APPLICATION NO:
LB/2000/1360

LOCATION:
Little Court Charvil Lane, Sonning Reading.

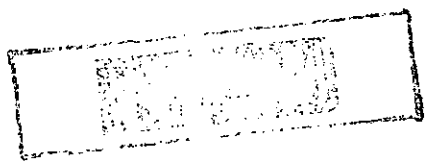
APPLICANT:
. University Of Reading Haslams C/O John Garlick

PROPOSAL:
f Proposed erection of 2 dwellings conversion of farm building to 3 dwellings and demolitio of laboratory.

EARLIEST DATE FOR DECISION: **05/06/2000**

APPLICATION EXPIRY DATE: **29/06/2000**

CASE OFFICER: **Lynette Baker**



RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

University Of Reading
Haslams C/O John Garlick
156 Friar Street
Reading
Berks
RG1 1HH

Application Number: LB/2000/1360

Parish: **SONNING**

Location: **Little Court, Charvil Lane, Sonning, Reading.**

Proposal: **Proposed erection of 2 dwellings conversion of farm building to 3 dwellings and demolition of laboratory.**

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, the reasons for which are specified hereunder.

Reason
1. The applicant has failed to provide the strongest justification for the demolition of the curtilage building known as the laboratory. This will have a detrimental impact upon the special architectural and historic interest of the Grade II listed building and to its setting. As such, the proposal is contrary to policy EN4 of the Berkshire Structure Plan, policy LBE18 of the Loddon Area Local Plan and policies WOS10 and WHE10 of the Wokingham District Local Plan (Deposit Draft) as modified.

Reason
2. The proposed conversion of the barn and sheds fails to respect their fabric, rural character and the architectural and historic interest of a structure within the curtilage of a grade II listed building. As such, the proposal is contrary to policy EN4 of the Berkshire Structure Plan, policy LBE18 of the Loddon Area Local Plan and policies WOS10 and WHE10 of the Wokingham District Local Plan (Deposit Draft) as modified.

John Mitchell
Development Control Manager
Date: 14/11/2000

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.

30219

FORWARDED TO DEV CONTROL FOR CASE OFFICER (CAROLINE BAKER) 06 06

REPLY REQUIRED

ENGLISH HERITAGE

Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

SOUTH EAST REGION

Tel: 01483 306730

PLANNING SERVICES	HPT
POL	[illegible]
DC	LMF
APP	
CS	
05 JUN 2000	
COPIES TO:	ACK:

Your ref: LB/2000/1360

1st June 2000

Dear Sir

Notification under Environmental Circular 14/97
Application for Planning Permission/Listed Building Consent

Address of building or site: *Little Court, Charvil Lane, Sonning, Reading*

Thank you for notifying English Heritage of the application for listed building consent for the above site.

In our view, the information you have sent with the notification letter is insufficient to provide a full understanding of the impact of the proposal. In line with the guidance given in PPG15 Annex B and Appendix C of the circular we recommend that you seek the following information:

- Survey Drawing
- Plans, including site location plan of either existing or proposed building
- Information regarding any demolition
- Information regarding which farm building is to be converted
- Information on the two new houses

Without this information we do not think it possible to fully judge the effect of the proposals on the special interest of the building.

If you encounter any difficulties do not hesitate telephone me to let us know if we can assist in any way.

Yours sincerely

pp S. Angell.

Mrs P A Monroe
Historic Buildings Consultant
South East Region

WORK SHEET FOR : Heather Morgan

Application Number : LB/2000/1360

Applicant : University of Reading

Location : Little Court, Charvil Lane, Sonning

Proposal : Proposed erection of 2 dwellings, conversion of farm building to 3 dwellings and demolition of laboratory

Site Notice Displayed ? : Green Site Notice 2/6/00	YES	NO	DATE

Date of Neighbour Notifications : 12/05/00

Date of Site Visit : 02/06/00

Date Registered : 04/05/00

Earliest Date for Decision : 05/06/00

Latest Consultation Date/Site Notice Expiry Date : 05/06/00

Application Expiry Date: 29/06/00

Consultation Responses :

Conservation Officer – The demolition of the laboratory must be in question, and permission would be required from English Heritage. A photographic record should be provided now for EH to make a preliminary assessment. The possibility of building a new 4 bed house must also be questioned. It cannot be considered as a replacement of the existing annex building. Detailed comment on the design of the conversion of the barns and new extension is premature until the fundamental planning policy issues have been determined.

English Heritage – Little Court is a grade II listed building and is linked to the laboratory by a link. The latter is clearly listed as part of its cutrilage. English Heritage would need to be convinced there is no possibility of retaining the laboratory before agreeing to its demolition. It does not appear to be in immediate danger of collapse. The proposal to alter the frontage building back to residential is welcomed and subject to methods, materials and detailing, no objection is raised in principle.

Sonning Parish Council – Pleased to see a proposal to renovate Little Court. Concerns regarding the development of the farm buildings and the erection of a new, large house. The existing access is on a busy through road which is inadequate. The development will increase traffic movements in an area which are at present limited. Turning right from the development is potentially hazardous so close to the existing bend. The proposed site for the

new house is very wet due to watercourses in the area and is unsuitable for development. Design is out of keeping with the adjoining Conservation Area. Refuse the application.
Council forBritish Archeology – Listing description forwarded. No further response received.
Consultation responses – 1 (1) object to the loss of the laboratory which is a well-proportioned building worthy of retention (2) exit from the farm is blind and hazardous.

Planning History :

The property is owned by the University of Reading. Little Court has 2 flats and B1 offices, the farm buildings are currently redundant and the outbuildings are used as laboratories (B1b). There has been an extensive history on the site, the majority of which relates to alterations and extensions to the buildings. Two applications of note are:
39336 – Outline application for the erection of 15 dwellings.
Refused 1/7/92.
39337 – Outline application for the erection of 4 dwellings.
Refused 1/7/92.
Both were refused as contrary to policy resulting in inappropriate development in the countryside, prematurity, inadequate sight lines, additional entrance detrimental to streetscene, listed building and Conservation Area. Representations were made as part of the previous local plan process to include the site within the identified settlement. The Inspector concluded that the site should not be included as a housing site and should remain in the countryside.

The works which require Listed Building Consent are the demolition of the laboratory, internal and external alterations to the grade II listed building itself and the conversion works to the barns, being located within the curtilage of the listed building.

Planning Issues :

(1) Impact upon the listed building.

Little Court is a Grade II listed building which is currently used as offices and 2 flats. The proposal to revert back to one residence is welcomed, subject to details to ensure works do not adversely affect the listed building.

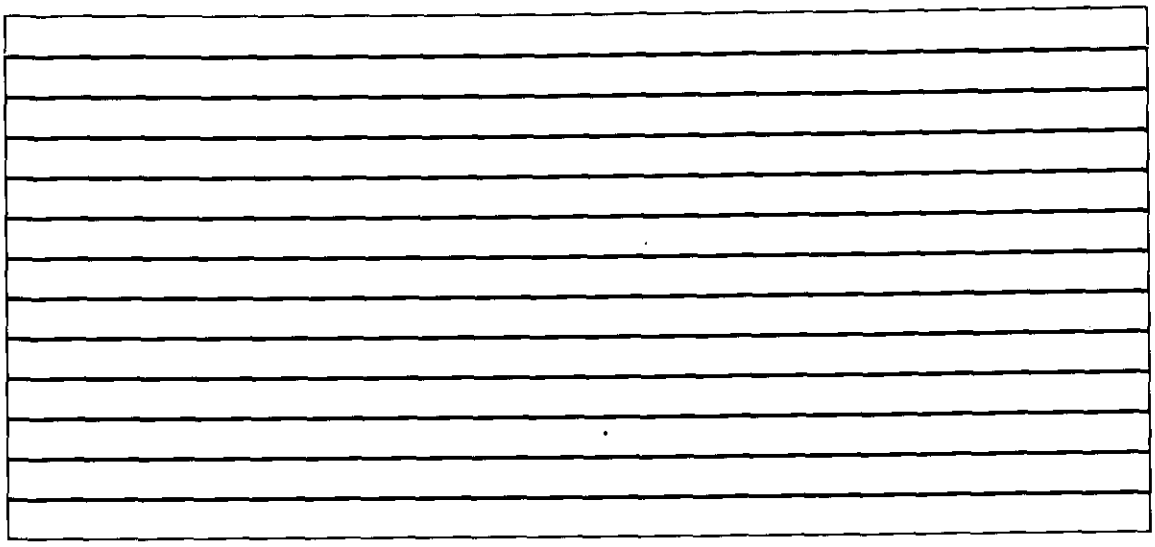
The scheme proposes the demolition of the existing laboratory, which is linked to Little Court. It is therefore a curtilage building and benefits from the same protection as the main house. Both English Heritage and the Conservation Officer have advised that there is no reason to demolish this structure. The building was constructed approximately contiguous with the frontage building and is solidly built. English Heritage advise that there is no risk of immediate collapse. No structural evidence has been provided from the applicant to demonstrate the building cannot be repaired and converted in some from or other. PPG 15 and other guidance advises against the total demolition of

listed structures unless completely and convincing justified. The applicant has failed to provide any evidence. An in principle objection is therefore raised. The LBC also relates to the conversion of the barn and sheds which are deemed to be curtilage buildings for the purposes of the legislation. The works are considered to involve major rebuild and alteration which will undoubtedly affect the fabric and rural character of the buildings. The works also affect the listed building in as much as these are curtilage structures. An objection is raised on this basis.

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

Application Number
Reasons for Refusal

No	Std Con	Std Reas	Reasons for Refusal
1			The applicant has failed to provide the strongest justification for the demolition of the curtilage building known as the laboratory. This will have a detrimental impact upon the special architectural and historic interest of the Grade II listed building and to its setting. As such, the proposal is contrary to policy EN4 of the Berkshire Structure Plan, policy LBE18 of the Loddon Area Local Plan and policies WOS10, WHE10 of the Wokingham District Local Plan (Deposit Draft) as modified.
2			The proposed conversion of the barn and sheds fails to respect their fabric, rural character and the architectural and historic interest of a structure within the curtilage of a grade II listed building. As such, the proposal is contrary to policy EN4 of the Berkshire Structure Plan, policy LBE18 of the Loddon Area Local Plan and policies WOS10, WHE10 of the Wokingham District Local Plan (Deposit Draft) as modified.



RECORD OF SITE VISIT

SITE ADDRESS

APPLICATION NUMBER:

OFFICER:

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Received by Wokingham District Council

Application No: LB/2000/1360

Proposal:
Proposed erection of 2 dwellings conversion of farm building to 3 dwellings and demolition of laboratory.

Location:
Little Court, Charvil Lane, Sonning, 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/06/2000. 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

12 May 2000

Tel: (0118) 974 6447

Date: 6/11/00

My ref: LB/2000/1360

CONFIDENTIAL

Councillor N Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

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: LB/2000/1360
Little Court, Charvil Lane, Sonning, Reading.
Proposed erection of 2 dwellings conversion of farm building to 3 dwellings and demolition of laboratory.

I write to let you know that the above mentioned application has been recommended for

[redacted] ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact ~~Lynette Baker~~ Heather Morgan on **(0118) 974 6447.**
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 16/11/00

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM Heather Morgan
Case officer: ~~Lynette Baker~~ *Application Number:* **LB/2000/1360**
Little Court, Charvil Lane, Sonning, Reading.
Proposed erection of 2 dwellings conversion of farm building to 3 dwellings and demolition of laboratory.

Transfer: Yes ☐ No ☑
Reason for Transfer:

COPIES TO: ACK: FILE:

Signed: _____ Date: 6/11/00

Councillor N Rose

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6447

Date: 6/11/00

My ref: LB/2000/1360

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

CONFIDENTIAL

Councillor N Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

Dear Councillor

Application Number: LB/2000/1360
Little Court, Charvil Lane, Sonning, Reading.
Proposed erection of 2 dwellings conversion of farm building to 3 dwellings and demolition of laboratory.

I write to let you know that the above mentioned application has been recommended for [redacted] ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact ~~Lynette Baker~~ Heather Morgan on **(0118) 974 6447**.
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 16/11/00

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM Heather Morgan
Case officer: ~~Lynette Baker~~ Application Number: **LB/2000/1360**
Little Court, Charvil Lane, Sonning, Reading.
Proposed erection of 2 dwellings conversion of farm building to 3 dwellings and demolition of laboratory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor N Rose

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

FOR DETAILED

EH AND LISCAPE

COMMENTS (PLUS

OTHERS) PLEASE

SEE APPLIC^N FILE

F/2000/1359.

1327

WOKINGHAM DISTRICT COUNCIL

To Heather

Date 13/11 Time 11.55

WHILE YOU WERE OUT

Name Robin Bradbeer

Of

Phone No. 01442 577 151 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: Hurst Road, Twyford

Signed Jan

15 MAY 2000

To:
Landscape

From: Lynette Baker

Date: 12 May 2000

Application Number: F/2000/1359

Proposal: Proposed erection of 2 dwellings conversion of farm building to 3 dwellings and demolition of laboratory..

Site Address:
Little Court, Charvil Lane, Sonning, Reading.

Applicant:
. University Of Reading Haslams C/O John Garlick.

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

No TPO

See 2000/1359 for detailed landscape comments.

16 MAY 2000

To:
Conservation Officer

From: Lynette Baker

Date: 12 May 2000

Application Number: LB/2000/1360

Proposal: Proposed erection of 2 dwellings conversion of farm building to 3 dwellings and demolition of laboratory..

Site Address:
Little Court, Charvil Lane, Sonning, Reading.

Applicant:
. University Of Reading Haslams C/O John Garlick.

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

---

1. THIS APPLICATION HAS BEEN RECEIVED FOLLOWING AN INITIAL SITE VISIT WITH THE ARCHITECT TO DISCUSS THE POSSIBILITIES OF DEVELOPMENT AND HAVE A PRELIMINARY LOOK AT THE LISTED BUILDING AND ITS CURTILEDGE STRUCTURES.

2. WE MUST ARRANGE A SITE MEETING TO INSPECT INSIDE LITTLE COURT AND THE ADJOINING PROPERTY NOW USED AS A LABORATORY.

3. THE DEMOLITION OF THE (NOW) LABORATORY MUST BE IN QUESTION. PERMISSION WOULD BE REQUIRED FROM ENGLISH HERITAGE.
A PHOTOGRAPHIC RECORD SHOULD BE PROVIDED NOW FOR E.H. TO MAKE A PRELIMINARY ASSESSMENT.

4. COMMENTS ON THE WORKS TO THE LISTED BUILDING WILL FOLLOW THE SITE INSPECTION AND SCHEDULE OF PROPOSED REPAIR WORKS.

5. THE POSSIBILITY OF BUILDING A NEW 4 BED/3 BATHROOM HOUSE MUST BE QUESTIONED. I CANNOT BE CONSIDERED AS A REPLACEMENT OF THE EXISTING ANNEX BUILDING.

6. IT IS NECESSARY TO PROVIDE ENGLISH HERITAGE WITH A COMPREHENSIVE SET OF DRAWINGS NOW. — THEY HAVE BEEN CONSULTED BUT LACK INFORMATION TO ADVISE US, PARTICULARLY ON THE SENSITIVE ISSUE OF DEMOLITION.

7. DETAILED COMMENT ON THE DESIGN OF THE CONVERSION OF THE BARNS + NEW EXTENSION IS PREMATURE UNTIL THE FUNDAMENTAL PLANNING POLICY ISSUES HAVE BEEN DETERMINED

Harold Sanders
CONSERVATION ARCHITECT.
23. May. 00.

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No. _____

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

Date Received _____

APPLICATION FOR LISTED BUILDING CONSENT

Pleas answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Submit FIVE copies of this form and supporting plans, drawings and photographs to:- (See Note 1)

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. BOX NO. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RE40 1WR

04.MAY2000* 1360

1.		APPLICANTS NAME ADDRESS POST CODE PHONE	UNIVERSITY OF READING WHITEKNIGHTS P O BOX 217, READING RG6 6AH
2.	If the applicant has an agent, all correspondence will be send to the agent.	AGENTS NAME ADDRESS POST CODE PHONE	JOHN GARLICK, HASLAMS 156 FRIAR STREET READING BERKSHIRE RG1 1HH 0118 9601010
3.	(a) The site of the Application Building must be shown EDGED RED on the submitted plans.	BUILDING LOCATION	LITTLE COURT, THAMES STREET SONNING
	(b) What type of building, e.g. barn , dwelling, does the Application relate to.	BUILDING TYPE	HOUSE
	(c) What is the existing use of the building, if vacant, state this together with last use of the building.	BUILDING USE	PART B1, PART RESIDENTIAL
	(d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.	LISTING GRADE	II
4.	List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)		SEE COVERING LETTER
5.	Applicants interest in land? e.g. owner, lessee, potential purchaser		OWNER
6.	WHAT IS THE APPLICATION FOR? Give brief details of the proposed works both internal and external.		Erection of two new dwellings, conversion of redundant farm building and demolistion of laboratory
7.	WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK? e.g. state materials and colour of any new walls or roof.		External walls red brown stock bricks, clay tile roof, external joinery stained soft wood

8. WHAT KIND OF APPLICATION IS THIS?
(See Note 5) tick one box only

Listed Building Consent	x
Relaxation of Condition	

State relevant Listed Building Consent No. _____

Condition(s) to be Relaxed No. _____

9. DOES THE APPLICATION INVOLVE THE FOLLOWING:- (See Note 6)

		YES	NO
(a)	Total demolition of the principal building (See Note 7)		x
(b)	Demolition of a building in the curtilage of the principal building	x	
(c)	Demolition of a part of the principal building		x
(d)	Removal of part of the interior of the building (e.g. internal walls, floors, staircases, timber frame).	x	
(e)	Removal of any structure or object fixed to the principal or curtilage building internally or externally (e.g. chimney pieces, balconies, door cases, panelling).	x	

If the answer to any of these questions is **YES** the application must be accompanied by plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and any proposal for their replacement, including any new means of structural support. (These plans should be listed under 4 above).

10. IF THE ANSWER TO NUMBER 9(c) is **YES** (See Note 8)

(a) What is the cubic content of the building as originally listed?

(b) What is the cubic content of the part to be removed?

(c) What was the date (approx.) of the erection of the section to be removed?

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING?
If **YES**, state date, to whom application was made and the result of the application if known.

NO

I hereby apply for Listed Building Consent in respect of the particularly described above and in the attached plans and drawings. I certify that if Listed Building Consent is granted, I will ensure that the works are carried out strictly in accordance with the approved plans. I am aware that the grant of Listed Building Consent does not obviate the possible requirement for planning permission under the Town and Country Planning Acts, or the need to apply for Building Regulation approval.

Signed Haslams on behalf of UNIVERSITY OF READING

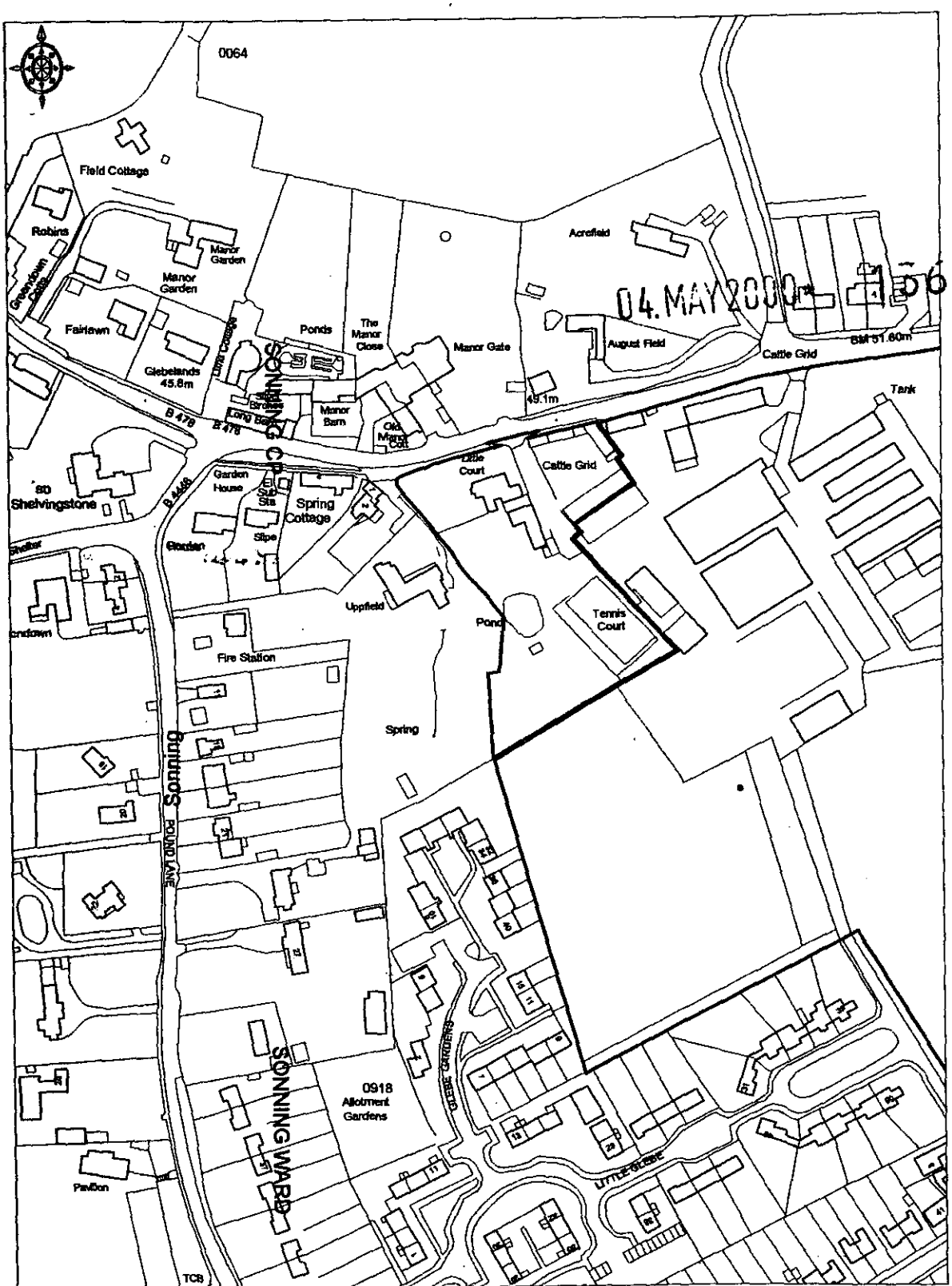
Date 11.04.2000

Before submitting the application check that it is complete, that all questions have been answered, and the form signed. Every application must be accompanied by the appropriate certificate. (See notes for Guidance for Listed Building consent).

DATE PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held on the Council computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

Sonning Farm
University of Reading
Location Plan 1/2500



04.MAY2000

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(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

PRODUCED BY HASLAMS Chartered Surveyors.

Ordnance Survey
Value Added Reseller

Tel. 0118 974 6447 (Direct Line)
E-mail: Lynette.Baker@wokingham.gov.uk
Date. 8 August, 2000
My ref. Leb/F/2000/1359
Your ref.

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

John Garlick,
Haslams,
156 Friar Street,
Reading,
RG1 1HH

Dear Mr. Garlick,

LITTLE COURT, SONNING: F/2000/1359 AND F/2000/1360

Following our discussions with regard to the above applications, we have some concerns about the proposals, summarised as follows;

- The loss of the outbuilding to the rear of Little Court is not acceptable, as it is an integral part of the listed building and its curtilage
- The proposed new dwelling to the rear of the site is unacceptable because of the detrimental impact it has on the character of the area, settlement edge and listed building.
- The treatment of the barns at the front of the site is also unacceptable because it does not sufficiently protect their existing character.

In view of these concerns, the application as it stands would be refused. Any changes to overcome these concerns would be materially different, requiring a new application. I suggest therefore that the most constructive way forward would be for you to withdraw the current applications.

I look forward to hearing from you before the end of August.

Yours sincerely,

LYNETTE BAKER
Senior Planning Officer

Cc: Harold Sanders, Conservation Officer.

Policy and Plans Consultation

Location: Little Court, Charvil Lane, Sonning.

Proposal: Proposed Erection of 2 Dwellings, Conversion of Farm Building to 3 Dwellings & Demolition of laboratory.

Application Number: F/2000/1360.

Applicant: University of Reading, Haslams c/o John Garlick.

Potentially the following policies could apply to this site:

Berkshire Structure Plan (BSP)
Policy LD1: Sustainable Development
Policy LD3: Environmental Impact of Development
Policy C1: Rural Development
Policy C2: Development outside Built-up Areas and Settlements
Policy C6: Green Wedges and Gaps
Policy EN2: Protection from Environmental Nuisance
Policy EN4: Development Proposals Related to Buildings of Special Character & Interest
Policy EN5: Areas of Special Character Including Conservation Areas
Policy H5: Development within Settlements and Redevelopment/Change of Use
Policy H9: Variety of Housing
Policy BU3: Development Proposals Involving Other Uses for Business, Industrial, Distribution & Storage Land & Premises

Wokingham District Local Plan Deposit Draft (WDLPDD)
Policy WOS1: Sustainable Development
Policy WOS2: General Development Principles
Policy WOS3: Development Control Principles
Policy WOS5: Environmental Improvements
Policy WCC1: Development in the Countryside
Policy WCC2: Green Gaps and Wedges
Policy WCC5: Re-Use & Adaptation of Buildings for Residential Purposes Outside Settlement Boundaries
Policy WLL4: The Thames Valley
Policy WBE1: Development in its Local Context
Policy WHE2: Retention & Enhancement of Features Within Conservation Areas
Policy WHE4: New Buildings in Conservation Areas
Policy WHE11: Retention of Setting of Listed Buildings
Policy WH4: Conversions/Sub-Division of Housing, Including Bedsits/Multi-Occupation
Policy WH6: Variety of Housing

Policy WEM18: Alternative Uses for Land & Premises with a Commitment for, or in Existing, B1 – B8 Use
Policy WT4: Environmental Aspects of Traffic

Loddon Area Local Plan (LALP)
Policy LTV1: Identified Settlements
Policy LTV2: Development in Rural Areas
Policy LH4: Conversions of Residential Properties
Policy LH8: Variety of Housing
Policy LC1: Separation of Settlements
Policy LC20: Conversion of Buildings in Rural Areas to Dwellings
Policy LBE1: Design of New Development
Policy LBE2: Inappropriate Design
Policy LBE12: Protection & Enhancement of Conservation Areas
Policy LBE14: Inappropriate Development in Conservation Areas
Policy LRV1: Development in the Vicinity of the Thames

The proposal conflicts with BSP Policy C6, WDLPDD Policy WOS2 and WCC2, and LALP Policy LTV1, LTV2 and LC1. This is because the site is located outside the 'identified settlement' of Sonning, and within the countryside, Green Gap/Wedge and Separation of Settlement.

It conforms with WDLPDD Policy WOS5 which encourages development on brownfield sites, and the housing mix complies with BSP Policy H9, WDLPDD Policy WH6 and LALP Policy LH8. Although, these do not outweigh the general presumption against development in the countryside.

The conversion of the farm buildings to dwellings would be supported by BSP Policy C2, H5 and BU3; WDLPDD Policy WCC1, WH4 and WEM18; and LALP Policy LH4 and LC20. These permit the re-use of rural buildings for residential purposes. However, the development is not appropriate in scale, form, impact, character and siting to its location in the countryside, and therefore conflicts with these policies as well as WDLPDD Policy WCC5.

The proposal also conflicts with BSP Policy LD1, LD3, C1, EN2, EN4 and EN5; WDLPDD Policy WOS1, WOS3, WLL4, WBE1, WHE2, WHE4, WHE11 and WT4; and LALP Policy LBE1, LBE2, LBE12, LBE14 and LRV1. This is because the site is not in a sustainable location, and it will have an adverse effect on the character and appearance of the area, particularly to the conservation area and listed building, visually intrude into the countryside, and increase traffic levels to the detriment of local roads.

In addition, the site was the subject of representations at the last Local Plan Public Inquiry in 1990/91 and has been re-submitted at the current inquiry. The previous Inspector recommended that it should remain within the identified settlement and not identified as a proposed housing site.

Recommend – **CONDITIONAL REFUSAL**.

Andrew Astin
Policy & Plans, Ex. 6462

seen PP

Uppfield, Charvil Lane, Sonning-on-Thames, Reading, Berkshire. RG4 6TH.
Telephone (0118) 9693023

PLANNING SERVICES | HPT
POL | TLS
DC | EHF
APP
CS OMS | LCB
22 MAY 2000
COPIES TO: | ACK:
FILE:

Development Control Officer,
Enviromental Services Department,
Wokingham District Council,
P.O.Box 157.
Shute End,
Wokingham, Berkshire. RG40 1WR

Ref:- Lynette Baker- F/2000/1359

18th May 2000

Dear Sir,

Littlecourt, Charvil Lane, Sonning - Application. F/2000/1359.

Thank you for your letter dated May 12th informing me of the above Planning Application.

I would like to comment as follows:-

1 The Application form gives the site location as in Thames Street, it should of course be Charvil Lane.

2. The form states that the application is for the erection of two New dwellings, conversion of redundant farm building and demolition of laboratory. This is rather misleading. The Drawings show the conversion of Littlecourt House back into a single dwelling, the erection of One new dwelling and the conversion of redundant farm builging into Three new dwellings. Subject to the development providing a total of only Five dwellings in all, I have no objections on density.

4. The Design of the new dwelling (New Court House) seems mundane to say the least. Having read recently in the Press about the proposed new Planning Directives aimed to improve design standards, I wonder if such an unsymphetic design should be supported in a Conservation Area.

Yours faithfully

Mark Bodley Scott

Mark Bodley Scott.

Copy of letter sent to Parish Council

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 12 May 2000

Application Number: LB/2000/1360

Proposal: Proposed erection of 2 dwellings conversion of farm building to 3 dwellings and demolition of laboratory.

Parish: SONNING PARISH

Site Address:
Little Court, Charvil Lane, Sonning, Reading.

Applicant:
. University Of Reading Haslams C/O John Garlick.

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).

See F/2000/1359

Signed: _____ **Print name:** _____

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No. _____

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

Date Received _____

APPLICATION FOR LISTED BUILDING CONSENT

Pleas answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Submit FIVE copies of this form and supporting plans, drawings and photographs to:- (See Note 1)

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. BOX NO. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RE40 1WR

04.MAY2000* 1360

1.		APPLICANTS NAME ADDRESS POST CODE PHONE	UNIVERSITY OF READING WHITEKNIGHTS P O BOX 217, READING RG6 6AH
2.	If the applicant has an agent, all correspondence will be send to the agent.	AGENTS NAME ADDRESS POST CODE PHONE	JOHN GARLICK, HASLAMS 156 FRIAR STREET READING BERKSHIRE RG1 1HH 0118 9601010
3.	(a) The site of the Application Building must be shown EDGED RED on the submitted plans.	BUILDING LOCATION	LITTLE COURT, THAMES STREET SONNING
	(b) What type of building, e.g. barn , dwelling, does the Application relate to.	BUILDING TYPE	HOUSE
	(c) What is the existing use of the building, if vacant, state this together with last use of the building.	BUILDING USE	PART B1, PART RESIDENTIAL
	(d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.	LISTING GRADE	II
4.	List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)		SEE COVERING LETTER
5.	Applicants interest in land? e.g. owner, lessee, potential purchaser		OWNER
6.	WHAT IS THE APPLICATION FOR? Give brief details of the proposed works both internal and external.	Erection of two new dwellings, conversion of redundant farm building and demolistion of laboratory	
7.	WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK? e.g. state materials and colour of any new walls or roof.	External walls red brown stock bricks, clay tile roof, external joinery stained soft wood	

8. WHAT KIND OF APPLICATION IS THIS?
(See Note 5) tick one box only

Listed Building Consent	x
Relaxation of Condition	

State relevant Listed Building Consent No. _____

Condition(s) to be Relaxed No. _____

9. DOES THE APPLICATION INVOLVE THE FOLLOWING:- (See Note 6)

		YES	NO
(a)	Total demolition of the principal building (See Note 7)		x
(b)	Demolition of a building in the curtilage of the principal building	x	
(c)	Demolition of a part of the principal building		x
(d)	Removal of part of the interior of the building (*e.g. internal walls, floors, staircases, timber frame*).	x	
(e)	*Removal of any structure or object fixed to the* principal or curtilage building internally or externally (e.g. chimney pieces, balconies, door cases, panelling).	x	

If the answer to any of these questions is **YES** the application must be accompanied by plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and any proposal for their replacement, including any new means of structural support. (These plans should be listed under 4 above).

10. IF THE ANSWER TO NUMBER 9(c) is **YES** (See Note 8)

(a) What is the cubic content of the building as originally listed?

(b) What is the cubic content of the part to be removed?

(c) What was the date (approx.) of the erection of the section to be removed?

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING? NO
If **YES**, state date, to whom application was made and the result of the application if known.

I hereby apply for Listed Building Consent in respect of the particularly described above and in the attached plans and drawings. I certify that if Listed Building Consent is granted, I will ensure that the works are carried out strictly in accordance with the approved plans. I am aware that the grant of Listed Building Consent does not obviate the possible requirement for planning permission under the Town and Country Planning Acts, or the need to apply for Building Regulation approval.

Signed Haslams on behalf of UNIVERSITY OF READING

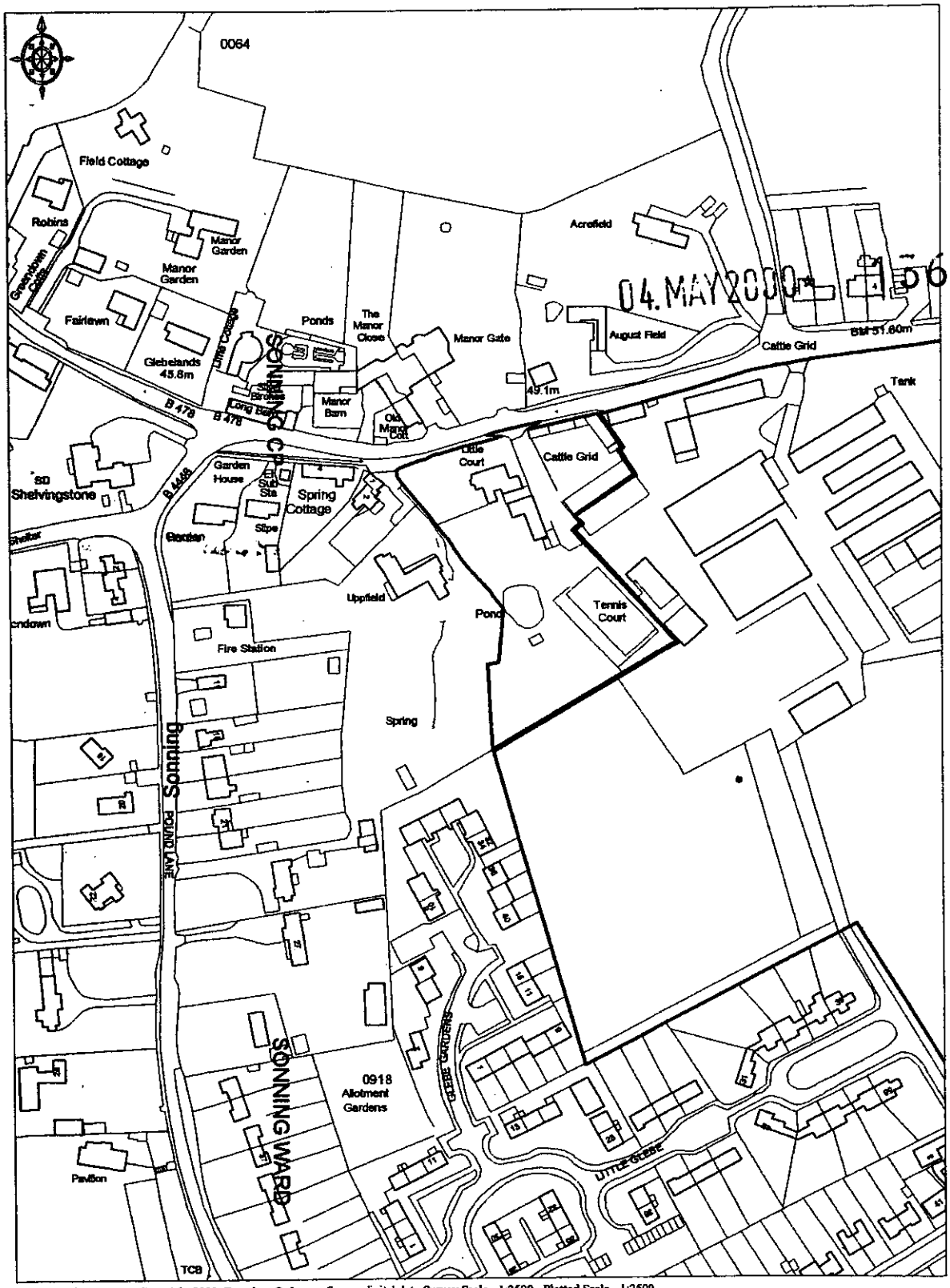
Date 11.04.2000

Before submitting the application check that it is complete, that all questions have been answered, and the form signed. Every application must be accompanied by the appropriate certificate. *(See notes for Guidance for Listed* Building consent).

DATE PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held on the Council computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

Sonning Farm
University of Reading
Location Plan 1/2500



04.MAY2000 1:2500

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(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

PRODUCED BY HASLAMS Chartered Surveyors.

Ordnance Survey
Value Added Reseller

Your Ref:

Our Ref: JG/NRW/

Date: 16 May 2000

29468

COPIES TO:

FILE

HASLAMS

156 Friar Street Reading
Berkshire RG1 1HH

Tel: 0118 960 1010
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Email: info@haslams-surveyors.co.uk
Web: www.haslams-online.co.uk

Direct Line: 0118 960 1018
Mobile Telephone: 07879 600062
Direct Email: jg@haslams-surveyors.co.uk

Mrs L Baker
Planning Services
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Mrs Baker

RE: APPLICATION NOS F/200/1359
LB/200,1360 LITTLECOURT CHARVIL LANE SONNING

Thank you for your letters of 12 May.

I should like to come and discuss this application with you when convenient. The University's architect, Paul Notley from Sutton Griffin & Morgan, would also attend. I have asked my secretary to make appropriate arrangements with yourself and I look forward to meeting you in due course.

Yours sincerely

John Garlick FRICS
HASLAMS

cc P Notley Esq., Sutton Griffin & Morgan

Associate
Christopher D Moore FRICS
David A Thompson Dip Surv ARICS

Consultants
David J Pantling MA MRTPI ARICS TP
Matt Andrews RIBA FFB
James H Attewell
Stephen P Woodford

Partners
Steven D R Smith BSc (Est Man) FRICS FCIArb
John H Short BSc (Est Man) FRICS
John Garlick FRICS
Keith Walker FRICS MCIArb
Matthew S Ward BSc (Hons) ARICS
Ian L Brindley ARICS

Practice & Marketing Manager
Sandra Brown

Chartered Surveyors & Valuers
Corporate Property Consultants
Business Space Agents
Planning & Development Consultants
Building Surveyors & Project Design
Managing Agents & Arbitrators

Established 1838

With Haslams Estate Agents & Auctioneers

WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID

Start date: ~~12 NOV 1999~~ 4/5/00

Officer: LEB | Application No. LB/2000/1360

Map No. ..... Site 9.54.....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(LA) PROPOSED ERECTION OF 2 DWELLINGS
CONVERSION OF FARM BUILDING TO 3 DWELLINGS
AND DEMOLITION OF LABORATORY

Location: LITTLE COURT ~~THAMES STREET~~ Charvil Lane. 12/5

Parish: SONNING Ward: .....

Applicant: UNIVERSITY OF READING

Fee Received..... 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	) see full app.	17/4	✓
6	Floor plans	) In particular:- 5) Existing floor plan for Little Court kitchen/dining extension — is this	house shows to be demolished?	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area: Sonning

Listed Building: 1 (2) 2*

Advertisement Required: listed Bdg in Cons. Area

Date Site Notice Sent : 12.5 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	:
English Heritage	
Society for Protection of Ancient Buildings	
The Victorian Society	

OTHERS:

No pre-apps

Rural Area Green Gap

NEIGHBOURS:

S/N + Little Court, Thames Street, Sonning
1 & 2 Spring Cottages, Chazvil Lane, Sonning
Uppfield, "
Augustfield, "
Manor Gate, "
Manor Close, "
Old Manor Cottage, "
Manor Barn, "
16 → 30 (evens) Glebe Gardens, Sonning

1955

(3) UNIVERSITY FARM & FARMHOUSE - NOW SONNING FARM

ADDRESS CHARVIL LANE PARISH SONNING

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
FP/94/2188	DR & MRS J. BOWMAN	GARAGE & GARDEN ROOM AT FARMHOUSE	4.4.94	APP
4244R	UNIV. OF READING FARM	DEM. EX. BUILDINGS & ERT. TO ER. CUBICLE HOUSE	11.4.94	CL
42615	" "	COVERED YARD FOR CATTLE	10.5.94	CL
42733	" "	SILAGE STORE	27.5.94	CL
44491	W/DR.			
95/60280/F	"			
44249	"	" (42737)	25.4.95	CL
95/60338/F		INCREASE HEIGHT		
98/6854/F	UNIVERSITY OF READING.	CH. USE GRAINSTORE TO OFFICE & COM.	24/3/99.	GR
FP99/8850	"	"	20/7/99	APP

MINISTRY DECISION

SPECIAL ORDERS

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No. _____

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

Date Received _____

APPLICATION FOR LISTED BUILDING CONSENT

Pleas answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Submit FIVE copies of this form and supporting plans, drawings and photographs to:- (See Note 1)

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. BOX NO. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RE40 1WR

04.MAY2000* 1360

		APPLICANTS NAME ADDRESS POST CODE PHONE	UNIVERSITY OF READING WHITEKNIGHTS P O BOX 217, READING RG6 6AH
2.	If the applicant has an agent, all correspondence will be send to the agent.	AGENTS NAME ADDRESS POST CODE PHONE	JOHN GARLICK, HASLAMS 156 FRIAR STREET READING BERKSHIRE RG1 1HH 0118 9601010
3.	(a) The site of the Application Building must be shown EDGED RED on the submitted plans.	BUILDING LOCATION	LITTLE COURT, THAMES STREET SONNING
	(b) What type of building, e.g. barn , dwelling, does the Application relate to.	BUILDING TYPE	HOUSE
	(c) What is the existing use of the building, if vacant, state this together with last use of the building.	BUILDING USE	PART B1, PART RESIDENTIAL
	(d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.	LISTING GRADE	II
4.	List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)		SEE COVERING LETTER
5.	Applicants interest in land? e.g. owner, lessee, potential purchaser		OWNER
6.	WHAT IS THE APPLICATION FOR? Give brief details of the proposed works both internal and external.		Erection of two new dwellings, conversion of redundant farm building and demolistion of laboratory
7.	WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK? e.g. state materials and colour of any new walls or roof.		External walls red brown stock bricks, clay tile roof, external joinery stained soft wood

8. WHAT KIND OF APPLICATION IS THIS?
(See Note 5) tick one box only

Listed Building Consent	x
Relaxation of Condition	

State relevant Listed Building Consent No. _____

Condition(s) to be Relaxed No. _____

9. DOES THE APPLICATION INVOLVE THE FOLLOWING:- (See Note 6)

		YES	NO
(a)	Total demolition of the principal building (See Note 7)		x
(b)	Demolition of a building in the curtilage of the principal building	x	
(c)	*Demolition of a part of the principal building*		x
(d)	Removal of part of the interior of the building (e.g. internal walls, floors, staircases, timber frame).	x	
(e)	Removal of any structure or object fixed to the principal or curtilage building internally or externally (e.g. chimney pieces, balconies, door cases, panelling).	x	

If the answer to any of these questions is **YES** the application must be accompanied by plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and any proposal for their replacement, including any new means of structural support. (These plans should be listed under 4 above).

10. IF THE ANSWER TO NUMBER 9(c) is **YES** (See Note 8)

(a) What is the cubic content of the building as originally listed?

(b) What is the cubic content of the part to be removed?

(c) What was the date (approx.) of the erection of the section to be removed?

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING?
If **YES**, state date, to whom application was made and the result of the application if known.

NO

I hereby apply for Listed Building Consent in respect of the particularly described above and in the attached plans and drawings. I certify that if Listed Building Consent is granted, I will ensure that the works are carried out strictly in accordance with the approved plans. I am aware that the grant of Listed Building Consent does not obviate the possible *requirement for planning permission under the Town and Country Planning Acts, or the need to apply for* Building Regulation approval.

Signed Haslams on behalf of UNIVERSITY OF READING

Date 11.04.2000

Before submitting the application check that it is complete, that all questions have been answered, and the form signed. Every application must be accompanied by the appropriate certificate. (See notes for Guidance for Listed Building consent).

DATE PROTECTION ACT 1984

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1772A

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

CERTIFICATE A

APPLICATION NUMBER

LISTED BUILDING CONSENT APPLICATION

04 MAY 2000* 1360

I hereby certify that:-

1. No person other than myself/the applicant was an owner (a) of the building to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or:-

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which not less than 7 years remain unexpired.

CERTIFICATE B

I hereby certify that:-

1. *~~The applicant~~ I have has given the requisite notice to ~~all~~ the persons other than *~~the applicant~~ myself who, at the beginning of the period of 21 days ending with the date of the accompanying application were owners† of the building to which the application relates, viz. -

Name of owner	Address	Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

1. *~~The applicant~~ I am is unable to issue a certificate in accordance with either sub-paragraph (a) or sub-paragraph (b) of regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 accompanying application dated .....

2. *~~The applicant~~ I have has given the requisite notice to the following persons other than *~~the applicant~~ myself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of any part of the building to which the application relates.

† See note (a) to Certificate A

Name of owner	Address	Date of service of notice

3. *~~The applicant~~ I have has taken the steps listed below, being steps reasonably open to *~~me~~ him to ascertain the names and addresses of the other owners† of the building and *~~have~~ has been unable to do so:

(b) Insert description of steps taken

(b) .....

.....

.....

4. Notice of the application as set out below has been published in the

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(c) .....

(d) Insert date of publication (which must not be earlier than 20 days before the application)

(d) on.....

Copy of notice as published

SEE OVERLEAF

or:-

CERTIFICATE D

I hereby certify that:-

1. I am *The applicant is unable to issue a certificate in accordance with sub-paragraph (a) of Regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of the accompanying application dated

.....

and *have / has taken the steps listed below, being steps reasonably open to *me / him to ascertain the names and addresses of all the persons, other than *myself / himself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of the building to which the application relates and *have / has been unable to do so:

(b) .....

.....

.....

2. Notice of the application as set out below has been published in the

(c) .....

(d) on .....

Copy of notice as published

† See note (a) in Certificate A

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(d) Insert date of publication (which must not be earlier than 20 days before the application)

Signed ....Haslams.....

*On behalf of ..UNIVERSITY OF READING..

Date ....11/4/2000.....

* Delete where inappropriate

① NOW SONNING FARM
ADDRESS UNIVERSITY FARM, CHARVIL LANE. PARISH Sonning

PLOT No. INCLUDING 'LITTLE COURT' ORD. SHEET No.

BUILDER LITTLE COURT = LISTED BUILDING

Plan No.	Applicant	Description of Development	Date of Decision	Decision
06118	UNIVERSITY OF READING	UNDERGROUND CHAMBER/HOT AIR - RENEWAL TIME LIMIT	14.4.77	N/A T.P. 31.12.8
BR 7720	"	P.C. PORTAL FRAMES ETC.	10.1.78	APP. W/K
113/71				
BR 9854 09711 } See LITTLE COURT	"	EXT. TO STORE AT 'LITTLE COURT'	6.12.78	APP. C/A N/A
217/71	U. of Reading	Ext. Sunny Farm	18.3.71	N/A P.D
634/72	Dept. of Agriculture	Alter. Laboratory	11.5.72	App C/A
372/73	U. of Reading	4 Private Garages	22.3.73	— C/A
837/73	" "	Dutch barn + lean-to	5.7.73	— C/A
BR 2060	" "	2 BULL BOXES	19.2.75	
02117	" "	" "	20.3.75	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

② UNIVERSITY FARM (House) NOW SONNING FARM
ADDRESS CHARVIL LANE PARISH SONNING

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15026 →	Mr Rado.	Change of use part of dwelling as restaurant	12.3.81	MA Re
BR 25134	MR & MRS J. BOWMAN	ALT & EXT	9.8.85	APP N/A
27980	UNIV. OF READING	CUBICLE HOUSE FOR COWS	5.8.87	C/A
BRA 10813	MR & MRS J. BOWMAN	S/ST. EXT. AT THE FARMHOUSE	11.10.91	APP
39336 } APPEAL	UNIV. OF READING O/L	15 DWELLINGS	1.7.92	Re
39337 }	" O/L	4 "	1.7.92	Re
41114 -	MR & MRS J. BOWMAN FARMHOUSE	GARDEN ROOM/WORKSHOP/ COVERED WAY	23.6.93	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074
41870 - DR & MRS BOWMAN AMEND 41114 - GARDEN ROOM/REPL. GARAGE/ COVERED WALKWAY 26.11.93 C/A

PROPOSED RESIDENTIAL DEVELOPMENT

AT

SONNING FARM

FOR

THE UNIVERSITY OF READING

SUPPORTING INFORMATION

04.MAY2000* 1360

SUTTON GRIFFIN
& MORGAN

APRIL 2000

RECEIVED

SUTTON GRIFFIN
& MORGAN

Chartered Architects
Project Managers · Planners · Interior Designers · Landscape Designers
25 MANCHESTER SQUARE · LONDON W1M 5AP
TELEPHONE 020 7486 9486 · FAX 020 7486 8487
email@sgm-london.demon.co.uk

University of Reading, Sonning Farm Residential Development

Design Statement

Introduction

The site is located at the western end of the Farm premises and is accessed from the B478 by an existing lane. The proposed residential development is made up of three component parts as follows:

1. Little Court House

   The house is an elegant Grade II Listed two storey Georgian building that at the moment is divided into two flats with B1 use on ground floor and the adjacent laboratory outbuilding. It is proposed that the house be returned to its previous use as a single dwelling. Features that have been added to the house over time will be removed. These include the additional front door that provided access to the first floor flat, the steel fire escape stair to the rear and the boiler room and chimney.

   In order to return the house to its prominent setting it is proposed that the existing laboratory building to the rear of Little Court House be demolished. The space created would become part of the garden to the house containing a parking court and a three car parking 'barn'.

2. Courtyard Houses

   The existing timber framed farm outbuildings are no longer used and are in a dilapidated state. It is proposed that the single storey shed that runs parallel with the main road and the two-storey barn at right angles to it, be restored and converted into residential units. Each unit would contain two bedrooms, living room, kitchen/dining room etc.

   The conversion would be carried out within the existing envelope using existing materials. The timber frame will be retained and, in the case of the two-storey barn, reinstated in an appropriate way. Because of the limited head height in both buildings the existing floor levels will be lowered by approx. 250mm. This will allow sufficient headroom under the retained timber beams in the single storey shed and permit the insertion of an additional floor in the barn.

   Walls to enclose the units will be carefully inserted behind the timber structure and will be clad in stained timber boarding. Because the houses are single aspect and the eaves height is low there is a need for daylighting into the principal rooms. This is achieved by the introduction, at appropriate points, of timber bay windows with high level glazing.

Sutton Griffin & Morgan – A practice within Architectural Partnerships plc

Registered in England and Wales No. 2201318
Registered office 28 Ely Place · London EC1N 6RL

A new single storey wing again containing a two bedroom residential unit will form the third side of the courtyard. The form, materials and detail of the new unit will match that of the existing buildings.

The communal space formed by the north, west and east wings will be landscaped and planted. A new 2.4m high brick wall will form the southern boundary, which physically and visually separate the development from the remainder of the Farm. Access for vehicles and pedestrians will be via the existing lane with parking spaces provided for both residents and visitors.

3. New Court House

The grounds to Little Court House will be divided into two plots. One for Little Court itself and the other for a new build house. The boundary between the two plots will be marked with a new beech hedge. The existing features of the plot such as the pond, watercourse, mature trees and pump house will be retained and incorporated into a new landscape garden.

The new house will be located in the southeast corner of the plot on the site of the abandoned tennis courts. Access for vehicles and pedestrians will be from the existing lane through new gates into an entrance court.

The proposed new two-storey house has a simple double square plan with a pitched roof and two projecting bays to the garden [west] side. There are four double bedrooms, two with ensuite bathrooms. Each bedroom has a balcony overlooking the garden.

The house will be constructed of traditional materials appropriate to its location. External walls will be red/brown stock bricks, the roof will be clay tiles and the joinery stained softwood.

The design intentions behind this proposed development can be summarised as follows:

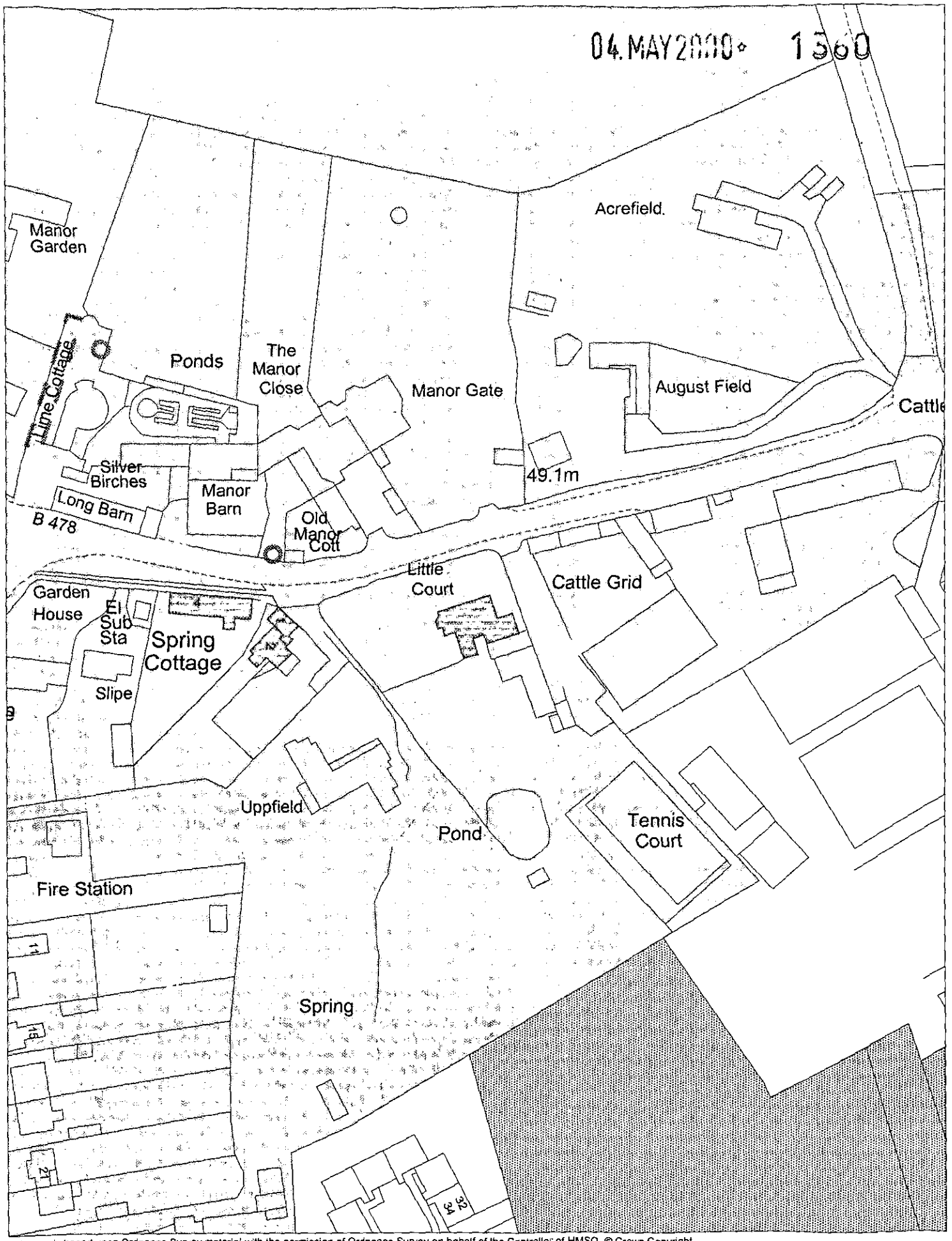
1. To remove the existing B1 use and return Little Court to its original purpose as a single house that occupies an important position at the entrance to Sonning Village.

2. To make use of otherwise redundant farm outbuildings again that occupy an important position at the entrance to the village.

3. To develop underused land in a modest way.

4. To produce an overall scheme that is a 'good neighbour' and is in harmony with the local context.

5. To confine farm traffic to the main entrance to Sonning Farm to the east thus reducing traffic levels on the access into Little Court.



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Development Control Section, Environmental Services, Wokingham District Council.

13 April 2000

Scale: 1 : 1250

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