APPLICATION NO:
F/2000/1846

LOCATION:
Dorndon House School Road, Hurst Reading.

APPLICANT:
Thurlston Homes Western Ltd C/O Broadway Malyan

PROPOSAL:
Proposed demolition of existing nursing home and erection of 12 flats with refurbishment of existing garage block.

EARLIEST DATE FOR DECISION: **30/07/2000**

APPLICATION WILL HAVE EXPIRED ON: 17/08/2000

CASE OFFICER: **Mrs B Polnik**

RAILEX
Marbleboard

EASIFILE EP7

Appeal Decision

Hearing held on 27 February 2001

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

by Phil Grainger BA(Hons) MRTPI

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

Date
14 MAR 2001

Appeal Ref: APP//X0360/A/00/1053555
Dorndon House, School Road, Hurst

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Thirlstone Homes (Western) Ltd against the decision of Wokingham District Council.
- The application (ref: F/2000/1846), dated 20 June 2000, was refused by notice dated 18 October 2000.
- The development proposed is the demolition of an existing nursing home, the erection of 12 no. new flats and the refurbishment of an existing garage building.

Summary of Decision: The appeal is dismissed.

Main Issue

1. I consider the main issue to be the effect on the character and appearance of the surrounding area, having particular regard to the height, mass and design of the building proposed.

Planning Policy

2. The development plan for the area includes the Berkshire Structure Plan 1991 – 2006 and the Loddon Area Local Plan (LALP), both adopted in 1995. Structure Plan Policy H5 allows redevelopment for housing purposes within existing settlements, but it is agreed that the more detailed Local Plan policies would normally be of greater relevance to proposals like the appeal scheme. However, the appellants say that, in this case, the adopted Plan is time expired whilst the final form of its replacement is, as yet, unclear and that this reduces their weight.

3. In determining this appeal I have had regard to changes that have occurred since the LALP was adopted, in particular the revised government advice set out in Planning Policy Guidance Note 3 (PPG3), Housing. Nevertheless, the LALP remains part of the development plan. Policy LTV1 identifies Hurst as a settlement within which development will normally be allowed. However, Policies LBE1 and LBE2 seek to ensure that development is of a high standard of design that is appropriate to its surroundings in terms of, amongst other things, its scale, form and massing. Policy LBE3 encourages redevelopment, but only where a significant environmental enhancement would result, and Policy LH1 sets out criteria against which proposals for housing on 'windfall' sites will be assessed. Policy LTV6 seeks to protect important open spaces.

4. The LALP is in the process of being replaced by the district-wide Wokingham District Local Plan (WDLP). This is also a material consideration. However, the housing strategy of the WDLP has not been agreed by the Local Plan Inspector and the Inspector's report on the remaining policies has not yet been published. This limits the weight that can be attached to the WDLP, having regard to the advice in PPG1, General Policy and Principles.

5. That said, many of the relevant policies build on ones in the LALP. Policy WOS2 confirms that in settlements like Hurst development will be allowed if it complies with other policies. Policies WOS3 and WBE1 seek, amongst other things, to ensure that development is of a high quality that is appropriate to its setting and does not cause highway safety problems. Policy WOS4 aims to ensure that infrastructure is adequate and Policy WOS5 indicates a preference for the

use of brownfield sites and for refurbishment rather than redevelopment. Finally, Policy WH6 seeks to ensure a satisfactory mix of dwelling types and the provision of smaller dwellings.

6. In addition, the Council have recently adopted a policy on housing densities. This is a further material consideration. However, the policy does not appear to have been the subject of public consultation. Whilst the appellants say that it is intended to incorporate it in the emerging Local Plan, I consider that at this stage this policy adds little to the advice in PPG3 which, I understand, it is intended to reflect.

Inspector's Reasoning

Planning Background

7. The appeal site was formerly occupied by a large house that had been converted to a residential home for the elderly following the granting of planning permission in 1984. In 1999 permission was given for a large, partly two-storey extension. This was not implemented, but was regarded by the Council as a 'fallback' position when they were considering the appeal proposal. Since that scheme was refused, a revised one for 10 flats has been approved, the residential home has been demolished and the laying out of the car park forming part of the approved scheme has started. I have therefore dealt with the appeal on the basis that if it is dismissed the 10-flat scheme is likely to be carried through but that the nursing home extension could no longer be implemented. Moreover, that no further demolition is involved.

Effect on the character and appearance of the area

8. The nursing home was located towards the northern end of the appeal site. The extension approved in 1999 would have taken it substantially closer to the northern boundary whilst retaining the trees along that boundary and the adjacent part of the School Road frontage that are protected by a Tree Preservation Order (TPO). The appeal building would be in a similar position, but further from a large yew on the School Road frontage. Its siting again avoids conflict with TPO'd trees and is identical to that of the subsequently approved 10-flat scheme.

9. To the southwest the appeal site narrows to the junction of School Road with Tape Lane. There is another group of TPO'd trees in this corner. The appeal scheme would leave this part of the site open, but a parking area would be formed immediately southwest of the proposed building. This would extend 3 spaces further under the appeal scheme than that which has already been approved. Nevertheless, it is agreed that no TPO'd trees would be affected. Under both schemes the former garage block, which has most recently been used as living accommodation, would be converted back to garages.

10. The appeal site adjoins the defined village boundary, which excludes the school playing fields and agricultural land on the opposite side of School Road. Apart from the school itself, the development along School Road is characterised by detached dwellings in large, well-vegetated plots. Many of those nearest the appeal site are bungalows or have their upper floor partly within the roofspace. On Tape Lane, to the north and west of the site, there are a number of two-storey houses. On the far side of Tape Lane is a comparatively recent development, Martineau Lane, containing many relatively small and closely-spaced houses.

11. Although the density of the appeal proposal, in dwellings per hectare, is greater than that of the existing development on School Road, it appears comparable to the adjoining part of Martineau Lane, and over the village as a whole densities seem to vary quite considerably. In these circumstances, I do not regard the density of the proposed development as a fundamental objection in itself, notwithstanding the concerns of local residents and the Parish Council.

12. I do, however, have concerns about the manner in which that density has been achieved. To allow two flats to be provided at second floor level, the main element of the proposed building

would be taller than the former nursing home, which already seems to have been appreciably higher than most, if not all, of its neighbours. The submitted drawings indicate the increase to be about 1 metre. At the hearing, the appellants submitted a diagram and letter suggesting that this could be reduced to 263mm. I have taken that into account, but no supporting drawings or sections were submitted and the effect on the external appearance of the building is unclear. In any event, there is no dispute that some increase in height is proposed. Moreover, the amount of roof at the maximum height would be very much greater than on the former building.

13. The appeal building would also be taller than the approved 10-flat one. Again, the application drawings show the difference to be about 1 metre. However, the diagram submitted at the hearing suggests this could be reduced to 581mm. The Council consider that any reduction in the height of the appeal scheme should apply equally to the 10-flat one, but, without further details, it is not clear to me that that would necessarily be the case. Be that as it may, it is evident that the approved scheme is for a building that would be the same height or lower than the nursing home it replaces, whereas the appeal building would be taller. I consider this to be a significant difference between the schemes.

14. In any event, the design of the appeal building would accentuate its visual impact and apparent height. Whilst the top floor flats would be within the roofspace, their existence would be very obvious, especially from School Road. As well as dormers in the roof, the design includes patio doors and railings above the bay windows in both the gables facing School Road. Such features would be very much at odds with the prevailing character of Hurst, where, despite a variety of house types, I saw none that seemed to have been designed as three-storey buildings. Moreover, in the few cases where roofspace accommodation has subsequently been formed, it has been done unobtrusively. Furthermore, in the approved scheme, the ridge and eaves levels of the front gables are lower and the projections to the side of them would appear distinctly more squat. Taking all these factors into account, I consider that the appeal building would appear distinctly more overbearing and less in keeping with its surroundings than the approved one.

15. The effect of the building would be emphasised by its footprint. Whilst this is no larger than in the approved scheme, it is very large by the standards of Hurst. Several of the nearby dwellings on School Road are bungalows, whilst many of the houses to the southwest are small. In these circumstances, even though it is not in an area of traditional character, the building that the Council have already approved is, in my judgement, very close to the maximum that can be accommodated on the site without appearing seriously out of scale.

16. I conclude that because of its height, mass and design the proposed building goes beyond what is appropriate in this location. Despite the boundary vegetation, it would be plainly visible from School Road and the countryside to the south and would detract from the character and appearance of this part of the village. It is therefore contrary to Policies LBE1 and LBE2 of the adopted Local Plan and Policy WBE1 of its emerging replacement. Insofar as their contents have been made known to me, the proposal also appears contrary to Policies LH1 and WOS3. Given that a substantial amount of the site would remain open and that a redevelopment scheme has already been approved, I do not see any objection in terms of Policies WOS5, LBE3 or LTV6. However, that does not alter my conclusion that the proposal would seriously conflict with other aims of the adopted and emerging Local Plan that reflect good planning practice and are likely to remain in the development plan in some form.

Other matters

17. I have considered all the other matters raised in writing and at the hearing. In particular, I have had regard to the encouragement that PPG3 and the Council's own policy give to higher housing densities and to the fact that the approved scheme falls slightly below the levels that are encouraged. That said, PPG3 makes it clear that higher densities are meant to go hand in hand

with the enhancement of the local environment, not at the expense of it, as I consider would be the case here. The Council's policy contains a similar proviso. If a scheme could be produced that would provide 12 flats without any adverse effects, it would be beneficial in reducing the need to identify new housing land elsewhere and in meeting the aims of emerging Policy WH6. However, given the specifics of the case before me, the modest benefits of the appeal scheme do not, in my judgement, outweigh the harm that I have identified.

18. I have also taken into account the concerns of the parish council and local residents regarding highway safety matters. After the hearing I saw for myself the amount of parking that takes place on School Road at the end of the school day and I do not doubt that the situation is similar in the morning. However, the Highway Authority have not objected to the proposal. Taking this into account, I do not consider that the provision on the site of two extra flats would materially affect highway conditions. There is therefore no conflict with those aspects of Policy WOS3 that deal with these matters. I have noted the unilateral undertaking made by the appellants regarding highway matters but this goes no further than has already been agreed in respect of the 10-flat scheme and, in the circumstances, is of limited significance. Furthermore, despite the concerns expressed at the hearing regarding the capacity of the school, I do not consider that two extra small dwellings would have such an effect on local infrastructure as to give rise to a material conflict with emerging Policy WOS4.

19. As for the living conditions of local residents, I consider that, having regard to the distances involved and the amount of vegetation on and around the site, there would be no material loss of privacy or daylight or intrusion through noise or lighting. Turning to wildlife matters, I was told that no evidence of bats was found when the nursing home was demolished and I consider that it would make no difference to any bats living in the vicinity whether development now proceeds on the basis of approved scheme or the appeal one. However, neither these nor any of the other matters raised are of such significance as to outweigh the considerations which have led to my conclusions on the main issue.

Conclusions

20. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

21. In exercise of the powers transferred to me, I dismiss the appeal.

Information

22. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr T Mead	Thirlstone Homes, appellants
Mr M Sitch BSc(Hons) DipTP MRTPI	The Barton Willmore Planning Partnership, agents for the appellants

FOR THE LOCAL PLANNING AUTHORITY:

Mr M Evans	Enforcement Team Leader, Wokingham D C

INTERESTED PERSONS:

Mr H J Larkin	representing St Nicholas Hurst Parish Council
Mrs A Drake	Ward Councillor and local resident
Miss J Freeman	Hunters Lodge, Tape Lane, Hurst, Reading RG10 0DP
Mr J Lemon	The Old Pound, Whitley Green, Hurst
Mrs A Burch	Rosebank, Tape Lane, Hurst

DOCUMENTS

Document	1	List of persons present at the Hearing.
Document	2	Council's letter of notification of the Hearing and list of persons notified
Document	3	Letters of representation
Document	4	Representations of the Parish Council (including those submitted at the hearing)
Document	5	Letter and diagram of 22 February 2001 from Barton Willmore Partnership
Document	6	List of current drawings, submitted by the appellants
Document	7	Key to Local Plan maps, submitted by the appellants
Document	8	Correspondence relating to trees, supplied by the appellants
Document	9	Appendices to the appellants' pre-hearing statement
Document	10	Appendices to the Council's pre-hearing statement

PLANS

Plan	A (i – x)	Appeal drawings
Plan	B (i – iii)	Drawings submitted with the application but subsequently superseded
Plan	C (i – iii)	Drawings relating to the nursing home extension

PHOTOGRAPHS

Photo	1 & 2	Dorndon House, submitted by the appellants
Photo	3	Aerial view of Dorndon House and properties to the rear, submitted by Mrs Burch

1846

Tel. 0118 9746767 (Direct Line)

Fax. 0118 9746486

Email.jon.matthews@wokingham.gov.uk

Date. March 15, 2001

My ref. JM/TPO600/1993 & 442/HT/S

Thirlstone Homes
16 Shute End
Wokingham
Berkshire RG40 1BJ

Fao. Mr Garry Parry

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 Parry

TREE PRESERVATION ORDER 600/1993
DEVELOPMENT AT DORNDON HOUSE, SCHOOL ROAD, HURST

Further to my meeting with Mr Peter Owen on 15 March 2001 at the above site, the District Council Consents to the following works being carried out to the trees included in the above-mentioned order.

Please refer to attached plan.

- T1 – Yew. Selectively prune tree by crown lifting low branches to give 3.0 metres height clearance over proposed development. Reduce crown on eastern side by a maximum of 30% to give clearance to proposed property.

All reduced branches should be taken into main forks or suitable growth points of no less than 1/3rd of the original branch diameter (Tree inspected 15 March 2001).

The consent is granted subject to the following conditions...

1. The work must be carried out in accordance with British Standard 3998:1989 'Recommendations for tree work'.
2. The above-specified works must be completed before 31 March 2002 and in the event of works not being completed by that date, further consent will be required.

Reasons for conditions 1-2....

1. To maintain the health and visual amenity of the tree(s)

2. To ensure continued tree cover in the area.

3. To allow a further inspection of the tree to be carried out to assess what work may be most appropriate at that time

4. To ensure that our records remain accurate.

If you are aggrieved by the decision or the conditions imposed, you may appeal by notice in writing to:

The Secretary of State for the Environment, Transport & the Regions, Government Office for the South East, Bridge House, 1, Walnut Tree Close, Guildford, Surrey, GU1 4GA

Appeals must be made within one month of receipt of this decision or any such longer period as the Secretary of State may allow.

You are advised that this letter is in respect of the Tree Preservation Order only and it does not imply that consent would be forthcoming from the owner of the tree or any such other persons from whom consent would be required.

Yours sincerely

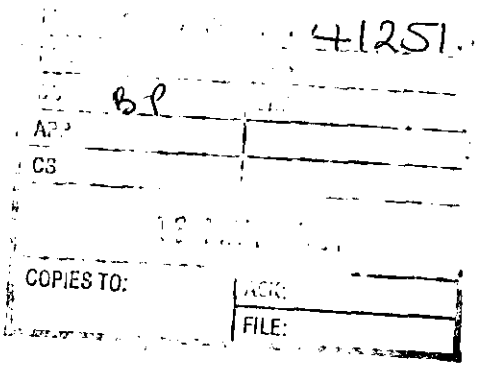
Jonathan Matthews

Arboriculturist

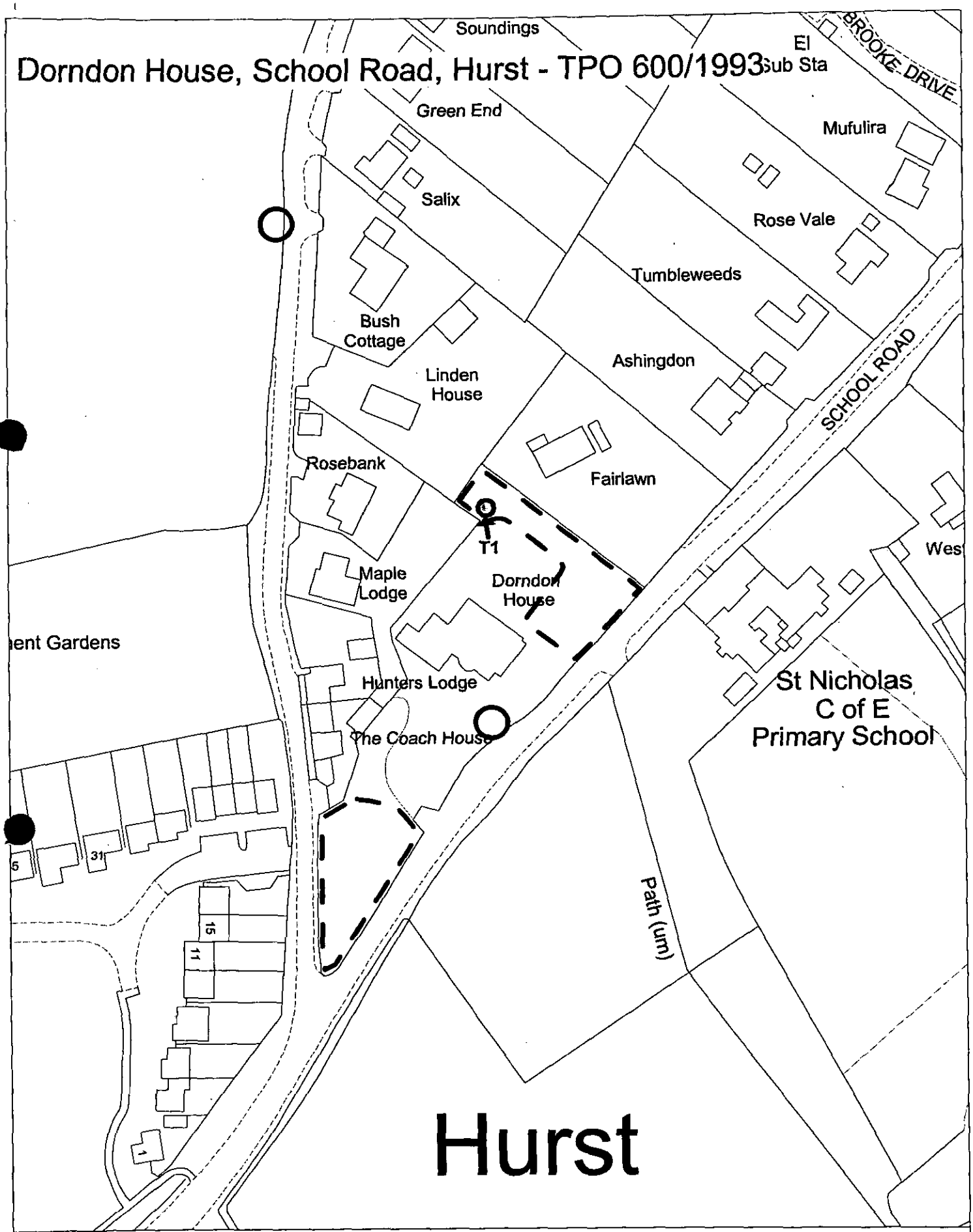
Enc.Location plan

Advisory leaflet

cc: Development Control File: F2000/1846
Cllr Mrs A Drake
Hurst Parish Council
Decision Letter File



Dorndon House, School Road, Hurst - TPO 600/1993



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 15 March 2001

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Thurlston Homes Western Ltd
C/O Barton Willmore
Beansheaf Farmhouse
Bourne Close
Calcot, Reading
Berkshire
RG31 7BW

Application Number: F/2000/1846

Parish: **HURST**

Location: **Dorndon House, School Road, Hurst, Reading.**

Proposal: ***Proposed demolition of existing nursing home and erection of 12 flats with refurbishment of existing garage block.***

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.

Condition
1. The proposed development by virtue of its size, scale and massing would be detrimental to the streetscene, visual amenity and character of the area. As such the proposal is considered contrary to Policies LBE1 and LBE2 of the Loddon Area Local Plan and WBE1 of the Wokingham District Local Plan.

John Mitchell
Development Control Manager
Date: 18/10/2000

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.

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/1846

Applicant : Thurlston Homes Western Ltd C/O Broadway Malyan.

Location : Dorndon House, School Road, Hurst, Reading.
Proposal : Proposed demolition of existing nursing home and erection of 12 flats with refurbishment of existing garage block.

Site Notice Displayed ? :	YES	NO	DATE
	✓		31.7.00

Date of Neighbour Notifications : .....

Date of Site Visit : 31.7.00

Date Registered : 22/06/2000

Earliest Date for Decision : ~~**30/07/2000**~~ 17.8.00

Latest Consultation Date/Site Notice Expiry Date : ~~**30/07/2000**~~ 17.8.00

This application will have expired on: 17/08/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Refer to Ctee Report 18.10.00

Refused 18.10.00

Planning Issues :

Application Number: F/2000/1846

Appraisal :

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

Application Number F/2000/1846
~~Conditions/~~Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions /~~ Reasons for Refusal
1.			The proposed development by virtue of its size, scale and massing would be detrimental to the streetscene, visual amenity and character of the area. As such the proposal is considered contrary to policies LBE1/2 of LALP and WBE1 of WDLP.

RECORD OF SITE VISIT

SITE ADDRESS: Dorndon House
School Road Hurst Reading.

APPLICATION NUMBER: F/2000/1846

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 31.7.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

Predominantly residential in character. School opposite.

3. DESCRIPTION OF SITE/BUILDING

2 storey brick built building (with rooms in roofspace) extended in past. Used as residential care home

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to plan. Fairlawn rebuilt large chalet dwelling in different position

5. SITE CONSTRAINTS

TREES	refer to survey
ACCESS/PARKING	refer to plan
LEVELS	no change
BOUNDARY TREATMENT	refer to plan (condition required)
OTHERS	

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 26.9.00

Location: Dorndon House, School Road, Hurst

Proposal: Proposed demolition of existing nursing home and erection of 12 flats with refurbishment of existing garage block.

Application Number: F/2000/1846

In response to your consultation dated 19th September 2000 for the above application, the arboricultural comments are as follows:

I have no objections to the proposed revisions. My previous comments still apply.

Neil Etherington
Senior Arboriculturist

For plans see Officer file or Part One.

20 SEP 2000

R 03/10/00
TPO Live

Date: 19 September 2000

To: Landscape & Trees

We have received Revised Plans for the following planning application:

Application Number: F/2000/1846

Location: Dorndon House, School Road, Hurst, Reading.

Proposal: Proposed demolition of existing nursing home and erection of 12 flats with refurbishment of existing garage block.

Applicant: Thurlston Homes Western Ltd C/O Barton Willmore.

Case Officer: Mrs B Polnik

The new plans show the following: A reduction in ridge height to north-west wing (by 0.7m), north-east wing (0.9m) and stairs (by 0.7m). Re-arrangement of unit 10 to replace dormer window with velux to side elevation and vice versa in side elevation facing courtyard. Retention of cherry trees adjacent NE boundary. Drawing nos 08491/40B, /50C and /60C.

Comments are required by 29/09/2000.

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

Date: 19 September 2000

To: Landscape & Trees

We have received Revised Plans for the following planning application:

Application Number: F/2000/2232

Location: Dorndon House Nursing Home Dorndon House, School Road, Hurst, Reading.

Proposal: Proposed demolition of existing nursing home and redevelopment of existing garage building. (Duplicate application of number F/2000/1846)

Applicant: Thurlstone Homes West Ltd C/O Barton Wilmore Planning Partnership.

Case Officer: Mrs B Polnik

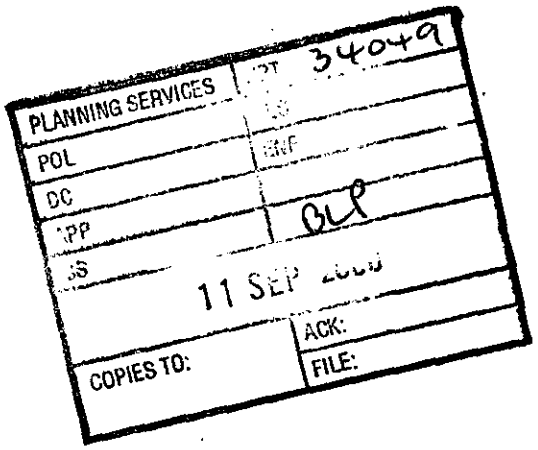
The new plans show the following: A reduction in ridge height to north-west wing (by 0.7m), north-east wing (by 0.9m) and stairs (by 0.7m). Re-arrangement of unit 10 to replace dormer window with velux to side elevation and vice-versa in side elevation facing courtyard. Retention of cherry trees adjacent NE boundary. Drawing nos 08491/40B, /50C, /60C.

Comments are required by 29/09/2000.

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

By hand 11.9.00

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk



Barton Willmore
Planning

1846

Mrs B Polnik
Planning Services
Wokingham District Council
PO Box 157
Shute End
Berks RG40 1WR

REVISED PLAN

BY HAND

9979 / A3
11 September 2000

Dear Mrs Polnik

DORNDON HOUSE, SCHOOL ROAD, HURST
PLANNING APPLICATION F/2000/1846

I refer to our recent telephone conversation and enclose 6 copies of revised Drawing Nos 40B (Floor Plans), 50C (Elevations) and 60C (Site Plan and Location Plan) - Drawing Nos 40A,50B and 60B are superseded - in support of the above Planning Application.

The enclosed drawings provide for:

i) the reduction in ridge height to

North west rear wing – 700mm
North east rear wing -900mm
Stairs – 700mm

ii) the rearrangement of the internal layout of unit No.10 (at first floor) and replacement of dormer window with a velux to side elevation.

iii) the retention of the 4 Cherry trees adjoining the north east boundary.

These amendments are in response to our meeting on 23rd August 2000, and consultations received on the application.

Town Planners • Environmental Consultants
Architects • Master Planners • Project Services

Contact: Gareth Capner, Ian Tant, Mark Sitch

A list of partners can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

You have confirmed the application is to be presented to Committee on 27th September. In the meantime, if you require any additional information or consider a further meeting would prove helpful, please contact me.

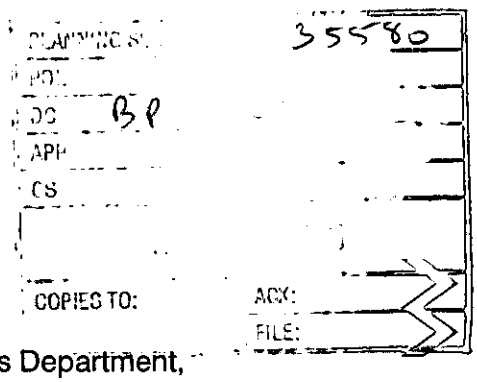
Yours sincerely

MARK SITCH
Associate

Enclosures.

cc: T Mead – Thirlstone Homes (Western) Limited

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk



Barton Willmore
Planning

Mrs. B. Polnik,
Environmental Services Department,
Wokingham District Council,
Civic Offices,
Shute End,
Wokingham,
Berks. RG40 1BN

BY FAX AND POST
0118 974 6486

9947/A3/MXS/JEN
p18th October, 2000

Dear Mrs. Polnik,

DORDON HOUSE, SCHOOL ROAD, HURST
PLANNING APPLICATION F/2000/1846

I refer to the Officer's Report to be presented to the Development Control Committee on 18th October and our recent telephone conversation.

The Officer's recommendation is to grant planning permission subject to a Section 106 Agreement. In relation to the contribution towards the play area at Martineau Lane, it has been confirmed by the Council's Recreation Officers that this money is to upgrade and replace worn out play equipment rather than to entrance the existing equipment. Thirlstone Homes offer to contribute towards a footway from the site's entrance to Tape Lane extending 10m into Tape Lane is in response to the SAI Group meeting, although the footway into Tape Lane could be reduced in length if required. In addition, Thirlstone Homes would be willing to extend the footway the entire length of the sites frontage, were this found to be necessary.

Lastly, I attach a sketch which shows the relationship of the Velux windows to dwelling nos. 10 and 12 and views out. There is no opportunity for overlooking.

If you require any further information please do not hesitate to contact me.

Yours sincerely,

J. Mitchell

BP **MARK SITCH**
Associate

cc: T. Mead - Thirlstone Homes (Western) Ltd.

Certificate No. FS 29637

Town Planners • Environmental Consultants
Architects • Master Planners • Project Services

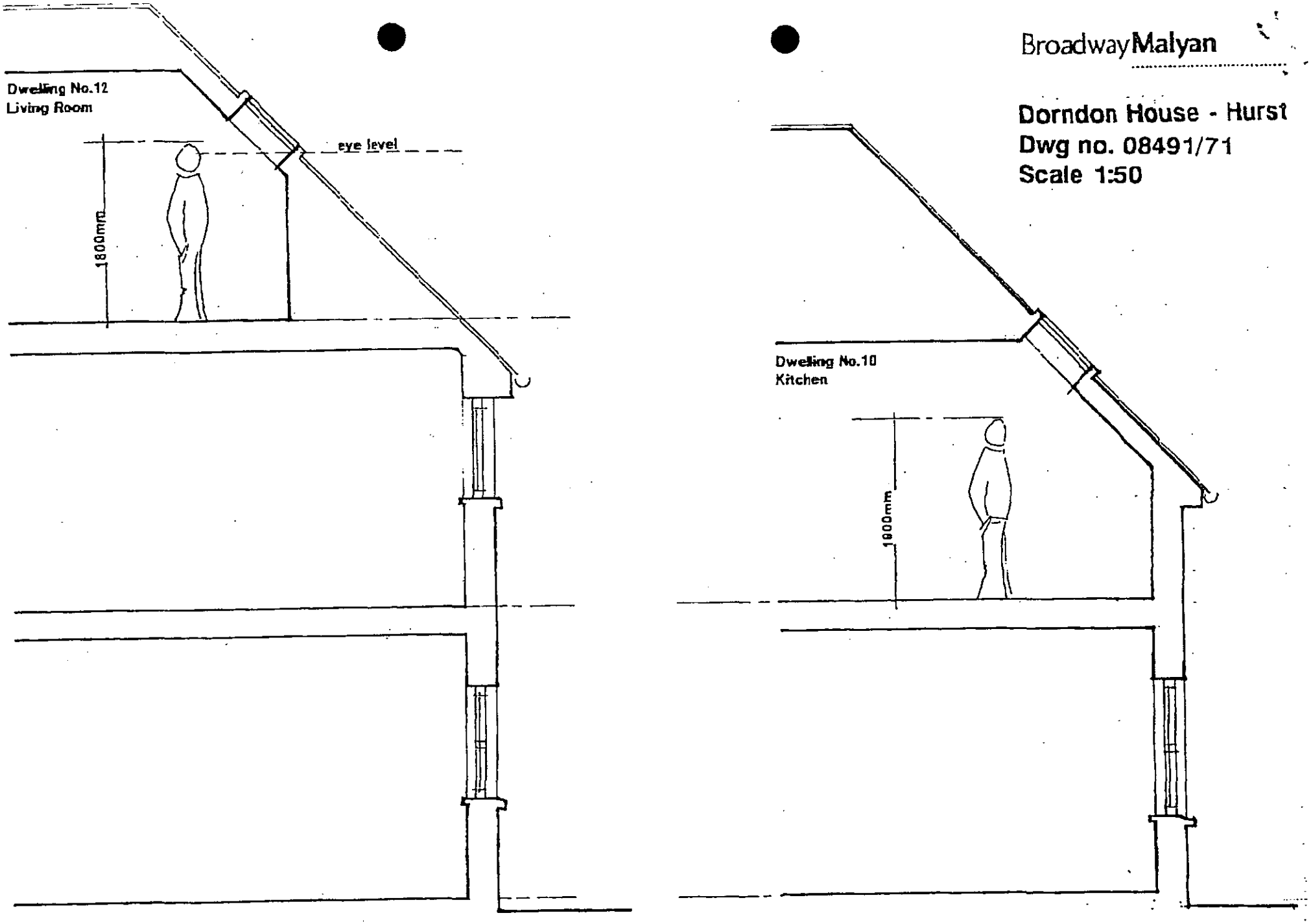
Contact: Gareth Capner, Ian Tant, Mark Sitch

A list of partners can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

01189323461

BroadwayMalyan

Dorndon House - Hurst
Dwg no. 08491/71
Scale 1:50



Drawing showing relationship between roof lights and views from dwelling numbers 10 & 12

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot
Reading, RG31 7BW
Tel 0118 943 0000 Fax 0118 943 0001
e-mail: planning@reading.bartonwillmore.co.uk

Barton Willmore
Planning

Mrs. B. Polnik,
Environmental Services Department,
Wokingham District Council,
Civic Offices,
Shute End,
Wokingham,
Berks. RG40 1BN

BY FAX AND POST
0118 974 6486

9947/A3/MXS/JEN
p18th October, 2000

Dear Mrs. Polnik,

DORDON HOUSE, SCHOOL ROAD, HURST
PLANNING APPLICATION F/2000/1846

I refer to the Officer's Report to be presented to the Development Control Committee on 18th October and our recent telephone conversation.

The Officer's recommendation is to grant planning permission subject to a Section 106 Agreement. In relation to the contribution towards the play area at Martineau Lane, it has been confirmed by the Council's Recreation Officers that this money is to upgrade and replace worn out play equipment rather than to entrance the existing equipment. Thirlstone Homes offer to contribute towards a footway from the site's entrance to Tape Lane extending 10m into Tape Lane is in response to the SAI Group meeting, although the footway into Tape Lane could be reduced in length if required. In addition, Thirlstone Homes would be willing to extend the footway the entire length of the sites frontage, were this found to be necessary.

Lastly, I attach a sketch which shows the relationship of the Velux windows to dwelling nos. 10 and 12 and views out. There is no opportunity for overlooking.

If you require any further information please do not hesitate to contact me.

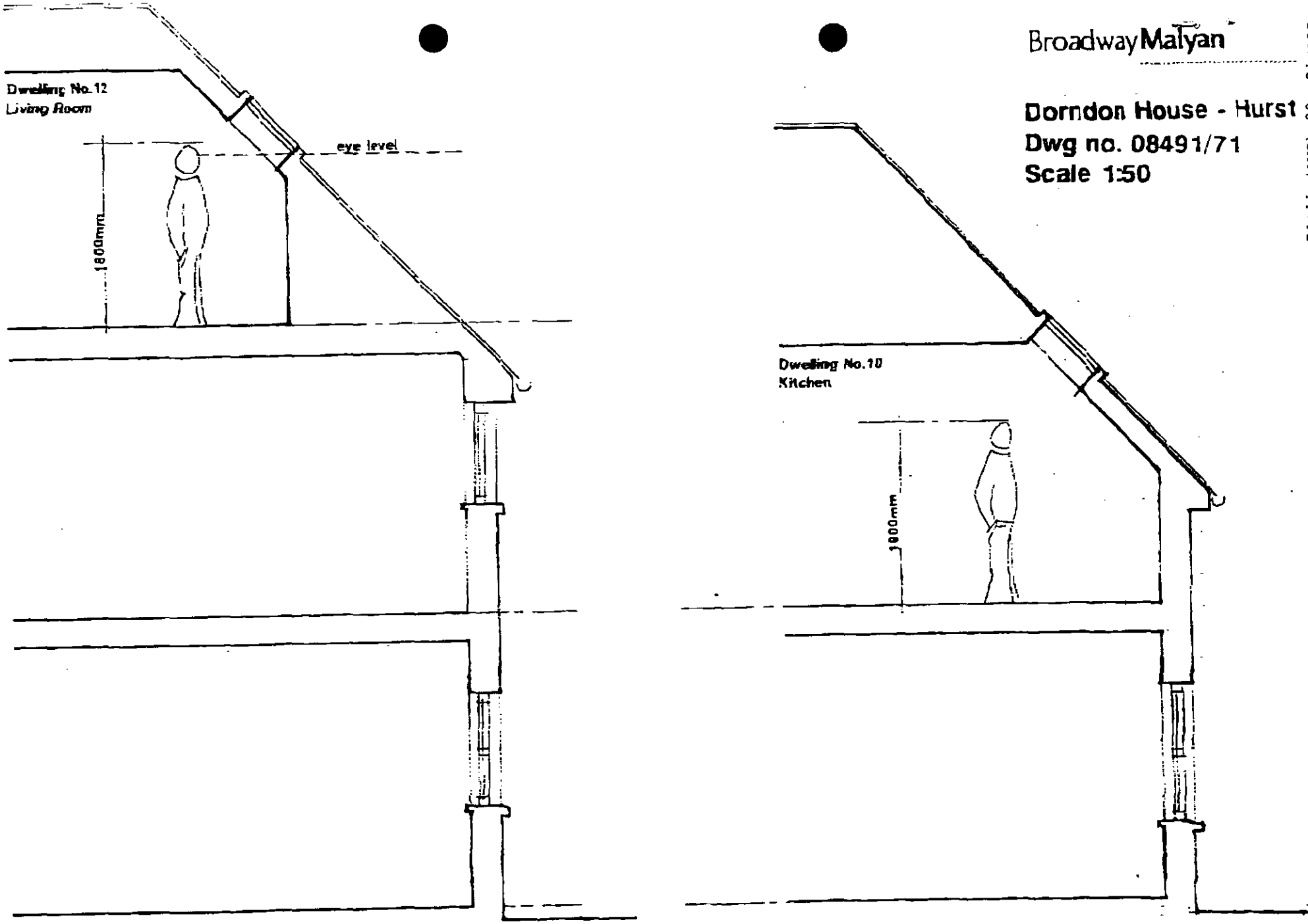
Yours sincerely,

MARK SITCH
Associate

cc: T. Mead - Thirlstone Homes (Western) Ltd.

Broadway Malyan

Dorndon House - Hurst
Dwg no. 08491/71
Scale 1:50



Drawing showing relationship between roof lights and views from dwelling numbers 10 & 12

Recd 4.50pm 16.10.00

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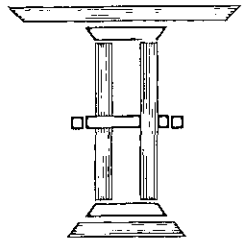

THIRLSTONE

THIRLSTONE HOMES (WESTERN) LTD
THIRLSTONE HOUSE
16 SHUTE END,
WOKINGHAM,
BERKSHIRE,
RG40 1BJ
Tel: 01189 364600
Fax: 01189 364601
e:mail: contact@thirlstonehomes.co.uk

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

TM/JAH

16 October 2000

Dear Mrs Polnik

DORNDON HOUSE, SCHOOL ROAD, HURST

Further to our conversation today I can categorically state that we have no intention whatsoever of demolishing this building without your Authority's permission.

We did write to your authority on 20 September, serving notice to carry out demolition and asking for a Section 81 notice of Condition and we stated that we wish to commence demolition on 16 October 2000. We have subsequently received this notice from your authority confirming that our notice is acceptable.

As I mentioned to you on the phone I have had a telephone call from the Wokingham Times asking for our comments on a suspicious fire at Dorndon House yesterday and they had had both neighbours and councillors on the phone. They implied that we may know about this suspicious fire and again I can categorically confirm that we did not know anything about it until today. I have been to the site and spoken to the Police and the Fire Brigade and it appears that someone has smashed a window in the Lodge House on the site and set fire to some paper inside the building. There is no structural damage to either of the buildings. Dorndon House itself was broken into last week and again someone had lit a fire inside the building which was why we decided to board up the windows to prevent any intruders, particularly as the building is so close to a school.

Registered Office, Berkeley House, 19 Portsmouth Road, Cobham, Surrey KT11 1JG, Registered in England and Wales Number 3713171
A member of Thirlstone plc

Rec'd 4.50pm 16.10.00

THIRLSTONE
THIRLSTONE HOMES (WESTERN) LTD
THIRLSTONE HOUSE
16 SHUTE END,
WOKINGHAM,
BERKSHIRE,
RG40 1BJ
Tel: 01189 364600
Fax: 01189 364601
e:mail: contact@thirlstonehomes.co.uk

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17 OCT 2000
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Thames Valley Police
Wokingham Police Station
Rectory Road
Wokingham
Berks

Our Ref: TM/JAH

16 October 2000

Dear Sirs

DORNDON HOUSE, SCHOOL ROAD, HURST

I am writing in respect of the above property which we will be the legal owner of from today.

The property was boarded up last week following a break-in on Monday or Tuesday when some damage was done to the windows, and somebody had tried to light a fire inside the building. This was not reported to you as we felt that boarding the building in its entirety would prevent this from happening.

To my dismay I received a telephone call from the Wokingham Times today informing me that a fire had been started at the premises and that the Fire Brigade was called.

Having visited the property today, a number of windows have been smashed and some of the boarding has been removed from the windows and I would like to report this incident as I am not sure whether someone had intentionally tried to set fire to the Lodge Building on the premises or indeed Dorndon House.

We are obviously extremely concerned and would ask that this incident is noted and that any reports of vandalism are dealt with as the building may be empty for some time. We are awaiting the outcome of a Planning Application to redevelop this property and until this time, we will re-board up the windows to prevent further access from vandals.

Yours sincerely

TOBY MEAD
Land Director

cc. Ms A Odell

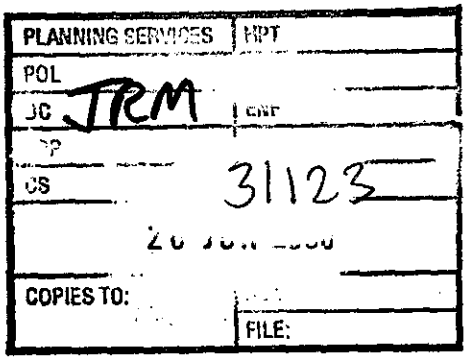
copy -> case officer

THERESA MAY MP
Shadow Secretary of State
for Education & Employment

HOUSE OF COMMONS
LONDON SW1A 0AA

no. number yet

Mr Chris Wood
Head of Planning and Transportation
P O Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR



Reply rec'd.

16th June, 2000

Dear Mr Wood,

Proposed Conversion of Dorndon House, School Road, Hurst, to Private Flats for Residential Accommodation

I have received a letter from my constituents, who live at Tape Lane, Hurst, Wokingham, a copy of which I attach for your information, outlining their objections to the proposed conversion of Dorndon House into residential accommodation.

I should greatly welcome your comments on this proposal. I would also ask that you consider the objections which my constituents raise in any decision which is taken.

I look forward to hearing from you.

Yours sincerely,

MRS THERESA MAY, MP

Tel: 0207 219 5206 *Fax: 0207 219 1145*
E-mail: mayt@parliament.uk

To: Rt. Hon. Mrs. T. May, MP
Houses of Parliament
London

5 June, 2000

Dear Mrs. May,

Ref. Proposed Conversion of Dorndon House, School Road, Hurst, to Private Flats for Residential Accommodation.

We, the undersigned residents of Tape Lane, Hurst, recently received a letter from Thirlstone Homes (Western) Ltd, with preliminary information about the proposed redevelopment of Dorndon House, School Road Hurst. This property borders onto our houses and Mr. Toby Mead, Land Director, offered to meet us and explain the proposed development further. We met Mr. Mead on 5 June and he showed us plans of the proposed development. Thirlstone intend to submit their plans to WDC for planning approval week beginning 12 June, 2000.

Thirlstone's plans are to demolish the present Dorndon House and to construct a new 3-storey edifice with 11 two-bedroom flats and 1 one-bedroom flat. Mr.Mead estimated that the prices for the two bedroom flats would be from £190,000. The new building will have a much larger footprint than the current building and is even larger than the recently approved, but disputed, plans for the nursing home approved in 1999. The proposed height of the new building is 11.2 metres – 2.3 metres (over 7 feet) higher than Dorndon house is currently, although it is possible that Mr. Mead will reduce this in the plans to be submitted to WDC.

We consider that this development is totally unsuited for this site in the centre of Hurst for the following reasons:

- It is absolutely out of character with the local environment and all the other buildings in Hurst village.
- It will be by far the highest and largest building in the village.
- The increased traffic onto School Road will be a general hazard to present villagers and road users. (The development proposes 23 parking spaces will be provided. Traffic use from the current amenity is relatively low; residents don't drive, many staff don't appear to use cars and visitors are not numerous.)
- It is right opposite the village school and the increased traffic on School Road and Tape Lane will be hazardous for children and parents.
- The proposed housing density is too high for the area. Twelve flats is far too many for this site.
- The proposed building encroaches much too closely to neighbouring Tape Lane properties and will overlook them from multiple windows and invade their privacy.
- The proposed removal of one of the trees behind Hunter's Lodge, will significantly reduce the quality of the outlook from this property.
- The two top flats in particular will have direct line of sight into neighbouring dwellings and gardens from a height of *circa* 10 metres.
- The reason given for the proposed change of use from nursing home to private residences is "lack of financial viability" – however, if this is the case why were plans submitted and approved for extension of the residential care facilities as recently as 1999? If it is not the case, why is change of use being considered?
- Although it is not a listed building, Dorndon House is a significant landmark in Hurst. Any development should preserve the major part of the external structure and not exceed the current building footprint.

- With the recent closure of Bonhomie Court, this redevelopment reduces further the local residential and nursing home accommodation for the elderly in the area. With population trends leading to increased numbers of elderly people, this must be a retrograde step.
- There is a bat colony in the area of Domdon House, roosting spot unknown. Any development should take them into consideration, taking care to locate and protect their habitat.

In short, we consider that this is yet another attack on the rural nature of Hurst, which will seriously detract from the character of the village. As yet no plans have been submitted, but we wanted to warn you all of the proposals and enlist your support in fighting this threat to our local environment.

Thirlstone Homes have provided us with draft plans of their existing proposals and Mr. Mead agreed to inform us of any changes they make before their submission to WDC Planning Department. Mr. Mead also said that Thirlstone had reviewed their plans with WDC Planning Department and Highways Department, where the reaction was not unfavourable.

Please contact any of the undersigned if you want further information.

Yours sincerely,

RP.

Stephen Maltby, Linden House, Tape Lane

Geoff Birch, Rosebank, Tape Lane.

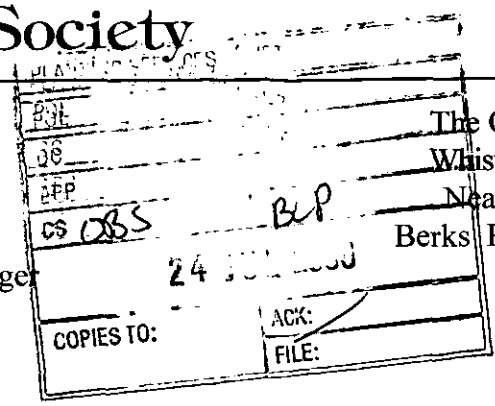
John and Sylvia Saunders, Maple Lodge, Tape Lane

Jane Freeman, Hunters Lodge, Tape Lane.

Eileen Eby, The Coach House, Tape Lane

The Hurst Village Society

The Old Pound
Whistley Green
Near Twyford
Berks RG10 0ES



Mr J Mitchell, Development Control Manager
Environmental Services Department
P O Box 157
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

20th July 2000

Dear Mr Mitchell

Application No F/2000/1846
Dorndon House, School Road, Hurst
Proposed demolition of nursing home and erection of 12 flats

This Society has examined this Application and wishes to comment as follows.

The existing building is situated on a shallow corner plot, and forms part of a gateway to the central residential area of the village. Its style and scale, despite its conversion from residential to nursing home use, are in keeping with its age, locality and position, with appropriate details such as mullioned bay windows. It is an important feature of School Road.

Both the concept of a substantial block of flats, and the style of the proposed development, with its steeply pitched roof and other details reminiscent of modern supermarket buildings, are alien to the rural village environment. They are particularly inappropriate for this site, and more properly belong in an urban setting.

Not only would the proposed development would be significantly higher than the existing building (including existing permission 99/68877/F), but that height would apply to the majority of the roofline. This, together with the longer frontage to School Road, would lead to significant massing in a street of fairly open aspect, characterised by houses of one or two storeys in relatively large plots.

Despite the lack of any objection on traffic grounds from your Mr Trotter, we are also concerned by the prospect of additional traffic generation in School Road. It is already a rat-run from Woodley/Winnersh to Maidenhead/Windsor/Slough, particularly during morning and evening rush hours. During the day, the opposite side of School Road is filled at various times with parked cars dropping off and picking up children at the School. The addition of a new source of vehicle movements (24 parking spaces proposed) to this scenario seems perverse.

Tel: *0118 934 3889* ***e-mail:*** *john@lemons.force9.co.uk* ***Fax:*** *0118 932 1373*

Despite the Applicant's claim of support by several local planning policies, we therefore believe that the proposal is actually *contrary* to the following:

- Loddon Area Local Plan, Policy LBE2, Inappropriate Design
- Wokingham District Local Plan, Policy WOS3, Development Control Principles, paras a, c, d and f.
- Wokingham District Local Plan, Policy WBE1, Development in its Local Context, paras b, e, f and h.

For these reasons we wish strongly to object to this Application.

Yours sincerely,



J E Lemon
for The Hurst Village Society

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

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8 August, 2000

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application No. F/2000/1846 - Dorndon House, School Road, Hurst

St Nicholas Hurst Parish Council have considered this application and have noted the following matters:

1. The proposed development has an increased footprint over that of the existing house of 75% and this is still 10% when the planned extension is included.
2. The proposed development has a ridge height some 4 feet above the present maximum and furthermore this extends over a distance of 55 feet compared with 18 feet length on the existing house and its planned extension.
3. The overall mass of the proposed development is estimated to be in excess of 100% greater than the existing house and between 25% and 30% greater when the planned extension is included.
4. The sight lines provided for exit onto School Road are not stated on the plans.
5. St Nicholas Church of England Primary School is in School Road with its playing field opposite Dorndon House and the main school buildings 50m east of it again on the other side of the road.

The Council object to this application for the following reasons:

1. There are no buildings in the street scene of School Road or indeed in the wider street scene of Hurst as a whole that come anywhere near the size and mass of this proposed development. Furthermore, it is clear that in April 1999 the District Council was opposed to anything larger than the existing house plus the planned extension. This is demonstrated by the fact that the size of the extension submitted with 99/68877/F in January 1999 was, following discussions with the District Council, considerably reduced in the revised plans submitted in April 1999 prior to approval.

2. The proposed development is on the edge of the identified settlement, the boundary of which runs down School Road at this point. This proposal by virtue of its design, scale and mass would form an inappropriate hard edge to the settlement.

3. The proposed development provides no significant environmental enhancement of any sort. The developer has not even recognised the opportunity to extend the footpath on that side of School Road up to Tape Lane.

4. The existing building is an early Victorian, possibly even Georgian, house that is unique in the street scene of Hurst and of some considerable character. It is mentioned in The Book of Hurst by Henry Farrar who describes it as having its own brewery in the 1850's thus indicating that it was well established at that point in time. The Council believe that, whilst it is not a listed building, refurbishment and re-use rather than demolition would be an environmentally more sensitive and better solution.

5. The proposed development has a deleterious effect on the privacy and amenity of its immediate neighbours.

6. It is this Council's view that the sight lines proposed by Highway Development Control and the apparent provision on the plans are both woefully inadequate for the particular circumstances here. School Road is a busy road with high levels of rush hour traffic. In addition, parking for the School takes place opposite Dorndon House all day. At delivery and collection times for the children this parking extends as far as the Village Hall some 100 metres west of Dorndon House and this limits the road to single way traffic for a considerable distance. It is to be hoped that both Officers and Members have had an opportunity to observe this parking and its effect during term time. If this is not the case then consideration of this application should be deferred till after the start of the school term in September.

7. The proposed development of 12 dwellings will, compared with the present care home use, generate a considerable amount of additional traffic entering and exiting. This, particularly combined with the parking opposite that is mentioned above, will compromise the safety of both pedestrian and vehicle traffic in School Road. This should not be countenanced so close to the School.

8. The Primary School is already oversubscribed and this substantial additional development will place further strain on this piece of village infrastructure.

In summary this Council believe that for all the reasons stated above that this proposed development does not comply with the following Wokingham District Council planning policies:

Loddon Area Local Plan (Statutory Plan)

LH1 Housing Development on Unidentified Sites Criteria A,B,C,E and F
LTV5 Transitional Areas
LTV6 Protection of Important Open Areas within Settlements
LBE1 Design of New Development
LBE2 Inappropriate Design
LBE3 Refurbishment and Redevelopment

Wokingham District Plan (Emerging Plan)

WOS3 Development Control Principles Paragraphs a,c,d,e and f
WOS5 Environmental Improvements Paragraph d
WBE1 Development in its Local Context Paragraphs a,b,e,f,g and h

St Nicholas Hurst Parish Council request that this application be refused on the grounds that it fails to comply with these policies.

Yours faithfully,

Clerk

Basia Polnik

From: Andy Glencross
Sent: 01 September 2000 11:18
To: Basia Polnik
Subject: Dordon House Planning application F/2000/2232

Hi Basia

The application seems in general to be well thought out in terms of specimen trees and the existing "garden" is unlikely to be of significant ecological value. However in the past a number of locals have contacted me over this proposal, one in particular suggested that the existing building contained a bat roost. As you know the presence of bats on an application site must be a material consideration in detemining an application (PPG9), and it is the developers resposibility to check for their presence. This is especially true in this case as the existing building is earmarked for demolition.

I would advise that the developer submits a survey the buildings by a trained and licenced bat worker with this application. It would be in their interests to establish the presence or absence of bats before they purchase the site.

I hope this is of help to you.

Cheers

Andy Glencross

FAO Andy Glencross

Any Bats ?

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To:
Dinton Pastures Country Park
FAO. Chris Buggy

From: Mrs B Polnik

Date: 10 August 2000

Application Number: F/2000/1846

Proposal: Proposed demolition of existing nursing home and erection of 12 flats with refurbishment of existing garage block..

Site Address:
Dorndon House, School Road, Hurst, Reading.

Applicant:
Thurlston Homes Western Ltd C/O Barton Willmore.

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

To Basia Polnik.

Hi Basia

Andy is on leave for a couple of weeks, I would advise that the developers carry out a comprehensive site survey to determine in there are roosts in the building. If so there are statutory obligations to adhere to.

Ta

Chris Buggy

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design

DATE: 15/09/00

Location: Dorndon House, School Road, Hurst

Proposal: Demolition of existing nursing home and erection of 12 flats with refurbishment of existing garage block

Application Number: F/2000/1846

In response to your consultation dated 5th July 2000 for the above application, the arboricultural comments are as follows:

The application is acceptable in relation to trees on the site, some of which are included in Tree Preservation Order No. 600/1993.

The proposed footpath at the south west end of the site will come to within 2 metres of the Lime tree, T22, in the applicants tree survey. Is it possible to stop this footpath to leave 4 metres of undisturbed land next to the tree? If not details should be submitted to show how the footpath will be constructed to avoid damaging this tree. Tree 29 a Sycamore growing along the east boundary is in poor condition and could be removed. This will allow the footpath to extend up to 15 metres along this boundary without causing problems for trees.

Should planning permission be granted I would recommend that the attached conditions be imposed.

Neil Etherington
Senior Arboriculturist

WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Condition 01 **Attached to Detailed Planning Consent**

(a) No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

(b) No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place on site.

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

(d) The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the LPA has first been sought and obtained.

REASON

To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

Condition 02 **Attached to Detailed Planning Consent**

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the LPA; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the LPA gives written consent to any variation.

REASON

To secure the protection throughout the time that the development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.

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WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Landscape Condition 01 - Attached to Detailed Planning Consent

No development of the site shall take place without the prior written approval of the LPA of the reserved matters, that is details of:

The landscaping of the site (including any proposed changes to existing ground levels, means of enclosure and boundary treatments, hard surfaced areas and materials, planting plans, specifications and schedules, existing plants to be retained and showing how account has been taken of any underground services.

Completion of the above works to have been carried out no later than 12 months from the time of project completion.

REASON

To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development.

Landscape Condition 02 - Attached to Detailed Planning Consent

No development shall take place until a schedule of landscape maintenance for a minimum of 5 years has been submitted and approved in writing by the LPA. The schedule shall include details of the arrangements for its implementation.

Any plants dying within 5 years of being planted shall be replaced with a suitable replacement specimen.

REASON

To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development.

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ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

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12th September 2000

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application No. F/2000/1846
Dorndon House, School Road, Hurst

The Parish Council have considered the additional information and plan received by the Council on 7th September.

The Council note the plan showing the visibility splays provided for the proposed development and as a consequence make the following revisions to my letter of 8th August objecting to this application:

1. Delete Paragraph 4 of the Council's notes on the application.
2. In the second line of Objection 6 substitute the word 'corresponding' for the word 'apparent'.
3. Also in the second line of Objection 6 delete the word 'both'.

Please note that these amendments do not in anyway alter the Council's view that the sight line provision is woefully inadequate.

The Parish Council have not altered their views on this damaging application and once again ass that it be refused for all the reasons stated in my letter of 8th August.

Yours sincerely,

Clerk

Basia Polnik

From: Andy Glencross
Sent: 18 September 2000 12:13
To: Basia Polnik
Subject: Dorndon House

Hi Basia

This should be OK

All bats are fully protected by the Wildlife and Countryside Act 1981 and the Conservation (Natural Habitats & c.) Regulations 1994.

Should it become apparent that the property is being or has been used by bats (A bat roost is protected even if there aren't bats there all the time) during the re-development of this property then all works must stop immediately and English Nature must be consulted.

Cheers

Andy

Basia Polnik

From: Lisa Jarvis
Sent: 13 September 2000 10:38
To: Basia Polnik
Subject: 12 Flats at Dorndon House, School Road, Hurst

I have now had an opportunity to look at the detailed plans for this development. I did try to contact you on Monday to inform you of my comments and I was away yesterday.

In summary, this is a small development however based on the Council's adopted standards 0.13 ha of open space should be provided on site. Looking at the plans is seems as just over this requirement is being provided in terms of open space. However, within the application paper work no details have been provided with regards to the future maintenance of this land.

I am assuming that this land will be maintained by a management company and will act as gardens for the flats, therefore providing no real public access, and cannot therefore be classed as public open space.

The nearest open space is located in Martineau Lane, which has a play area. As there is no public space being provided on site I will be requesting a contribution of £2,000 to enhance the existing play area at Martineau Lane, I would be grateful if you would pass this onto the developers.

Please keep me informed on the progress of this application.

Many thanks

Lisa

Date: 04 September 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/2232 and F/2000/1846

Location: Dorndon House Nursing Home Dorndon House, School Road, Hurst, Reading.

Proposal: Proposed demolition of existing nursing home and redevelopment of existing garage building. (Duplicate application of number F/2000/1846)

Applicant: Thurlstone Homes West Ltd C/O Barton Wilmore Planning Partnership.

Case Officer: Mrs B Polnik

The new plans show the following: Additional information regarding bats and plan showing visibility splays. Drawing no 80491/65a.

Comments are required by 14/09/2000.

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

CONDITIONAL APPROVAL

1. C120 (INSERT: Parking, Garaging & Turning). R120.
2. C127 (INSERTS: 2.4m by 120m at junction access with School Road). R127.
3. S106 TO SECURE PROVISION OF FOOTWAY FLOW TAPE LANE ACROSS SITE FRONTAGE TO THE VEHICULAR ACCESS PRIOR TO DEV. OCCUPIED

Comment

Please ensure minimum dimensions for disabled space meet our standards. (wheelchair user minimum is 3200mm X 4800mm).

ADAM COGGINS 07/09/00.

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik **Date:** 05 July 2000

Application Number: F/2000/1846

Proposal: Proposed demolition of existing nursing home and erection of 12 flats with refurbishment of existing garage block.

Parish: HURST PARISH

Site Address:
Dorndon House, School Road, Hurst, Reading.

Applicant:
Thurlston Homes Western Ltd C/O Broadway Malyan.

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).

ADDITIONAL PLANS REQUIRED SHOWING UNOBSTRUCTED VISIBILITY SPLAYS OF 2.4 x 120 METRES IN BOTH DIRECTIONS. (AS PER PRE-APP ADVICE)

TR 27/07/00

Requested by phone 9.8.00

Need to improve footway facilities min. 18m in width

Signed: _____ **Print name:** _____

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

HPT 11th July, 2000

PLANNING SERVICES	TLS 31705
POL	
DC	ENF
APP	
CS	
12 JUL 2000	
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	FILE:

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application No. F/2000/1846

I refer to the above-mentioned Application by Thirlston Homes (Western) Ltd., in respect of Dorndon House, School Road, Hurst; proposed demolition of existing nursing home and erection of 12 flats with refurbishment of existing garage block.

Will you please confirm by return that you are prepared to postpone the date of receipt of comments by the Parish Council to 14th August. This will enable the Council to consider a view at its Meeting on 7th August.

Yours sincerely,

Clerk

THAMES VALLEY
POLICE

PLANNING SERVICES 32712
POL
DC BP
APP
CS

COPIES TO: ACK:
FILE:

P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL
Tel. 01635 295156
Fax 01635 295126

Date 2nd August 2000

For 'Secured by Design' standards and application forms
Visit the 'SBD' website at :-
www.securedbydesign.com

Mrs. B. Polnik
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 1846

Dear Mrs. Polnik

Dorndon House, School Road, Hurst.

Thank you for the details of the application in respect of the above site.

My only adverse comment relates to the lack of any deterrent preventing casual intrusion around the rear of the building.

One of the most common calls to police from flat dwellers relates to 'prowlers' around the outside of the block. Privacy for ground floor flats, security - for ground floor dwellings needing windows open for ventilation, and the safety of young children on the site - with no barrier to prevent them wandering into the vehicle manoeuvring area, all require the provision of some are of 'private space' accessible only to occupants. As shown, this proposal would not comply with the 'Secured by Design' criteria now required by many housing associations and insurers.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the potential crime risks facing this proposal include casual intrusion, domestic burglary and car crime.

The council can help to discharge its duty in respect of its planning function under Sec. 17 by taking the above comments into account when arriving at its decision.

I trust this will be of assistance and thank you for your consultation.

Yours sincerely.

Dave Stubbs

P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES	HPT 32507
POL	TLS
DC	EHF
PP	
CS	

From: Joanne Ellis, Environmental Health

My Ref: JPE/dorndon

To: B Polnik, Development Control

Your Ref: F/2000/1846

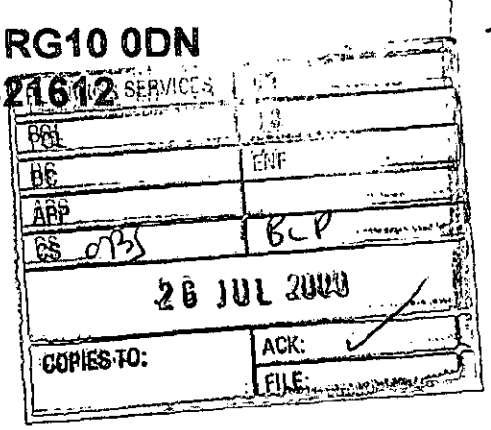
Date: 31 July 2000

PROPOSED DEMOLITION OF EXISTING NURSING HOME AND ERECTION OF 12 FLATS WITH REFURBISHMENT OF EXISTING GARAGE BLOCK DORNDON HOUSE, SCHOOL ROAD HURST

These proposals have been evaluated and I have no environmental health objections to the application, but recommend that the following condition be imposed should the application be granted planning consent:

- Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

The Cricketers Tape Lane Hurst Reading RG10 0DN
Tel: 01189 320778 Fax: 01189 321612



Mr John Mitchell
Development Control Manager
Environmental Services Department
Planning Services, Wokingham District Council
PO Box 157, Shute End
Wokingham RG40 1WR

Ref: application no. F/2000/1846
24 July 2000

Dear Mr Mitchell,

I am writing to add my concern and that of my family to the letters asking that the application to develop the Dorndon House site in this village to be rejected, preferably in such a way that it cannot be resubmitted on a 'scaled down' basis.

It is a proposal quite out of keeping with the character of the village and its buildings, which are essentially small in scale. It is a clear case of overdevelopment to propose the building of 12 flats in a three-storey building, higher than any other building in Hurst village centre, and which would occupy a much larger 'footprint' than the existing Dorndon House, thus encroaching too closely on the neighbouring Tape Lane properties.

Although it is not 'listed', Dorndon House is to us, the residents of Hurst, a much more significant building than many which are. It is one of the most familiar and impressive landmarks in the village.

Even more importantly, the inevitable resulting volume of traffic movements would be a threat to children and parents travelling and walking to and from the village school immediately opposite, a situation with which I am familiar as a former governor of the school, as a resident of School Road for 17 years and as a parent whose 3 children attended there.

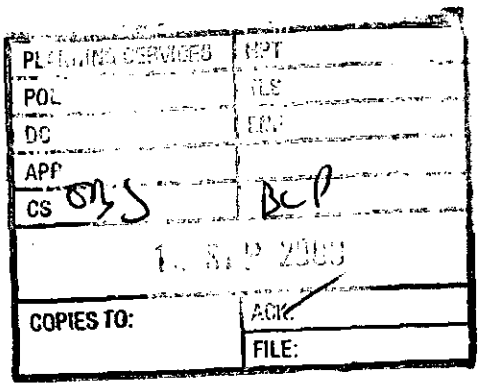
Finally, I sympathise with those residents of the neighbouring properties whose privacy would be invaded by being overlooked by numerous windows.

This proposed development is quite unnecessary and out of keeping and I hope that you will listen to and take account of those of us who live in Hurst and reject the application to demolish Dorndon House and erect 12 flats in its place.

Yours sincerely,

Mr John Vimpany, Mrs Ann-Marie Vimpany, Miss Joanna Vimpany

The Cricketers Tape Lane Hurst Reading RG10 0DN
Tel: 01189 320778 Fax: 01189 321612



Mr John Mitchell
Development Control Manager
Environmental Services Department
Planning Services, Wokingham District Council
PO Box 157, Shute End
Wokingham RG40 1WR

Ref: application no. F/2000/2232
18 September 2000

Dear Mr Mitchell,

Please note that this is a duplicate letter of protest against the duplicate applications nos. F/2000/2232 and F/2000/1846

I am writing to add my concern and that of my family to the letters asking that the application to develop the Dorndon House site in this village to be rejected, preferably in such a way that it cannot be resubmitted on a 'scaled down' basis.

It is a proposal quite out of keeping with the character of the village and its buildings, which are essentially small in scale. It is a clear case of overdevelopment to propose the building of 12 flats in a three-storey building, higher than any other building in Hurst village centre, and which would occupy a much larger 'footprint' than the existing Dorndon House, thus encroaching too closely on the neighbouring Tape Lane properties.

Although it is not 'listed', Dorndon House is to us, the residents of Hurst, a much more significant building than many which are. It is one of the most familiar and impressive landmarks in the village.

Even more importantly, the inevitable resulting volume of traffic movements would be a threat to children and parents travelling and walking to and from the village school immediately opposite, a situation with which I am familiar as a former governor of the school, as a resident of School Road for 17 years and as a parent whose 3 children attended there.

Finally, I sympathise with those residents of the neighbouring properties whose privacy would be invaded by being overlooked by numerous windows.

This proposed development is quite unnecessary and out of keeping and I hope that you will listen to and take account of those of us who live in Hurst and reject the application to demolish Dorndon House and erect 12 flats in its place.

Yours sincerely,

pp. JR Vimpany Ann-Marie Vimpany JB Vimpany

Mr John Vimpany, Mrs Ann-Marie Vimpany, Miss Joanna Vimpany

PLANNING SERVICES	HPT
POL	TLS
DC	SNF
APP	
CS OBS	BLP
26 JUL 2000	
COPIES TO:	ACK: ✓
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Hunters Lodge
Tape Lane
Hurst
RG10 0DP

20th June 2000

Mr John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Sir

Objection to Dorndon House, Planning Application F/2000/1846

I write to put on the record my total objection to the above planning application. As the owner of Hunter's Lodge, which is the closest, neighbouring property I feel very strongly about this proposal. We have a 430-signature petition objecting to this application, a very valid indication of the view this proposal held by the Hurst's residents and visitors. Please bear in mind when looking at the plans and the development plan that these show the existing building **with** the extension which has not yet been built.

Size

1. A 3-storey apartment block is totally out of character with a village environment, and in Hurst there are no buildings of 3 stories. If this building is allowed it will be by far the tallest building in the village.

2. There is a statement in the planning brief that states "current scheme is comparable in height and footprint to that previously approved" is clearly untrue.

   The planned building would be considerably higher than the current building and the effect would be "massed" since the current skyline varies in height whereas the proposed one is one consistent height. The increased height will be an eyesore to the surrounding houses and will cause a reduction in light and visibility.

   Looking at the side elevation on the plan you have see the massive increase in height and massing of the proposed development that would overlook Hunter's Lodge and the Coach House.

3. The current footprint should not be increased – already there has been one significant extension added, and another approved. A development of 12 units is far to high for the space available, and will impact the quality of life of the neighbours of this property.

4. It is clear that the planning permission for the extension was put forward not because of a genuine need to increase the size of the nursing home but to use it as a stepping stone to a development such as this one.

Traffic

5. Tape Lane and School Road must not be widened as shown in the current plans. Tape Lane is an access only road which, however, is used as a cut through, with cars speeding down the road. I have had several cats killed by speeding drivers in Tape Lane. This will lead to "urbanisation" of the environment that should be avoided at all costs. In fact this is an opportunity to restrict the cars going down Tape Lane and make it a no through road.

6. The number of flats and hence number of cars will cause a traffic hazard in the area especially as there is a school opposite. Only this week there was a car accident in School Road. The traffic on School Road especially during school arrival and departure times is already causing significant problems for other car users.

7. The current traffic from Dorndon House is very limited, the residents do not use cars, visitors are infrequent and the staff do not appear to use cars. To increase this to 26 is extreme.

Village Environment

8. Dorndon House, although not listed, is a significant and well loved building in the area, also being the last remnant of the Dorndon estate – it should be kept as it is. If conversion is deemed to be necessary (which I strongly disagree with) then it should be a limited scale conversion of the interior only into a very few units.

9. I believe that this is yet another attack on the rural nature of Hurst – causing increased urbanisation of the village.

10. There are very few "real living" villages left in Berkshire – I believe Hurst is still one of them – it still has shops, school, cricket pitch, pond, pubs and a church, -- developments such as this one threaten the rural nature of the village and cause increased urbanisation.

Noise and Light

11. The noise level caused by this number of peoples and their cars will have a serious impact on the quality of the life of the neighbours.

12. The building is far too close to the existing buildings, only few metres from Hunters Lodge. There are numerous windows especially on the south side, which will mean that Hunters Lodge will be very overlooked.

Closeness to Neighbours

13. In a statement in the planning brief it says that there are "no windows to habitable rooms in the rear (east) facing elevation (above ground level which itself will be

screened by existing landscaping" but this means that there are more windows on the south side overlooking Hunters Lodge:

I will have the following windows overlooking me:

Dwelling One: Living/Dining & Bedroom
Dwelling Two: Kitchen, Living/Dining
Dwelling Seven: Living/Dining, Kitchen
Dwelling Six: Bedroom, Living Dining
Dwelling Eleven: Living Room

This will be an invasion of my privacy.

Trees

14. The trees between Dorndon House and Hunter's Lodge should be retained. In the summer these provide important screening between myself and Dorndon House.

15. Should any development go-ahead then further large, mature trees should be planted, especially since some of the existing trees are elderly, and should aim to replace these trees in time.

16. There seems to be a major over emphasis with location of Yew tree rather than the effect this will have on all the neighbours. Although I appreciate that the Yew tree is a nice tree, to reposition the whole building for the sake of one tree is excessive. Reduce the size of any development instead!

Garage

17. The garage must stay as open garages, no future conversion to closed garages or other buildings must be allowed – this was part of the agreement of the sale of the garage from Maple Lodge to Dorndon House.

Other

18. Definitely do not want individual houses

Leave Hurst as it is! A development such as this will seriously detract from the character of the village.

Yours sincerely

Jane Freeman

GREEN END, TAPE LANE, HURST, RG10.0DP
0118 934 1211

PLANNING SERVICES | HPT
POL | TLS
APP | ENF
CS DHS | BCP
20 JUL 2000
COPIES TO: | ACK: ✓
FILE:

Mr. John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
POB 157 Shute End
Wokingham
RG40 IWR

18th July 2000

Dear Mr. Mitchell

Ref Planning application F/2000/1846

I should like to object to this planning application on the following grounds:

The proposed building is taller than the existing building and will form a far larger mass on the site.

Traffic movement on and off the site will be greatly increased. At present there is very little but with 12 flats there will be at least 12 and probably nearer 20 cars. The entrance is very close to the entrance to the village school and the road is already dangerous especially at the start and end of the school day.

The type of building proposed is totally unsuitable for a village such as Hurst. The existing house, though not listed, is attractive and is a notable feature of the street scene.

The building will be close to its neighbouring properties and overlook them and their gardens in a manner which would not be expected in a semi-rural area like Hurst.

The proposed density of dwellings is out of keeping with the rest of Hurst.

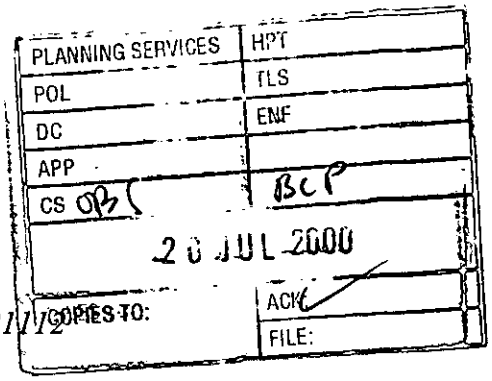
I urge you to reject this application.

Yours sincerely

Jane Fiennes

Mrs. Jane Fiennes

Pantile Cottage
Whistley Green
Hurst
Berkshire
RG10 0ES
Tel: 0118 9341498 Fax: 0118 9321172



J Mitchell, Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

18 July 2000

Dear Sir,

Ref. Proposed demolition of nursing home (Dorndon House School Rd. Hurst) and building of 12 Flats Your Ref. No F/2000/1846

I am writing in regard to the above and I feel this development would be totally out of keeping and detrimental to the rural aspect of Hurst for the following reasons:

1. This would be the only "Block" of flats in this rural village and would therefore be totally out of character.

2. The preservation of the exterior of Dordon House to retain the character of this attractive house, with alterations internally to maximise the available space would be the most acceptable option.

3. The increase in traffic movement, which 12 flats would produce, would be a particular hazard in School Road as the property is opposite St Nicholas School. This road is already extremely busy and more vehicle movements would exasperate this

4. The proposed building will adversely affect the residents in Tape Lane with windows overlooking their properties.

This proposed development would be another inappropriate intrusion on the rural nature of Hurst to the detriment of its residents.

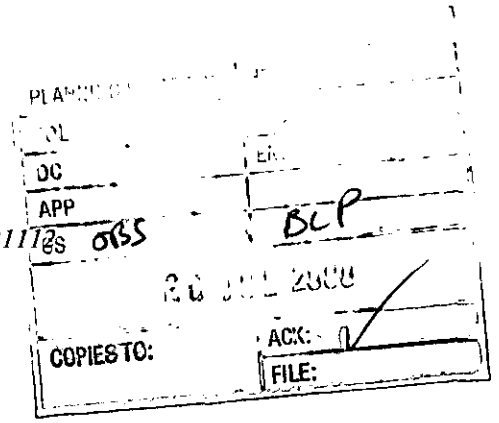
The developers have not given any consideration to the above issues and I believe the Planning Committee should therefore reject this application.

Yours faithfully,

Mrs Joanna Penney

cc: Hurst PC

Pantile Cottage
Whistley Green
Hurst
Berkshire
RG10 0ES
Tel: 0118 9341498 Fax: 0118 9321173



J Mitchell, Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End,Wokingham
Berks.RG40 1WR

18 July 2000

Dear Sir,

Ref. Proposed demolition of nursing home (Dorndon House School Rd. Hurst) and building of 12 Flats Application No F/2000/1846

In regard to the above proposal it appears that the developers are solely interested in maximising their investment without taking into consideration the rural nature of village of Hurst or the current residents. The planning committee should therefore reject such ill thought out proposals on behalf of the residents whose views they are there to represent.

I would expect the Planning committee to reject this proposed development, on behalf of Hurst village, for the following reasons:

1. This proposed development is totally out of character with the existing housing stock in the village and will be unsightly and upset the rural nature of the village. There are no flats in the centre of the village.

2. The proximity to St Nicholas School across the road should be taken into consideration as increase traffic movements would not be welcome and could become an additional hazard.

3. The proposed building will adversely affect the residents in Tape Lane with windows overlooking their properties. The School will also be overlooked.

4. The proposed housing density is out of keeping for the area and therefore should be limited.

The preservation of the exterior of Dordon House to retain the character of this attractive house, with alterations internally to maximise the available space would be the most acceptable option. The developers would still be able to make a handsome return on this proposal and it would be more acceptable to everyone.

This proposed development would be an inappropriate intrusion on the rural nature of Hurst to the detriment of its residents.

Yours faithfully

John Penney

cc: Hurst PC

Simon & Lori Higginbotham
31 Martineau Lane
Hurst
Berkshire RG10 OSF
Telephone/Fax (01189) 32 11 10

E-mail: simonhigginbotham@lineone.net

PLANNING SERVICES
RPT
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APP
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24 JUL 2000
COPIES TO:

22nd July 2000

Mr John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

F/2000/1846

Re: proposed demolition of Dorndon House, School Road, Hurst and proposed erection of 12 flats on the site immediately opposite the local primary school.

Dear Mr Mitchell

I am writing to register a formal complaint against the proposed demolition of the nursing home in School Road, Hurst, to build 12 luxury flats in a three-storey building with parking spaces for 23 cars. As you are no doubt aware, there is a considerable local strength of feeling against this development and this letter supports the petition from 430 residents that you should have received protesting against this development recently.

A development of this nature would be a danger to the local children and parents who attend the primary school immediately opposite to the proposed development. The plan represents a clear and obvious danger to the lives of young children and as such should be rejected with immediate effect on this basis alone. As a parent with two children, I find the concept of this development, on a road that is already dangerous and extremely busy throughout the day to be outrageous and morally wrong.

A secondary point is that a block of flats is entirely out of character for Hurst. A big development of flats cannot be supported by local amenities. If this plan is seriously considered, the council should also make available substantial additional spending to provide suitable local facilities including some amenities for children. Currently the village has a local feel and amenities to support a much smaller community. These plans indicate that more than 50 new people could descend on a local environment which could not support them.

Overall I feel very concerned that this is a significant threat to the safety of children of Hurst and is entirely out of character with the local village. Please reject this proposal.

Yours sincerely

S S Higginbotham

Simon Higginbotham

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

10 AUG 2000

COPIES TO:	ACC:
	FILE:

Donnington
Hunton Road
Hurst. Berks.
RG10 0BP.

Director of Planning
Wokingham District Council. 5.8.00.

Dear Sir & Madam.

Re Proposal to build flats on site of Dondon House. School Road. Hurst.

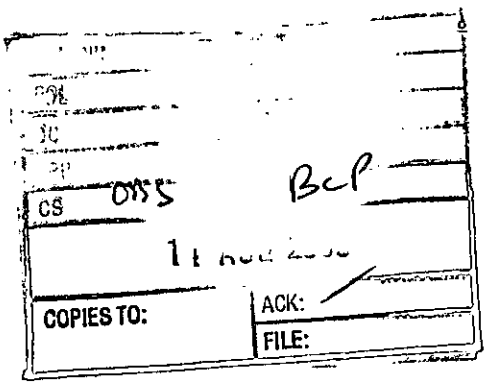
We are writing from our holiday in France to object to the above proposal.

- It would be completely out of character in the area, which has a rural style with existing buildings of just one or two storeys.
- This is a very busy road already – used as a cut-through from the many new homes built in the surrounding district.
- We are worried about safety to children, including our own, going to and from St Nicholas Primary School.
- The new flats would mean an invasion of privacy of existing homes in Tape Lane with the residents being overlooked.
- The village primary school is already over-crowded. Please turn down this proposal. Yours faithfully,

M. Corcoran. Susan J. Corcoran. Mary S. CORCORAN

URGENT decision notice
(copy faxed to agent 12/2).
Informal Hearing on
alternative scheme
tomorrow 13/2.
Please pass file to
Mike Evans once finished -
this needs to be dealt with today
Thanks Basia

Orchard Cottage
Wokingham Road
Hurst
Berkshire RG10 0SB
tel: 0118 934 2715



Mr John Mitchell
Development Control Manager
Environmental Services Dept
Planning Services
P O Box 157
Shute End
Wokingham, Berks RG40 1WR

7 August 2000

Dear Mr Mitchell,

re: Application No F/2000/1846
Proposed demolition of Dorndon House, School Road, Hurst and erection of 12 flats

We are writing to object to the above planning application for two main reasons.

We feel a block of flats would be totally out of keeping with the character of School Road and the village of Hurst in general. Development of this kind would set a precedent and further threaten the semi-rural, village nature of the locality.

A block of flats with 23 parking spaces would cause an unacceptable increase in the amount of traffic in the village, and in School Road in particular, which has already seen much increased traffic in the rush hours as it is part of the 'rat run' from Winnersh. Dorndon House is directly opposite the village school, and increased traffic from there would be a danger to local schoolchildren, and would cause severe congestion in the mornings and mid afternoons when mothers park outside the school to drop off and collect their children. It would also cause increased traffic down Tape Lane, which is not suited to such traffic.

We sincerely hope this planning application will be rejected.

Yours sincerely,

Jan Szydlowski Linda Szydlowski

Jan and Linda Szydlowski

PLANNING
POL
DC
APP
CS obs
COPIES TO

Hinton Farm House
J.M Hinton Road,
Hurst
Reading
RG10 0BP

John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
Wokingham District Council
P.O.Box 157
Shute End
Wokingham RG40 1WR>

Application No F/2000/1846

3 – 8 - 00

Dear Mr Mitchell,

Proposed Demolition of Dorndon House & Erect 12 Flats
School Road, Hurst

I would refer to the above planning application and having examined the details would request that this be refused for the following reasons:-

1. The building presents a unit mass out of character with any other building in the village and, if one considers the rural nature of this small village, contravenes Policy LC18(C) of the Loddon Area Local Plan in height and floor area.

2. The third story is a major contributor to this effect. Having examined the plans it is apparent that the top flats are not of the same quality as those on the lower floors with poor lighting, Velux windows and sloping ceilings. Removal of these would be no loss to the statement of "Luxury Flats" and lower the excessively high roof line.

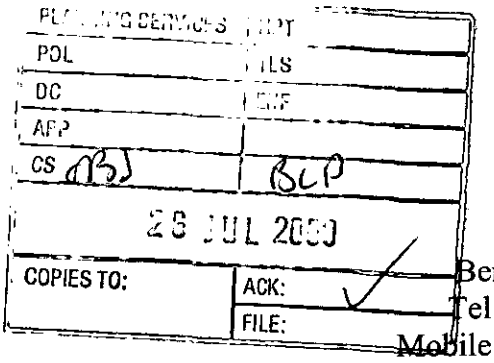
3. The building has the appearance of an institution, over large and is not as acceptable to the eye as that which it would replace. In a rural village some compatibility is essential.

4. The Dorndon House site is opposite the school. At starting and finishing time each day up to 40 cars are parked on the road against the school thus making virtually a single carriageway in School Road. It is very likely that most traffic from this development will be exiting at that peak time ,accidents waiting to happen !

5, There must be a SAIF contribution if this development of 12 residences is approved. This should be used to give some parking on the school side protected by curb extensions and move one carriageway onto the present forecourt of Dorndon House. This would also provide some traffic calming at all times and a major benefit to the village and the school

Yours sincerely

I.J.H.Richardson



'Fairlawn'
School Road
Hurst
Berks RG10 0DR
Tel 0118 9320741
Mobile 07977 416917

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

24th July 2000

Dear Sirs

Application Number: F/2000/1846
Site Address: Dordon House, School Road, Hurst.

We refer to the above application and make the following comments.

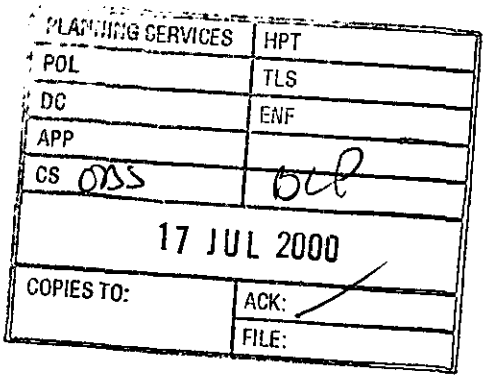
The nursing home currently has permission to extend towards our boundary. This scheme was acceptable to us. The 2-storey element was limited to a portion of the elevation facing us, the design had taken our privacy into account resulting in no windows overlooking us and the extension stopped well before the boundary.

We would not object to the re-development of the site for the erection of flats if it was similar to the approved extension but feel that the current application is not suitable. The proposed scheme, on the elevation facing us, has 2-storeys plus room in the roof, has many habitable rooms with large windows overlooking us and is much closer to our boundary. We would lose all privacy in our back garden, a valuable amenity to us.

For the above reasons we are not happy with the current application.

Yours faithfully

M.E. & W. Bond



13 July 2000

Reference: App No F/2000/1846

Mr John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
PO Box 157, Shute End
Wokingham, Berks
RG40 1WR

Dear Mr Mitchell:

SUBJECT: PROPOSED DEMOLITION OF DORNDON HOUSE AND ERECTION OF 12 FLATS

I write to offer my intense objection to the proposed demolition of Dorndon House and the building of a luxury block of 12 flats in its stead.

Not only am I a resident of Hurst, but I live in Tape Lane in the building which was originally the Coach House for Dorndon House.

- Approval was granted in the recent past for an extension to the care home. If it isn't viable as a care home (as we are being told by the developer) , then why did the owner wish to extend it? Was it merely to establish that a larger footprint for the property would be allowable?

- The proposed building is to be much larger than the existing one - three storeys as opposed to two, a larger footprint, and will have far and away too many occupants for this location in our village. It will loom over the houses in Tape Lane. My property is already squeezed by the 'garage' for Dorndon located outside my kitchen door.

- Dorndon House was built in the early 19th century. While not a listed property, it still has character and history which are worth preserving. I feel strongly that any development which is undertaken should preserve the existing building.

- The plans on view at the council show retention of existing large deciduous trees which currently screen the Coach House and Hunters Lodge from Dorndon. However, the developer told us he was probably going to have them removed, to which I strongly object. I don't believe he could build the enlarged new property without severely damaging the root systems of the existing large trees and probably killing them.

- The design and use of the proposed building are totally out of character with the village and appear designed to squeeze the maximum profit out of this rural village property without concern or care for the quiet community which it will disrupt.

- This property is opposite our village school - traffic is already a nightmare when school is in session - adding the proposed 23 or more cars is a recipe for disaster.

- I am aware that the existing building has permission for 20+ parking spaces, but rarely are there more than four cars on the property at any one time.

- The existing signs reminding traffic that Tape Lane is restricted to residents only are placed in

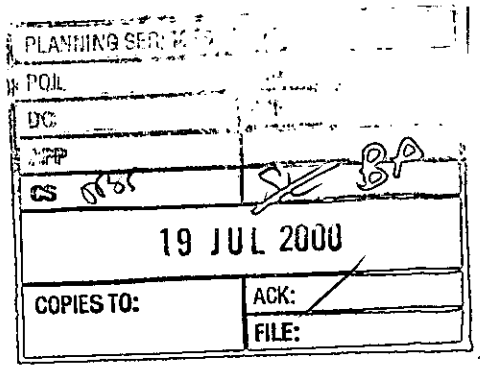
THE COACH HOUSE
TAPE LANE
HURST, BERKS
RG10 0DP

such a poor location that motorists cannot see them - and they choose to ignore them. Tape Lane is not designed to handle large volumes of traffic. It is likely the 24 residents of the proposed flats would use Tape Lane as a rat run and would not heed the signs, adding yet more traffic to what should be a quiet lane.

- Dorndon House today is a quiet care home. A 12 flat residence will not be quiet - with at least 24 occupants, there will be a substantial increase in general noise and activity in our peaceful part of this village.

Sincerely,

Eileen Eby



Maple Lodge,
Tape Lane,
Hurst,
Berkshire
RG10 0DP
17 July, 2000

To: Mr. John Mitchell, Development Control Manager,
Environmental Services Department,
Planning Services,
PO Box 157, Shute End,
Wokingham, Berkshire, RG40 1WR

Dear Mr. Mitchell,

Ref. Planning application number F/2000/1846; Proposed demolition of Dorndon House, School Road, Hurst and erection of 12 flats

I and my wife wish to protest in the strongest terms about this proposed development. Our property backs onto Dorndon House and the erection of this 3-storey building will have a dramatic adverse impact on our environment and the environment in the centre of Hurst. While Dorndon House may not have great historic or architectural merit, it is well-established feature of the village. The new building proposed is a massive edifice in the context of a small village and is totally unsuitable development for this site. We consider that this development is totally unsuited for this plot in the centre of Hurst for the following reasons:

- The proposed building encroaches much too closely to neighbouring Tape Lane properties and will overlook them from multiple windows and invade their privacy. The two top flats in particular will have direct line of sight into neighbouring dwellings and gardens from a height of *circa* 8 metres.
- This 3-story block of flats will be by far the highest and largest building in the Hurst village centre. The proposed ridge is higher than the maximum ridge height of the existing building and stretches the length of the building, constituting a much greater "massing" effect.
- It is totally out of character with the local environment and all the other buildings in Hurst village.
- Although it is not a listed building, Dorndon House is a significant landmark in Hurst village. Any development should preserve the major part of the external structure and not exceed the current building footprint.
- The increased traffic onto School Road will be a general hazard to present villagers and road users. (The development proposes 24 parking spaces will be provided. Traffic use from the current amenity is relatively low; residents don't drive, many staff don't appear to use cars and visitors are not numerous.)
- It is right opposite the village school and the increased traffic on School Road and Tape Lane will be hazardous for children and parents. We encourage you and members of the Development Control Sub-committee

to visit the school one morning before the end of term (26/7/00), between 8:30 – 9:00am, so you can see first hand the existing traffic problem in School Road, which this development will only exacerbate.

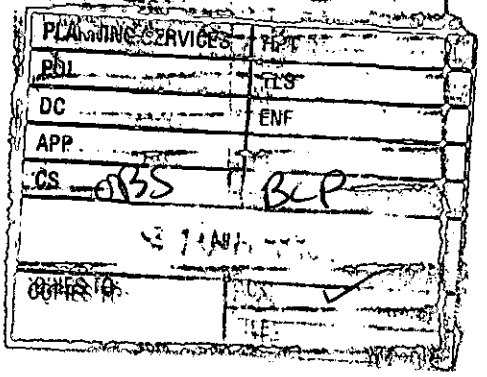
- The proposed housing density is too high for the area. Twelve flats is far too many for this site.
- There is a bat colony in the area of Dorndon House, roosting spot unknown. Any development should take them into consideration, taking care to locate and protect their habitat.

In short, we consider that this is yet another attack on the rural nature of Hurst, which will seriously detract from the character of the village.

Yours sincerely,

John and Sylvia Saunders

actually delivered to J.M. on. 24/7/00.



21st July 2000

Mr John Mitchell, Development Control Manager
Environmental Services Department
Planning Services
PO Box 157, Shute End
Wokingham, Berkshire, RG40 1WR

Mr & Mrs G Burch
Rosebank
Tape Lane
Hurst
Berks
RG10 ODP
Tel: 01189 343937

Dear Mr Mitchell

Ref: Application No. F/2000/1846 – Dorndon House

We wish to officially log our strong opposition to the proposed demolition of Dorndon House and the proposed application for the plans to build a block of twelve flats.

We have lived in Hurst for six years now, and have children that attend St Nicholas School in School Lane. It is very clear that this planned development is totally unsuitable for this site and for Hurst village.

We live at Rosebank in Tape Lane, as you will see from the plans our house backs on to Dorndon House. Should these plans be accepted it would be extremely detrimental to our standard of life in the village.

The following key points outline our main objections to the application:

- The proposed three-story block of flats will be by far the tallest building in Hurst and totally out of character with the village.
- With twelve flats proposed the additional traffic will be a **dangerous hazard** – especially in School Road and in Tape Lane, currently there is very little use of cars from Dorndon House. St Nicholas school is almost opposite Dorndon, therefore we are very concerned that a fatality with a child will occur due to additional traffic. Tape Lane is currently a restricted access road, however, very few people take any notice of this, we can again foresee serious accidents happening because of increased traffic. We strongly advise that a committee is sent out to view traffic conditions around School Road at school drop off and pick times (8.30-9am, 3.15-3.30pm).
- The proposed building encroaches very closely to the neighbouring properties in Tape Lane and will overlook them from a number of windows, and therefore create an invasion of privacy. Our daughter's bedroom and our own bedroom will be overlooked.
- There are many bats that fly around our back garden, we believe it is very likely that these bats reside in Domdon house, roosting in the roof of the building

Cont'd...

.. cont'd

- Although we believe that Domdon house is not officially a listed building, it is a significant landmark within Hurst village, therefore any such development must keep with the character of the environment and not erode away the history of Hurst village.

You will also be aware of a 430 strong petition that was signed over only a weekend by local residents of Hurst. We naturally hope you take seriously into account all of our comments and all other objection points that you have received, and reject the demolition and plans for the building of the twelve flats at Domdon House.

Please feel to contact us directly, we would gladly discuss any of the above items in more detail.

Yours faithfully,

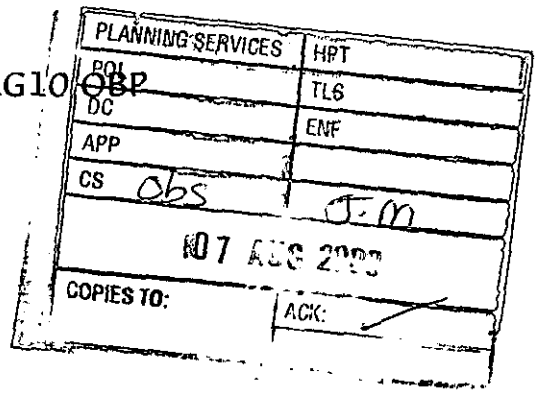
Mr & Mrs G C Burch

Attachment

Please see enclosed aerial photograph of Domdon House and surrounding area.



Little Grange, Hinton Rd, Hurst, RG10 0BP



Mr J. Mitchell
Development Control Manager
Environmental Services Dept., Planning
P.O. Box 157, Shute End
Wokingham
BERKSHIRE RG40 1WR

4th August 2000

Dear Mr Mitchell,

RE: APPLICATION NUMBER F/2000/1846

We are writing to object to the demolition of Dornden House, School Road, Hurst and its replacement by a three storey block of flats. We do not feel that a large block of flats with all the additional car parking space will be in keeping with any of the other buildings in Hurst. It will look totally out of place . The plans I have seen show a completely 'pedestrian' building with no redeeming features, that is far too tall and different from any of the surrounding houses. We also think that to have 24 extra cars right outside the Primary School is a mistake. It is already incredibly busy outside St Nicholas and the addition of all these extra cars will make the situation worse.

We feel that this proposed block of flats will completely change the ambiance of School Road to its detriment and strenuously object to the building of any flats.

Yours sincerely,

B A Johnson

Mr & Mrs A. Johnson

'Salix', Tape Lane,
Hurst, Reading.
RG10 0SP

July 22, 2000

PLANNING SERVICES	IPT
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25 JUL 2000	
COPIES TO:	ACK: ✓
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Mr. B. Polnik,
Planning Services,
PO Box 157,
Shute End,
Wokingham RG40 1WR

Application F/2000/1846

Dear Mr. Polnik,

The proposal to demolish Dorndon House and replace it with a three storey structure to accommodate twelve flats is a matter of grave concern. Dorndon House is an elegant building of both historical and architectural merit and should be preserved as such in its prominent position in the heart of the village.

I am aware that anyone buying this property for financial gain would wish to maximise on his investment and develop the site to his advantage. However this would be a disaster for Hurst for the proposal is totally out of character with its surroundings and would generate an increase in traffic where it is least welcome, that is opposite the village school. Negotiating the many cars delivering and collecting children is a considerable hazard at present and additional vehicles at this vulnerable area of School Road can only exacerbate the problem.

I urge the Council, most strongly, to refuse this application.

Yours sincerely,

N.E. Bassett

MRS. N.E. BASSETT

PLANNING SERVICES	HPT
POL	TLS
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APP	
CS 835	BCP
COPIES TO:	ACK:
	FILE:

Mr. John Mitchell,
Environmental Services
Department
Planning Services
PO box 157, Shute End
Wokingham
Berkshire RG40 1WR

22 July 2000

Re: Application number F/2000/1846, proposed demolition of Dorndon House, School Road, Hurst.

Dear Mr. Mitchell,

I am writing to protest most vehemently against this proposal, for the following reasons:

1) I am well aware of the need for housing in the South East, but I feel that Hurst has certainly done its bit in this respect, what with the recent developments, at Orchard Road, Hinton Road, the Main Road, Martineau and the two houses in School Road. The amount of traffic has increased greatly over the past few years, in an infrastructure that is already not coping. The prospect of at least 23 more cars I find quite frightening!

2) Dorndon House is a house with a history in the village; I remember it used to be called the "Judge's place" and I fail to see the reason for pulling down a perfectly good dwelling. The house has been in use as an old people's home, for which there is a need too, in the area.

3) A three-storey building is going to make a big impact on the corner of School Road and of Tape Lane, putting houses like the Coach House completely in its shadow.

4) It appears there is a bat colony in the area. If there are indeed bats and they prove to be in the house, it is entirely illegal to disturb them. This will have to be investigated by an independent agency.

5) And finally, if there are going to be flats built in Hurst, why do they have to be *luxury* flats? All the houses, Martineau perhaps a slight exception, are always aimed at the top end of the market, for this way the developer stands to make more money. People with not so much money would perhaps like to live here too.

Yours sincerely,

Mrs Ellen Holmes,
Loddon Vale House, School Road, Hurst RG10 0DR

OBS BCP
ACK:
FILE:

'Salix', Tape Lane
Hurst
Reading RG10 0DP

July 18 2000

Mrs B Polnik
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Mrs Polnik

Dorndon House F/2000/1846

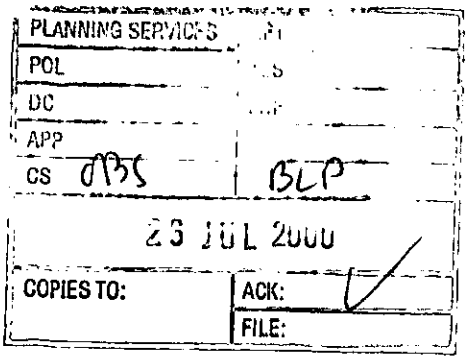
I write to object to the above proposal for the following reasons:

1. I object to the needless demolition of Dorndon House. Twenty years ago this was an elegant private house and could be once again or possibly sensitively converted into a *small* number of dwellings.
2. The proposed development, twelve flats, to three storeys on a greater foot print, would constitute overdevelopment, quite unsuitable to a village environment, on a major site. Dorndon and its setting make a valuable contribution to the ambience of the village of Hurst which it is important to maintain.
3. School Road is already (too) busy with traffic; this development, opposite the School, would add considerably more at a site which is congested and a notable traffic hazard each school day.

I urge that this development not be allowed.

Yours sincerely

Professor DC Bassett



18 Dalby Close
St Nicholas
Hurst
Berks RG10 0BZ

24 July 2000

FAO Mr John Mitchell
Development Control Manager
Re application number F/2000/1846

Dear Mr Mitchell

With regard to the above application relating to the erection of 12 flats replacing the nursing home in School Road Hurst.

We wish to formally and most strongly object to this proposal.

Twelve flats on that site would not be in keeping with the village and look ridiculous and out of place.
It would be higher than any other building and we would loose our rural environment in Hurst.
The existing building should be used without demolishing it and fewer flats developed within that building.
It would create more traffic outside the village school thus making it more dangerous for children.

I hope you will take our objections into consideration.

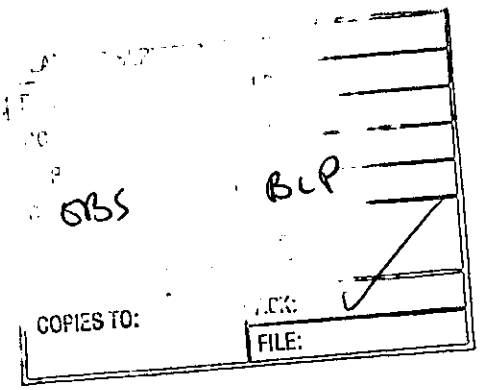
Yours faithfully

Ralph & Margaret Cooper

9 Martineau Lane
Hurst
RG10 0SF

23 July 2000

Mrs B Polnik
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR



Reference Application number F/2000/1846

Dear Mrs Polnik,

Thank you for your letter informing me of an application to redevelop the site of Dorndon House in School Road.

I feel that the proposal is inappropriate to this site for a number of reasons:

- The development is too large and completely out of character with the village. There are only a couple of other building of this size in the village and they are both two storeys and set on extremely large plots well away from the road. A three storey building of this size would be incongruous in a village environment.

- There is already severe congestion on School Road as a result of the traffic for the school. Any additional traffic pouring onto the road at these times would create a further hazard.

- The number of parking spaces allocated would appear to cater only for the residents of the development and would therefore necessitate visitors parking either in School Road or Tape Lane and create a hazard. Both roads are unlit and School Road has a 40mph limit which is consistently exceeded.

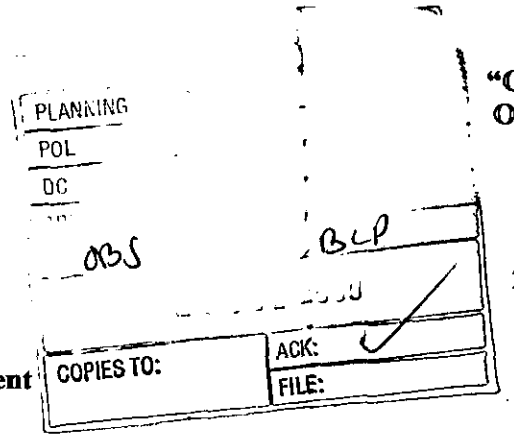
I also query the commercial viability of the plan as the latest development at Wards Cross does not seem to be selling very quickly. The flats are referred to as "luxury" but they will be in a building which has no special interest, without any facilities and with very limited land. If the price is to reflect the "luxury" label then I would imagine that they will be difficult to sell and the village will be left with a White Elephant.

Yours sincerely,

Debbie Hye

Debbie Hye

"Orchard End"
Orchard Chase
Hurst
READING
Berkshire
RG10 0SW
25th July 2000



Mr John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Mitchell

Re: **Application Number: F/2000/1846**
Proposal: **Proposed demolition of nursing home (Dorndon House, School Road, Hurst) and erection of 12 flats**

The proposed erection of 12 flats near to a primary school is likely to cause an additional hazard to school children attending the school. The type of housing proposed is likely to attract residents of a fairly young age who tend to disregard road safety requirements. The proposed site is too near to the school so that exit and entry to the flats will cause an unwarranted additional hazard to children of a young age.

Dorndon house is a familiar and attractive landmark in Hurst and any development of the site should seek to preserve the external appearance of the existing building. The proposed development will far exceed the current dimensions of the existing building.

Yours sincerely

Dr Michael F Duerden

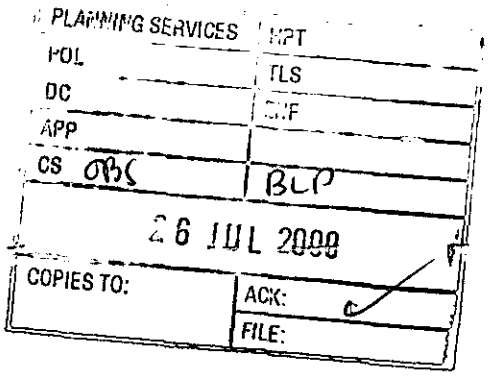
Christopher Burke

6 School Road
Hurst
Reading rg10 odr
England

telephone 01189 344907
international +44 1189 344907
for fax, telephone first

e-mail c.p.burke@reading.ac.uk

Mr John Mitchell
Development Control manager
Environmental Services Department
Planning Services
PO Box 157, Shute End
Wokingham
Berks RG40 1WR



25.7.00

RE: application number **F/2000/1846**

Dear John Mitchell

I would like to object to the proposed demolition of Dorndon House in School Road, Hurst, and to the proposed erection of a block of flats. Not only is Dorndon House a building of some quality and character, which fits well into the village, the site is also quite unsuitable for the proposed development. A three-storey block of flats will be quite out of keeping with the surroundings.

School Road is already burdened with more traffic than it was ever intended for, and the proposed flats will only bring more. Moreover they would be right opposite the school. At certain times of the day, the volume of traffic, and the number of parked cars outside the school, creates a severe bottleneck at that point, and the existence of residential parking for the flats, exiting right opposite, will exacerbate the problem. This is not even to mention the danger from traffic to the school-children having to walk in this area.

I hope you will take this objection into consideration.

yours sincerely

Burke

Dr Christopher Burke

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"Orchard End"
Orchard Chase
Hurst
READING
Berkshire
RG10 0SW
25th July 2000

Mr John Mitchell
Development Control Manager
***Environmental* Services Department**
Planning Services
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Mitchell

Re: **Application Number: F/2000/1846**
Proposal: **Proposed demolition of nursing home (Dorndon House, School Road, Hurst) and erection of 12 flats**

I consider that this development is totally unsuited for this site in the centre of Hurst because it is out of character with the rest of Hurst village. It would be an eye sore because of its height and would intrude on the general appearance of the area because its size.

The replacement of a nursing home by 12 flats will increase the volume of traffic in Hurst. This has already exceeded its capacity so that access and egress from key junctions is now difficult and during morning rush hour dangerous!

Yours faithfully

Linda J. Duerden

Mrs Linda J Duerden

PLANNING	
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J. R. POULTER
WOODSOME
TAPE LANE
HURST
NR READING
BERKS RG10 0DN

MR JOHN MITCHELL
DEVELOPMENT CONTROL MGR.
ENVIRONMENTAL SERVICES DPT
PLANNING SERVICES

23.07.00

Dear Sir.

Regarding the proposed development of Dordon House School Rd Hurst..

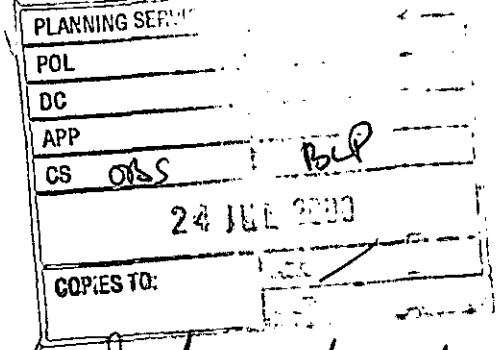
I feel very strongly against this proposal because:—

Tape Lane has a ridiculous 40mph speed limit & access only signs at each end which are ignored. Tape Lane runs alongside Dordon House & this will if allowed engendour much more traffic in the area.

The development will stick out like a sore thumb in the village & the added population will put a strain on the already overtaxed services viz school places & chemists services. The adjoining properties will be overlooked & the whole building is out of keeping with the village surroundings.

Yours sincerely-

Jane R Poulter



H.O. Jones.
"Three Oaks",
School Road,
Hurst. RG10 0DR
19/7/2000.

Mr. John Mitchell
Developement Control Manager
Ref. Planning Application F/2000/1846.

Dear Sir.

I wish to protest most strongly against the proposal to build flats on the area which is now "Donndon House".

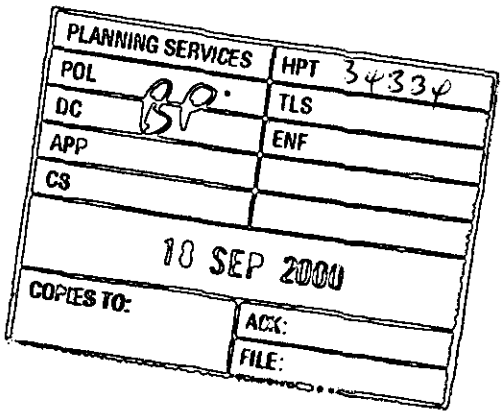
1. It is totally out of character with the local area and all other buildings in Hurst.
2. A three story building will dominate the village centre and will by far be the highest & largest building in Hurst.
3. The developement proposes 23 parking spaces, therefore the vehicle use to & from this site will more than quadruple the present use. The village school already presents a hazard for passing vehicles with the numerous cars parked twice a day taking children to & from School.

4. From the point of view of residents in Tape Lane, the proposed plan for 23 flats & three storey high will invade their privacy being overlooked from many windows.

Yours faithfully

H.O Jones.

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk



Barton Willmore
Planning

Mrs. B. Polnik,
Planning Services,
Wokingham District Council,
Civic Offices,
Shute End,
Wokingham,
Berkshire RG40 1BN

WITHOUT PREJUDICE

BY FAX AND POST
FAX NO: 0118 9746484

9979/A3/MXS/MR

15th September 2000

Dear Mrs Polnik,

DORNDON HOUSE, SCHOOL ROAD, HURST
PLANNING APPLICATION F/2000/1846 and F/2000/2232

I refer to the SAI meeting on 4th September and confirm on behalf of Thirlstone Homes (Western) Ltd, their offer to provide a 1.8m footpath from the proposed vehicular access to Tape Lane (the details of which have been discussed with Tom Callahan) (plan to follow), and to contribute £2,000 towards the enhancement of the play area at Martineau Lane.

If you require any further information please contact me.

Yours sincerely,

MARK SITCH
Associate

cc: T. Mead, Esq - Thirlstone Homes (Western) Ltd

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

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22 SEP 2000	
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Barton Willmore
Planning

Mrs. B. Polnik,
Planning Services,
Wokingham District Council,
Civic Offices,
Shute End,
Wokingham,
BERKSHIRE. RG40 1BN

9979/A3/MXS/DW

BY FAX & POST: 0118 9746484

21st September, 2000

Dear Mrs. Polnik,

DORNDON HOUSE, SCHOOL ROAD, HURST
PLANNING APPLICATION F/2000/1846

I refer to my letter of 15th September confirming Thirlstone Homes (Western) Limited's without prejudice offer to provide a 1.8 metre footpath from the proposed vehicular access to Tape Lane and as promised, enclose a sketch of this footpath for your consideration.

If you require any further information, prior to Committee on 27th September, please contact my colleague, Susanna Bedford.

Yours sincerely,

D Williams

MARK SITCH
Associate

Encs.

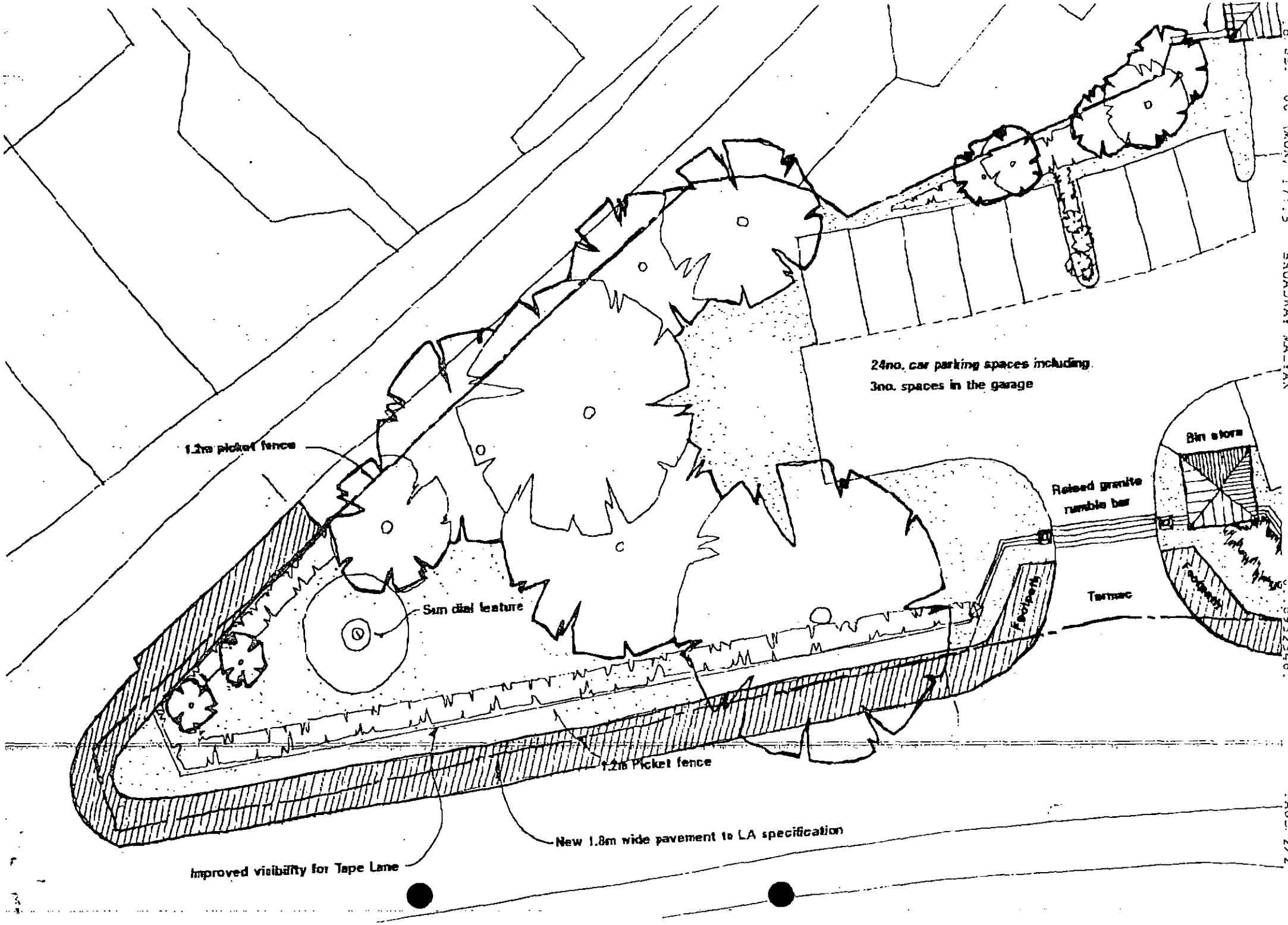
cc. T. Callaghan, Esq. - Wokingham District Council

Certificate No. FS 29637

Town Planners • Environmental Consultants
Architects • Master Planners • Project Services

Contact: Gareth Capner, Ian Tant, Mark Sitch

A list of partners can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)


24no. car parking spaces including
3no. spaces in the garage
1.2m picket fence
Sun dial feature
Raised granite rumble bar
Bin store
Tarmac
1.2m Picket fence
New 1.8m wide pavement to LA specification
Improved visibility for Tape Lane

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22 SEP 2000	
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The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot
Reading, RG31 7BW
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

Barton Willmore
Planning

Mrs. B. Polnik,
Planning Services,
Wokingham District Council,
Civic Offices,
Shute End,
Wokingham,
BERKSHIRE. RG40 1BN

9979/A3/MXS/DW

BY FAX & POST: 0118 9746484

21st September, 2000

Dear Mrs. Polnik,

DORNDON HOUSE, SCHOOL ROAD, HURST
PLANNING APPLICATION F/2000/1846

I refer to my letter of 15th September confirming Thirlstone Homes (Western) Limited's without prejudice offer to provide a 1.8 metre footpath from the proposed vehicular access to Tape Lane and as promised, enclose a sketch of this footpath for your consideration.

If you require any further information, prior to Committee on 27th September, please contact my colleague, Susanna Bedford.

Yours sincerely,

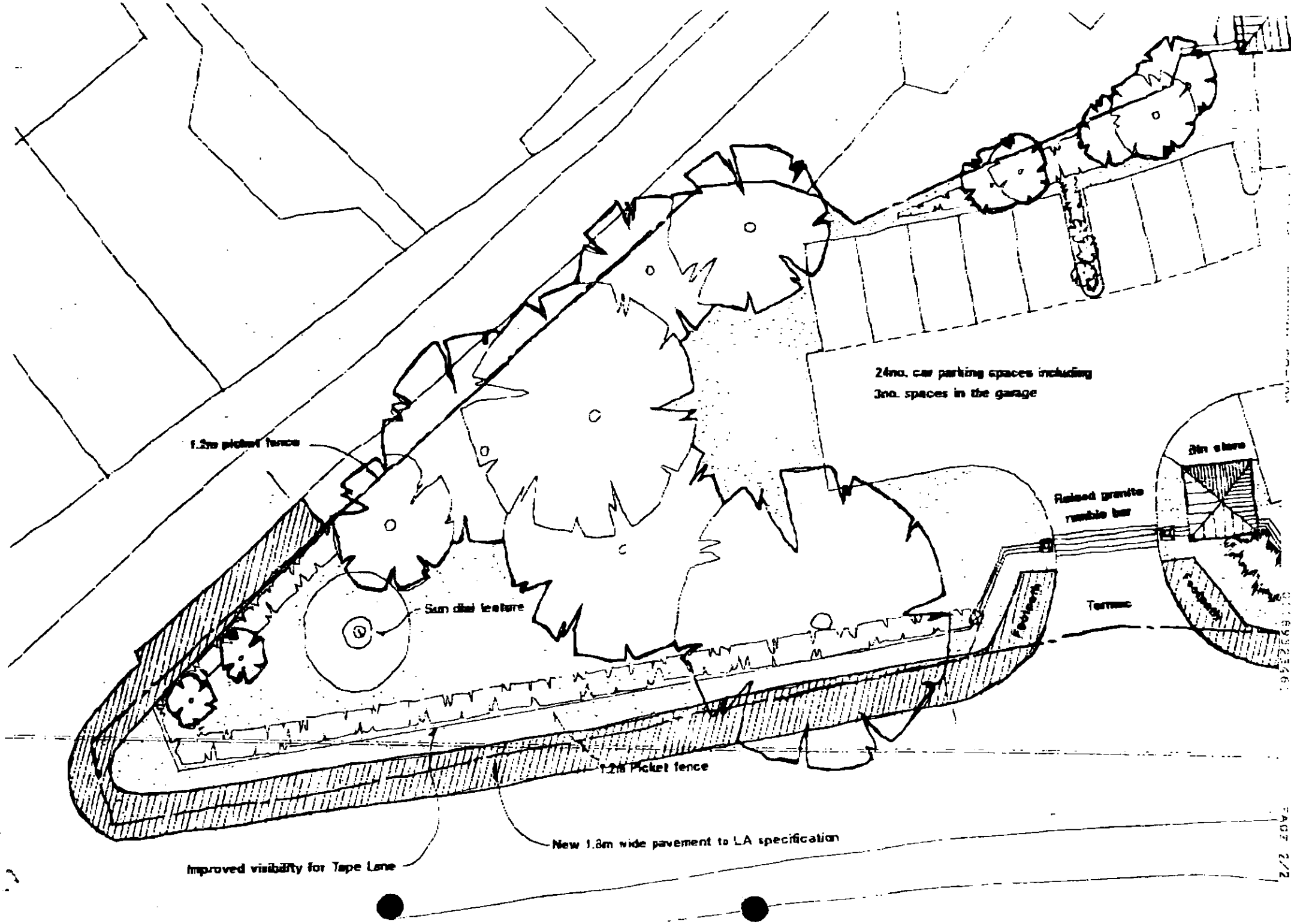
D Williams

MARK SITCH
Associate

Encs.

cc. T. Callaghan, Esq. Wokingham District Council

Town Planners • Environmental Consultants
Architects • Master Planners • Project Services
Contact: [illegible]


24no. car parking spaces including
3no. spaces in the garage
1.2m picket fence
Sun dial feature
Raised granite
rumble bar
Tarmac
1.2m Picket fence
New 1.8m wide pavement to LA specification
Improved visibility for Tape Lane

(RING ONE)

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

App No. F/2000/1846 (Planaps) / and F/2000/2232 (Ludhouse) Date Rec. 11.9.00

Location: DORNDON HOUSE, SCHOOL RD

Parish HURST

Applicant: THIRSTONE HOMES

Description of attached plans: Revised plan showing a reduction in ridge height to north-west wing (by 0.7m), north east wing (0.9m) and stairs (by 0.7m), rearrangement of unit 10 to replace dormer windows with velux to side elevation and viceversa in side elevation facing courtyard and retention of cherry trees adj. NE boundary

Drawing No's: 08491/10B, 50C and 60C

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: Fairlawn, School Rd; The Coach House, Hunters Lodge, Maple Lodge, Rosebank and Linden House, Tope Lane

Date for Responses: 10 days only

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: 19.09.PS

Yellow - Part One Copy
Green - Officer's Copy

By hand 11.9.00

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk



Barton Willmore
Planning

1846 9

Mrs B Polnik
Planning Services
Wokingham District Council
PO Box 157
Shute End
Berks RG40 1WR

REVISED PLAN

BY HAND

9979 / A3
11 September 2000

Dear Mrs Polnik

DORNDON HOUSE, SCHOOL ROAD, HURST
PLANNING APPLICATION F/2000/1846

I refer to our recent telephone conversation and enclose 6 copies of revised Drawing Nos 40B (Floor Plans), 50C (Elevations) and 60C (Site Plan and Location Plan) - Drawing Nos 40A,50B and 60B are superseded - in support of the above Planning Application.

The enclosed drawings provide for:

i) the reduction in ridge height to

North west rear wing – 700mm
North east rear wing -900mm
Stairs – 700mm

ii) the rearrangement of the internal layout of unit No.10 (at first floor) and replacement of dormer window with a velux to side elevation.

iii) the retention of the 4 Cherry trees adjoining the north east boundary.

These amendments are in response to our meeting on 23rd August 2000, and consultations received on the application.

You have confirmed the application is to be presented to Committee on 27th September. In the meantime, if you require any additional information or consider a further meeting would prove helpful, please contact me.

Yours sincerely

MARK SITCH
Associate

Enclosures.

cc: T Mead – Thirlstone Homes (Western) Limited

Date: 19 September 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1846

Location: Dorndon House, School Road, Hurst, Reading.

Proposal: Proposed demolition of existing nursing home and erection of 12 flats with refurbishment of existing garage block.

Applicant: Thurlston Homes Western Ltd C/O Barton Willmore.

Case Officer: Mrs B Polnik

The new plans show the following: A reduction in ridge height to north-west wing (by 0.7m), north-east wing (0.9m) and stairs (by 0.7m). Re-arrangement of unit 10 to replace dormer window with velux to side elevation and vice versa in side elevation facing courtyard. Retention of cherry trees adjacent NE boundary. Drawing nos 08491/40B, /50C and /60C.

Comments are required by 29/09/2000.

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

Date: 04 September 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1846

Location: Dorndon House, School Road, Hurst, Reading.

Proposal: Proposed demolition of existing nursing home and erection of 12 flats with refurbishment of existing garage block.

Applicant: Thurlston Homes Western Ltd C/O Barton Willmore.

Case Officer: Mrs B Polnik

The new plans show the following: Additional information regarding bats and plan showing visibility splays. Drawing no 80491/65a.

Comments are required by 14/09/2000.

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

PLANNING	33535
POL	FLS
DC	CNF
APP	
CS	
25 AUG 2000	
COPIES TO:	

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

Barton Willmore
Planning

Mrs. B. Polnik,
Planning & Environmental Services,
Wokingham District Council,
Civic Offices,
Shute End,
Wokingham,
Berkshire RG40 1BN

ADDITIONAL PLAN
1846
2232

9979/A3/MXS/JEN

24th August, 2000

Dear Mrs. Polnik,

DORNDON HOUSE, SCHOOL ROAD, HURST
APPLICATION 2000/1846

I refer to our meeting on 23rd August, 2000, and enclose six copies of Broadway Malyan's site plan no. 80491/65a which shows visibility splays of 2.4m x 1.20m in each direction. This plan confirms the proposed 1.2m high picket fence and hedge lie outside of this vision splay.

A copy of J.G.K.'s findings from an inspection of the site facts will follow under separate cover. Our clients are reviewing the internal layout of Unit no.10 (dwg. no. 40a) and we will respond on this point shortly.

If you require any further information or wish to discuss the application proposals in any greater detail please contact me.

Yours sincerely,

MARK SITCH
Associate

cc: K. Ireland
S. Paylor - Broadway Malyan

Certificate No. FS 29637

Town Planners • Environmental Consultants
Architects • Master Planners • Project Services

Contact: Gareth Capner, Ian Tant, Roger Turnbull, Mark Sitch

A list of partners can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

PLANNING SERVICES	HPT 33671
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DC	ENF
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CS	
30 AUG 2000	
COPIES TO:	ACK:
	FILE:

Barton Willmore
Planning

ADDITIONAL PLAN
1846
2232

Mrs. B. Polnik,
Planning and Environmental Services,
Wokingham District Council,
Civic Offices,
Shute End,
Wokingham,
Berkshire RG40 1BN

9979/A3/MXS/MR

28th August 2000

Dear Mrs Polnik

DORNDON HOUSE, SCHOOL ROAD, HURST
PLANNING APPLICATION 2000/1846

I refer to our meeting on 23rd August 2000 and enclose three copies of JGK Environmental Consultancy's inspection of the site for bats.

The inspection found no evidence of bats in either the existing trees or buildings on site.

If you require any further information please contact me.

Yours sincerely,

MARK SITCH
Associate

cc: K. Ireland - Thirlstone Homes (Western) Ltd

9979/A2

ADDITIONAL PLAN

18.46

CONSULTANTS IN:
BIOLOGICAL PLANNING,
ECOLOGICAL ENGINEERING,
ECOLOGICAL RISK ASSESSMENT,
MANAGEMENT OF LAND AND WATER RESOURCES,
MANAGEMENT OF MAMMALS.

JGK

DORDON HOUSE NURSING HOME, SCHOOL ROAD, HURST

The site, which is shown in Appendix I, was inspected on 18 July 2000, the findings were as follows:-

1.0 BATS

1.1 Trees

a) The over mature copper beech contains several cavities that could be used by bats on a casual basis, however there was no evidence that they do so. The tree contains quite a lot of dead wood and appears to be dying.

b) It is possible that some of the other trees, especially the over mature pines and the mature limes may contain cavities that could also be used by bats on a casual basis, however no evidence of their presence was seen.

c) The occasional bat may roost in the dense ivy that is growing on the two mature yew trees; no evidence of their presence was seen.

1.2 Buildings

1.2.1 No evidence of bats was found. The roof spaces were searched with a powerful light, no signs of any bats were seen and no noises were heard.

1.2.2 Diagrammatic cross sections of part of the roof are given in Appendix II. Most of the roof space in the main building is occupied by rooms. The space above these rooms has a triangle cross-section with a height of about 1.0m between the ceiling and the ridge. This space is inaccessible and therefore it was not inspected. The roof space in the south-west part of the building could not be examined because the joists are about 300-350mm apart and consequently it was not possible to gain access.

1.2.3 Access to part of the roof space on the north-west, north-east and south-east sides of the building was gained via two small doors in the walls. The area behind one of the doors is being used for storage and consequently it was not possible to get into the roof space through that door. Access was gained via a similar door to that described above from a room in the north-east, north-west and south-east parts of the roof space. This gave access to the south part of the roof and also part of the roof space behind the door referred to above. The space in both areas was small and triangular in shape. Best endeavours were used to examine both areas – no evidence of bats was found.

1.2.4 The 'new' extension on the north-east side of the building has a very high ceiling. The trap door could not be reached in sufficient safety to allow the space to be entered. An examination from outside showed the woodwork to be new and the roof to be enclosed with felt.

1.2.5 A trap door in the corridor between the original house and the south-west extension permitted access to the roof space. The joists are close together and the space between the floor and the roof is small. As a consequence it was not possible to search the roof space. The floor has a thick layer of fibreglass and there is new felt on the underside of the tiles/slates. The woodwork is new. The indications are that that this part of the building has been re-roofed relatively recently. The roof space on the south-west side is relatively high, for the reasons given above, access to this area was not possible.

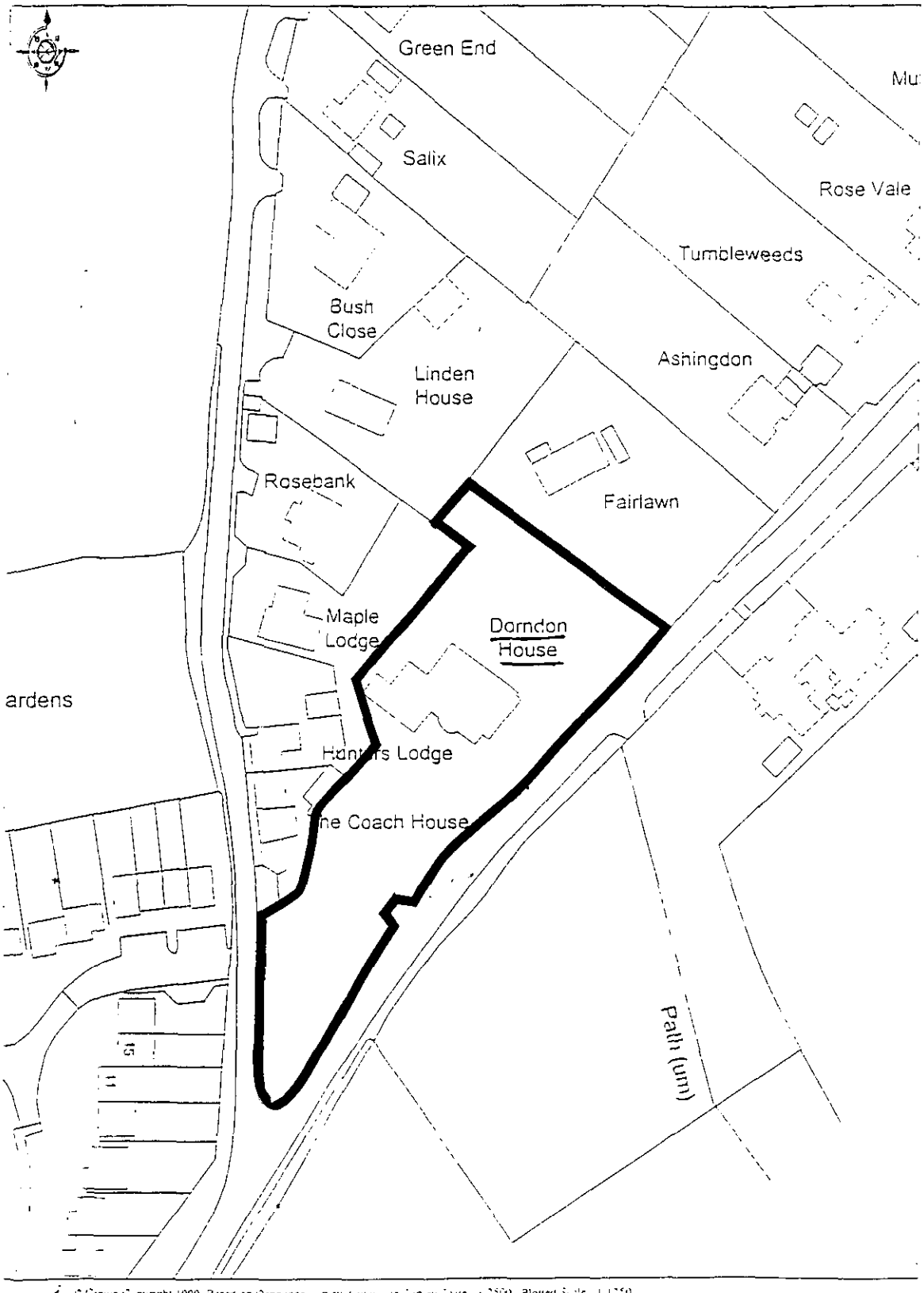
1.2.6 As many of the first and second floor window ledges as possible were inspected for the presence of bat droppings and forage debris, none were found. A similar inspection was carried out of the ground floor window ledges, no bat droppings or forage debris was found. The soffit is tight, as are most of the slates. The tiles have lifted in places and there are other spaces where bats could gain access to and from the roof spaces. No signs of staining or polishing/smoothness below these gaps were found.

1.2.7 The cellar was inspected, except for two areas with very low ceilings. There appears to be no direct access to the outside. No bat droppings or forage or other signs of bats were found.

JGK

APPENDIX I

SUBJECT SITE



© Crown Copyright 1999. Based on Ordnance Survey digital data Survey Scale - 1:2500. Plotted Scale - 1:1250.
Scales other than at Survey Scale should not be used for the measurement. Business occupancy data ©1999 Thomson Directories Ltd.

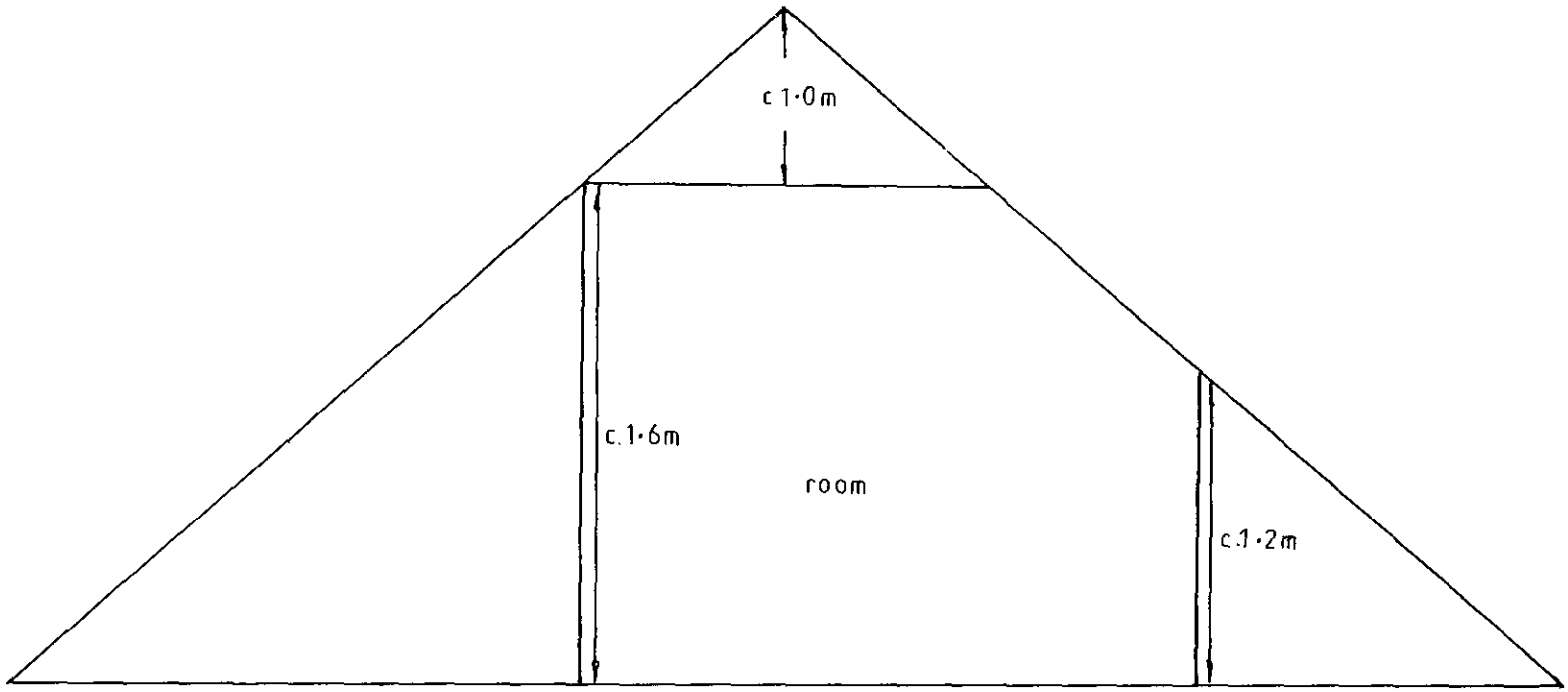
Ordnance Survey
Value Added Reseller

Subject Site

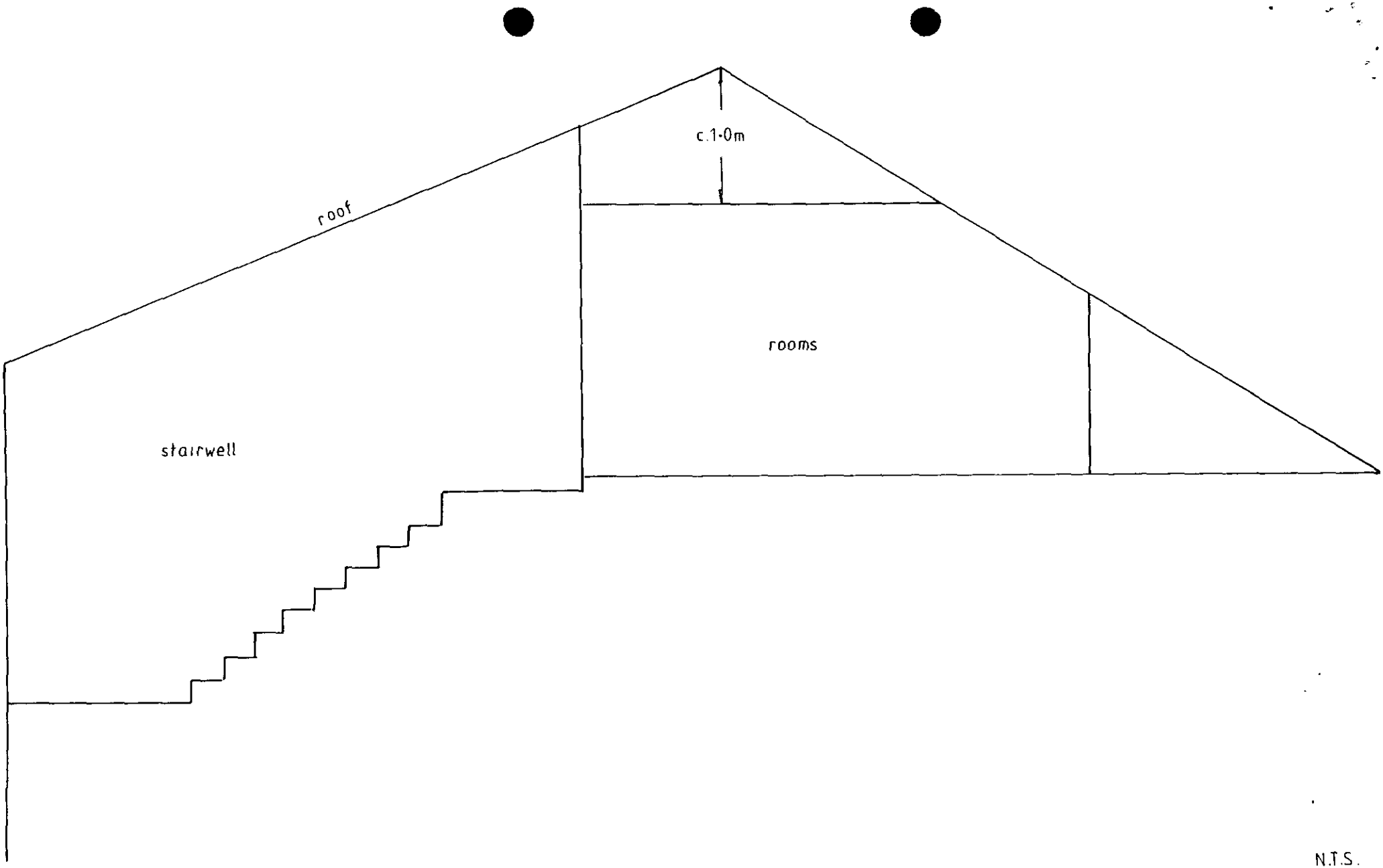
JGK

APPENDIX II

DIAGRAMMATIC CROSS SECTIONS OF SELECTED AREAS IN THE ROOF SPACE



N.T.S.



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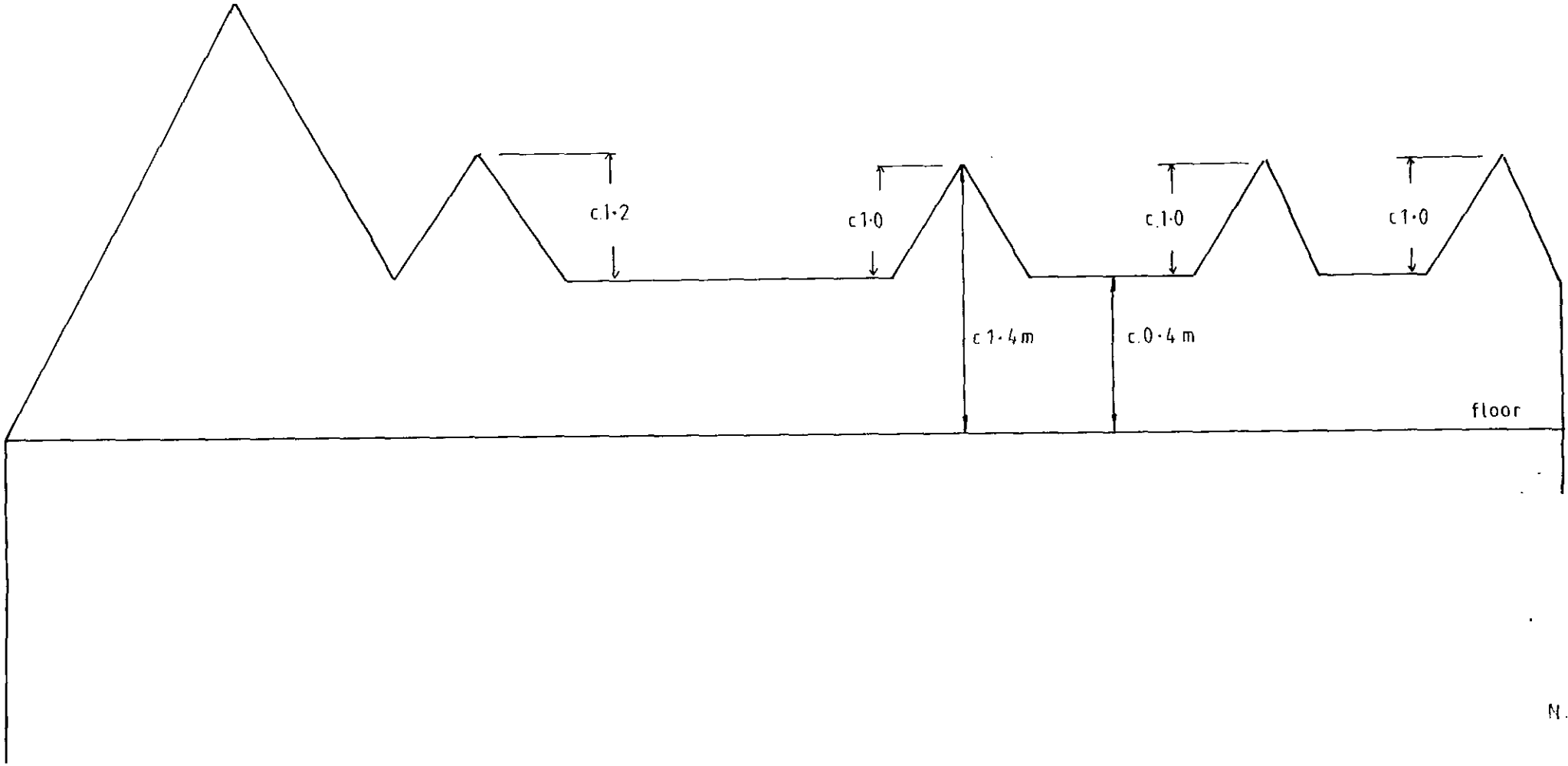
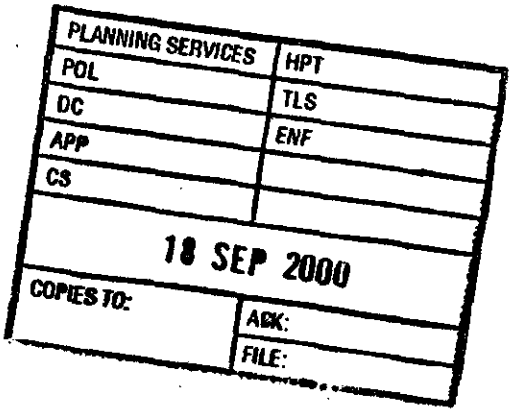


N.T.S.

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk



Barton Willmore
Planning

Mrs. B. Polnik,
Planning Services,
Wokingham District Council,
Civic Offices,
Shute End,
Wokingham,
Berkshire RG40 1BN

WITHOUT PREJUDICE

BY FAX AND POST
FAX NO: 0118 9746484

9979/A3/MXS/MR

15th September 2000

Dear Mrs Polnik,

DORNDON HOUSE, SCHOOL ROAD, HURST
PLANNING APPLICATION F/2000/1846

I refer to the SAI meeting on 4th September and confirm on behalf of Thirlstone Homes (Western) Ltd, their offer to provide a 1.8m footpath from the proposed vehicular access to Tape Lane (the details of which have been discussed with Tom Callahan) (plan to follow), and to contribute £2,000 towards the enhancement of the play area at Martineau Lane.

If you require any further information please contact me.

Yours sincerely,

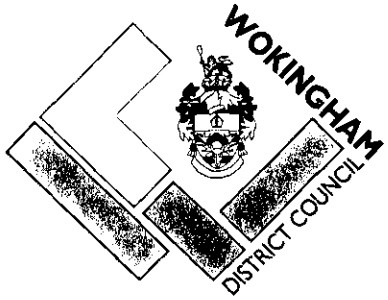
MARK SITCH
Associate

cc: T. Mead, Esq - Thirlstone Homes (Western) Ltd

Applicationo	Name & Address
F/2000/1846	V Hunter 3 Dalby Close Hurst RG10 0BZ
F/2000/1846	A Leach 12 Dalby Close Hurst RG10 0BZ
F/2000/1846	Mr I McMinn 'Copperkins' School Road Hurst RG10 0DR
F/2000/1846	Mrs J Fiennes Green End Tape Lane Hurst RG10 0DP
F/2000/1846	Mr D Bond South Orchard Orchard Road Hurst RG10 0SD
F/2000/1846	Mr & Mrs J Penney Pantile Cottage Whistley green Hurst Rg10 0ES
F/2000/1846	J & S Saunders Maple Lodge Tape lane Hurst RG10 0DP
F/2000/1846	E Elby The Coach House Tape Lane Hurst RG10 0DP
F/2000/1846	J Walsh 7 Martineau Lane Hurst RG10 0SF
F/2000/1846	Mr & Mrs Windsor 15 Martineau Lane Hurst RG10 0SF

F/2000/1846	Mr & Mrs J Kiddie 2 Nursery Close Hurst RG10 0EQ
F/2000/1846	J Phillips Yeomans Lodge Road Whistley Green RG10 0EH
F/2000/1846	H Jones Three Oaks School Road Hurst RG10 0DR
F/2000/1846	G Siddall Netherby Braybrooke Drive Hurst RG10 0DW
F/2000/1846	J Lemon The Old Pound Whistley Green Twyford Rg10 0ES
F/2000/1846	S Higginbotham 31 Martineau Lane Hurst RG10 0SF
F/2000/1846	Miss S Brown & Mr P Bishop 27 Martineau Lane Hurst Rg10 0SF
F/2000/1846	Mrs D Hye 9 Martineau Lane Hurst RG10 0SF
F/2000/1846	Prof. D Bassett Salix Tape Lane Hurst Rg10 0DP
F/2000/1846	Mrs N Bassett Salix Tape Lane Hurst RG10 0DP

F/2000/1846	Mr M Larkin Quest Cottage Hinton Road Hurst RG10 0BP
F/2000/1846	Mr & Mrs Langton Perran Tape lane Hurst RG10 0DN
F/2000/1846	Mr P Shepherd Penfold Lodge Road Hurst RG10 0EG
F/2000/1846	Mr P Jean & Mr Best Marlyn House School Road Hurst RG10 0DR
F/2000/1846	Mrs W Tobitt 17 Martineau Lane Hurst Rg10 0SF
F/2000/1846	Mr & Mrs Cooper 18 Dalby Close St Nicholas Hurst Rg10 0BZ
F/2000/1846	Dr C Burke 6 School road Hurst RG10 0DR
F/2000/1846	Mr J R Doulter Woodsome Tape Lane Hurst Berks Rg10 0DN
F/2000/1846	Mrs J Freeman Hunters Lodge Tape Lane Hurst RG10 0DP
F/2000/1846	Dr Michael F Duerden Orchard End Orchard Chase Hurst RG10 0SW



F/2000/1846
Mrs E Holmes
Loddon Vale House
School Road
Hurst
RG10 0DR

F/2000/1846
Mrs J R Spiller
3 Hogmoor Lane
Hurst
RG10 0DH

F/2000/1846
Mr S Vaughan
11 Martineau Lane
Hurst
RG10 0SF

F/2000/1846
Mrs J L Pearce
Little Oaks
1 Barker Close
Hurst
RG10 0RL

F/2000/1846
Mrs Allen
Willow trees
Tape Lane
Hurst
RG10 0DP

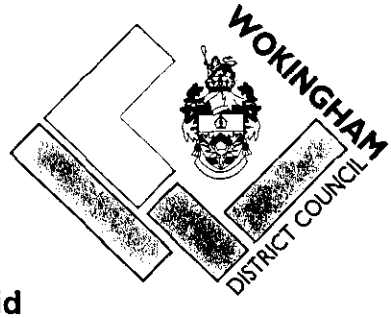
F/2000/1846
Mr & Mrs Bond
Fairlawn
School Road
Hurst
RG10 0DR

F/2000/1846
Mr & Mrs Vimpary
The Cricketers
Tape Lane
Hurst
RG10 0DN

F/2000/1846
Mr & Mrs R d Shaw
Pine Croft
Lodge Road
Hurst
Rg10 0SG

F/2000/1846
Mrs A Eustace
Whistley Green Farmhouse
Hurst
RG10 0DU

F/2000/1846
Mrs Walker-Robson
Willowmead
Orchard Rooad
Hurst
RG10 5SD



F/2000/1846
H Smith
Oak Cottage
School Road
Hurst
Rg10 0DR

F/2000/1846
Dr S C Young & Mrs K Butroid
4 Barker close
Hurst
RG10 0RZ

F/2000/1846
Mr 7 Mrs Eden
West Orchards
Orchard road
RG10 0SD

F/2000/1846
Sir Colin Spedding
Vine Cottage
Orchard Road
Hurst
RG10 0SD

F/2000/1846
Mr & Mrs Curry
1 Tape Lane
Hurst
RG10 0DP

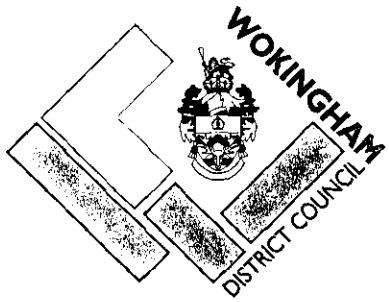
F/2000/1846
Mr D Lochman
St Nicholas Farmhouse
Dunt Lane
Hurst
RG10 0TA

F/2000/1846
Mr J C Norris
36 Martineau Lane
Hurst
RG10 0SF

F/2000/1846
Mr S Maltby
Linden House
Tape Lane
Hurst
Rg10 0DP

F/2000/1846
Mr B E Chambers
Westwood Ho
School Road
Hurst
RG10 0DR

F/2000/1846
Mr & Mrs Beadsmore
Charwood
Sawpit Road
Hurst
Berkshire
RG10 0SE



F/2000/1846 Mrs Maisie Milland
2 Almshouse
Church hill Hurst
Berkshire
RG10 OSL

F/2000/1846 Mrs S Francis
44 Martineau lane
Hurst
Reading
Berkshire
RG10 OSF

F/2000/1846 Mrs C Spear
2 Rose Cottages
Lodge road
Whistley Green
Hurst
RG10 0EN

F/2000/1846 Mr & Mrs G Birch & Petition
Rosebank
Tape Lane
Hurst
RG10 0DP

F/2000/1846 The Owner/Occupier
'Milfulira'
School road
Hurst
RG10 0DR

F/2000/1846 C Winson
Winson Woodcraft
4 School Road
Hurst
RG10 0PQ

F/2000/1846 Mr & Mrs A Johnson
Little Grange
Hinton Road
Hurst
RG10 0BP

F/2000/1846 I Richardson
Hinton Farm House
Hinton Road
Hurst
RG10 0BP

F/2000/1846 M & S Corcoran
Donnington
Hurst
RG10 0BP

F/2000/1846 J & L Szdlowski
Orchard Cottage
Wokingham Road
Hurst
Rg10 0SB

F/2000/1846 Mrs B Seggons
Greenleas
Whistley green
Hurst
RG10 0DS

F/2000/1846 Ms Amanda Foster
4 Barker Court
Tape Lane
Hurst
RG10 0DZ

F/2000/1846 E & B Tipp
11 Dalby Close
Hurst
RG10 0BZ

F/2000/1846 The Vimpany Family
The Cricketers
Tape Lane
Hurst
RG10 0DN

App. refused
Letter sent 26/10/00

Received by Wokingham District Council

Application No: F/2000/1846

Proposal:
Proposed demolition of existing nursing home and erection of 12 flats with refurbishment of existing garage block.

Location:
Dorndon House, School 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 notice 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 30/07/2000. 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

05 July 2000

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/1846

Proposal:
Proposed demolition of existing nursing home and erection of 12 flats with refurbishment of existing garage block.

Location:
Dorndon House School Road Hurst Reading

This application is being advertised in the Wokingham Times newspaper on the 27/07/2000 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

The application can be inspected 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)

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 before **17/08/2000** from the date of this notice. 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 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.

Date: 27/07/2000

31.7.00

PLANNING
POL
DC
APP
CS
31908
18 JUL 2000
COPIES TO:
ACK:
FILE:

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

Barton Willmore
Planning

Mrs. B. Polnik,
Planning & Environmental Services,
Wokingham District Council,
Civic Offices,
Shute End,
Wokingham,
Berks. RG40 1BN

9979/A3/MXS/JEN

17th July, 2000

Dear Mrs. Polnik,

DORNDON HOUSE, SCHOOL ROAD, HURST
APPLICATION NO. 2000/1846

I refer to our telephone conversation today and write to confirm the Barton Willmore Planning Partnership (contact - Mark Sitch) are now the agents acting for Thirlstone Homes (Western) Ltd. in respect of the above planning application. Accordingly, could you please send all future correspondence to this office.

Yours sincerely,

MARK SITCH
Associate

cc: T. Mead - Thirlstone Homes (Western) Ltd.
S. Paylor - Broadway Malyan

Town Planners • Environmental Consultants
Architects • Master Planners • Project Services

Contact: Gareth Capner, Ian Tant, Roger Turnbull, Mark Sitch

A list of partners can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

WOKINGHAM D.C. DEVELOPMENT CONTROL (*) PRE-APPS ATTACHED (*)

Start date:	22 JUN 2000
Officer: BP	Application No. F/2000/1846

Map No 11B Site 037
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

22 JUN 2000 1846

Description:
(F) PROPOSED DEMOLITION OF EXISTING NURSING HOME AND ERECTION OF 12 FLATS WITH REFURBISHMENT OF EXISTING GARAGE BLOCK

Location: DORNDON HOUSE SCHOOL ROAD

Parish: HURST Ward: .....

Applicant: THURLSTONE HOMES (WESTERN LTD

Fee Received 2280-00 Required ..... Additional ..... Refund .....

Enforcement Section (7) 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	Side elevations facing courtyard show 3 rooflights — these are not shown on floor plans.		
6	Floor plans	Drawing no. 70 of garage — need 1st floor plan to show position of windows		
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Do they need to fill in Part 2 to show loss of floor space by demolition (C2) ?		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required ..... XX .....

Date Site Notice Sent : 5.7.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control ..... ✓

Landscape .....

Trees .....

Conservation Officer ..... ✓

Environmental Health .....

Housing .....

Leisure & Cultural services .....

Public Rights of Way .....

Property .....

District Secretary (only if called in by SOS) .....

Policy & Plans .....

Strategic Planning (JSPU) .....

Minerals (BABTIE) .....

Archaeological Site (BABTIE) : .....

Education .....

Social Services ..... ✓

Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....

Adjacent Parish : .....

Southern Electricity Board .....

British Gas .....

PSA Oil Pipeline .....

Transco : .....

Environment Agency .....

Rail Track .....

Police Arch. Liaison Officer ✓ .....

HERITAGE BODIES

The Georgian Group .....

Ancient Monuments Society .....

Council for British Arch. .....

RCHME .....

Telecommunications (NRPB) : .....

Sport England : .....

OTHERS:

.....

.....

..... Pre-apps attached. .....

NEIGHBOURS:

..... S/N + Dorndon House, School Road, Hurst .....

.....

..... 1-33 (odds - exd 13) Martineau Lane, Hurst .....

..... The Coach House .....

..... Hunters lodge .....

..... maple lodge ..... ✓

..... Rosebank ..... Tape Lane, ...

..... linden House ..... Hurst .....

..... Bush Close .....

Salix

Green End

Fairlawn

Ashingdon

Tumbleweeds

St Nicholas School

} School Road Hurst

Please consult

Andy Glencross

(Dinton Pastures)

any bats? ✓ 10/8 CH

BroadwayMalyan
Architects & Designers

Chief Planning Officer,
Planning and Transportation,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire RG40 1WQ

22 JUN 2000 1846

Ilex House, 10 High St, Theale
Reading, Berkshire RG7 5AN
T: +44 (0)118 932 3456
F: +44 (0)118 932 3461
E: Rdg@BroadwayMalyan.com

Ref: 8491/60/15/SP/GV

20 June 2000

Dear Sirs,

Dorndon House, School Road, Hurst

On behalf of our client, Thirlstone Homes (Western) Ltd., we submit our application for planning approval for the above site. In this respect we also enclose a cheque for planning fees of £2280.00, 6 no. copies of application forms with land ownership *certificate B and proposal drawings:-*

8491/10	Site Survey
8491/40A	Proposed Plans
8491/50B	Proposed Elevations
8491/51	Proposed Elevations showing Outline of Existing Approved Building
8491/60B	Proposed Site Plans and Location Plan
8491/61	Proposed Site Plan showing Outline of Existing Approved Building's Footprint
8491/70	Proposed Garage Unit

These detail a proposal to demolish the existing nursing home and replace with a building of similar massing, providing 12 no. flats of 1 bed/2 bed mix and refurbishment of existing garage building.

To supplement this application we have also enclosed 2 no. copies of approved drawings (for an extension to the existing building):

96/48/20A	Proposed Extension – Floor Plans
96/48/21A	Proposed Extension – Elevations
96/48/22A	Site Plan

Continued >

Other Offices:
London, Manchester, Weybridge
Southampton, Lisbon, Madrid
& Johannesburg

Certified to ISO 9001

Broadway Malyan Limited
Registered in England No. 3540940
Registered Office: Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA

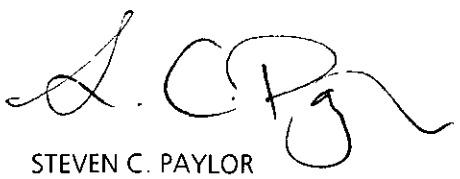
A list of Directors and Senior Staff is available from any office.

www.BroadwayMalyan.com

Following this our client will be providing a planning statement and also full landscape drawings which will be issued to you shortly.

If you have any queries regarding the above please do not hesitate to contact this office.

Yours faithfully,



STEVEN C. PAYLOR

Direct Tel: 0118 930 7629

c.c. Toby Mead – Thirlstone Homes
Mark Sitch – Barton Wilmore
Adrian Draffin – Adrian Draffin Associates

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

05 JUL 2000

Barton Willmore
Planning

Mrs. C. Hurst,
Planning and Transportation Department,
Wokingham District Council,
Civic Offices,
Shute End,
Wokingham,
Berkshire. RG40 1BN

9979/A3/MXS/JEN

4th July, 2000

Dear Mrs. Hurst,

DORNDON HOUSE, SCHOOL ROAD, HURST

Following our telephone conversation, I refer to the planning application submitted by Broadway Malyan on behalf of Thirlstone Homes (Western) Ltd. relating to the above and as promised enclose 6 copies of our Planning Statement (ref. 9979/P1b/A5/MXS/MR) in support of this application.

If you require any further information please contact Steven Paylor at Broadway Malyan in the first instance.

Yours sincerely,

J. Mitchell

MARK SITCH
Associate

Cert No. FS 29657

Town Planners • Environmental Consultants
Architects • Master Planners • Project Services

Contact: Gareth Capner, Ian Tant, Roger Turnbull, Mark Sitch

A list of partners can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

DRAFFIN ASSOCIATES
Environmental Design

AD/WDC/283

Draffin Associates
Glenrise
Lower Wokingham Road
Crowthorne
Berkshire RG45 6DB

Tel/Fax: (01344) 750011

26th June 2000

22 JUN 2000 * 1846

Chief Planning Officer
Planning & Transportation
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WQ

PLA
PCL
DC
APP
CS
28 JUN 2000
COPIES TO:
ACK:
FILE:

Dear Sirs

Dorndan House

We are pleased to enclose 6 copies of the following information in support of the current planning application for your attention;

1 Landscape appraisal and tree condition survey - report + dwg 283/01
(to be forwarded via BM architects)

2 Landscape proposals dwg 283/02A based on BM site layout dwg 08491/60A

If you have any landscape queries please contact the undersigned.

Yours sincerely

Adrian Draffin
Draffin Associates
encl.

cc Toby Mead Thirlstone Homes
Mark Sitch BWP
Steven Paylor BM

Landscape Architecture

Landscape Planning

Urban Design

Adrian M. Draffin
BSc. Dip LA. B'ham. MLI FRSA
D. I. Draffin

Registered Office
Glenrise
Lower Wokingham Road
Crowthorne
Berkshire RG45 6DB
VAT No: 677-2938-81

BroadwayMalyan
Architects & Designers

Chief Planning Officer
Planning and Transportation
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1WQ

22 JUN 2000 1846

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Reading, Berkshire RG7 5AN
T: +44 (0)118 932 3456
F: +44 (0)118 932 3461
E: Rdg@BroadwayMalyan.com

Ref: 8491/60/15/SP/GV

26 June 2000

Dear Sirs,

Dorndon House, School Road, Hurst

Following our application made for the above project on 20 June 2000, please find enclosed 6 no. copies of Draffin Associates':-

- Tree Condition Survey 283/01, and
- Tree Condition Report

If you require any further information please do not hesitate to contact me.

Yours faithfully,

STEVE PAYLOR

Direct Tel: 0118 930 7629

c.c. Adrian Draffin – Draffin Associates
Toby Mead – Thirlstone Homes

Enc:

Other Offices:
London, Manchester, Weybridge
Southampton, Lisbon, Madrid
& Johannesburg

Certified to ISO 9001

Broadway Malyan Limited
Registered in England No. 3540940
Registered Office: Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA

A list of Directors and Senior Staff is available from any office.

1789/a

SECTION 66 CERTIFICATE

Application No. 22.JUN.2000* 1646

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
DR.H.S. & M.S.PATEL	14 SOUTH APPROACH MOORPARK, NORTHWOOD MIDDX. HA6 2ET	20 JUNE 2000

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . THIRLSONE HOMES . . . . . .

Date . 20 JUNE 2000 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

22. JUN. 2000 1546

In the event of a pl. appln being received please consult Andy Glencross Ditton Pastures re: bats B. Penk 9.6.2000

(1) "DORNDON,"

ADDRESS SCHOOL ROAD PARISH HURST

PLOT No. Old Property ORD. SHEET No. SU. 7973 43

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
'A1/54	Mr. E. M. Downs	New Access.	12.10.54	N/A C/A
14627 } ROSEBANK	MR P BIDWELL	Gen House Ads. to Tape Lane	18.12.80	N/A REF
15046 }	"	" Bungalow "	12.3.81	N/A C/A
R983	MR J BRANDON-KING	Double Garage	8.7.82	APP N/A
SR18968	"	House Division (Part of Pump House)	8.7.82	REF N/A
17864 -	"	"	27.7.82	N/A C/A
R19127	"	" Stephenson	6.8.82	APP N/A
1617 } ROSEBANK	MR M. LATHAM	Ents. Garage, Gates, Walls + Garage to Tape Lane	23.9.82	N/A REF
18204 }	MR J. WILLSON	" "	13.1.83	N/A C/A
18711	"			
R0790 -	"	Reg. to Rest Home	9.2.84	N/A C/A
1617 -	MR. M. LATHAM	Garage, Exit, Walls Sites also Tmbs Pump House Tape Lane	26.7.84	C/A

DATE OF COMPLETION

MINISTRY DECISION 600

SPECIAL ORDERS TPO 599/93

DRAINAGE Replaced 8.6.93

(2) DORNDON HOUSE E

ADDRESS SCHOOL ROAD PARISH HURST

PLOT No. ORD. SHEET No.

BUILDER 43

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21892	Mr M. J. Latham	O/L House (and adj)	26.7.84	N/A R
BR23120	"	Reg. Home for Elderly	14.8.84	APP N/A
BR23674	"	Ext. + Alt. for Retirement Home	5.11.84	APP N/A
22652	"	O/L Ents. Walls (to Tape Lane between Rosebank + Hunters Moon)	30.1.85	N/A C/A
26099 }	"	"	14.8.86	REF
26652 }	"	"	29.10.86	REF
27085 }	MAPLE LODGE + TAPE LANE	Ents. House Ads. Hunters Moon	18.2.87	C/A
BR2488 }	"	"	27.3.87	APP
25434	N/P			
42240 -	TMH CARE HOMES LTD.	Alts/Exts. to Rosebank	23.3.94	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

Nursing Home + Provide Laundry Ext./Enlarge Kitchen + Overnight Acc.

1933

(3)

ADDRESS Dornoon Hurst School Road PARISH Hurst

PLOT No.

BUILDER

ORD. SHEET No. SU 7973 (43)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
43288 -	THH CARE HOMES LTD.	ENTRANCE PIERS & WALL	16.11.94	C/A
FP94/2739	THH CARE HOMES LTD.	LAUNDRY/LIFT ENC, 1ST FLOOR ENC, INT. ALTS	31.8.94	C/APP
FP94/3098	"	GARAGE TO OVERNIGHT ACCOMM.	22.12.94	REF
FP97/7010	"	Conv det garage to accomm	2.12.97	APP
99/68877/F	"	2 St ext - Res. Care Home	26.7.99	C/A

MINISTRY DECISION

SPECIAL ORDERS

22 JUN 2000 * 1846

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS.** If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

22.JUN.2000* 1846

1.	**APPLICANT'S NAME**	THIRLSTONE HOMES (WESTERN) LTD
	ADDRESS	THIRLSTONE HOUSE, 16 SHUTE END,
		WOKINGHAM, BERKS
	POST CODE	RG40 1BJ **PHONE**
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	BROADWAY MALYAN refer to letter from
	ADDRESS	ILEX HOUSE, 10 HIGH STREET, THEALE Barton Willmore
		READING, BERKS dated 17th July 2000
	POST CODE	RG7 5AN **PHONE** 0118 932 3456
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	**SITE LOCATION**	DORNDON HOUSE, SCHOOL ROAD, HURST
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF EXISTING NURSING HOME AND DEVELOPMENT OF 12 NO. NEW FLATS WITH REFURBISHMENT OF EXISTING GARAGE BUILDING
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	0.3658 HECTARES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	8491/10/40A/50B/51/60B/61/70 96/48/20A/21A/22A

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	[ ]	**REDEVELOPMENT**	[ ]
ERECTION OF NEW BUILDING	[X]	**ALTERATION or EXTENSION**	[X]

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	[ ]	**See question 10**
FULL PERMISSION	[X]	
APPROVAL OF DETAILS/RESERVED MATTERS	[ ]	**State relevant outline permission number Also complete Question 10**
TEMPORARY PERMISSION	[ ]	**State period required**
RELAXATION OF CONDITIONS	[ ]	**State relevant application number Conditions to be relaxed**

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	[ ]
EXTERNAL APPEARANCE	[ ]	**DESIGN**	[ ]
MEANS OF ACCESS	[ ]	**LANDSCAPING**	[ ]

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S)
e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL – NURSING HOME

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

~~YES~~/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE?
IF YES, ARE ANY TO BE FELLED?

YES/~~NO~~

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

TO BE CONFIRMED

15. HOW WILL THE SITE BE ENCLOSED?
Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING WALLS AND CLOSE BOARDED FENCE TO THE NORTH AND WEST BOUNDARIES OF THE SITE WILL BE MAINTAINED AND SOUTH/EAST ALONG SCHOOL ROAD AND TAPE LANE WILL BE BOUNDED BY 1.2M HIGH PICKET FENCE WITH 1.2M HIGH BRICK WALL AT ENTRANCE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

INTO EXISTING SEWERS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING WITH MODIFIED PAVEMENT AND WALLS TO ENTRANCE

19. HAS PROVISION BEEN MADE FOR THE DISABLED?
See notes for applicants

YES

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	1 / 2 *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	12 / 35 *	/ *	/ *
OTHER	/ *	/ *	1 / 31 *

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

*** STATE No. OF HABITABLE ROOMS**

~~YES~~/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO

If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£2,280.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED p.p. BROADWAY MALYAN **ON BEHALF OF** THIRLSTONE HOMES **DATE** 20 JUNE 2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of *decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any* other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA 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 by the Council on 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.'

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PLANNING STATEMENT

DORNDON HOUSE, SCHOOL ROAD, HURST

July 2000

PLANNING STATEMENT IN SUPPORT OF A PLANNING APPLICATION BY

THIRLSTONE HOMES (WESTERN) LIMITED AT DORNDON HOUSE, SCHOOL ROAD, HURST

The Barton Willmore Planning Partnership,
Beansheaf Farmhouse,
Bourne Close,
Calcot,
Reading,
Berkshire. RG31 7BW

Tel: 0118 943 0000
Fax: 0118 943 0002
Email: planning@reading.bartonwillmore.co.uk

Ref: 9979/P1b/A5/MXS/MR
Date: 4th July 2000

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The contents of this document must not be copied or reproduced in whole or in part without the written consent of The Barton Willmore Planning Partnership.

1.0 INTRODUCTION AND SUMMARY

1.1 This statement accompanies a full planning application submitted on behalf of Thirlstone Homes (Western) Limited for the demolition of existing nursing home and erection of eleven 2-bedroom flats and one 1-bedroom flat together with refurbishment of existing garage building, car parking and landscaping at Dorndon House, School Road, Hurst.

1.2 The application site extends to 0.36 hectares and comprises a nursing home (Class C2), separate former garage block converted to visitors accommodation and car parking area to the side. There are a number of trees which are the subject of Tree Preservation Orders and regard has been given to these as part of our consideration of the proposed layout. Discussions have taken place with Wokingham District Council's Senior Arboriculturist, Neil Etherington prior to submission.

1.3 The application site benefits from a recent planning permission 99/68877/F for a two storey extension to the existing building on the northern flank. This permission is still capable of being implemented. The current scheme is comparable in height and footprint to that previously approved.

1.4 The existing vehicle access arrangement will be retained and improved as part of these proposals to the benefit of highway safety. The Highway Authority have confirmed they have no objection in principle to the proposal (see Appendix 1).

1.5 Pre-application discussions have been held with planning and highways officers at Wokingham District Council. The principle of the reuse of the site for residential purposes has been accepted by officers (see Appendix 2). Discussions have also taken place with local residents and as a consequence existing boundary treatments are to be retained (and enhanced where appropriate) and there are proposed to be no windows to habitable rooms in the rear (east) facing elevation (above ground level which itself will be screened by existing landscaping).

1.6 The scheme is considered appropriate in terms of its overall layout and design approach, taking into account, inter alia, the presence of the existing TPO's, the relationship of the site with its neighbours, land use considerations and highway safety.

The application proposal provides a scheme which is well thought out and appropriate in character to the area to the benefit of the streetscene.

1.7 This statement will explain the proposals (Section 2.0), consider relevant national planning policy (Section 3.0) and then assess the proposals against local policy considerations (Section 4.0) and conclusions (Section 5.0).

2.0 THE APPLICATION PROPOSALS

2.1 Thirlstone Homes propose to redevelop the site to provide a new building comprising one 1-bedroom flat and eleven 2-bedroom flats together with amenity space, landscaping and car parking to the side, accessed from School Road.

2.2 The plans accompanying this application (DWG. No.'s 40A, 50B, 60B, and 70) illustrate the site layout and relationship to its neighbours, including elevational treatment. These drawings also provide confirmation of the proposed conversion of the visitors accommodation (see planning permission 42240 dated 23rd April 1994) to house three cars. This represents a benefit to both Hunters Lodge and The Coach House to the rear.

2.3 In response to discussions held with local residents, existing boundary treatments will be retained and enhanced, where appropriate.

2.4 The plans also provide details of the internal layouts of the individual units. Careful consideration has been given to the internal layouts of the flats, planting and landscaping and the positioning of the windows to habitable rooms having regard to neighbouring properties and the need to create an acceptable living environment for the new incoming residents. The distances between the proposed scheme and the rear of The Coach House, Hunters Lodge, Maple Lodge and Rosebank have been respected and retained, when compared to the existing building.

- The Coach House - 27m
- Hunters Lodge - 18m
- Maple Lodge - No windows above ground floor to rear elevation
- Rosebank - No windows above ground floor to rear elevation
- Fairlawn - 15m (to side elevation)

2.5 The proposed building has been set back from the existing Yew tree on the School Road frontage to provide greater protection to this important tree. This is a benefit over

the extension granted under planning permission 99/68877/F. The Council's Senior Arboriculturist, Neil Etherington has welcomed this improvement.

2.6 A total of 24 car parking spaces have been provided for the new residents and their visitors and this includes 3 spaces in the garage block. This accords with Council's car parking standards. The siting of these car parking spaces will not have an adverse impact on the existing trees within the site.

2.7 The proposed new building is set back from School Road to ensure the proposal sits comfortably within the streetscene. The height of the proposed is comparable to the existing building as extended. The design approach is in character with its locality and with the use of appropriate quality materials will uplift the appearance of the site, at an important entrance into Hurst.

2.8 The site plan drawing no. 60B shows an improved access arrangement with the creation of a pathway link and significantly, an enhanced visibility splay for those vehicles turning left out of Tape Lane and the new residents of the development (see Appendix 1).

3.0 NATIONAL PLANNING POLICY

3.1 Regard has been given to national planning policy and guidance.

PPG1 'General Policy and Principles' (February 1997)

3.2 The Note confirms sustainable development is one of the main themes which underpins the Government's approach to the planning system. A sustainable planning framework should include, inter alia:

> **"use already development areas in the most efficient way, while making them more attractive places in which to live and work".** (paragraph 5).

3.3 The Note considers 'design' and paragraphs 15 and 16 state:

> **"15. Good design should be the aim of all those involved in the development process and should be encouraged everywhere. Good design can help promote sustainable development; improve the quality of the existing environment; attract business and investment; and reinforce civic pride and a sense of place. It can help to secure continued public acceptance of necessary new development.**
>
> **16. Applicants for planning permission should be able to demonstrate how they have taken account of the need for good design in their development proposals and that they have had regard to relevant development plan policies and supplementary design guidance. This should be done in a manner appropriate to the nature and scale of the proposals".**

3.4 The application proposals accord with the guidance on sustainable development by concentrating development within the urban area (i.e. the identified settlement of Hurst) and the Government's design objectives, with a suitably designed residential scheme and site layout.

3.5 Under the heading 'Planning for Housing' paragraph 24 confirms one of the key objectives for the location of development and the allocation of land for such purposes

is to make effective use of land within urban areas, by allocating the maximum amount of housing to previously developed sites within existing urban areas, which have access to a range of transport and other facilities whilst protecting open space, playing fields and green spaces in cities and towns. The proposals accord with this Government objective.

3.6 The Note confirms the Government's commitment to a plan led system of development control. Paragraph 40 states:

> **"..... those deciding such planning applications or appeals should always take into account whether the proposed development would cause demonstrable harm to interests of acknowledged importance...."**

PPG3 'Housing' (March 2000)

3.7 The Government's objectives include the promotion of more sustainable patterns of development and to make better use of previously-developed land, to ensure new housing and residential environments are well designed and make a significant contribution to promoting urban renaissance and improving the quality of life (paragraph 1).

3.8 The reuse of the application site for residential purposes fully accords with the 'search sequence' advocated at paragraph 30.

3.9 Paragraph 54 confirms that good design and layout of new development can help to achieve the Government's objectives of making the best use of previously-developed land and improving the quality and attractiveness of residential areas. New housing development should not be viewed in isolation and considerations of design and layout must be in form by the wider context, having regard not just to any immediate neighbouring buildings but the townscape and the landscape of the wider locality (paragraph 56).

3.10 The Note encourages housing development to make more efficient use of land through increased housing densities. The development proposal equates to 33 dwellings per hectare net and as such is in accordance with this guidance.

3.11 In conclusion, the application responds well to national guidance, through the reuse of land within the identified settlement of Hurst for housing purposes, and an appropriate layout and design, to the benefit of the townscape.

4.0 RELEVANT LOCAL PLANNING POLICY

4.1 Thirlstone Homes proposals accord with the Development Plan, and the emerging Local Plan and the Council's Planning Guidelines on residential developments.

Berkshire Structure Plan 1991-2006

4.2 Structure Plan Policy H5 deals with development within defined settlements and redevelopment/ changes of use and promotes the provision for housing development by, inter alia, the redevelopment or adaptation of an existing building or set of buildings.

Loddon Area Local 1995

4.3 The Development Plan was adopted in May 1995. Hurst is one of the identified settlements, within which development will normally be allowed (Policy LTV1). Policy LH1 considers housing development on unidentified sites and confirms the Council will favourably consider residential development in the form of infilling, rounding-off and redevelopment, subject to a number of criteria. A series of criteria are then set out against which to judge an application and having given consideration to these the proposals perform well.

4.4 The visual amenity of the streetscene is considered at Policies LB1 and LB2 and the proposals do not conflict with these policy objectives.

4.5 The proposal accords with Policy LBE5 which advises that:

> **"In considering proposals for new development, redevelopment and refurbishment the District Council will seek to ensure good daylighting conditions and adequate sunlight penetration to both new and existing development."**

4.6 Policy LB8 seeks to ensure the enhancement of sites with appropriate landscaping having regard to the conservation of existing landscape features. It states generally applications for large scale development must be accompanied by a detailed landscape survey, landscaping scheme and management plan. This requirement has been met. A tree survey has been undertaken and the scheme has been developed having regard to

those important trees on site. A landscape proposals plan no. 283/02A accompanies this application. Discussions have also taken place with the Council's Senior Arboriculturist pre-application.

4.7 The Council's parking standards confirm that where new development is proposed, car parking facilities will be considered on their merits, using the car parking standards for guidance (paragraph 2.3). The parking provision proposed as part of the application (total 24) is considered appropriate taking into account the existing level of car parking, the nature of the development proposed and location of the site. Highways safety is also a consideration and this issue has already been considered above.

Wokingham District Local Plan Deposit Draft 1997 and Proposed Amendments 1999

4.8 The emerging Local Plan has reached the Deposit Draft stage, with a pre-inquiry changes document having been published in April 1999. These policies have been approved for development control purposes.

4.9 The draft Local Plan retains the site within the identified settlement boundary of Hurst. Policy WOS2 confirms that subject to the detailed provisions of other policies contained in the Plan development will be allowed within identified settlements.

4.10 The scheme satisfies the criteria against which all development proposals are to be assessed at Policy WOS3, in locational, design, accessibility and highway safety terms. There are three principal areas of amenity space serving the development: the first, to the front and side of the main building; the second, the courtyard to the rear of the property; and the third, at the corner of Tape Lane and School Road.

4.11 The proposals accord with Policy WH6 with the provision of small sized units i.e. 1 and 2-bedroom rather than larger detached dwellings. This dwelling type is considered the most appropriate for the locality. To do otherwise would not allow for the efficient use of the site for residential purposes.

4.12 Policy WBE1 confirms the Council will require good contemporary design throughout the Plan area, which respects its local context and a series of considerations against

which to assess any application is set out. The proposed development has taken on board these considerations, having regard to the character of the area and with the use of appropriate materials will be to the benefit of the streetscene.

4.13 A Landscape Statement and accompanying drawings has been prepared by Draffin Associates in support of this development proposal. In the preparation of this documentation regard has been given to Policy WBE10 'Landscape and Planting'.

4.14 The proposal accords with the requirements of Policy WT6 on parking provision and highway safety.

Planning Guidelines

4.15 Regard has been given to Section B - Residential Development and Section E - Landscape and Trees in the preparation of the schemes layout, siting, design and its relationship to its neighbours.

4.16 The application proposal performs well against the Development Plan, emerging planning policy background and supplementary planning guidance.

5.0 CONCLUSIONS

5.1 Consideration has been given to the existing buildings and layout of the site, the extant planning permission 99/68877/F dated 26th July 1999, the site's relationship with its immediate neighbours, national and local planning policy, highway safety and design and in conclusion, Thirlstone Homes proposals provide an appropriate and beneficial redevelopment of the site.

5.2 In particular, the use of the site for residential purposes fully accords with Government advice. The proposals provide for the redevelopment of the existing site for a total of 12 flats together with the reversion of the former visitors accommodation, car parking and landscaping. The proposal provides an appropriate density of development.

5.3 In design terms, the proposal represents a well conceived and appropriate design approach, which respects the visual amenity and character of the streetscene and considerations of residential amenity, layout and proposed materials.

5.4 The development respects the existing TPO trees and improves the relationship of the Yew tree to the development.

5.5 The development will lead to improved highway safety, both for pedestrians and motorised vehicles, with improved visibility splays for those local residents turning left out of Tape Lane and separately, for the new residents of the scheme. The development provides for an appropriate level of car parking for the new residents and their visitors.

5.6 For these reasons the application proposal is considered to represent an appropriate approach for the redevelopment of this site. The application proposals would not cause harm to interests of acknowledged importance.

Tel. No. 0118 974 6330 (Direct Line) Fax. 0118 974 6313

Date: 24 March 2000 29 MAR 2000

Your ref. TM/JAH

My ref. NT/NK/SS/P8 (18371)

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 ~ Wokingham

Mr T Mead
Thirlstone Homes (Western) Ltd
Thirlstone House
16 Shute End
Wokingham
RG40 1BJ

Dear Mr Mead

RE: REDEVELOPMENT OF DORNDON HOUSE, SCHOOL ROAD, HURST

I refer to your letter dated 25 February 2000 and apologise for the delay in replying.

I can confirm that the Highway Authority has no objection in principle to this proposal. However, as the additional traffic generated by this redevelopment will result in intensification in use of the existing access we will require improvements to be carried out to the access. In accordance with our standards visibility splays of 2.4 metres by 120 metres will be required in either direction.

Furthermore, the Highway Authority would not look favourably on the provision of gates at the access, as it could lead to queuing traffic backing up onto School Road.

If you require any further information please do not hesitate to contact me at the above address.

Yours sincerely

N.S.T.

Neil Trotter
Technician, Highway Development Control

Tel. 0118 974 6480 (Direct Line)
E-mail: Bhavash.Vashi@wokingham.gov.uk
Date. 14th February 2000
My ref. BV/Pre-app
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

Mr. Mead
Thirlstone Homes
16 Shute End
Wokingham
BERKS.
RG41 1BJ

Dear Mr. Mead

PROPOSED REDEVELOPMENT OF DORNDON HOUSE, SCHOOL ROAD, HURST.

I refer to our telephone conversation earlier today with regard to the above.

I can confirm that the proposed site lies within the identified settlement of Hurst and thus, its redevelopment to provide flats is in principle acceptable subject to detailed drawings concerning elevational treatment and footprint. I also note that you are in discussion with Neil Etherington, our Landscape Officer due to the number of mature trees around the site. I would also advise that any proposal would have to satisfy our Highway Team with regard to vehicular access to the site and parking arrangements.

I trust that this advice is of use to you and should you wish to discuss any matter please do not hesitate to contact Mr Vashi on (0118) 9746480.

However, I advise you that the above is informal advice only, is given without prejudice, to the determination of any such application.

Yours sincerely

B. VASHI
Planning Assistant.

1846

PLANNING STATEMENT

DORNDON HOUSE, SCHOOL ROAD, HURST

July 2000

PLANNING STATEMENT IN SUPPORT OF A PLANNING APPLICATION BY

THIRLSTONE HOMES (WESTERN) LIMITED AT DORNDON HOUSE, SCHOOL ROAD, HURST

The Barton Willmore Planning Partnership,
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Tel: 0118 943 0000
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Ref: 9979/P1b/A5/MXS/MR
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Planning Guidelines

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5.1 Consideration has been given to the existing buildings and layout of the site, the extant planning permission 99/68877/F dated 26th July 1999, the site's relationship with its immediate neighbours, national and local planning policy, highway safety and design and in conclusion, Thirlstone Homes proposals provide an appropriate and beneficial redevelopment of the site.

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Tel. No. 0118 974 6330 (Direct Line) Fax. 0118 974 6313

Date: 24 March 2000

29 MAR 2000

Your ref. TM/JAH

My ref. NT/NK/SS/P8 (18371)

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 ~ Wokingham

Mr T Mead
Thirlstone Homes (Western) Ltd
Thirlstone House
16 Shute End
Wokingham
RG40 1BJ

Dear Mr Mead

RE: REDEVELOPMENT OF DORNDON HOUSE, SCHOOL ROAD, HURST

I refer to your letter dated 25 February 2000 and apologise for the delay in replying.

I can confirm that the Highway Authority has no objection in principle to this proposal. However, as the additional traffic generated by this redevelopment will result in intensification in use of the existing access we will require improvements to be carried out to the access. In accordance with our standards visibility splays of 2.4 metres by 120 metres will be required in either direction.

Furthermore, the Highway Authority would not look favourably on the provision of gates at the access, as it could lead to queuing traffic backing up onto School Road.

If you require any further information please do not hesitate to contact me at the above address.

Yours sincerely

N.S.T.

Neil Trotter
Technician, Highway Development Control

Tel. 0118 974 6480 (Direct Line)
E-mail: Bhavash.Vashi@wokingham.gov.uk
Date. 14th February 2000
My ref. BV/Pre-app
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

Mr. Mead
Thirlstone Homes
16 Shute End
Wokingham
BERKS.
RG41 1BJ

Dear Mr. Mead

PROPOSED REDEVELOPMENT OF DORNDON HOUSE, SCHOOL ROAD, HURST.

I refer to our telephone conversation earlier today with regard to the above.

I can confirm that the proposed site lies within the identified settlement of Hurst and thus, its redevelopment to provide flats is in principle acceptable subject to detailed drawings concerning elevational treatment and footprint. I also note that you are in discussion with Neil Etherington, our Landscape Officer due to the number of mature trees around the site. I would also advise that any proposal would have to satisfy our Highway Team with regard to vehicular access to the site and parking arrangements.

I trust that this advice is of use to you and should you wish to discuss any matter please do not hesitate to contact Mr Vashi on (0118) 9746480.

However, I advise you that the above is informal advice only, is given without prejudice, to the determination of any such application.

Yours sincerely

B. VASHI
Planning Assistant.

Date: *04 September 2000*

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/1846

Location: Dorndon House, School Road, Hurst, Reading.

Proposal: Proposed demolition of existing nursing home and erection of 12 flats with refurbishment of existing garage block.

Applicant: Thurlston Homes Western Ltd C/O Barton Willmore.

Case Officer: Mrs B Polnik

The new plans show the following: Additional information regarding bats and plan showing visibility splays. Drawing no 80491/65a.

Comments are required by 14/09/2000.

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

PLANNING	33535
POL	FL3
DC	SNF
APP	
CS	
25 AUG 2000	
COPIES TO:	ACK:

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

Barton Willmore
Planning

Mrs. B. Polnik,
Planning & Environmental Services,
Wokingham District Council,
Civic Offices,
Shute End,
Wokingham,
Berkshire RG40 1BN

ADDITIONAL PLAN
1846
2232

9979/A3/MXS/JEN

24th August, 2000

Dear Mrs. Polnik,

DORNDON HOUSE, SCHOOL ROAD, HURST
APPLICATION 2000/1846

I refer to our meeting on 23rd August, 2000, and enclose six copies of Broadway Malyan's site plan no. 80491/65a which shows visibility splays of 2.4m x 1.20m in each direction. This plan confirms the proposed 1.2m high picket fence and hedge lie outside of this vision splay.

A copy of J.G.K.'s findings from an inspection of the site facts will follow under separate cover. Our clients are reviewing the internal layout of Unit no.10 (dwg. no. 40a) and we will respond on this point shortly.

If you require any further information or wish to discuss the application proposals in any greater detail please contact me.

Yours sincerely,

MARK SITCH
Associate

cc: K. Ireland
S. Paylor - Broadway Malyan

Certificate No. FS 29637

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

PLANNING SERVICES	HPT 33671
POL BP	TLS
DC	ENF
APP	
CS	
30 AUG 2000	
COPIES TO:	ACK:
	FILE:

Barton Willmore
Planning

ADDITIONAL PLAN
1846
2232

Mrs. B. Polnik,
Planning and Environmental Services,
Wokingham District Council,
Civic Offices,
Shute End,
Wokingham,
Berkshire RG40 1BN

9979/A3/MXS/MR

28th August 2000

Dear Mrs Polnik

DORNDON HOUSE, SCHOOL ROAD, HURST
PLANNING APPLICATION 2000/1846

I refer to our meeting on 23rd August 2000 and enclose three copies of JGK Environmental Consultancy's inspection of the site for bats.

The inspection found no evidence of bats in either the existing trees or buildings on site.

If you require any further information please contact me.

Yours sincerely,

J. Nicholls

MARK SITCH
Associate

cc: K. Ireland - Thirlstone Homes (Western) Ltd

ADDITIONAL PLAN 1846

CONSULTANTS IN:
BIOLOGICAL PLANNING,
ECOLOGICAL ENGINEERING,
ECOLOGICAL RISK ASSESSMENT,
MANAGEMENT OF LAND AND WATER RESOURCES,
MANAGEMENT OF MAMMALS.

JGK

DORDON HOUSE NURSING HOME, SCHOOL ROAD, HURST

The site, which is shown in Appendix I, was inspected on 18 July 2000, the findings were as follows:-

1.0 BATS

1.1 Trees

a) The over mature copper beech contains several cavities that could be used by bats on a casual basis, however there was no evidence that they do so. The tree contains quite a lot of dead wood and appears to be dying.

b) It is possible that some of the other trees, especially the over mature pines and the mature limes may contain cavities that could also be used by bats on a casual basis, however no evidence of their presence was seen.

c) The occasional bat may roost in the dense ivy that is growing on the two mature yew trees; no evidence of their presence was seen.

1.2 Buildings

1.2.1 No evidence of bats was found. The roof spaces were searched with a powerful light, no signs of any bats were seen and no noises were heard.

1.2.2 Diagrammatic cross sections of part of the roof are given in Appendix II. Most of the roof space in the main building is occupied by rooms. The space above these rooms has a triangle cross-section with a height of about 1.0m between the ceiling and the ridge. This space is inaccessible and therefore it was not inspected. The roof space in the south-west part of the building could not be examined because the joists are about 300-350mm apart and consequently it was not possible to gain access.

1.2.3 Access to part of the roof space on the north-west, north-east and south-east sides of the building was gained via two small doors in the walls. The area behind one of the doors is being used for storage and consequently it was not possible to get into the roof space through that door. Access was gained via a similar door to that described above from a room in the north-east, north-west and south-east parts of the roof space. This gave access to the south part of the roof and also part of the roof space behind the door referred to above. The space in both areas was small and triangular in shape. Best endeavours were used to examine both areas – no evidence of bats was found.

1.2.4 The 'new' extension on the north-east side of the building has a very high ceiling. The trap door could not be reached in sufficient safety to allow the space to be entered. An examination from outside showed the woodwork to be new and the roof to be enclosed with felt.

1.2.5 A trap door in the corridor between the original house and the south-west extension permitted access to the roof space. The joists are close together and the space between the floor and the roof is small. As a consequence it was not possible to search the roof space. The floor has a thick layer of fibreglass and there is new felt on the underside of the tiles/slates. The woodwork is new. The indications are that that this part of the building has been re-roofed relatively recently. The roof space on the south-west side is relatively high, for the reasons given above, access to this area was not possible.

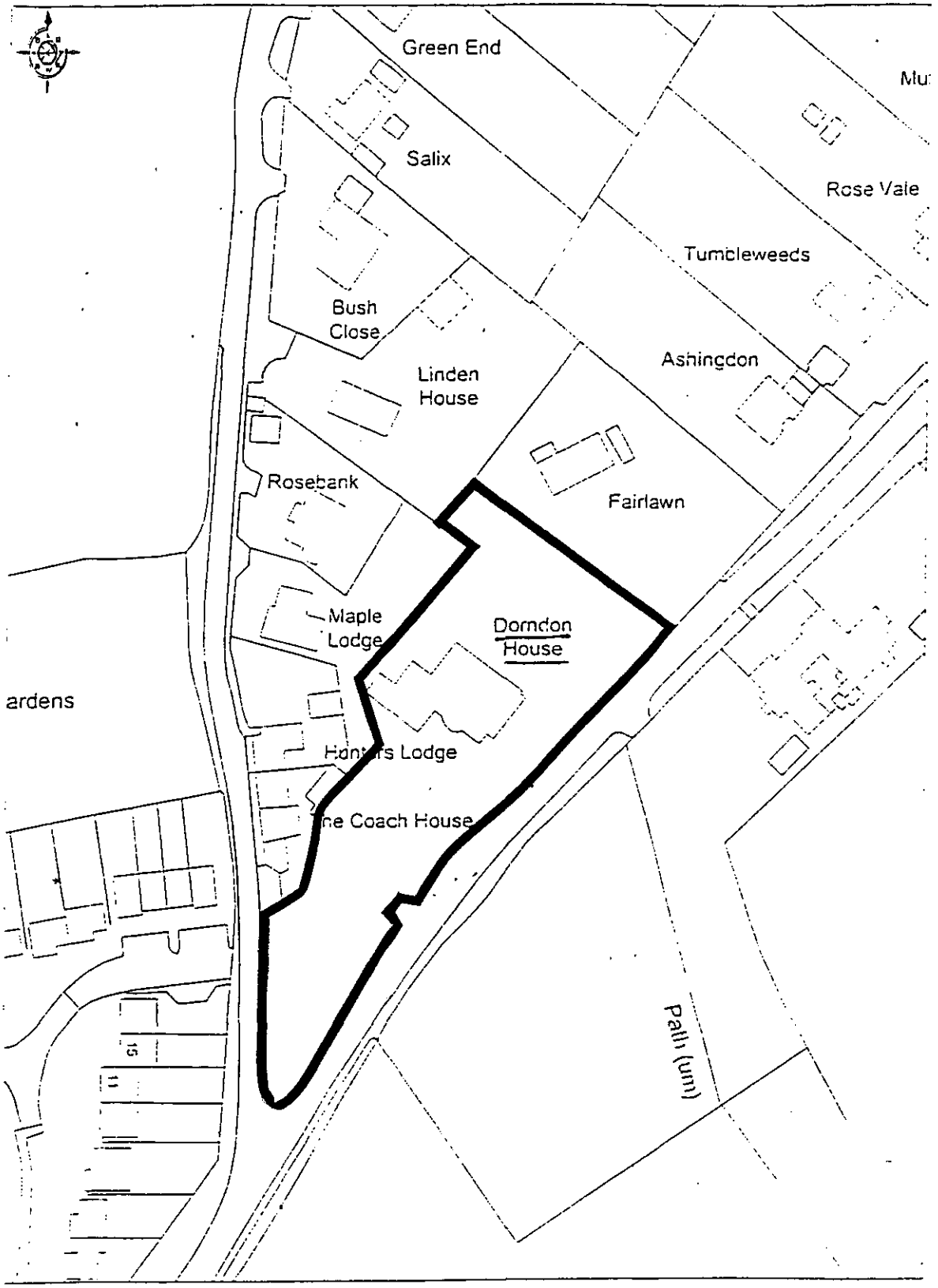
1.2.6 As many of the first and second floor window ledges as possible were inspected for the presence of bat droppings and forage debris, none were found. A similar inspection was carried out of the ground floor window ledges, no bat droppings or forage debris was found. The soffit is tight, as are most of the slates. The tiles have lifted in places and there are other spaces where bats could gain access to and from the roof spaces. No signs of staining or polishing/smoothness below these gaps were found.

1.2.7 The cellar was inspected, except for two areas with very low ceilings. There appears to be no direct access to the outside. No bat droppings or forage or other signs of bats were found.

JGK

APPENDIX I

SUBJECT SITE



© Crown Copyright 1999. Based on Ordnance Survey Master Data Survey Scale - 1:2500. Plotted Scale - 1:1250.
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©1999 Thomson Directories Ltd.

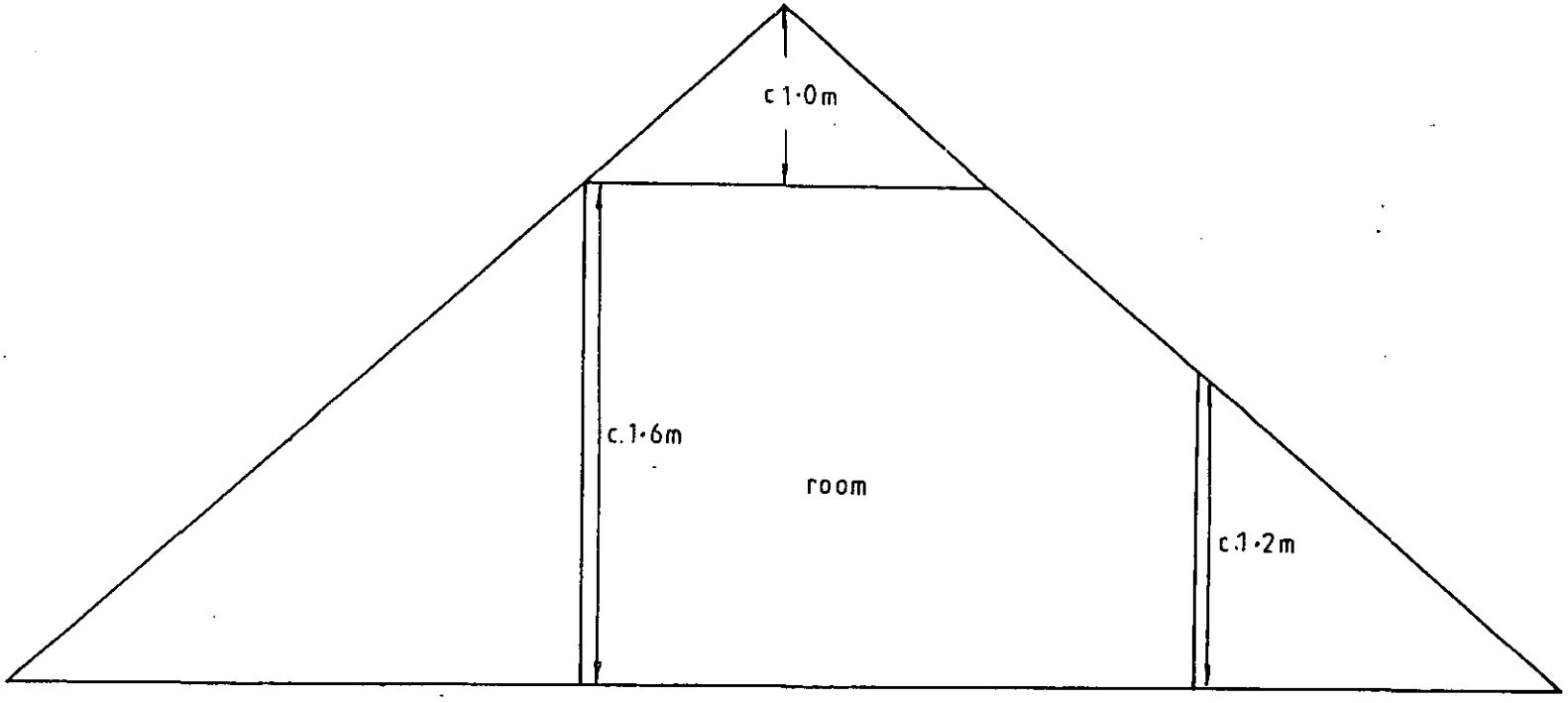
Ordnance Survey
Value Added Reseller

Subject Site

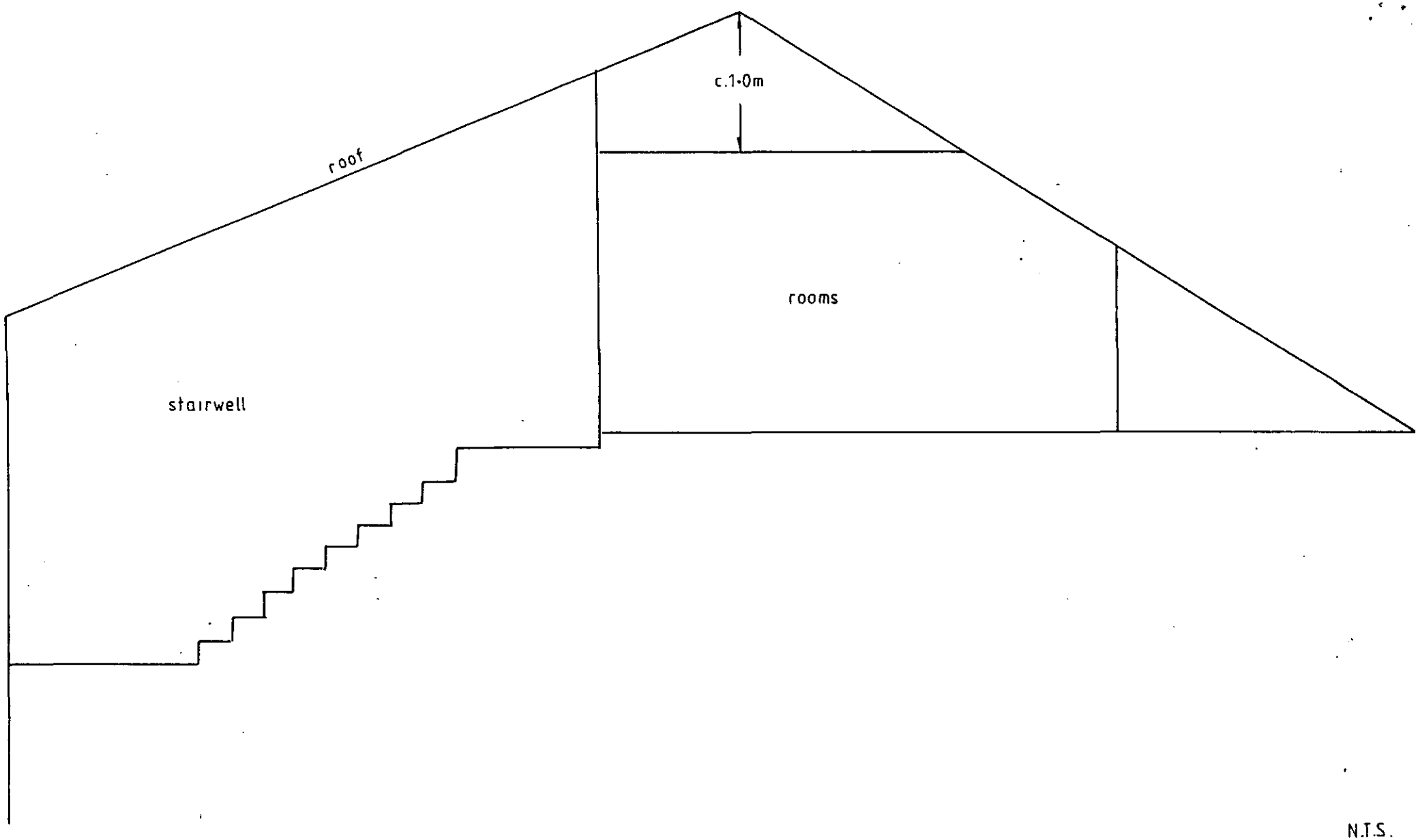
JGK

APPENDIX II

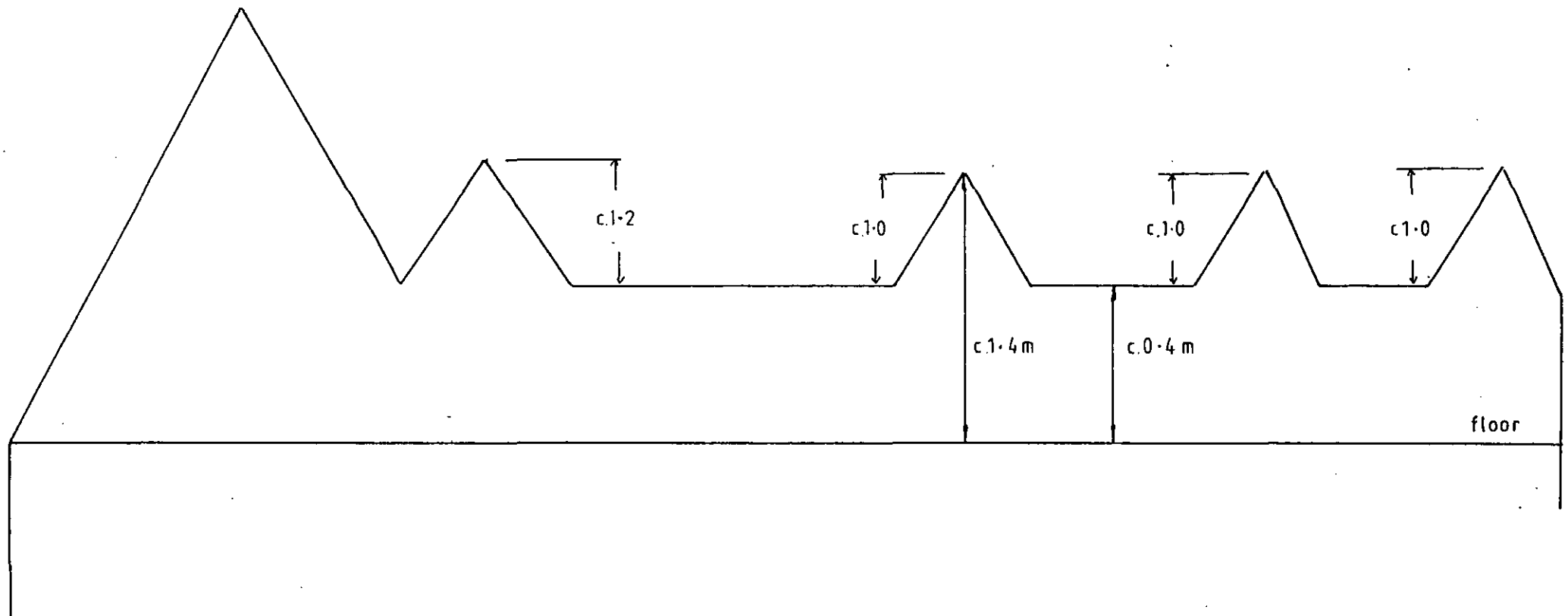
DIAGRAMMATIC CROSS SECTIONS OF SELECTED AREAS IN THE ROOF SPACE



N.T.S.



N.T.S.



N.T.S.

Application No. **Received** **Hurst**
F/2000/1846 **22.06.00**

Applicant: **Thirlstone Homes (Western) Ltd**
Location : **Dorndon House, School Road, Hurst**
Proposal : **Proposed Demolition of Existing Nursing Home and Erection of 12 Flats together with Refurbishment of Existing Garage Block**

1. This application was deferred at Development Control Meeting on 27th September 2000 for a site visit which was scheduled for 13th October 2000.

2. **Recommendation** - GRANT planning permission subject to Section 106 Agreement to secure a contribution of £2,000 to enhance the existing playarea at Martineau Lane and the provision of a footway from the access in School Road to the junction of Tape Lane and extending 10m into Tape Lane and the conditions attached to the original report.

Rec'd Monday 24/7
by John Thurnell

We, the undersigned, object to the planning application at Dorndon House, on the grounds over overdevelopment of an existing site, totally out of keeping with the character of the village and the massing of the proposed development

Name	Address	Signature
Deborah Heath	7 Barber Close, Hurst.	D Heath
Andy Bran	1 Dalby Close Hurst	A K Bran
Nicci Tyssall	Sowton Cottage Davis St. Hurst	N Tyssall
Lindsay Smith	168 Broad Hinton, Twyford	L J Smith
J Miller	c/o 168 Broad Hinton Twyford	J Miller
C Davis	Bell Hill Park Wokingham	C Davis
G. A. MANNING	WESTHOPE. WARDS CROSS HURST	G A Manning
F NEWMAN	Grange Farm COOKHAM	F Newman
S. NEWMAN	" " "	S Newman
D SHARLAND	1 HURST GROVE COTTS, PANN ST	D Sharland
J THORNTON	4 KESTEVEN WAY WOKINGHAM	J Thornton
M THORNTON	47 FOXCOTE WOKINGHAM	M Thornton
P. Foster	31 Bluebell Meadow Winnersh	P Foster
J. PHILLIPS	10 SAWPIT RD HURST	J. Phillips
S KNIGHT	Andorra Davis St. Hurst	S Knight
S STRANGE	" " 7	S Strange
J. CHALLIS	9 Highfield Park, Wargrave	J Challis
M. G. HILL	1 [illegible] Lane, Hurst	M G Hill
D WOOLLISCROFT	[illegible] TITHE BARN DRIVE BRAY	D Woollis
J. SHUTLEFF	MAPLE LODGE, TAPE LANE, HURST	John Shutleff
G C Bra[illegible]	[illegible], Tape Ln, Hurst, [illegible]	[illegible]
J. Teagle	51 Bolleton Drive Twyford.	[illegible]
D R THOMAS.	43 Bluebell Meadow, WINNERSH	[illegible]
C Meyer Williams	Penerley Lodge, Hurst.	C Meyer Williams
A. Lloyd-Williams	Penerley Lodge, Hurst	A Lloyd-Williams
MRS E. NICKLEN	21 MARTINEAU, HURST	[illegible]
L. TUTHILL	GARDENER; COTTAGE HURST LODGE HURST	E L Tuthill
C. FOSTER	4 Barker Cot, Tape Lane	C Foster

We, the undersigned, object to the planning application at Dorndon House, on the grounds of overdevelopment of an existing site, totally out of keeping with the character of the village, and the massing of the develop.

NAME.	ADDRESS	SIGNATURE
[illegible]	'WESTWARD HO!', SCHOOL RD, HURST	[illegible]
Whitfield	The Bungalow. Sawpit RD HURST	[illegible]
J. Freeman	Hunters Lodge, Tape Lane, HURST	J.H. [illegible]
P. CHAMBERS	WESTWARD HO! SCHOOL RD HURST.	P. F. Chambers.
G Green	Meadow House " "	[illegible]
JS Green	Meadow House School Rd. HURST	JS Green
H. M. Ritchie	64 Oakengates Bracknell	H.M. [illegible]
L. ALNER	5 MARTINS DRIVE, WOKINGHAM.	
Hm Whitehead	12 Clarendon Close. Winnersh.	Hm Whitehead
Mary Stringwell	Willows Cottage Dunt Lane Hurst	M Stringwell
J Drake	Constable Cl Woodley	[illegible]
Y J. Goldie	5, Sawpit RD. Hurst	Y. J. Goldie
S HOLDSTOCK	STANLAKE FARM COTTAGE TWYFORD	S [illegible]
R Newman	Flecs Lines Rd Hurst Berks	[illegible]
G HILL	FOREST STUD LINES ROAD HURST	[illegible]
T. HILL	FOREST STUD LINES RD HURST	[illegible]
H Green	OAKS WATER [illegible]	[illegible]
[illegible]	Vale View, Challis	[illegible]
A. BARNES	HILLTOP ROAD CAVERSHAM.	[illegible]
[illegible]	VALE VIEW READING	[illegible]
Liz Dickson	2 South View, Whistley Glen	Liz Dickson
Jackie Merry	Monza, Lodge Road, Whistley Green Hurst	J Merry
N. Gordier	1 St. Nicholas Cotts. Poplar Lane Hurst, Berks	N. Gordier
[illegible]	2. South View Whistley Green	[illegible]
K. SCHREDER	33 MARTINEAU LANE, HURST	[illegible]
Pauline Ive	6 Barber Close, Hurst	Pauline Ive
J. C. Hay	60 Broad Hinton, Twyford,	[illegible]

We, the undersigned, object to the planning application at Dorndon House, on the grounds of overdevelopment of an existing site, totally out of keeping with the character of the village and the massing of the proposed development.

Name	Address	Signature
J. BOWKETT	FOREST VIEW. LONGHILL RD. BRACKNELL	[signature]
L CARTER	" " " "	[signature]
J. Wye	Old Police Cottage, Broadcommon Rd. Hurst	J Wye
A THOMAS	43 Bluebell meadow Winnersh	A Thomas
G. WADE	2 Diamond Villas, The Street, Hurst.	G Wade
E. WADE	2 DIAMOND VILLAS, THE STREET, HURST	E Wade
J. BECKETT	THE SPINNEY 11 ANTHIAN CLOSE WOODLEY	[signature]
V.G. Cuffe-Adams	26 Colleton Drive, Twyford Berks	V.G. Cuffe-Adams
V Doyle	100 Sunderland Rd Maidenhead	V Doyle
M. TIMMINS	THE BRIARS, ORCHARD CHASE, HURST	[signature]
E. MOODY	173 BROAD HINTON, TWYFORD, BERKS	E. Moody
D BOULTON	BEVENDENE, SCHOOL ROAD HURST	[signature]
N. KOKINAKOS	BALACLOAN TAPE LANE HURST	[signature]
E EGAN	80 SILVER-ALE RD, GARLEY, READING	[signature]
A THOMPSON	23 MARTINEAU LANE HURST	[signature]
C. Kechane	41 Colleton Drive Twyford	[signature]
J. KECHANE	" " " "	[signature]
S Rubertsu	Rose Cottage Lines Rd, Hurst	S Rubertsu
T. AGAR	31 ORMONDE RD WOKING HAM	[signature]
S. Agar	" " " " "	S Agar
T. Perry	25 Martineau Lane	[signature]
J. Tarplett	7 Chenwil House Rd. Reg 10 9RD	J. Tarplett
[signature]	Mawlhas Chenwil	
Nel Brown	19 Hubbard close, Twyford	Nel Brown
S. Hawkins	224 Finchampstead Rd. Wokingham	S Hawkins
[signature]	446 Reading Rd, Winnersh, Berks	[signature]
Helen Smith	Oak Cottage School Road Hurst Berkshire	Helen Smith
Roy Smith	Oak Cottage, School Rd HURST	[signature]

We the undersigned, object to the planning application at Dorndon House, on the grounds of overdevelopment of an existing site, totally out of keeping with the character of the village and the massing of the proposed development.

Name	Address	Signature
WAY	33 MURRAY RD WOKINGHAM	[illegible]
SPEER	2, ROSE COTTAGES, HURST	[illegible]
Hall	2 Wards Cross Cotts Hurst	[illegible]
HALL	21 WARDS CROSS HURST	[illegible]
MORRIS	4 SNOWDROP GROVE WINNERSH	
BAILEY.	29. Watmore Lane Winnersh.	[illegible]
[illegible]	[illegible], Heath Ride, Farlingstead.	[illegible]
[illegible]	15, TEMPLEHEAD CLOSE LONDON W3	[illegible]
Gering.	Raven Stone 14 Sheeplands Rd Arborfield	B. Gering
R DAY	28 DANYWERN DR. WINNERSH.	[illegible]
K DAY	28 DANYWERN DR. WINNERSH	[illegible]
J. GREENWOOD	45b. NINE MILE RIDE FINCHAMPSTEAD.	J. E. [illegible]
Ym Pauhan	11 Elmstone Drive Tilehurst Reading.	[illegible]
GEOFF ADDERLEY	LITTLE HINTON RD HURST	[illegible]
Sandy Adderley	Little Hinton Hinton Rd Hurst	S. J. Adderley
[illegible]	4 Prince Wick B/W.	[illegible]
L. Neap	7 Bay Close, Earley, Reading	L. Neap
M. Whitehead.	2 Clarendon Close, Winnersh	[illegible]
D. Swale	446 Reading Rd, Winnersh	D. Swale
K. MORRIS	MONZA, LODGE ROAD, HURST	[illegible]
R. STONE	41 Calbourne drive, Calcot	R. Stone
S W Whitlake	Apple tree cottage HOGMOOR LANE	S W Whitlake
S. Francis	44 Martineau Lane	S C Francis
J MILLARD	ASHINGDON SCHOOL ROAD HURST	[illegible]
MR & MRS LEWINGTON	7, BARKER COURT HURST.	T Lewington
P.S. LAMB	14, MARTINEAU LANE	[illegible]
J.R. BALDRY	21, SHEFFORD CRESCENT WOKINGHAM.	J.R. Baldry
J.D. RITCHIE	24 GARTH SQ BRACKNELL	J.D. Ritchie

We, the undersigned, object to the planning application at Dorndon House, on the grounds of overdevelopment of an existing site, totally out of keeping with the character of the village and the massing of the proposed development.

Name	Address	Signature
S. Lisney	Cranford House Cranford Drive School Rd. Hurst	[signature]
P. Lisney	" " " " "	[signature]
J Hill	1 Martingale Lane, Hurst,	[signature]
Kevin Cottrell	St Swithins Cottage Hurst	[signature]
[illegible]	173, Broad Hinton, Twyford, Berks	[signature]
[illegible]	Holly House, Orchard Chase, Hurst.	[signature]
E. Timmins.	The Briars. Orchard Chase Hurst	[signature]
A. Willis	195, Broadhinton Twyford	[signature]
Nellie Williams	46 Eastheath Ave, Whom RW.	
V. Brown	Little Dalton Hogmoor Lane, Hurst	[signature]
Ann Meacott	80 Silverdale Rd Earley Reading	[signature]
Viv Carter	9A Pine Drive, W/Ham, Berks	[signature]
[illegible]	14 Redvers Rd, Ba.	[signature]
[illegible]	21 Martineau Lane.	[signature]
N Bois	No 1 Cottage Bill Hill park Wokingham	N Bois
A. Avery	20 A, Rustard Cres	[signature]
K. Austin	The Lodge, Bill Hill Park, Wokingham	K. Austin
D. Clemson	13 Tape Lane, Hurst	[signature]
M. Newman	Kestrels, Hogmoor Lane	[signature]
[illegible]	8 [illegible]	[signature]
S. A. Hutchings	Sawpit Road.	[signature]
R. A. Daden	Holly House Orchard Chase Hurst	R. A. Daden
G. E. Hassell	50A Westfield Rd Caversham.	G. E. Hassell.
L. Shaplands.	1 Hurst Grove Cottage, Davis St, Hurst.	[signature]
N. Torr	Crackingham Tape Lane Hurst	[signature]
D. Brown	Hobbard Cross Twyford	[signature]
G. Hawkins	224 Finchampstead Rd, Wokingham	[signature]
P. Montie	Willows Cottage, Dunt Lane Hurst	[signature]

We, the undersigned, object to the planning application at Dorndon House on the grounds of overdevelopment of an existing site, totally out of keeping with the character of the village and the massing of the proposed development.

Name	Address	Signature
B. WHITEHEAD	12 CLARENDON CLOSE, WINNERSH	[illegible]
J. BATES	PINECROFT, DAVIS WAY, HURST	[illegible]
[illegible]	RONEYDALE LODGE RD HURST	[illegible]
J. WALLACE	3 Saunders Close, Twyford	[illegible]
T. HAYES-WALLACE	3 saunders close Twyford	[illegible]
A Wright	4 Binbrook close	[illegible]
[illegible]	22 Dabby Close	[illegible]
[illegible]	Summerville Farm Dunt Ave Hurst	[illegible]
J Challen	Summerville Farm Dunt Ave Hurst	[illegible]
A Martin	53 Rowan Drive Woodley	[illegible]
M.L Randall	2 Barker Close, Hurst	[illegible]
AS Crook	7 Maple Close	AS Crook
[illegible]	6 Sawpit Road Hurst	[illegible]
J Walsh	7 Martineau Lane	J Walsh
[illegible]	2 Kingswood Cottages [illegible] Hatch	[illegible]
[illegible]	6 Darby Cross, Hurst	[illegible]
[illegible]	6 SAWPIT ROAD HURST	[illegible]
ALAN COUZENS	38 BATCOMBE [illegible] BRACKNELL	[illegible]
[illegible]	" " " "	[illegible]
[illegible]	1 [illegible] Close Bracknell	[illegible]
B. STEPHENSON	Fishery Cottage, Davis St, Hurst	[illegible]
F Tinson	17 Norton Rd Woodley	[illegible]
D. [illegible]	32 Bayley Court Winnersh	[illegible]
[illegible]	19 MARTINEAU LANE HURST	[illegible]
[illegible]	" " " "	[illegible]
B [illegible]	[illegible]	[illegible]
[illegible]	Hatchgate Farm Cotts, Lines Rd, Hurst	[illegible]

We, the undersigned, object to the planning application at Dorndon House on the grounds of overdevelopment of an existing site, totally out of keeping with the character of the village and the massing of the proposed development

Name	Address	Signature
I STEWART	CROSS LANES COTTAGE, HURST	
CHRIS JAMES	ORCHARD NURST HURST	
J Lemon	Reed Pond Hurst.	
L Francis	22 Summerfield Close Wokingham	
L Reynolds.	22 summerfield cl. Wokingham	
Hayley Upton	Parkers Cottage, Wards Cross, Hurst.	
BP JONES	3 DANESFIELD, WILTSHIRE RD, WOKINGHAM	
W A Jones	2 Hinton Match, Haines Hill.	

We, the undersigned, object to the planning application at Dorndon House, on the grounds of overdevelopment of an existing site, totally out of keeping with the character of the village and the massing of the proposed development.

Name	Address	Signature
GORDON LEE	DAVIS HOUSE, DAVIS ST HURST	[signature]
Julie Torr	CRACKINGTON, TAPE LANE HURST	[signature]
FRANK WHITTAKER	APPLETREE COTTAGE, HOGMOOR LANE, HURST	[signature]
ROBERT DOWNS	17 TAPE LANE HURST RG10 0DP	[signature]
A. LUKEMAN	ORCHARD NURSERY HURST RG10 0SD	[signature]
C. LUKEMAN	" " " "	[signature]
M. EWART	Grange farm, Islandshore Lane, Hurst,	[signature]
E Cope	Orchard Nursery, Hurst	[signature]
J JEFFREY	DAVIS CLOSE HURST	[signature]
D. Ummat	1 Hatchgate Farm Cotts, Lines Ra Hurst	[signature]
C A WRIGHT	2 TAPE LANE HURST	C A WRIGHT
D Wright	25 TAPE LANE HURST	[signature]
K Jarratt	26 Martineau Lane Hurst	[signature]
P Kiddie	2 Nursery Close Hurst	P. Kiddie
J. KIDDIE	2 Nursery Close Hurst	[signature]
V. M. MILLER	69A, ELMSTONE DRIVE.	[signature]
R. H. UPTON	PARKER'S COTTAGE, HURST.	R. Upton
JE HIGNELL	197 FEETHAM GDNS HEARLEY RDG	[signature]
R. P Herman	11 CLARENDON CLOSE WINNERSH	[signature]
K. O'Rourke	58 SPRINGFIELD PARK. Twyford	[signature]

We, the undersigned, object to the planning application at Dorndon House, on the grounds of overdevelopment of an existing site, totally out of keeping with the character of the village and the massing of the proposed development

Name	Address	Signature
C. Speer	2 Rose Cottages Lodge Rd, Hurst	C Speer
W. Gribble	Hurst Guider Broad Hinton	W Gribble
T. Taylor	3 Wards Cross, Hurst	[illegible]
P. Heal	Mary's Cottage, Bradstone Hinton Devons	[illegible]
A. Pinches	33 St. Johns Road, Caversham, Reading	Alice Pinches
S Phillips	3 SAWPIT RD HURST	S Phillips
B. Johnson	Little Grange, Hinton Rd, HURST	B Johnson
H. NORRIS	36 MARTINEAU LANE HURST	H. Norris
S. RANDALL	2 BARBER CLOSE, HURST	[illegible]
S. Hicks	Roseville School Rd HURST	S M Hicks
A Kingsbury	Whitfield Farm Shurlock Row	A Kingsbury
G. SHURLEY	Wakers Farmhouse, Drift Rd, Winkfield.	G Shurley
W. Espley	37 The Hawthorns Charvil Berks.	Wendy Espley
L Kearsley	ad Forge House, The Street, Hurst	L Kearsley
L. Sherwood	Dinton Davis St Hurst	L. Sherwood
[illegible]	30 Hubbard Close, Twyford, Berks	[illegible]
[illegible]	1 Laundfield Way Twyford	[illegible]
S. BOLT	The Rosary, Miley ~~Rd, Waltham~~ St. Lawrence	S. Bolt
G. BOLT	— " —	[illegible]
L. Wright	395 Burton Rd. Swallowcliffe.	L. Wright
P. LOWE	57 Broadwater Rd Twyford	P Lowe
C. Heath	7 BARBER CLOSE, HURST	C. Heath
S Mattey	Linden House Tape Lane, Hurst	S Mattey
J. Henry	Green End, Tape Lane Hurst	J. Henry
B CRAWFORD	FORGE COTTAGE, DAVIS S.G. HURST	B Crawford
P. Claydon	4 Grange COTS. Broadcommon Rd. HURST	P Claydon
[illegible]	Hodges, Pound Lane, Hurst,	
J Jones	4 Tunhouse Lane Wokingham	J Jones

We, the undersigned object to the planning application at Dondon House, on the grounds of overdevelopment of an existing site, totally out of keeping with the character of the village and the massing of the proposed development.

Name	Address	Signature
P. FRANCIS	44 Martineau Lane, Hurst	
C. WARDEN	16 MARTINEAU LANE, HURST	
M. SCHENSAL	Pottery COTTAGE, DAVIS STREET, HURST	
L. Millard	Ashington, school Rd Hurst	
T. SALT	59 HURST ROAD TWYFORD.	
D Lynch	1 Hurst Lodge FLAT Hurst	D Lynch.
P Sharp	34 AVINGTON CLOSE TILEHURST	P Sharp
A HOWELLS	46 DELANE DRIVE, WINNERSH	
K Howells	46 Delane Drive / Winnersh	
TM Howells	46 Delane Drive Winnersh.	
C. Foster	3 Reynards Close, Winnersh	C Foster.
S. Foster	11 11	Sarah Foster
C C GROVES	'TREETOPS' HEATH RIDE, FINCHAMPSTEAD RG40 3QL	
AM VIMPANY	The Cricketers, Tape Lane, HURST	
J.R. VIMPANY	'The Cricketers' Tape Lane, Hurst	J.R Vimpany
A Jackson	82a Matthewsgreen Rd Wokingham	A Jackson
G Hales	11 11	G Hales.
Sarah Regan	34 EGLESWOOD Harworth, Bracknell	Sarah Regan
J.M. CRAWFORD	FIRCH COTTAGE, DAVIS ST. HURST.	J.M. Crawford.
J. NORRIS	36. MARTINEAU LANE. HURST	
P.E. SANDERSON	The Old School House Hurst	P.E. Sanderson
M.E. Sanderson	The Old School House, Hurst	M.E. Sanderson
S.A. Davies	81 Hurst Park Rd Twy	S.A. Davies
A. J. Iver.	6 Barker Close, Hurst	A. J. Iver,
[illegible]	Rosendale Hedge Hurst	
W SMITH	168 ROOKSHANTON, TWYFORD, BERKS	
Laura Thornton	Clerk Wokingham	
Gavin Beckett	16 Spring, Arran Close, Woodley	Gavin Beckett

We, the undersigned, object to the planning application at Dorndon House on the grounds of overdevelopment of an existing site, totally out of keeping with the character of the village, and the massing of the proposed development.

Name	Address	Signature
Henry Stephenson	Fishery Cottage, Davis St, Hurst	H Stephenson
Tom Stephenson	" "	T Stephenson
M. Porcoran	Donnington Hamlin Rd, Hurst	[illegible]
Tony Cullum	15 Amberley Close, New Ginny RG14 1PZ	[illegible]
Hannah Lamb	14 Martineau Lane, Hurst	[illegible]
Chris Lamb	14 Martineau Lane Hurst	[illegible]
Pat Lee	Davis House, Davis St. Hurst.	[illegible]
Gail Anderson	2, Aylesford Villas, Hurst	[illegible]
Christine Taylor	3 Wards Cross, Hurst	[illegible]
J. Humphries	Gloster Cottage Hurst RG10 0DY	[illegible]
S Kendall	9 Barber Close Hurst RG10 0RZ	[illegible]
[illegible] H R WOOD.	OLD BAILEY, SCHOOL Road	[illegible]
K M Lawrence	4 Sunderland Close, Woodley	[illegible]
T. Baldwin	73 Hurst Park Rd	[illegible]
J BALDWIN	73 HURST PARK RD TWYFORD	J Baldwin
B Williams	The Chalet, Lea Farm, Hurst	[illegible]
J B Williams	" " " "	[illegible]
P GIBBS	46, EAST PARK FARM DR CHARVIL	[illegible]
M GIBBS	" " " " " "	M. Gibbs
P CHAMBERLAIN	36, Broadwater Rd, Twyford	[illegible]
P. BOYD	6 Shackleton Way Woodley	[illegible]
J. Hunter	9. Redwood Ave. Woodley	[illegible]
D HITTI	Old Posting House, Hogmoor Lane	[illegible]
A.C. HITTI	The Old Posting House, Hogmoor Lane Hurst	[illegible]
C. Higgs	11 Coronation Sq. Wokingham	[illegible]
L Bellman	51 Emmbrook Vale, Wokingham	[illegible]
R A Rogg	45. BRACKEN BANK ASCOT BERKS	[illegible]
P G Rogg	45 Bracken Bank Ascot Berks	[illegible]

We, the undersigned, object to the planning application at Dorndon House, on the grounds of over development of an existing site, totally out of keeping with the character of the village and the massing of the development

Name	Address	Signature
Claire King	The Old Cottage, Broadcommon Rd.	[signature]
Gordon King	"	[signature]
[illegible] Kaswell	6 The Spinney Wokingham Berks	[signature]
M. Bilton	5 Martineau Lane Hurst	[signature]
M. Smith	22 Braybrooke Rd. Bracknell	[signature]
O. Taylor	30 Winchgrove Rd. Bracknell	[signature]
N. Bullock	33 Rosedale Gdns. Bracknell	[signature]
C. [illegible]	4 Sunderland Ct Woodley	[signature]
[illegible]	1 Ivy Cottage Hertonkel Hurst	[signature]
Ray Hall	22 DALBY CLOSE, HURST	[signature]
Gail Gibbs	4 THE PRIORY WINNERSH	[signature]
[illegible]	[illegible]	[signature]
[illegible]	[illegible] Hurst	[signature]
L. Cornwell	Cobwell Cott. The Street - Hurst	[signature]
S. Exell	22 Tape Lane Hurst	[signature]
[illegible]	23 Manor Rd	[signature]
S. Wyatt	169 Littlebrook Ave Burnham	[signature]
[illegible]	Victoria House Hurst.	[signature]
A. Stagg	13, Walter Rd	[signature]
K. Stagg	13 Walter road Wok.	[signature]
N. Stagg	13 Walter road	[signature]
S. Lucks	2 Lands end Stable	[signature]
[illegible]	50 [illegible] Rd.	[signature]
S. Ford	[illegible]	[signature]
S. Anthony	Skomer, Wards Cross	[signature]
D. Bartlett	c/o Charvil	[signature]
E. Beech	91 Clements close	[signature]

We the undersigned object to the planning application at DORNDON HOUSE, on the grounds of over development of an existing site, totally out of keeping with the character of the villiage and the massing of the proposed development

NAME	ADDRESS	SIGNATURE
C Fife	9 Dalby Close Hurst	C Fife
P. Cowsrooski	8 OLD MILL COURT TWYFORD	[illegible]
J. Hygall	23 Edgar Avenue, Cranthorne	Julie Hygall
V Howell	27 SILVER HILL SANDHURST BERKS	V Howell
M Sterriker	27 SILVER HILL SANDHURST BERKS	[illegible]
A. Heasman	58 Foxcote, Wokingham	[illegible]
M. CURTIS	3, Kestrel, Wilmecote, Tamworth, Staffs. EX WINNERSH RESIDENT	M. C. Curtis
B CURTIS	3 KESTREL WILMECOTE TAMWORTH STAFFS EX WINNERSH RESIDENT	[illegible]
D HEASMAN	58 FOXCOTE, WOKINGHAM	[illegible]
C. BROWN	LUDDONSIDE LAMPS LAND HOUSE	[illegible]
H J Thurs	School Hurst	H J Thurs
D A Hughes	4 OAK COTTAGES, SHERLOCK ROW.	D.A. Hughes
J. PENNEY	PANTILE COTTAGE, WHISTLEY GREEN, HURST	J Penney
J M. Lamb	Newbury. Berks.	J. M. Lamb
J Maynard	34 COMFREY CLOSE, COLE, HANTS	J Maynard
N. Bowingdon	15, Wavell close, Shinfield.	N. Bowingdon
J Pike J. PIKE	43 BROADWATER RD TWYFORD	J Pike
N.G. PIKE	43 BROADWATER RD TWYFORD	[illegible]
S. E. Smith	Pearmans Grove Shinfield	S E Smith
Gerry Aggett	Oaklands London Rd Binfield	G. D. Aggett
[illegible]	Oaklands London Rd Binfield	[illegible]
John Penney	Pantile Cottage, Whistley Gn Hurst RG10 0ES	[illegible]
JON EDWARDS	THATCHED COTTAGE, POPLAR LN HURST	J Edwards
JANE CHAMBERS	'NILGIRIS' LODGE RD, HURST	J. Chambers
BERNARD CHAMBERS	"	[illegible]
N F HOLLOWAY	36 ANTHIAN CLOSE WOODLEY	[illegible]
[illegible]	1 Balme Close Cleveland	[illegible]

We the undersigned object to the planning application at DORNDON HOUSE, on the grounds of over development of an existing site, totally out of keeping with the character of the village and the massing of the proposed development.

NAME	ADDRESS.	SIGNATURE
B. Connor	19 DUNBABIN ROAD LPOOL	[illegible]
S J McVicker	18 SALEBY CLOSE, LOWER EARLEY	S J McVicker
J Edwards	Thatched Cott., Poplar Lane, Hurst.	E Edwards
Nick Tuggey	Threeways, Broadcommon Road, Hurst.	[illegible]
Mary Young	5 Glendevon Rd Woodley.	Mary Young
Kathy Tuggey	Threeways, Broadcommon Rd.	K R Tuggey
Fiona Winterton	Bower Cottage Wards Cross Hurst	F. Winterton
S. SHEPHERD	7. SAUNDERS CLOSE, HURST.	[illegible]
J. WINTERTON	Bower Cottage, Hurst.	[illegible]
C SHEPHERD	7 SAUNDERS CLOSE, TWYFORD	[illegible]
[illegible]	BOWER COTTAGE HURST.	[illegible]
S. Scorer	Hurst Village Hall. Hurst	S. Scorer
J.H. BIRD	21. HIGHGATE RD WOODLEY. RG5 3ND	J.H. Bird
H. Scorer	HURST VILLAGE	H. Scorer
P V Foster	"Twycot" Davis St. Hurst, Berks	P V Foster
C. Fiennes	Green End, Tape Lane, Hurst	Clare Fiennes
M ROACH	14 Dalby Close, Hurst	[illegible]
D. [illegible]	71 Russell Rd. Kensington	[illegible]
R Pitt	15. Beaverwood PK Winnersh	[illegible]
W. EFFER	2. MYRTLE COTTAGE, Hinton Road, Hurst	[illegible]
R. CHAMBERS	2 Myrtle Cott, Hinton Road HURST	[illegible]
C Meechan	St. Nicholas farmhouse, Hurst.	C Meechan
S J Corcoran	Donnington, Hinton Road Hurst	S J Corcoran
Lisa Jarrett	63 Paddick Dr Lower Earley	[illegible]
Tob Wilkes.	Lasulles Hill, Shackleford.	[illegible]
Pat. Needham	Brook House Hurst	[illegible]
Tina Needham	Brook House, Braybrooke Dr. Hurst.	C Needham

We, the undersigned, object to the planning application at Dorndon House, on the grounds of overdevelopment of an existing site, totally out of keeping with the character of the village and the massing of the proposed development.

Name	Address	Signature
Mr. & Mrs G. Mizen	20, Martineau Lane, Hurst, Reading	G Mizen
Deborah Hands	Hurst	D Hands
Mandy Burch	Rosebank Tape Lane, Hurst.	M.K. Burch
Janet Larkin	Quest Cottage Hinton Road Hurst	J. Larkin
Synta Parsons	3, Lunet Walk, Wokingham, Berks	S.A. Parsons
A. McCormack	281A Barden Road Wokingham	A McCormack
M. Rayner	5 Barber Close Hurst	[illegible]
S. Rayner	5 Barber Close Hurst	[illegible]
P. Bond	South [illegible], [illegible], Hurst	[illegible]
[illegible]	[illegible] Cottage [illegible] Lane Hurst	[illegible]
K. Regan	23 Highfield Park Wargrave	[illegible]
D. [illegible]	6 Tape Lane	[illegible]
J. [illegible]	10 Red Rose Binfield	[illegible]
N.J. Thomas	21 Hawkedon Way Lower Earley Reading	[illegible]
G Lamb	14 Martineau Lane, Hurst	G Lamb
J Lamb	14 Martineau Lane, Hurst	J Lamb
S. Maltby	Linden House, Tape Lane, Hurst	[illegible]
C. Stallworthy	23 Broadwater Rd Twyford	C J Stallworthy
L Stallworthy	23 Broadwater Rd Twyford	L Stallworthy
R. Simms	17, Hartford Close, Wokingham	[illegible]
S Higginbotham	31 Martineau Lane, Hurst	S S Higginbotham
L. Higginbotham	31 Martineau Lane, Hurst	L Higginbotham
[illegible]	29	[illegible]
D.M. Loveridge	The Vicarage, Hurst	[illegible]
[illegible] Jones	[illegible]	[illegible]
	A. M. Thompson	A.M. Thompson

We the undersigned object to the planning application at Dorndon House, on the grounds of over development of an existing site, totally out of keeping with the character of the villiage and the massing of the proposed development.

NAME	ADDRESS	SIGNATURE.
P. [illegible]	BALACLOAN TAPE LANE HURST	[illegible]
J Swale	446 Reading Rd, Winnersh.	J Swale
H.J. LARKIN	Quest Cottage, Hinton Rd, Hurst	[illegible]
V. WOOD	431 READING RD WINNERSH	[illegible]
G. TAVENER	(ARCHITECT). 'Carrington', Wokingham Rd, Hurst,	[illegible]
K Rogers	10, Rycroft close, Woodley.	~~K Rogers~~
B. PERRY	25 MARTINEAU LANE HURST.	[illegible]
A PERRY	25 Martineau Lane Hurst	[illegible]
J. Perry	25 Martineau Lane HURST	[illegible]
B. JEFFERY	East Lodge Hurst House Church Hill Hurst	[illegible]
J. [illegible]	The Old Cottage, Broadcommon Rd HURST	[illegible]
D. McCann	8 Barber Close HURST	[illegible]
V. WORRALL	195 SHINFIELD RD READING.	V. Worrall
J. Neale	1 Windermere close Winnersh	J Neale
J. Spiller	3 Hogmoor Lane, Hurst	J. Spiller
B. Spiller	——— " ———	[illegible]
C. Gibbs	Kiln Cottage, Nettlebed	C Gibbs
C. [illegible]	The Old Cottage Broadcommon Road	[illegible]
J Copitch	62 Norton Road Woodley.	J Copitch
[illegible]	THE BREEDED 3 BARBER CLOSE HURST	D.O. [illegible]
G ARCHER	3 Barber Close Hurst. Berks	[illegible]
B. CLAYDEN	4 GRANGE COTTAGES, BROADCOMMON RD HURST	[illegible]
J. FIFE	9 DIRBY CLOSE HURST BERKS	[illegible]
D BRYANT	156 Whiteble Drive Woodley	D Bryant
B. BRYANT	" " " "	B Bryant
B. [illegible]	55 [illegible]	[illegible]
M PHILLIP	10 Sawpit Rd Hurst.	[illegible]
	TOTAL 412	27

By fax & post
0118 976 6484

11 Montreux Lane
Hurst
Reading
RG10 0SF
25th July 2000

Mrs B Polnick
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

PLANNING
POL
DC
APP
CS BBS BLP
26 JUL 2000
COPIES TO:
ACK:
FILE:

Ref - planning Application F/2000/1846

Dear Mrs Polnick,

I was write regarding the above planning application for the creation of 12 flats at Dorndon House, School Road, Hurst.

May I start by stating that this development is not wanted by the village, and as such it will be an

imposition with no benefits to the economy or community.

The most serious objection is that a site which generates a low level of traffic will generate a significant traffic level. At present there is no speed control along this road thus the generation of additional traffic on a quiet section of road has the potential to create a significant risk to human life.

The proposed development is greater in size than the existing, and as such the degree to which our neighbouring properties and private gardens are overlooked will be increased. Consequently the precious privacy of our rear gardens will be taken away from us.

The style of the building is unprecedented within the village, and where as this may be desireable as a statement in larger towns, it is totally out of context of a rural village

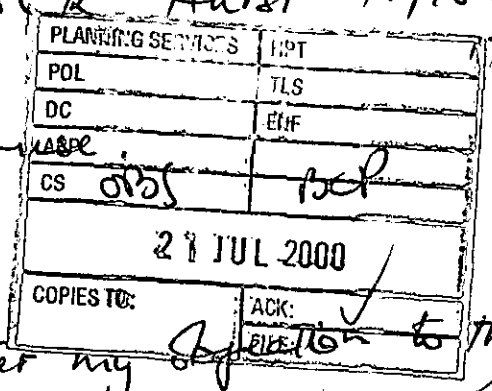
In summary I would find it difficult to understand if this proposed development was considered to be compatible with your rural planning policy, and would strongly urge that the planning application is declined.

Yours sincerely

Stuart Vaughan.

"Copperkins" School Rd Hurst RG10 0DR

17 July 2000



Re: Planning application
F 2000/1846 Dorndon Ho[illegible]
Mr John Mitchell

Dear Sir,

I write to register my objection to the demolition of Dorndon & its replacement with a large block of flats.

Whilst Dorndon is not a listed building it does occupy an unusual niche in Hurst housing stock, & is thereby a place of historical interest. It is an imposing building unusual in size as it falls between the grand estate houses & the workers cottages which made up pre 1930 Hurst. As such it has its own place which has not been lost. It even retains a handsome facade despite some alterations. It would be wanton vandalism to destroy it.

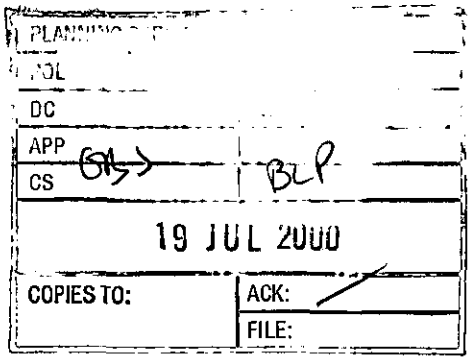
Furthermore the suggested replacement, riding on the back of an enlarged footprint of a supposed nursing home improvement - What a happy co-incidence - would be totally out of character for School Rd & the village. Sited opposite the junior school it would be a potential traffic disaster. Who would accept blame if a child were to be killed due to the huge increase in traffic on & off the site?

Whilst WDC has a poor track record when it comes to applying its own guiding principals to planning in School Rd it does have at its disposal a huge variety of reasons why these plans should be rejected.

I urge you to resist the developer's blandishments & use your rules to refuse this application on many points — NOT JUST ONE!

Yours sincerely

I. McMINN



3 Dalby Close,
Hurst, Reading,
Berkshire,
RG10 0BZ

17th July, 2000

Mr. J. Mitchell,
Development Control Manager,
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, Berkshire,
RG40 1WR

Dear Mr. Mitchell,

Re: Application Number F/2000/1846

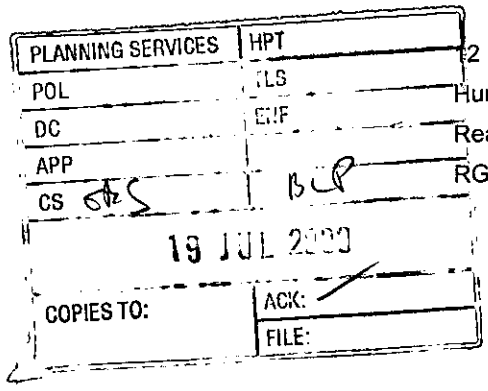
We are writing with respect to the above application in that we feel the development proposed is totally out of character with all the other buildings in Hurst. With the number of flats applied for, it would mean an increase of traffic onto School Road and would potentially be more hazardous for children and parents. Dorndon House is a lovely landmark and to have these type of buildings removed out of a village setting will surely detract from the character of the village.

Thanking you for taking the above into consideration.

Yours sincerely,

V. Hunter

Victoria Hunter



2 Dalby Close
Hurst
Reading
RG10 0BZ

Mr John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
PO Box 157, Shute End
Wokingham
Berkshire, RG40 1 WR

17th July 2000

Dear Sir,

Planning Application F/2000/1846

I am writing to register my opposition to the above planning application. The proposal to build a three storey block of flats in the centre of Hurst is entirely inappropriate for a rural village. Hurst is not the centre of Reading! Furthermore the existing structure is a large house and thus the proposal is completely different to the current usage of the land. Finally the increased traffic that a number of flats would cause is a concern owing to proximity to the school, particularly when viewed with the too high 40 mph speed limit.

I therefore propose that this application be rejected.

Yours sincerely,

Anthony M Leach