 9.5m with a maximum height of 6.9m. In support of their case the applicants have cited 6 other examples of garages in Hurst.

Application Number: F/2000/0927

Appraisal :

A. IMPACT ON VISUAL AMENITY / CHARACTER OF RURAL AREA

Policies LTV2 and LC19 of LALP, WCC1 and WCC7 of WOLP and C2 of BSP.

Site located in a rural area where there is a general presumption against development and extensions / outbuildings are limited. The proposed garage measuring 7.5m x 9.5m with a maximum height of 6.9m is considered to be excessive in size and massing to the detriment of the visual amenity and character of this rural area. As such the proposal is considered to be contrary to development plan policies which aim to protect such areas from encroachment of urban type development.

Of all the examples cited (6 in total) 2 were within a settlement boundary and the remaining 4 were all lower in height.

B. IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS

LBE1/2 of LALP and WBE1 of WOLP

No adverse impact due to distance and relationship

C. HIGHWAY ISSUES

No highway objection raised

Recomendation : Approval: ☐ **Refusal:** ☑
(tick appropriate box)

Applicationo	Name & Address
F/2000/0927	G Penney 'Stebbings' Broadcommon Road Hurst RG10 0RE

App. refused
Letter sent 01/08/00

**********FILE COPY**********

Tel: 0118 974 6450

Date: **23 March 2000**

My ref: F/2000/0927

CONFIDENTIAL

Councillor Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0927
Broadcommon Farm 16, Broadcommon Road, Hurst, Reading.
Proposed erection of a triple detached garage.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450.**

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/0927**
Broadcommon Farm 16, Broadcommon Road, Hurst, Reading.
Proposed erection of a triple detached garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

**********FILE COPY**********

29386

Broadcommon Farm
Broadcommon Road
Hurst
Berkshire
RG10 0RE

Mrs B Polnik
Wokingham District Council
Planning Services
P.O.Box 157
Shute End
Wokingham
Berkshire RG40 1WR

12.05.2000

Re: Planning Application No F/2000/0927

Dear Mrs Polnik,

Further to our telephone conversation today, as suggested by yourself, I am putting points raised into this letter.

This application is for a triple garage, with a games room over, for the ancillary use of our home. We have three children, two of whom are driving, thus necessitating the garage space. The games room over will be used for their music equipment and poole table. We do not enjoy the benefit of a garage at present as the buildings opposite our house have planning consent for conversion, granted to the previous owner, which we bought at the market value. We would now like to convert these buildings and generally tidy up the whole of the front of this site which is at present very unsightly.

This application does not constitute over development of the site which is 1 .5 acres and is large enough to accommodate the building proposed, not being out of scale or size to the dwelling house. The materials will compliment the existing building and are not deemed detrimental to visual impact.. It is not visible from Broadcommon Road and not visible by any one residential neighbour, therefore would not have a detrimental impact on the visual amenity of the area.

Similar applications have been allowed by Wokingham District Council and here are some examples, only two of which are in the recognised settlement area-

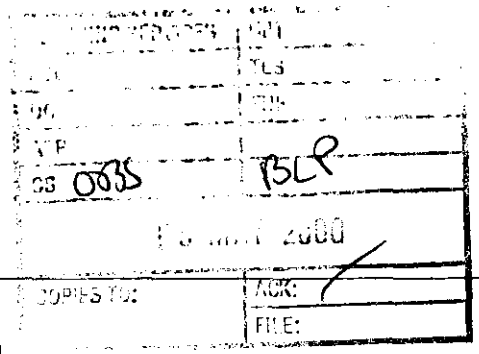
Tile House 98/68613/F, Holmby, Wokingham Rd, Hurst,
Cartref Farm 96/63744, Lawford, Wokingham Rd Hurst,
Old Lodge, Lodge Rd,Hurst ✓4 Grange Cottages, Broadcommon Rd

A large brick and wooden cow shed would be demolished prior to the barn conversion.

If there is a problem with the above application do not hesitate to contact us.

Yours sincerely,

Mr & Mrs C. Martin



Stebbings
Broadcommon Road
Hurst
Berks. RG10 0RE

Mrs. Basia Polnick
Case Officer
Wokingham District Council
PO Box 157, Shute End
Wokingham RG40 1WR

27th April 2000.

Application Number: F/2000/0927
Broadcommon Farm, Broadcommon Road, Hurst

Dear Mrs. Polnick,

This building is obviously not a garage but a dwelling and should be treated as such. My rationales for this are:

- No garage requires a WC.
- No garage requires an extensive (30ft x 24ft) first floor.
- No garage requires such ornate doors and windows.
- No garage requires roof lights.
- The most that should be applied for is a double garage, which could be accomplished by conversion of one of the existing redundant buildings on this site.

I therefore object strongly to the proposal to erect any sort of new dwelling on this land. As you are aware this application should be refused and if you are minded to recommend acceptance, it will be very interesting to know on what grounds.

The reasons why this building should be rejected are:

1. The land is outside the settlement of Hurst.

2. The site is in land designated as "countryside". As such there are various policies, which could apply, and I believe that the strongest is WCC1. None of the adopted clauses a. to g. support this application.

3. The traffic volumes along Broadcommon Road already cause problems for residents, even before the road resurfacing, just completed. Even one extra property can only exacerbate this.

4. A plot of land (Rosemary's Orchard) on Broadcommon Road some 200 metres from this site has been refused planning permission for a single detached house and garage on no less than 3 occasions (most recent Application Number 38387). Land adjacent to Stebbings, Broadcommon Road was recently refused planning permission (O/1999/0085).

5. There already exists planning permission for 3 "holiday cottages" on this site adjacent to the proposed "garage".

For the above reasons therefore I can see nothing to support approval of this application. It should therefore be **rejected**.

Yours sincerely,

Gerald R.L. Penney

Gerald R.L. Penney

Tel: 0118 932 1231 Email: GRLPenney@aol.com

Date: 17 April 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0927

Location: Broadcommon Farm 16, Broadcommon Road, Hurst, Reading.

Proposal: Proposed erection of a triple detached garage.

Applicant: Mr & Mrs Martin C/O Chestefield Enterprises Ltd.

Case Officer: Mrs B Polnik

The new plans show the following: Door and rooflights on floor plans. Drawing no 005/001A.

Comments are required by 27/04/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/0927 (Planaps) / (Ludhouse) Date Rec. 4.4.2000

Location: BROADCOMMON FARM, 16 BROADCOMMON RD, HURST

Parish HURST

Applicant: MR & MRS. MARTIN

Description of attached plans Revised plan showing door and rooflights on floorplans

Drawing No's: 005/001A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: /

Date for Responses 10 DAYS

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER BP.

Consultations Sent by Admin. on 17.04.00.

Yellow - Part One Copy
Green - Officer's Copy

F/2000/0927

CHESTERFIELD ENTERPRISES LTD

Building, Civil and Structural Design

Additional plans

PLAN	
PCL	
DC BP 14/4	ENF
APP	
CS ✓	
04 APR 2000	
COPIES TO:	ACK:
	FILE:

Canons,
The Green,
Ide,
Exeter.
EX2 9RT

T&F: 01392 210372
M: 0973 828171

24/3/2000

Environmental Services Department,
Wokingham District Council,
PO Box 157
Shute End,
Wokingham,
Berkshire.
RG40 1WR

Dear Mrs Hurst,

Re: Broadcommon Farm, Hurst, Berks

Reference your letter of 21st March 2000, please find additional plans showing the door and roof lights.

Yours sincerely

B. J. E. Lamb

REVISED PLAN

0927

HIGHWAYS CONSULTATION SHEET.

From: Mrs B Polnik

Date: 23 March 2000

Application Number: F/2000/0927

Proposal: Proposed erection of a triple detached garage.

Site Address:
Broadcommon Farm 16, Broadcommon Road, Hurst, Reading.

Applicant:
Mr & Mrs Martin C/O Chestefield Enterprises Ltd.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Sc 23 - GARAGING (SR6)

THE GARAGE SHALL ALWAYS REMAIN ANCILLARY TO AND NOT BE SOLD LEASED OR OTHERWISE DISPOSED OF SEPARATELY FROM THE MAIN DWELLING. (SR14)

Signed: N.S. Trotter 4-4-00 **Print name:** N TROTTER

Received by Wokingham District Council

Application No: F/2000/0927

Proposal:
Proposed erection of a triple detached garage.

Location:
Broadcommon Farm 16, Broadcommon Road, Hurst, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/04/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	08 MAR 2000
Officer: BP	Application No. F/2000/0927

Map No. 4B Site ...056...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED ERECTION OF TRIPLE DETACHED GARAGE

Location: BROAD COMMON FARM BROAD COMMON ROAD

Parish: HURST Ward: Hurst 23.3.2000

Applicant: MR / MRS MARTIN

Fee Received 95-00 (9) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
(6)	Floor plans	Side door not shown on + ROOF WINDOW floor plan NOT SHOWN	21/3 requested	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent :23.3.2000.. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

.....

NEIGHBOURS:

S/N + BROADCOMMON COTTAGE
COLERAINE
ST. JUST
PADSTONE BARN
THREELOAMS
} BROADCOMMON ROAD

1933

ADDRESS BROADCOMMON FARM BROADCOMMON ROAD PARISH HURST

PLOT No. BUILDINGS FARMHOUSE CHANGED TO ORD. SHEET No.

BUILDER BROADCOMMON FARM 7.12.95

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
96/63277/X	MRMRS MARTIN	2/SF. EXTENSION	13.3.96	CH
PP96/5326	"	"	23.8.96	GRAN

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number:

CC.MAR[illegible] 0927

WOKINGHAM DISTRICT COUNCIL

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR + MS MARTIN
	Address and postcode	BROADCOMMON FARM HURST BERKS RG10 ORE.
	Phone number	01189 320783
	Agent's Name	CHESTERFIELD ENTERPRISES LTD
	Address and postcode	CANONS THE GREEN IDE, EXETER EX2 9RT DEVON
	Phone number	01392 210372
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	BROADCOMMON FARM HURST BERKS RG10 ORE
4	Give brief details of the proposal for example, two storey side extension. About the application	DETATCHED TRIPLE GARAGE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK TO MATCH EXISTING, AND CLAY TILES
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). *If you do not have to pay a fee, please say why below.*		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I/or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

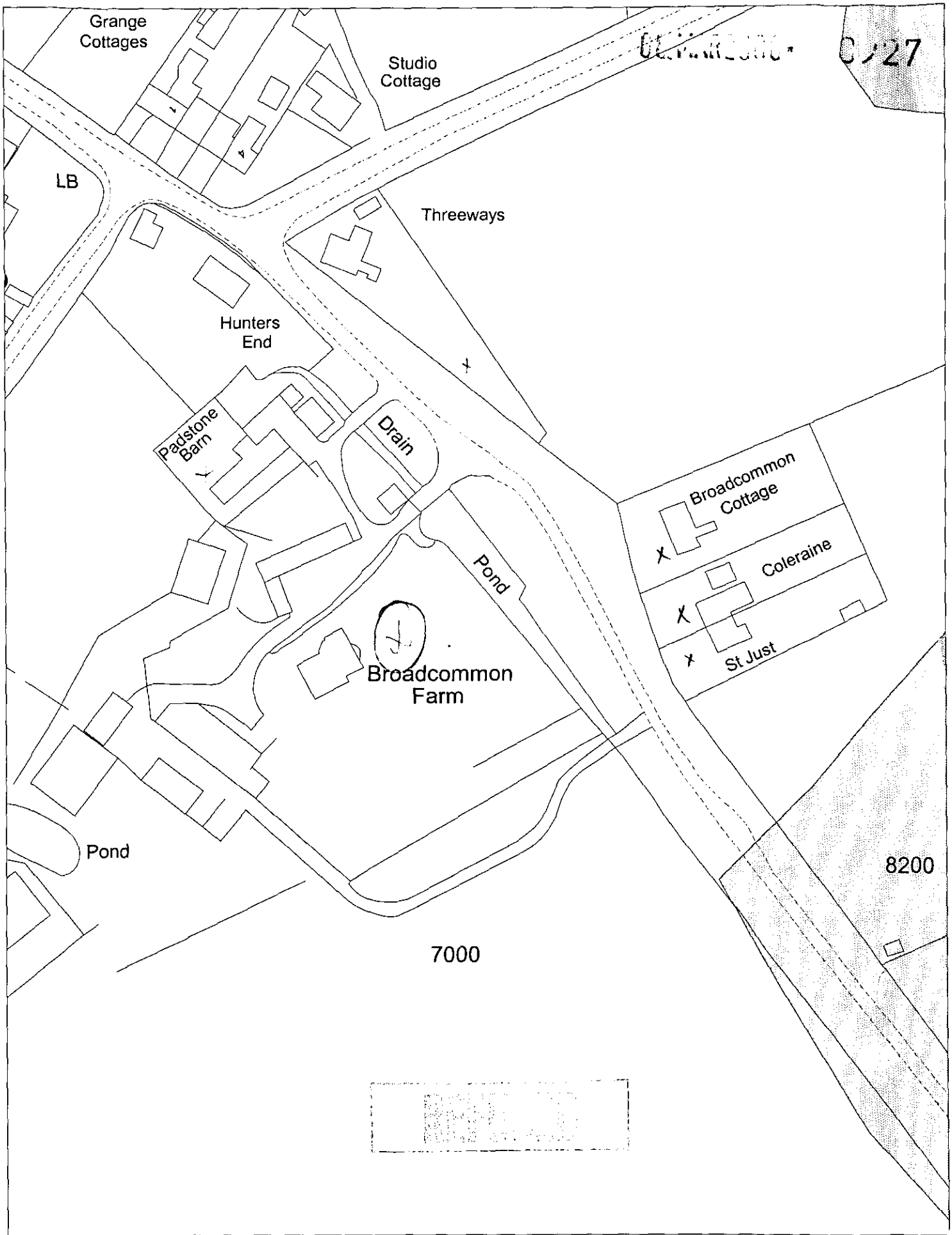
None of the land forms part of an agricultural holding.

Your signature: [signature] DIRECTOR

on behalf of: MR + MRS MARTIN.

Date: 26/2/00

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐



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Development Control Section, Environmental Services, Wokingham District Council.

15 March 2000

Scale: 1 : 1250

N W S