

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

Wokingham District Council,
Council Offices,
Shute End,
Wokingham, Berks.

DH/AEH

To: Dennington Homes Ltd.,
C/O Piper, Whalley, Milburn & Partners,
5-6 Crown Street,
BURY-ST.-EDMUNDS,
Suffolk.

01154

Application No:

Proposal: Outline application for 31 Detached and 6 Terraced
Houses and garages

At Land north of Pool House, Lodge Road, Hurst.

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to permit the above development to be carried out in accordance with the application and accompanying plans submitted by you to the Council on the 10 day of July 19 74, for the following reasons:-

1. The site is included in an area of the County Development Plan which is without notation or basically is a rural area and within which development divorced from existing settlements will not normally be permitted unless required to facilitate agricultural or similar use of land or unless considered appropriate to a rural area. This policy reinforces general objectives of conservation or agricultural land and of landscape and amenity values. The proposed development conflicts with this policy.
2. The proposal represents undesirable sporadic spread of urban type building outside the development area of the village of Hurst. It will intrude into the rural surroundings of the village and will be detrimental to the character and amenities of the area.
3. The site is not included within the District Planning Authority's programme for the release of land for further housing development as outlined in the document 'Central Berkshire - A Programme of Residential Development'.
4. The proposal will be prejudicial to the preparation of a local plan for Hurst and the decisions thereon.
5. Approval of this application would be likely to create an unfortunate precedent for further similar applications which the District Planning Authority would then find difficult to resist.
6. The proposed development would generate increased traffic on the surrounding road pattern, which is inadequate to support such an increase.

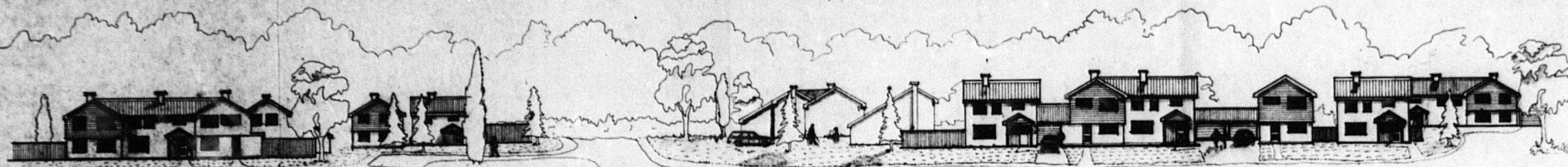
Dated: 13 AUG 1974



District Secretary

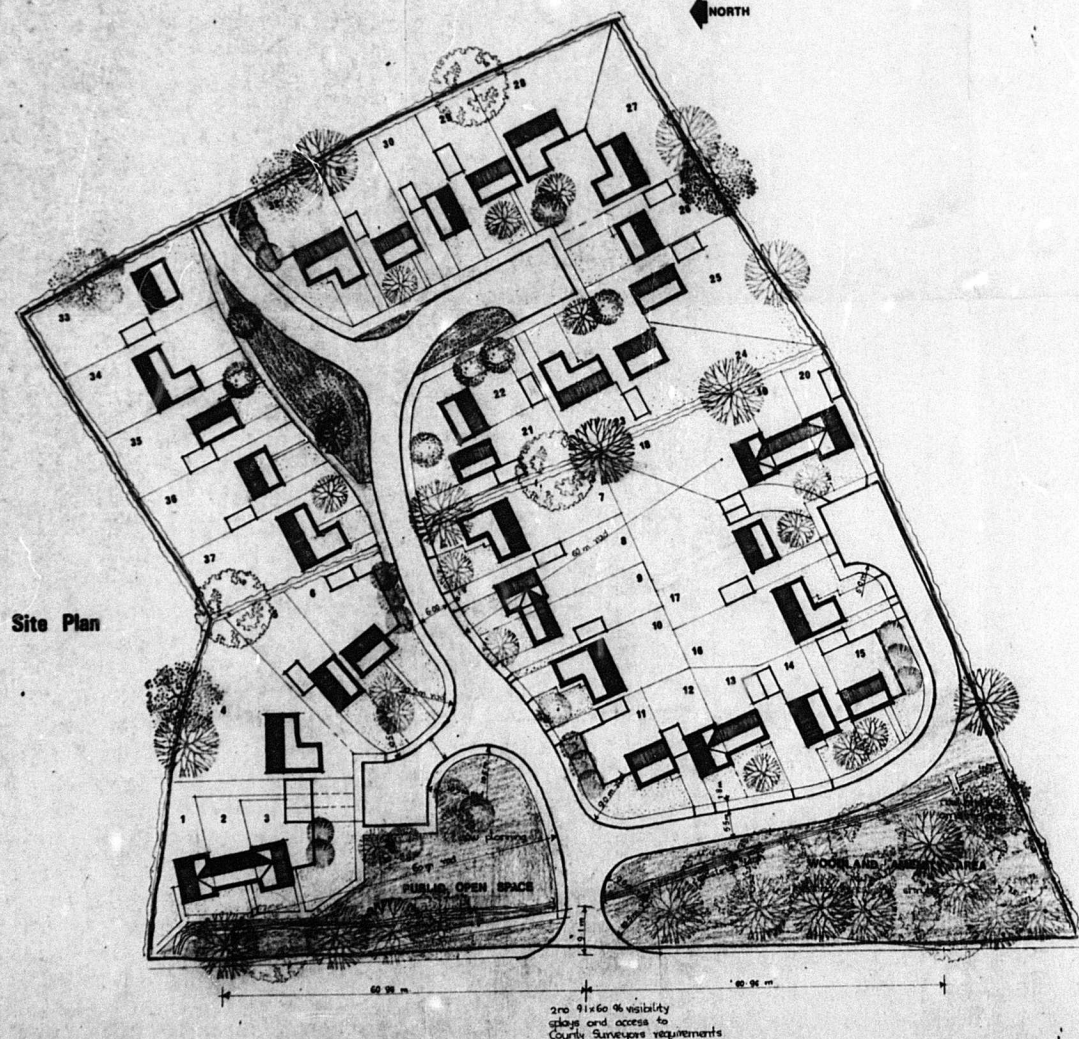
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10 JUL 1974

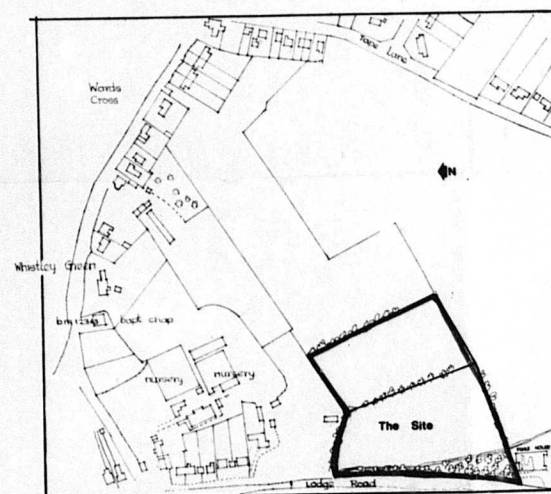


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Street Elevation



Site Plan



Location Plan

scale 1:2500

Piper Whalley Milburn
and partners Architects

St Edmunds House, 5-6 Crown Street,
Bury St Edmunds, Suffolk IP33 1QX
Telephone 0284 61261

client
DENNINGTON HOMES LTD.

job title
**Land at Lodge Road,
Hurst.**

drawing title
**Outline
Application.**

scale 1:500	date JULY 1974	drawn CS
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do not scale this drawing. all dimensions to be checked on site.
this drawing is the copyright of the architect.

drawing no. BE:1679 : 2	rev:
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