APPLICATION NO:
F/2002/6248

LOCATION:
Little Court Charvil Lane, Sonning Reading.

APPLICANT:
Hicks Developments Ltd C/O The Edwards Irish P/Ship

PROPOSAL:
Proposed conversion of barns into 2 residential units and erection of garage block.

EARLIEST DATE FOR DECISION: **03/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
22/05/2002

CASE OFFICER: ~~Heidi Lynch~~ Kerrin Lithgow.

APPROVED

198

D19

R/A/1/L/E/X
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Hicks Developments Ltd
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berks
RG40 2BT

Application Number: F/2002/6248

Parish:	**SONNING**
Location:	**Little Court, Charvil Lane, Sonning, Reading.**
Proposal:	**Proposed conversion of barns into 2 residential units and erection of garage block.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve 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.

Conditions

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. All new external works shall be carried out in materials that match in size, colour, and texture, those of the existing building.

3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1:30pm Saturdays and at no time on Sundays, Bank or National Holidays.

4. All building materials shall be stored on pallets and any trenches shall be covered with polythene sheeting if exposed overnight.

5. Prior to commencing work on site, the applicants shall submit details of protective fencing to be erected around the construction site in order to prevent newts entering the construction area. Work shall not commence on site until the details have been agreed in writing by the Local Planning Authority.

6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a survey of bats within the existing barns.

7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of either of the dwellings.

8. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

9. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

10. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

11. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

12. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

13. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 1496/101A. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

14. Notwithstanding the provisions of the Town and Country Planning (General) Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

2. To ensure that the external appearance of the building is satisfactory.

3. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

4. To ensure adequate protection of a protected species (newts).

5. To ensure adequate protection of a protected species (newts).

6. To ensure adequate protection of a protected species.

7. In the interests of visual amenity.

8. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

9. In the interest of highway safety and convenience.

10. To prevent queuing and parking off site, in the interests of highway safety and convenience.

11. In the interests of highway safety and convenience.

12. In the interests of highway safety and convenience.

13. In the interest of highway safety and convenience.

14. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Informatives

1. This permission relates to the application as amended with revised plan drawings submitted to the Local Planning Authority on 12 August, and does not approve the proposals as originally submitted. Drawings applicable are:
1496 Dwg 101A Site Plan dated 17/09 received 18/09/2002
1496 Dwg 100A Elevations/floor layout dated 08/02 received 12/08/2002

Additional drawings:
1496 Dwg LEVA Levels dated 08/02 received 23/08/2002
1496 Dwg DET dated 08/02 received 23/08/2002
93LC/12 Cross-sections dated Sept 1999 received 24/07/2002

2. You are advised, in compliance with The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan policies: LD3, C2, C6, EN4, EN5, T7.
Loddon Area Local Plan policies: LTV2, LC1, LC2, LC19, LC20, LBE1, LBE2, LBE12, LBE14, LBE17, LBE18, LT5, LT6.
Deposit Draft Wokingham District Local Plan policies: WOS3, WOS10, WCC1, WCC2, WCC5, WCC7, WBE1, WBE9, WHE2, WHE5, WHE11, WHE12, WHE13, WT6, WT7.

Date: 04 February 2003

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/6248

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

Proposal: Proposed conversion of barns into 2 residential units and erection of garage block.

Applicant: Hicks Developments Ltd C/O The Edwards Irish P/Ship.

Case Officer: Kerrin Lithgow

The new plans show the following: Details pursuant to conditions: materials (condition 2); newt survey (condition 5); bat survey (condition 6); parking for site operatives etc (condition 10); wheel washing facilities (condition 11); access (condition 12) and visibility splays (condition 13). Drawing no: 1496/03B, newt & bat surveys.

Comments are required by 18/02/2003.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on (0118) 974 6441.

Condition 2	Materials	✓
Condition 5	Newt survey	
Condition 6	Bats	
Condition 10	Site Operatives	alternatives?
Condition 11	Wheel washing	✓
Condition 12	Access	✓
Condition 13	Visibility Splays	✓

1970/0102

(RING ONE)

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

App. No. F/2002/6248 Date Rec. 20.1.03

Location: BARN CONVERSION AT LITTLE COURT, SONNING

Parish: SONNING

Applicant:

Description of attached plans: Details pursuant to conditions: materials (condition 2.), nest survey (condition 5.), bat survey (condition 6), parking for site operatives etc (condition 10.), wheel washing facilities (condition 11.), access (condition 12) and visibility splays (condition 13.)

Drawing No's: Plan 1496/033, Nest and bat surveys

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways	✓
Dinton Pastures A. Glencross	✓
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses

FURTHER ACTION

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

Redate Application Y (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER KL

Consultations Sent by Admin. on 04.02.PS

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

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

App. No. F/2002/6248 Date Rec. 20.1.03

Location: BARN CONVERSION AT LITTLE COURT, SONNING

Parish: SONNING

Applicant:

Description of attached plans: Details pursuant to conditions: materials (condition 2.), nest survey (condition 5.), bat survey (condition 6), parking for site operatives etc (condition 10.), wheel washing facilities (condition 11.), access (condition 12) and visibility splays (condition 13.)

Drawing No's: Plan 1496/03B, Nest and bat surveys

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways	✓
Dinton Pastures A. Glencross	✓
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Condition 2 Materials Date for Responses

Condition 5 Nest survey

FURTHER ACTION

Re-advertise Application Y / (N) (Delete as required)

Redate Application (condition 10) Y / (N) From: Operatives

New Site Notice Y / (N)

Revised Proposal Description: Condition 11 wheel washing ✓

Condition 12 Access

CASE OFFICER Condition KSL Visibility Splays

Consultations Sent by Admin. on 04.02.PS

Yellow - Case Officer Copy
Green - Part One Copy

HICKS DEVELOPMENTS LTD
PROPERTY DEVELOPER
15 HEADLEY RD, WOODLEY, BERKSHIRE RG5 4JB
TELEPHONE: (0118) 969 0595, FACSIMILE: (0118) 944 1158
www.hicks-homes.co.uk
e.mail steve.hicks@hicks-woodley.co.uk

PLANNING SERVICES 6512-7
OL
BC KH
APP
CS
20 JAN 2003
COPIES TO
FILE

OUR REF: SRH/DMR

Mr. K. Lithgow
Planning Department
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WR

PLANS TO MEET CONDITIONS

6248

16 January 2003

Dear Sirs

Re: Planning Consent No. F2002/6248 – Barn Conversions Little Court Sonning

I write with regard to the above planning consent in order to discharge conditions 2,5,6,10,11,12 and 13.

2. Regarding materials we are re-using existing bricks and tiles where replacements are required we will obtain second hand materials to match.
5. You will note from the enclosed Newt Survey no evidence of Newts has been found, however the adjacent pond is still fenced as shown on the attached plan.
6. Please find enclosed Bat Survey, you will note there is no evidence of Bats.
10. Please find enclosed plan showing site operatives parking, storage etc.
11. The above plan also shows facilities for wheel washing.
12. We confirm the access is now constructed.
13. We confirm the visibility splays are now available.

Yours faithfully
for HICKS DEVELOPMENTS LTD

S.R. Hicks

Enc.

BIOSCAN
ENVIRONMENTAL CONSULTANCY

Peterley House, Peterley Road, Cowley, Oxford OX4 2TZ
Tel: (01865) 777343 Fax: (01865) 777189 Email: bioscan@bioscan.demon.co.uk

Steven Hicks Esq
Hicks Developments Ltd
15 Headley Road
Woodley
Berkshire
RG5 4JB

RECEIVED
- 8 NOV 2002
HICKS WOODLEY

Our Ref: DWZ4/E1155/SH-L1

7th November 2002

Dear Mr Hicks

Barns at Little Court House, Sonning – Bat Survey

Please find below the results of our bat survey of the two barns at Little Court House, which we carried out on Tuesday 5th November 2002.

Description of barns

The two barns form an L shape on two sides of a yard which is currently used for vehicle parking and storage related to the works to Little Court House itself. Barn 1 backs onto the B478 road and has an open front to the south. Barn 2 is at near right-angles, extending southwards from the eastern end of Barn 1. It has an open front facing westwards. Both barns are single storey, of similar construction, and of an estimated early 19th century date. They were probably originally used as cart sheds but there are signs that the eastern barn may also have housed livestock in the past, and more recently they appear to have been used for storage of straw and farm machinery. Currently they are being used to store building materials and disused household appliances.

Barn 1 has a clay-tiled pitched roof with brick and chert supporting walls to the north, west and east (in one or two places patched up with corrugated sheeting), and timber posts supporting the open front. The roof structure is exposed to the apex and is of traditional oak frame construction, with unsawn timber beams and pegged or morticed joints. The north facing pitch has old cloth sarking between the rafters and the tiles, while the south facing pitch has tiles fixed directly onto the wooden rafters. There are two skylights in the south-facing pitch and several tiles are broken or missing. A weatherboarded internal section in the roof separates off a small annex at the western end.

Barn 2 is very similar, but has entirely brick walls and a hipped tile roof with several skylights. The roof construction is similar to barn 1 and is also exposed to the apex. There is no lining in the main part of the roof but a small annex at the northern end does have cloth sarking. This annex was dark and very cobwebby with a low roof. There are some cracks in the exterior brickwork.

Survey method

Both barns were searched for evidence of past or present bat occupation such as droppings, feeding remains and staining or wear marks under access or egress holes. As far as practicable, the exterior and interior structure of each barn, including exposed roof structures, was examined using a ladder and with the aid of torches. Survey concentrated

on examining potentially suitable roosting sites in the roof structure such as splits, mortice joints and gaps at beam junctions, and searching the floor and stored items for droppings or feeding remains. Exterior cracks in brickwork were also checked.

Survey results

No evidence of bat use was found in Barn 1. Several of the main wooden beams, and the mortice joints had cracks, holes or fissures of a kind frequently used by bats, however all were found to be blocked with dense cobwebs and showed no signs of having been accessed by bats. The lack of sarking on the southern roof pitch and the gappy nature of the weatherboarding in the internal dividing panel render these areas too exposed to provide any suitable roost sites. On the northern side of the roof, there were no suitable spaces found between the rafters and cloth sarking to accommodate bats, although the space between the sarking and the tiles could not be checked. A careful search of stored items, walls and the tops of cross-beams found no bat droppings or feeding remains.

The results from barn number 2 were the same, with potential roosting areas restricted to joints in the roof structure which were all found to be filled with a long accumulation of cobwebs. One small bat dropping was found however, probably from a pipistrelle *Pipistrellus sp.*. This was on the top of a stack of stored cement bags near the open western side and in conjunction with the lack of any other evidence, almost certainly indicates a brief pass within the building rather than any use as a roosting site. Cracks in the external brick work were also found to show no evidence of bat roosting.

Implications

Despite the roof structures of the barns having features often used by bats, and one pipistrelle dropping being found in barn 2, no evidence was found for past or present bat roosting. In this context, damage or destruction of roosts is not considered likely, nor is disturbance to any roosting bats and in this context a licence from DEFRA is not required to carry out works to these buildings. We would however suggest that particular care is taken if and when sections of roof underlain by cloth sarking need to be stripped, and that this operation be carried out by hand. To ensure legal compliance you should be aware that if at any point during works a bat is found, all work must cease and the advice of English Nature must be sought immediately.

I suggest that this letter is forwarded to the Local Planning Authority to enable condition 6 attached to your planning permission for orichite to be discharged.

nilar

If you have any queries on any aspect of the above, please do not hesitate to contact me.

Yours sincerely

Dominic Woodfield MIEEM
Director

BIOSCAN
ENVIRONMENTAL CONSULTANCY

Peterley House, Peterley Road, Cowley, Oxford OX4 2TZ
Tel: (01865) 777343 Fax: (01865) 777189 Email: bioscan@bioscan.demon.co.uk

RECEIVED
- 3 MAY 2002
HICKS WOODLEY

Andy Glencross
Countryside Officer (Biodiversity).
Wokingham District Council Countryside Service
Dinton Pastures Country Park.
Davis Street
Hurst
Berkshire RG10 0TH

Our ref: BIZIP04/ETT3/CGAGLCS1

1st May 2002

PLANS TO MEET CONDITIONS
6248/1

Dear Andy

Land at Little Court, Sonning Farm – great crested newts

This letter, as discussed with you today, is to report my findings on the above site and the consequent commitments that my clients, Hicks Developments Ltd, have instructed me that they are prepared to undertake should planning consent be granted.

The development proposals are to refurbish existing buildings. The existing grounds, including the pond present, will be retained as gardens to the refurbished / converted buildings. No development work is I understand required outside this curtilage of buildings.

Contractors are on site at present undertaking repair work that I understand is essential and a prerequisite of the works for which planning consent is required and is being sought. I discussed the contractors' needs in some detail while on site and noted that they can readily continue to work within this curtilage, and confine materials storage to hard standing already in place in the former farm yard.

The pond, shown on the site layout plan that I believe you have, is an oval structure fed by a drain from an adjoining farmland spring. In turn it feeds a small stream that runs off-site along one boundary of the grounds.

The pond is rather an unusual structure, being essentially a ring of water around an oval swamp garden containing many ornamental species from its former garden use. The pond is a made structure, essentially contained with a concrete or packed gravel box that holds 30-40cm of water with an even flat bottom. There is a silt and litter layer on the bottom that further restricts available water depth. The ring of water is approximately 3m wide around the central swamp.

The water body was covered with duckweeds at the time of my visit. However there is also a moderate quantity of a broadleaved garden aquatic suitable for newt egg laying and for readily finding eggs if present. I searched all of this plant material and found no newt eggs. Small leeches were notably abundant on the leaves within the water. No other signs of newts of any species were found.

Andy Glencross, Wokingham

There was a limited amount of searchable debris, logs and tiles, within the immediate vicinity of the pond. This material yielded no signs of amphibians.

Around the buildings, there were also drains including broken or loose manholes that could trap newts or other amphibians as the original underground exits were blocked. These yielded no signs of amphibians. Construction materials were all stored on pallets, avoiding the creation of areas suitable for newt shelter.

In view of the above I am satisfied that the pond is not suitable for great crested newt breeding and the areas affected by construction are not suitable habitat. Use of the site would be limited at most to occasional animals entering the retained garden areas from corridors through nearby farmland. Elsewhere existing development and the road will impede newt travel to some extent.

I believe that we considered that there would not be a need to seek a DEFRA license in the above circumstances. However we discussed a number of measures that I confirm that the client is prepared to carry out. Some should be in place for the current repair works, so I have asked my client to ensure that site staff are made aware of the requirements and of the fully protected status of newts and their habitats.

1) Formalise the construction area by erecting Harris fencing to ensure that contractors are confined to it.
2) Continue the existing practice of keeping all construction materials on hard standing on pallets.
3) Cover any trenches left open overnight with plastic sheeting to avoid creating pitfalls, and similarly protect existing broken or loose covers.
4) Enhance the pond as a potential future breeding pond should newts colonise, by deepening an area in the middle to approximately 1m, with shallow shelving areas elsewhere.

Please let me know if you concur with the above and / or if you have any further queries or comments. Also, please feel free to copy this letter on to English Nature.

Yours sincerely

CWD Gibson, MA, DPhil, MIEEM, Director

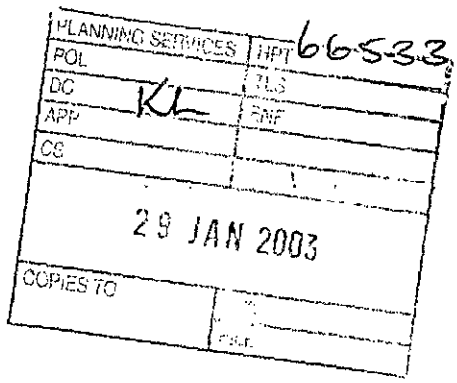
cc Steve Hicks, Hicks Developments

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net



Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

28 January 2003

Ref/JI/DP/1497

Dear Sirs,

For the attention of H Saunders.

Main House " Little Court " Charville Lane, Sonning.

Please find enclosed details of the proposed replacement balustrading to the existing staircase.

A LHR mahogany handrail with white painted "Edwardian" spindles will be used. The bottom newel will be formed of 4 No spindles with the handrail voluted over a curtailed first step. I enclose details for your approval.

Yours Faithfully

John Irish
Partner

Richard Burbidge

CI/SfB (24.9) Xi

STAIR BALUSTRADING



THIS STYLE WITH EDWARDIAN SPINDLES

BOTTOM OF FLIGHT

Fig 1A Straight with straight step

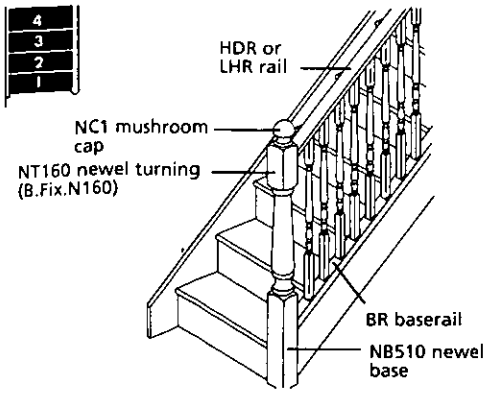


Fig 1B Straight with bullnose step

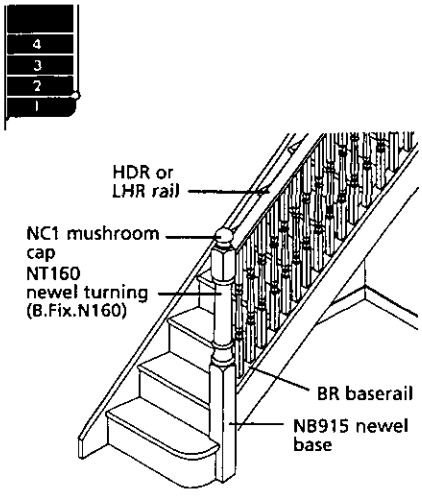


Fig 1C Dog leg with bullnose step

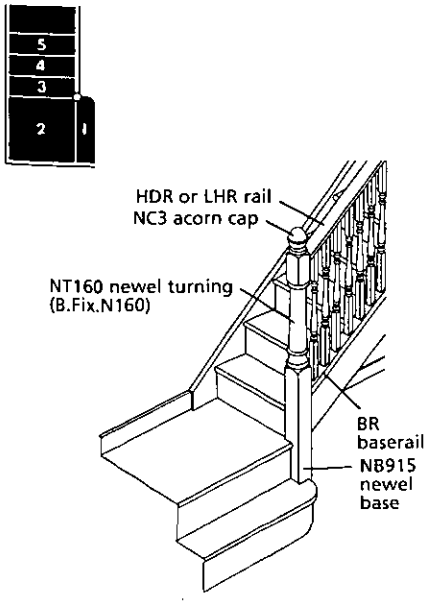


Fig 1D Winders

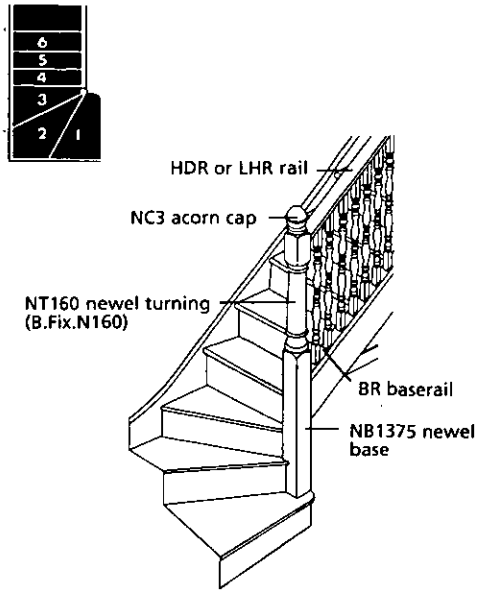


Fig 1E Dog leg with straight step

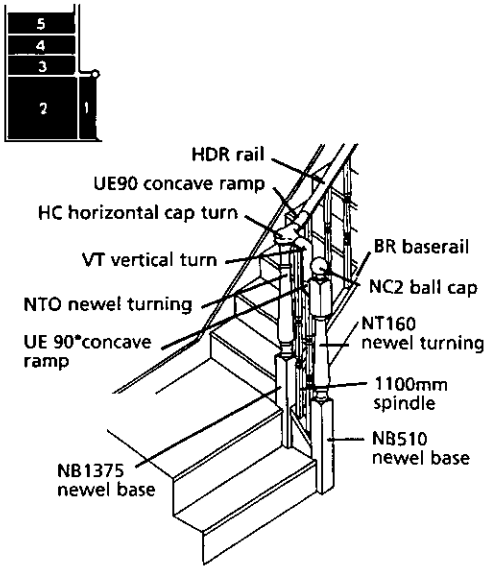


Fig 1F Dog leg with straight step and pulpit end

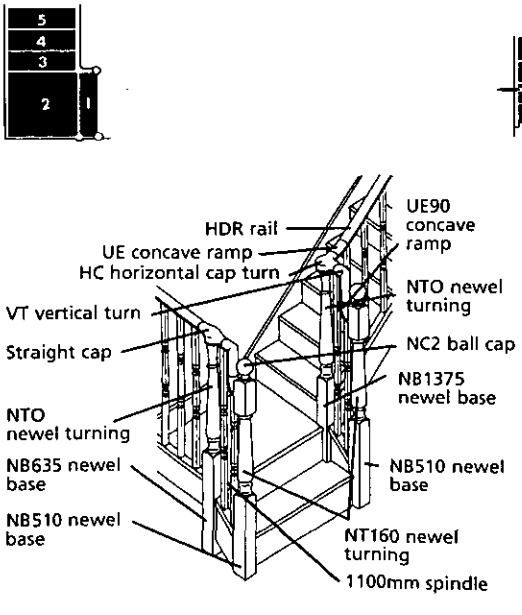


Fig 1G Dog leg with double bullnose and pulpit end

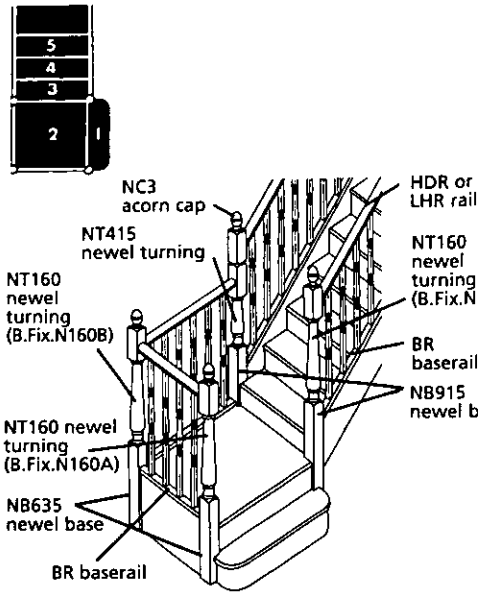


Fig 1H Straight with straight step - Continuous Handrail System

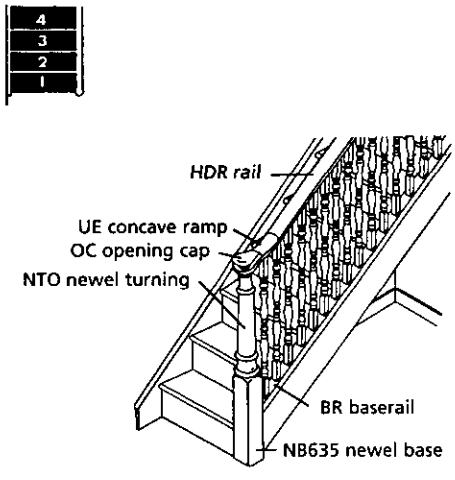
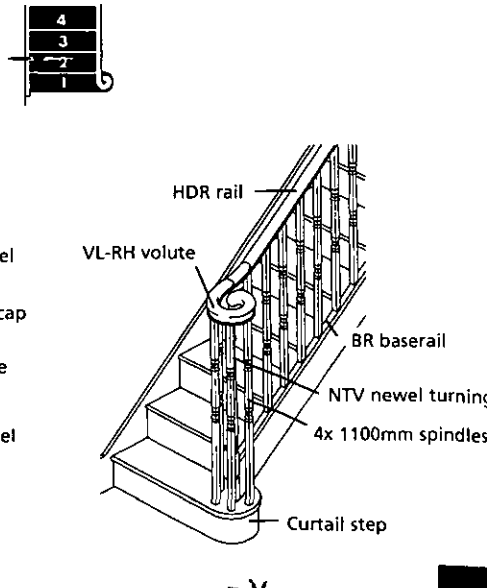


Fig 1J Straight with curtail step - Continuous Handrail System



Continuous handrail system

Enhancing the grace of timber

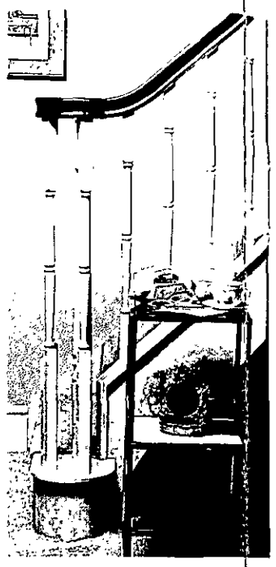
For lovers of wood, there's nothing quite like the smooth curvaceous lines of a volute or opening cap on a continuous handrail – the perfect addition for an imposing hallway, adding value and style to prestigious new build and refurbishment projects.

Richard Burbidge has developed a series of fittings with sophisticated jointing systems to help ease the professional's involvement, but the real skills are reflected by the flowing lines of the handrail as it rises and changes direction. The secret is in the fittings, allowing the handrail to flow uninterrupted over newels and spindles. This is the balustrade system where craftsmen and women come into their own.

Available in hemlock, dark hardwood and oak (see pages 12-13) with a wide variety of fittings to cater for all situations, spindles in matching timbers complete this picture of elegance.



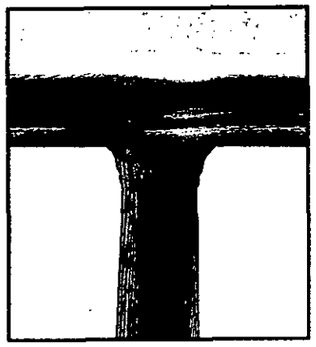
Classic dark hardwood balustrading with volute, HDR handrail, Imperial and Imperial Rope Twist spindles featured on a cut string staircase



Dark hardwood volute and HDR handrail with painted Regency spindles



A unique range of made to order balustrading is also available



On long landing runs additional newels are required to support the handrail whilst it continues to flow around the staircase, thanks to the ingenious range of fittings

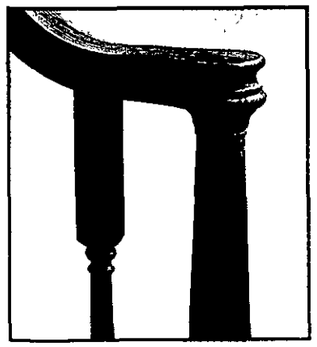
...flows elegantly



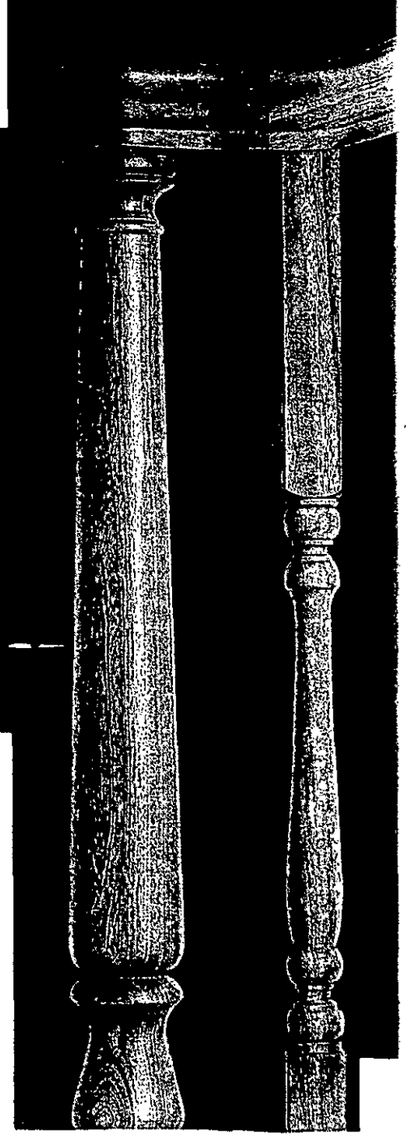
Where space may be limited, a simpler but no less graceful start is an opening-cap - HDR handrail with Imperial spindles



Double volutes supported by volute newels on a double curtail step create an imposing start for any staircase, especially in prestigious properties - HDR handrail with Imperial Rope Twist spindles



The simple elegant curves of an opening cap are complemented by the sweep of an up easing as it links the straights of the handrail



FREE TECHNICAL HELPLINE 01691 678212

FREE PLANNING SERVICE

For further details see page 39

Spindle & bal

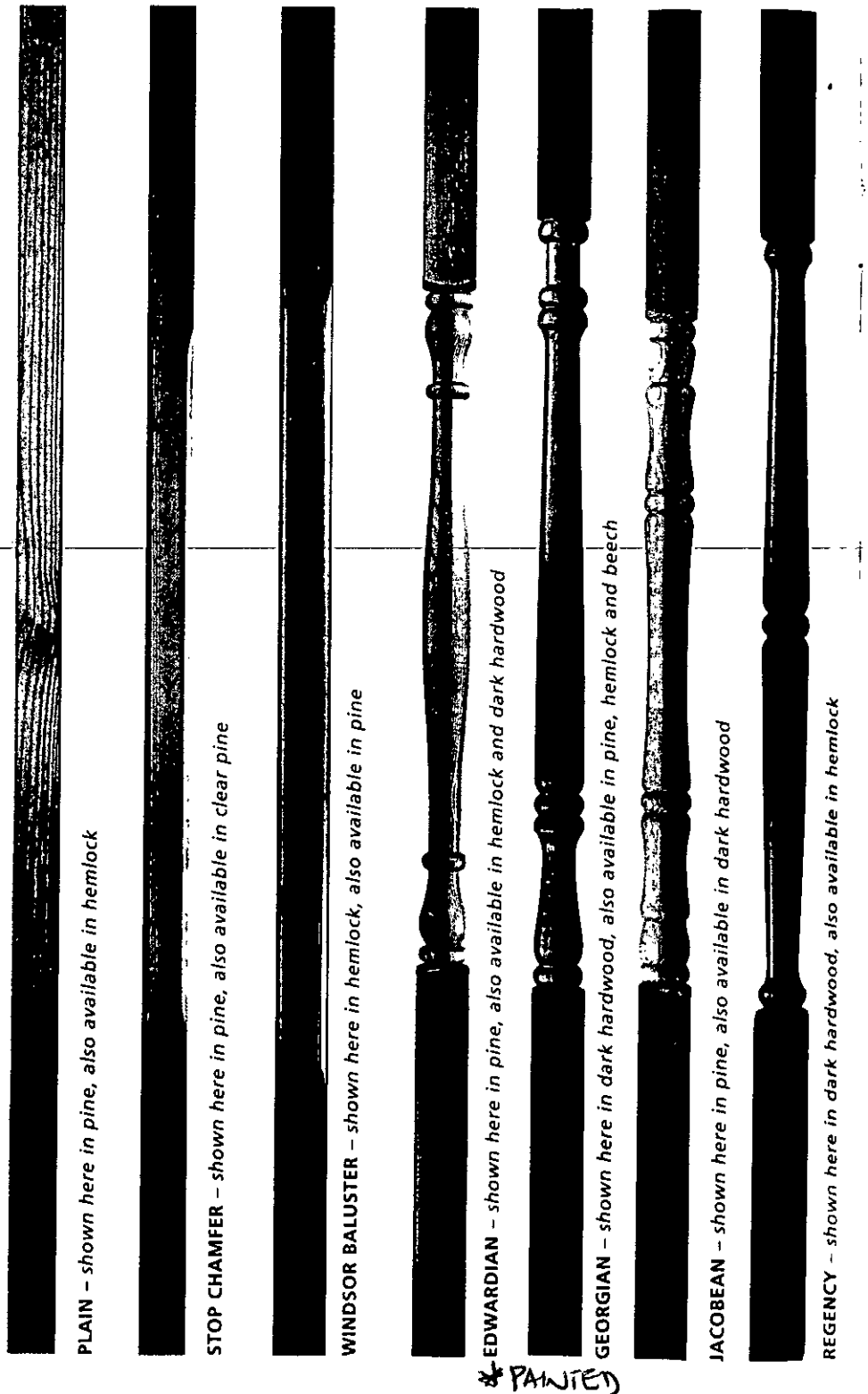
With classic lines and interesting twists

Spindles provide the real point of difference for any balustrading and Richard Burbidge provides even more choice for your clients, because all spindles come in two lengths, 900 and 1100mm, and designs are available in either 32mm or 41mm section sizes. With 16 design options to choose from, you and your clients will be spoilt for choice.

Superbly finished and meticulously produced, Richard Burbidge spindles reflect the company's proud heritage in wood turning.

Rigorous quality controls also mean you have the best to work with, so you know that when you finish a project the result will be just as you want it – satisfying.

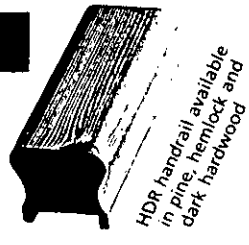
For spindle options in oak, please refer to page 12.



32mm balusters

32mm spindles

Rails







Date: 04 February 2003

To: Highways

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/6248

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

Proposal: Proposed conversion of barns into 2 residential units and erection of garage block.

Applicant: Hicks Developments Ltd C/O The Edwards Irish P/Ship.

Case Officer: Kerrin Lithgow

The new plans show the following: Details pursuant to conditions: materials (condition 2); newt survey (condition 5); bat survey (condition 6); parking for site operatives etc (condition 10); wheel washing facilities (condition 11); access (condition 12) and visibility splays (condition 13). Drawing no: 1496/03B, newt & bat surveys.

Comments are required by 18/02/2003.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on (0118) 974 6441.

condition 10 - When the barns are being constructed it will be difficult to park vehicles in this area. Please clarify or find an alternative area for site parking.

conditions 11, 12 & 13 - details satisfy highways.

KL 6/2/03.

HICKS DEVELOPMENTS LTD
PROPERTY DEVELOPER
15 HEADLEY RD, WOODLEY, BERKSHIRE RG5 4JB
TELEPHONE: (0118) 969 0595, FACSIMILE: (0118) 944 1158
www.hicks-homes.co.uk
e.mail steve.hicks@hicks-woodley.co.uk

PLANNING SERVICES 65127
DOL
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20 JAN 2003
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FILE

OUR REF: SRH/DMR

Mr. K. Lithgow
Planning Department
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WR

PLANS TO MEET CONDITIONS

6248

16 January 2003

Dear Sirs

Re: Planning Consent No. F2002/6248 – Barn Conversions Little Court Sonning

I write with regard to the above planning consent in order to discharge conditions 2,5,6,10,11,12 and 13.

2. Regarding materials we are re-using existing bricks and tiles where replacements are required we will obtain second hand materials to match.
5. You will note from the enclosed Newt Survey no evidence of Newts has been found, however the adjacent pond is still fenced as shown on the attached plan.
6. Please find enclosed Bat Survey, you will note there is no evidence of Bats.
10. Please find enclosed plan showing site operatives parking, storage etc.
11. The above plan also shows facilities for wheel washing.
12. We confirm the access is now constructed.
13. We confirm the visibility splays are now available.

Yours faithfully
for HICKS DEVELOPMENTS LTD

S.R. Hicks

Enc.

DIRECTORS: J.L.HICKS (CHAIRMAN) S.R.HICKS (MANAGING) M.J.HICKS (COMPANY SECRETARY) HICKS DEVELOPMENTS LTD. (REG NO. 1006287/LONDON) ■ A MEMBER OF THE HICKS GROUP OF COMPANIES ■ 1992 HOUSING PROJECTS DESIGN AWARD WINNERS
NHBC

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

67833

DC

CS

04 APR 2003

COPIES TO ACK

FILE

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

03 April 2003

Ref: JI/FJ/1496

Dear Sirs,

RE: 2 BARN CONVERSIONS – LITTLE COURT – SONNING.

I refer to your letter concerning parking of contractor's vehicles.

I enclose a copy of the legal agreement allowing temporary use of the adjacent farmland for operational parking.

Yours faithfully

pp. J Irish

John Irish
Partner

. Encs.

Little Court, Charvil Lane, Sonning

Pre-Construction Health and Safety Plan

PREFACE - CONTROL DOCUMENT

All amendments and additions to this plan must be recorded in the table below.

Issue Date	Details of Revision	Signed by PS
25th March 2002	Issue No. 1	
29th January 2003	Vehicle parking on adjoining farm property	

Note: This document must be signed by the Planning Supervisor to be valid.

Little Court, Charvil Lane, Sonning
Pre-Construction Health and Safety Plan

Amendment dated 29th January 2003 in recognition of University of Reading's agreement to allow parking on their land of Hicks's operative's vehicles.

6.02 Site Access

add to existing clause

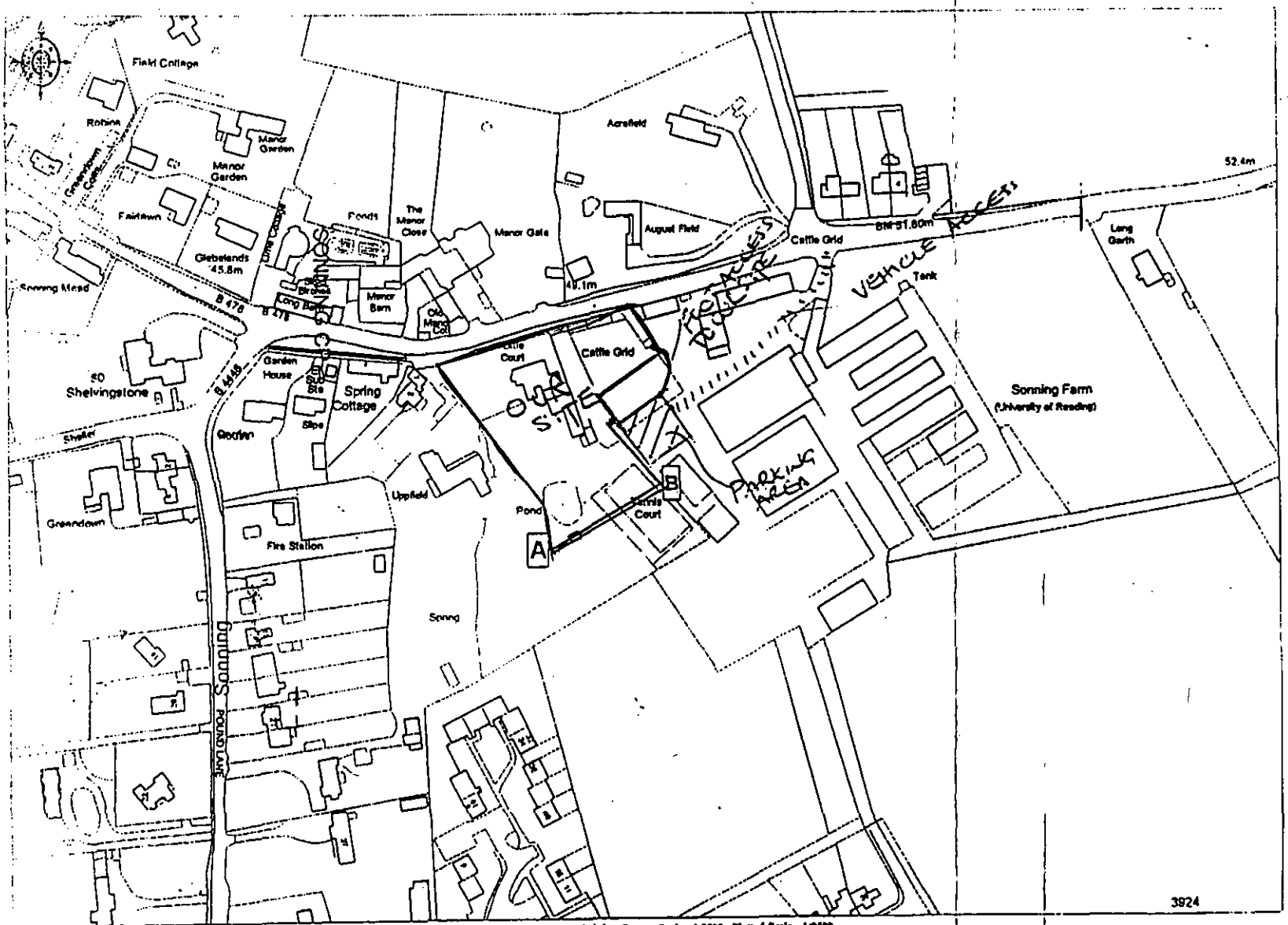
The PC has been granted permission by the University of Reading to allow his operatives to park their cars on part of the farm property. This permission relates to the period of time for the works required to renovate the two barns. The attached plan shows the existing site area edged in red and the car park, access thereto and pedestrian route to the site edged/marked in green. Access will be from Charvil Lane and to the east of the existing site access. The PC should be aware of and considerate to other users of this access and keep it free from obstruction at all times. The access is available between 07.30 and 16.30 during the week. The University have requested that a 5 mph speed limit applies and all drivers of vehicles shall strictly observe this.

11.03 Client's obligations to adjoining owners

add to existing clause

The Client and his PC shall indemnify the University in respect of any claim made by owners of vehicles whist accessing and parking on the University's land. Permission has been granted by the University on the strict understanding that they have no responsibility or liability for any damage to vehicles or injuries to persons whilst upon their property.

Little Court House
Sonning



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(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2006 Thomson Directories Ltd.

Produced by Haslams
156 Friar Street Reading RG1 1HH

Tel: (0118) 974 6441

Fax: (0118) 974 6484

Date: 26 February, 2003

My ref: F/2002/6248 and LB/2002/6249

Your ref: Ref/JI/DP/1497

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

Mr John Irish
The Edwards Irish Partnership
36 Langborough Road
Wokingham
BERKSHIRE
RG40 2BT

Dear Mr Irish

RE: DETAILS PURSUANT TO CONDITIONS

I wish to advise that the information provided has now satisfied conditions 2, 11, 12, and 13.

With regards to condition 10 – site operatives – it is considered that during work on the barns it will be difficult to park vehicles within the area. Could you please provide an alternative space for parking construction vehicles.

With regard to conditions 5 and 6, relating to bats and newts, this information is currently with our countryside officer who will advise me in due course as to the suitability of these measures.

Yours sincerely,

KERRIN LITHGOW

Principal Planner – South Area.

Tel. 0118 974 6444

Fax. 0118 974 6484

Email. jenifer.jackson@wokingham.gov.uk

Date. April 22, 2003

My ref. JJ/F/2002/6248 & 6249

Your ref. JI/FJ/1496

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

The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Dear Sirs,

APPLICATION NOS. F/2002/6248 & LB/2002/6249 – LITTLE COURT, CHARVIL LANE, SONNING.

Thank you for your letter dated 16 April and received on 17 April 2003, in respect of the above applications and also in response to my letter dated 15 April 2003.

Although I understand from your letter that the agreement has been forwarded to the Council, I would advise that I have received no notification from the Council's Solicitor that the legal agreement has been signed, sealed and engrossed. I therefore consider that currently there is no valid planning permission for the development. I note your comments in respect of the failure to issue the draft decision notice with the word draft upon it but a letter was subsequently sent to you making it clear that the decision notice issued was in draft.

I note your comments in relation to the Listed Building Consent and will discuss this matter with the Council's Conservation Architect. I understand that there are currently problems with Building Regulations and proposed fire enclosure of second floor bedrooms, which has yet to be resolved in listed building terms.

Your letter fails to address the matter of the proposed change of use of land for the parking of contractor's vehicles and my advice in this regard along with the outstanding information in relation to Condition 5 and 6 of the draft permission.

Please note that the information within this letter is offered in the spirit of helpfulness although clearly the Council will seek to ensure that development is carried out in line with any planning permission to be granted and conditions attached thereto.

Yours faithfully,

Mrs J Jackson

Principal Planning Officer - North Area

C.c. Mr H Sanders, Conservation Architect
Mrs C Dodsworth, Development Control/Building Control Liaison Officer
Mrs M Severin, Legal Services

Jeni Good letter - thanks for up-date.
There is also a problem with building regs and fire enclosure of 2nd floor bedrooms.
I am endeavouring to speak to architect to resolve this - in listed building terms
Harold 17.04.03.

Tel. 0118 974 6444
Fax. 0118 974 6484
Email. jenifer.jackson@wokingham.gov.uk
Date. April 15, 2003
My ref. JJ/F/2002/6248 & 6249
Your ref. JI/FJ/1496

WOKINGHAM UNITARY
Aiming for Excellence

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

The Edwards Irish Partnership
36 Langborough Road
Wokingham
BERKS
RG40 2BT

Dear Sirs,

APPLICATION NOS. F/2002/6248 & LB/2002/6249 – LITTLE COURT, CHARVIL LANE, SONNING.

Thank you for your letter dated 3 April and received on 4 April 2003, in respect of condition 10 of the draft planning permission F/2002/6248. I would advise that the progressing of the application has been passed on to me as the new Principal Planning Officer for the northern parishes of the district.

I note from the application file that approval of the application was resolved in principle of 2 October 2002 subject to your client entering into an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) for contribution towards footway improvements. Listed building consent was granted on 2 October 2002 under reference LB/2002/6249. I understand that the legal agreement has not been completed and, as such, no permission exists for the development that has been carried out. Listed Building Consent does not operate as a planning permission. You have received a letter from my colleague, Mrs Dodsworth, in the Planning Enforcement Section that advises that the unauthorised development is carried out entirely at your or your clients own risk. I would suggest that work ceases on site until such time as the legal agreement has been signed and sealed and planning permission has been obtained.

In terms of conditions, I note from the listed building consent file that no information has been submitted in relation to the Listed Building Consent. The Council is entitled to serve Breach of Condition Notices in this regard against which there is no right of appeal. I note that you also been advised of this by the previous case officer by letter dated 25 February 2003. I would request that the information required by the conditions attached to the Listed Building Consent be submitted by 25 April 2003.

Cont/...

As regards your recent letter and alternative options for the parking of contractor's vehicles, I would advise that your solution would appear to require the benefit of planning permission in itself for temporary change of use of the land. It would appear that no information has been submitted in relation to Condition 5 and 6 of the draft permission.

Given the above, I would ask that you contact me to discuss how you intend to proceed with the legal agreement and clearance of conditions attached to the Listed Building Consent.

Yours sincerely,

Mrs J Jackson

Principal Planning Officer - North Area

C.c. Mrs C Dodsworth, Development Control/Building Control Liaison Officer
Mr H Sanders, Conservation Architect
Mr K Rogers, Highways Development Control
Mrs M Severin, Legal Services

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLANNING SERVICES 68-302

17 APR 2003

COPIES TO

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

16 April 2003

Ref: JI/FJ/1496

For the attention of: Jennifer Jackson.

RE: THE BARNS – LITTLE COURT – CHARVIL LANE – SONNING.

I refer to your letter dated 15th April 2003 and am somewhat surprised that your files do not appear to be up to date.

1. The legal agreement was forwarded to your legal department, for the attention of Mrs Severin, on 4th April 2003 together with your legal costs.

2. Your authority originally issued a detailed planning permission without the wording "draft". The correct procedure for you to have followed would have been to issue a revocation order, which you did not do. My client in accepting a revised decision notice merely tried to assist you in your error, but now note that threatening letters are being issued, which hardly seems to be the same spirit of co-operation! The issue of a revocation order would have allowed my client to seek costs.

3. With regard to the detail conditions relating to the listed building consent. The majority of the details were shown on 1:20 detail drawings specifically requested and subsequently approved by Harold Sanders as part of the original application.

    - Boarding size is shown on the drawings.
    - The roof lights will be velux conservation style roof lights size 550 x 890mm.

Partners: Paul Edwards John Irish B.Sc. (Hons.). Dip.Arch.(UCL), RIBA
VAT No. 528 9749 86

- The windows will be standard profile stained SW Boulton and Paul windows as used and approved by your authorities previous barn conversions in Sonning i.e. Freizers Farm etc.
- The doors will be stained SW framed, ledged and braced doors in standard SW standard frames.

I trust that this now deals with the matter.

Yours faithfully

p.p J Joseph

John Irish
Partner

Cc. Mr C Dodsworth - Development Control Liaison Officer.
Cc. Mr H Sanders - Conservation Architect.
Cc. Mr K Rogers - Highways Development Control.
Cc. Mrs S Severin - Legal Services.
Cc. Mr S Hicks - Hicks Developments.

FOR. APPLICATION FILE

68496

COPY

Building Control
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

24 April 2003

Ref: JI/FJ/1496

For the attention of: Andy Lee.

Dear Sirs,

RE: LITTLE COURT – MAIN HOUSE – SONNING.

I refer to our telephone conversation concerning the Building Regulation application for the main house.

I appreciate that Mr Lee has taken over the application following the departure of Mr Stephens, however the full plans application was approved by Mr Stephens and the means of escape was raised as an issue at the time.

Little Court is of course a listed building and was used as part residential (first and second floors and part ground floor) and part office (two rooms on ground floor). The current proposal, in agreement with Mr Stephens, respects the listed buildings fabric but at the same time improves the means of escape by introducing fire detection systems and protecting the main staircase exit by the use of FD305 doors. A larger or additional window to the second floor room was not permitted by Harold Sanders.

I trust that this clarifies the situation.

Yours faithfully

John Irish
Partner

Cc. H Sanders - Conservation Architect.
Cc. J Jackson - Planning Officer.
Cc. D Trower - Hicks Developments.

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT

MEMORANDUM

FROM: Mary Severin, Solicitor
Legal Services

MY REF: MS/SR
Ext: 6539

TO: Kerrin Lithgow, Dev. Control
Keith Rogers, Highways Section
Roger Jones, Financial Services
Susan Griffin, Planning Dept

DATE: 8 May 2003

SECTION 106 AGREEMENT – LITTLE COURT, CHARVIL LANE, SONNING PLANNING APPLICATION REF. F/2002/6248

Attached for your information is a copy of the completed Section106 Agreement for this site.

Kerrin, I would be grateful if you could arrange to issue the planning permission at your earliest convenience.

The only contribution due under this agreement was £7500 for a highways contribution. This has now been paid and allocated to code code UX301 8815.

Please do not hesitate to contact me if you have any questions.

Mary

Mary Severin

Enc

DATED 2am April 2003

HICKS DEVELOPMENTS LIMITED

and

THE UNIVERSITY OF READING

and

THE NATIONAL WESTMINSTER BANK PLC

and

WOKINGHAM DISTRICT COUNCIL

AGREEMENT

relating to the development of

land at Little Court, Charvil Lane, Sonning

C. J. Lawley
Solicitor
Wokingham District Council
PO Box 151
Shute End
Wokingham
Berkshire RG40 1WH

THIS DEED is made on ~~[Date]~~ 29th April 2003

BETWEEN

1. Hicks Developments Limited (Company Registration Number 01006287) of 15 Headley Road, Woodley, Reading, RG5 4JB ("the Developer")
2. The University of Reading of Whiteknights, Shinfield Road, Reading ("the First Mortgagee")
3. Wokingham District Council of Council Offices Shute End Wokingham Berkshire RG40 1WW ("the Council")
4. National Westminster Bank Plc whose registered office is situate at 135 Bishopsgate London EC2M 3UR (Company Registration Number 00929027) (hereinafter called "the Second Mortgagee") of the third part

WHEREAS

(1) The Council is the local planning authority for the purpose of the Act for the District of Wokingham in which the Application Site as hereinafter defined is situated

(2) The Council is the local highway authority for the purposes of the Highways Act 1980 for the District of Wokingham in which the Application Site is situated.

(3) The Developer has applied for detailed planning permission to develop the Application Site in the manner set out in the Planning Application and in the plans specifications and particulars deposited with the Council

(4) The Developer is the freehold owner of the Application Site subject to a First Legal Charge dated 16th November 2001 in favour of the First Mortgagee and a Second Legal Charge dated 10th July 2002 in favour of the Second Mortgagee

(5) The Council resolved on 2nd October 2002 that subject to this Agreement being entered into Planning Permission should be granted for development of the Application Site by the conversion of barns into two residential units and erection of garage block.

(6) The owner is therefore entering into this Agreement for the purpose of ensuring that the Council can regulate the proper development of the

Application Site and to secure a financial contribution towards footway provision and/or cycleway improvements

(7) The First Mortgagee and Second Mortgagee have agreed to join in this Agreement for the purpose of consenting to the Application Site being bound by all the provisions contained in this Agreement

(8) This Agreement is entered into pursuant to the provisions of s106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 (as amended) whereby the Council is empowered to enter into agreements for various purposes in connection with the development of land and otherwise as more particularly set out in those provisions.

(9) references to the parties named in this Agreement include their successors in title and assigns and in the case of the Council and shall include any successor in function

NOW THIS DEED WITNESSES as follows:

1. Definitions and Interpretation

In this agreement the following words and expressions shall where the context so requires or admits have the following meanings:-

1.1 "Act" means the Town and Country Planning Act 1990

1.2 The "Application Site" means all that land known as Little Court, Charvil Lane, Sonning and shown for identification purposes only edged red on the Plan

1.3 "Commencement of Development" means the carrying out on the Application Site of a material operation pursuant to the Planning Permission as defined in Section 56(4) of the Act save that for the purpose of determining whether or not a material operation has been carried out there should be disregarded such operations as marking out surveying ground investigations archaeological investigations site preparation and "commence" and "commencement" shall be construed accordingly

1.4 the "Development" means the proposed residential development pursuant to the Planning Permission on the Application Site and includes any development permitted by the Planning Permission

1.5 the "Highway Contribution" shall mean the sum of £7,500 Index-linked

1.6 The "Plan" means the plan annexed to this Agreement

1.7 the "Planning Application" means the planning application for conversion of barns into two residential units and erection of garage block.

1.8 "Planning Permission" means the planning permission granted pursuant to the Planning Application in the form of the draft planning permission annexed to this Deed with reference number F/2002/[redacted]6248

1.11 references in this agreement to a sum of money being index-linked shall mean that the sum of money shall be increased by the percentage by which the Index of Retail Prices (all items) published by the Central Statistical Office has increased between the date of this agreement and the date the sum is paid PROVIDED that in the event of any change after the date hereof in the reference base used to compile the said Index the figure taken to be shown in the said Index after such change shall be the figure which would have been shown in the said Index if the reference base current at the date hereof had been retained

2. <u>Statutory Provisions</u>

2.1 This agreement is made under Section 106 of the Act

2.2 The covenants by the Developer as the freehold owner of the Application Site in this Agreement which constitute planning obligations for the purposes of Section 106 of the Act shall be enforceable by the Council as the local planning authority in accordance with the provisions of Section 106 against the Developer and any person deriving title from the Developer

2.3 No party shall be liable for breach of covenant or obligation contained in this Agreement after the party has parted with all the party's interest in the Application Site or the part in respect of which such breach occurs but without prejudice to liability for any subsisting breach of

covenant or obligation arising prior to that party parting with such interest

2.4 No person who is not a party to this deed ("third party") has or shall have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term under this agreement and no consent of any third party shall be required under that Act to any cancellation or variations of this deed

2.5 In the event that

2.5.1 the Planning Permission shall expire before Commencement of Development or at any time shall be revoked or

2.5.2 the planning obligations referred to in this Agreement are satisfied this Agreement shall be deemed to be discharged and have no further effect

2.6 The planning obligations contained in this Deed are intended to be enforceable by the Council as the Local Planning Authority

2.5 This Deed shall be registered as a local land charge in the Register of Local Land Charges maintained by the Council

3 The Highway Contribution

3.1 The Owner covenants with the Council that on or before Commencement of Development to pay to the council the Highway Contribution

3.2 The Council shall apply the Highway Contribution towards the Council's costs of work for footway provision and/or cycle way improvements such costs to include preliminary investigation design and supervisory fees.

3.3 The Council shall return all or part of the Highway Contribution to the Developer unless the same is used in part or full (whichever applicable) within 5 years from the date hereof

4. Commencement of Development

The Owner covenants that it will serve written notice on the Council to inform them of the date of Commencement of Development within 5 days of that date

5. Council's Legal Expenses

The Owner covenants with the Council to pay the Council's reasonable legal expenses incurred in the preparation hereof on or before the date hereof

SEALED AS A DEED (AND DELIVERED)
by HICKS DEVELOPMENTS LIMITED
in the presence of:-

Director

~~Secretary~~ Director

THE COMMON SEAL OF THE
UNIVERSITY OF READING
was hereunto affixed in the presence of:-

MEMBER OF COUNCIL

THE REGISTRAR

EXECUTED AND DELIVERED
as a deed for and on behalf of
THE NATIONAL WESTMINSTER
BANK PLC by a duly authorised
Attorney in the presence of:-

.....
Witness Signature – Bank Employee

Signed as a deed by PAUL ANTHONY PICKFORD
as the attorney and on behalf
of National Westminster Bank Plc
933164/EU/11

in the presence of STEPHEN MARK ROEBUCK
Bank Official

National Westminster Bank Plc
Manchester Securities Centre
PO Box 333, Floors 14 & 15
Corporate House, 17 Marble Street
Manchester M60 2AH

THE COMMON SEAL OF
WOKINGHAM DISTRICT COUNCIL
was hereunto affixed in the presence of:-

15472

Solicitor

cation of Planning Application
2002/6248



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...velopment Control,Wokingham District Council.
... November 2002

Scale: 1 : 1250

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Hicks Developments Ltd
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Application Number: F/2002/6248

Parish: **SONNING**

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

Proposal: **Proposed conversion of barns into 2 residential units and erection of garage block.**

DRAFT

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve 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.

DRAFT

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

DRAFT

Condition
2. All new external works shall be carried out in materials that match in size, colour, and texture, those of the existing building.

Condition
3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1:30pm Saturdays and at no time on Sundays, Bank or National Holidays.

Condition
4. All building materials shall be stored on pallets and any trenches shall be covered with polythene sheeting if exposed overnight.

DRAFT

Condition
5. Prior to commencing work on site, the applicants shall submit details of protective fencing to be erected around the construction site in order to prevent newts entering the construction area. Work shall not commence on site until the details have been agreed in writing by the Local Planning Authority.

Condition
6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a survey of bats within the existing barns.

Condition
7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of either of the dwellings.

Condition
8. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
9. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
10. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
11. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
12. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

Condition
13. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 1496/101A. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Condition
14. Notwithstanding the provisions of the Town and Country Planning (General) Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
4. To ensure adequate protection of a protected species (newts).

Reason
5. To ensure adequate protection of a protected species (newts).

Reason
6. To ensure adequate protection of a protected species.

Reason
7. In the interests of visual amenity.

Reason
8. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
9. In the interest of highway safety and convenience.

Reason
10. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
11. In the interests of highway safety and convenience.

Reason
12. In the interests of highway safety and convenience.

Reason
13. In the interest of highway safety and convenience.

Reason
14. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

DRAFT

DRAFT

Informative
1. This permission relates to the application as amended with revised plan drawings submitted to the Local Planning Authority on 12 August, and does not approve the proposals as originally submitted. Drawings applicable are:

1496 Dwg 101A Site Plan dated 17/09 received 18/09/2002
1496 Dwg 100A Elevations/floor layout dated 08/02 received 12/08/2002

Additional drawings:
1496 Dwg LEVA Levels dated 08/02 received 23/08/2002
1496 Dwg DET dated 08/02 received 23/08/2002
93LC/12 Cross-sections dated Sept 1999 received 24/07/2002

Informative
2. You are advised, in compliance with The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan policies: LD3, C2, C6, EN4, EN5, T7
Loddon Area Local Plan policies: LTV2, LC1, LC2, LC19, LC20, LBE1, LBE2, LBE12, LBE14, LBE17, LBE18, LT5, LT6
Deposit Draft Wokingham District Local Plan policies: WOS3, WOS10, WCC1, WCC2, WCC5, WCC7, WBE1, WBE9, WHE2, WHE5, WHE11, WHE12, WHE13, WT6, WT7

Informative
3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

T. G Watson

Trevor Watson
Development Control Manager
Date: 02/10/2002

Notice checked by: _____

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

Tel. 0118 974 6444
Fax. 0118 974 6484
Email. jenifer.jackson@wokingham.gov.uk
Date. April 15, 2003
My ref. JJ/F/2002/6248 & 6249
Your ref. JI/FJ/1496

WOKINGHAM UNITARY
Aiming for Excellence

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

The Edwards Irish Partnership
36 Langborough Road
Wokingham
BERKS
RG40 2BT

Dear Sirs,

APPLICATION NOS. F/2002/6248 & LB/2002/6249 – LITTLE COURT, CHARVIL LANE, SONNING.

Thank you for your letter dated 3 April and received on 4 April 2003, in respect of condition 10 of the draft planning permission F/2002/6248. I would advise that the progressing of the application has been passed on to me as the new Principal Planning Officer for the northern parishes of the district.

I note from the application file that approval of the application was resolved in principle of 2 October 2002 subject to your client entering into an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) for contribution towards footway improvements. Listed building consent was granted on 2 October 2002 under reference LB/2002/6249. I understand that the legal agreement has not been completed and, as such, no permission exists for the development that has been carried out. Listed Building Consent does not operate as a planning permission. You have received a letter from my colleague, Mrs Dodsworth, in the Planning Enforcement Section that advises that the unauthorised development is carried out entirely at your or your clients own risk. I would suggest that work ceases on site until such time as the legal agreement has been signed and sealed and planning permission has been obtained.

In terms of conditions, I note from the listed building consent file that no information has been submitted in relation to the Listed Building Consent. The Council is entitled to serve Breach of Condition Notices in this regard against which there is no right of appeal. I note that you also been advised of this by the previous case officer by letter dated 25 February 2003. I would request that the information required by the conditions attached to the Listed Building Consent be submitted by 25 April 2003.

Cont/...

As regards your recent letter and alternative options for the parking of contractor's vehicles, I would advise that your solution would appear to require the benefit of planning permission in itself for temporary change of use of the land. It would appear that no information has been submitted in relation to Condition 5 and 6 of the draft permission.

Given the above, I would ask that you contact me to discuss how you intend to proceed with the legal agreement and clearance of conditions attached to the Listed Building Consent.

Yours sincerely,

Mrs J Jackson

Principal Planning Officer - North Area

C.c. Mrs C Dodsworth, Development Control/Building Control Liaison Officer
Mr H Sanders, Conservation Architect
Mr K Rogers, Highways Development Control
Mrs M Severin, Legal Services

Tel. 0118 974 6443 (Direct Line)

Date. 3 April, 2003

My ref. CD/FP/2003/3918(6248)

Hicks Developments Ltd
C/o The Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berkshire
RG40 2BT

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
E-mail:

Dear Sirs,

PROPOSED CONVERSION OF BARNS INTO TWO RESIDENTIAL UNITS AND ERECTION OF GARAGE BLOCK AT LITTLE COURT, CHARVIL LANE, SONNING

I have been informed that construction work has commenced on the barn conversion, and I am writing to remind you that the related planning application (F/2002/6248) has not yet been determined. This is still subject to a Legal Agreement which has not yet been signed. Therefore construction on this proposal is occurring without planning permission. Any unauthorised work will be at your own risk and expense.

If you have any queries with regard to this letter, please do not hesitate to contact me on the above telephone number or Kerrin Lithgow, the Planning Officer dealing with the application, on 0118 974 6441.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

Listed building

CASE OFFICER KL.

SITE DETAILS	
PLANNING APPLICATION NUMBER	Floor/6248 + LB/2002/6249
BUILDING CONTROL NUMBER.	AP2003/3918 Lack
~~APPLICANT~~/AGENT	The Edwards Trust Partnership
ADDRESS OF SITE	Little Court Chanel Lane ~~Sonning Farm~~ SONNING
DESCRIPTION OF PROPOSED WORK	Barn conversion to 2 x residential units + erect garage block

DRAWING NUMBERS	BC	DC
BLOCK PLAN		1496 101A
ELEVATIONS	1496 100A	1496 100
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED Listed Build.	2/10/02	
APPLIC.RECEIVED-NO DECISION Awaiting Legal Agreement		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	12/2/03	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6248	KL
BUILDING CONTROL NUMBER	FP 2003/3820	Nick
~~APPLICANT~~/AGENT	The Edwards Irish Partnership	
ADDRESS OF SITE	Little Court, Clane Lane, SONNING.	
DESCRIPTION OF PROPOSED WORK	erect 3 new garages	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1496 101A	1496 101A
ELEVATIONS	— " —	— " —
FLOOR PLANS	1496 100A	1496 100A.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION Await Legal Agreement		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	15/1/03	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. 0118 974 6441 (Direct Line)
E-mail: Kerrin.Lithgow@wokingham.gov.uk
Date. 25 February, 2003
My ref. BC/DC/F/2002/6248 & LB/2002/6249
Your ref.

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

Hicks Developments Ltd
C/o The Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berkshire
RG40 2BT

Dear Sirs

PLANNING PERMISSIONS F/2002/6248 AND LB/2002/6249
SITE: LITTLE COURT, CHARVIL LANE, SONNING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Numbers F/2002/6248 and LB/2002/6249 have condition(s) attached to them. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

KERRIN LITHGOW
Principal Planning Officer

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 2ND OCTOBER 2002 FROM 7.00 PM TO 11.35 PM

Present: Mr AJ Ross (Chairman), Mrs ANMC Drake (Vice-Chairman), Mrs DC Beatty, Mr SR Conway, Mr JL Earnshaw, Mr RFN Eke, Mrs JA Lissaman, Mr KA Malvern, Mrs M Robertson, Mr ND Rose, and Rob Stanton.

Also Present: Mrs P Bray, Frank Browne, Mr. CJW Edmunds and David Swindells

PART I

122. MINUTES

The Minutes of the meeting of the Committee held on 4th September 2002 were confirmed as a correct record and signed by the Chairman.

123. APOLOGIES

An Apology for absence was submitted from Mr. MJ Bryant.

124. ORDER OF BUSINESS

At this point the Chairman commented on the number of Members of the public present and proposed that the order of business be amended so as to consider applications that the public were present for first.

RESOLVED: That the order of business detailed on the agenda be varied.

6048

137. APPLICATION NO: 2002/6428 & 2002/6429, PROPOSED CONVERSIONS OF BARNS INTO TWO RESIDENTIAL UNITS AND ERECTION OF GARAGE BLOCK, LITTLE COURT CHARVIL LANE SONNING, FOR: HICKS DEVELOPMENT C/O THE EDWARDS IRISH PATNERSHIP

The Committee considered a report about this application set out on Agenda pages 244 to 253.

In explaining the report, Officers informed Members of an amendment to Condition 5 and also informed Members that two additional conditions relating to access and movement issues were required should Members be minded to approve the application.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town & Country Planning Act 1990 to secure a financial contribution of £7,500 towards footway provision and/or cycleway improvements;

2) That Subject to the registration and execution of the Agreement referred to in 1) above Application No: 2002/6428 be approved subject to the conditions set out on Agenda pages 247 to 249, with the addition of Conditions 13 and 14 and amendment of Condition 5 as set out below;

Condition 5
Prior to commencing work on site, the applicants shall submit details of protective fencing to be erected around the construction site in order to prevent newts entering the construction area. Work shall not commence on site until the details have been agreed in writing by the Local Planning Authority.
Reason: To ensure adequate protection of a protected species (newts)

Condition 13
Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 1496/101A. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Reason: In the interest of highway safety and convenience.

Condition 14
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.
Reason: To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Development Control Ref No:	Received	Parish
F/2002/6248 LB/2002/6249	27/03/2002	Sonning

Applicant: Hicks Development C/O The Edwards Irish Partnership
Location: Little Court, Charvil Lane, Sonning
Proposal: Proposed conversion of barns into two residential units and erection of garage block.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Kerrin Lithgow

SUMMARY:

1. **Proposal** –
The proposed development is the change of use and conversion of a barn into two residential units of three bedrooms and two bedrooms. A large garage block has also been proposed, which will accommodate two spaces for the three bedroom dwelling, one space for the two bedroom dwelling, and two spaces for the neighbouring residential dwellings at Little Court.

Two other buildings at Little Court have recently been subject to planning approval (Ref: F/2002/5750 and LB/2002/5751). Those applications involved the change of use and conversion of a Crop Research Unit into a single dwelling, and the conversion of Little Court (previously an office and flat), into a single dwelling.

RECOMMENDATION (F/2002/6248): GRANT PLANNING PERMISSION – subject to conditions and a financial contribution.
RECOMMENDATION (LB/2002/6249): GRANT PLANNING PERMISSION – subject to conditions

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

2. **Planning History** –
The site is located within the Sonning conservation area as well as the countryside and green gaps/wedges policy area. At the time of listing Little Court the barns and the other adjacent building fell within the curtilage of Little Court. A listed building application has therefore also been made for this application.

3. **Consultations** -
- ***Policy*** - Considers that the development should be resisted as it is located away from basic facilities and services, and will not minimise the need to travel by private car, contrary to Government objectives. It is not an ideal sustainable location indicated by the Local Planning Inspector.
- ***Access and Movement*** - No objections subject to conditions and subject to financial contributions as agreed.
- ***Conservation Officer*** – No objections subject to conditions as appropriate.
- ***Sonning Parish Council*** – No objections to the conversions. However, are concerned about the precedent that the application will set for the adjoining property, the implications for increased vehicular activity to and from the site, and the blocking of a public right of way through the farmyard. In view of this, the Parish Council requests that a contribution be made towards improvements to the existing footway and the formation of a new Charvil Lane cycle path.
- ***Countryside Officer*** - As per the neighbouring application, the countryside officer has expressed concern regarding the newts on site. They have therefore requested several conditions on any approval granted. A bat survey also needs to be submitted as the application involves demolition of buildings.
- ***Landscape*** – No objections subject to conditions.
- ***Environmental Health*** – No objections subject to conditions.
- ***Neighbours Letters*** – None received.

4. **Appraisal** – The main considerations are:

A. Principle of Development
Loddon Area Local Plan Policies: LTV2, LC1
Wokingham District Local Plan Policies: WCC1, WCC2
Berkshire Structure Plan Policy C2, C6

B. Impact upon neighbouring properties
Loddon Area Local Plan Policies: LC20, LBE2
Wokingham District Local Plan Policies: WOS3
Berkshire Structure Plan: Policies: LD3

C. Impact upon the street scene and listed building
Loddon Area Local Plan Policies: LC2, LC19, LC20, LBE1, LBE2, LBE12, LBE14, LBE17, LBE18
Wokingham District Local Plan Policies: WOS3, WOS10, WCC1, WCC2, WCC5, WCC7, WBE1, WHE2, WHE5, WHE11, WHE12, WHE13
Berkshire Structure Plan: Policy LD3, C2, C6, EN4, EN5

D. Impact upon Highway safety
Loddon Area Local Plan Policies: LC20, LT5, LT6
Wokingham District Local Plan Policies: WOS3, WT6, WT7
Berkshire Structure Plan: Policy T7

With regards to the setting of the adjacent listed building, the application has been carefully considered by the Council's conservation officer, in order to ascertain whether the building is actually capable of conversion, or if the conversions would involve total rebuild. The conservation officer now considers that the conversion is possible, and that the development is satisfactory subject to conditions to ensure that appropriate materials are used.

It is therefore considered that the development will have little effect on the amenity of the street scene, conservation area, and setting of the adjacent listed building.

D. Access and Movement
Through Policy WCC5 of the Wokingham District Local Plan it is usual to first consider commercial rather than residential use of redundant farm buildings.

The application has been referred to the councils highways officers, who have commented that the conversion of these buildings for an unrestricted B1 use would undermine the highway benefits secured in connection with the adjoining site. Furthermore, Charvil Lane is considered a busy and narrow route, and whilst access is to be improved, visibility in an easterly direction is nonetheless restricted by the barn itself. It is therefore considered that the commercial type traffic which would be generated by a B1 use would adversely affect the safety and flow of other road users.

Following amended plans to provide adequate sightlines, the conversion of the barns to a residential use is not resisted by the highways officers.

It has furthermore been requested by highways that a financial contribution be paid towards either the installation of a footpath, or improved cycleways in the area. This is to be subject to a s106 legal agreement.

E. Flood Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

5. Conclusion –
The proposed development will allow for the retention of a building which contributes to the character of the area, and will have no adverse impact upon the conservation area, the adjacent listed building and neighbouring properties. It is further considered that with highways improvements the development will not have any adverse effect on the traffic safety of Charvil Lane.

6. Recommendation –

(F/2002/)6248 – To GRANT planning permission subject to the signing of a legal agreement to secure the provision of a £7,500 contribution towards footway provision and/or cycleway improvements and the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

2. All new external works shall be carried out in materials that match in size, colour, and texture, those of the existing building.
Reason: To ensure that the external appearance of the building is satisfactory.

3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1:30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

4. All building materials shall be stored on pallets and any trenches shall be covered with polythene sheeting if exposed overnight.
Reason: To ensure adequate protection of a protected species (newts).

5. Harris fencing shall be erected around the construction site prior to works.
Reason: To confine construction away from the pond thereby ensuring protection of a protected species (newts).

5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a survey of bats within the existing barns.
Reason: To ensure adequate protection of a protected species.

6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of either of the dwellings.
Reason: In the interests of visual amenity.

7. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.
Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

8. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.
Reason: In the interest of highway safety and convenience.

9. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.
Reason: To prevent queuing and parking off site, in the interests of highway safety and convenience.

10. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
Reason: In the interests of highway safety and convenience.

11. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.
Reason: In the interests of highway safety and convenience.

INFORMATIVES

1. This permission relates to the application as amended with revised plan drawings submitted to the Local Planning Authority on 12 August, and does not approve the proposals as originally submitted. Drawings applicable are:
1496 Dwg 101A Site Plan dated 17/09 received 18/09/2002
1496 Dwg 100A Elevations/floor layout dated 08/02 received 12/08/2002
Additional drawings:
1496 Dwg LEVA Levels dated 08/02 received 23/08/2002
1496 Dwg DET dated 08/02 received 23/08/2002
93LC/12 Cross-sections dated Sept 1999 received 24/07/2002

2. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan policies: LD3, C2, C6, EN4, EN5, T7
Loddon Area Local Plan policies: LTV2, LC1, LC2, LC19, LC20, LBE1, LBE2, LBE12, LBE14, LBE17, LBE18, LT5, LT6
Deposit Draft Wokingham District Local Plan policies: WOS3, WOS10, WCC1, WCC2, WCC5, WCC7, WBE1, WBE9, WHE2, WHE5, WHE11, WHE12, WHE13, WT6, WT7,

3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

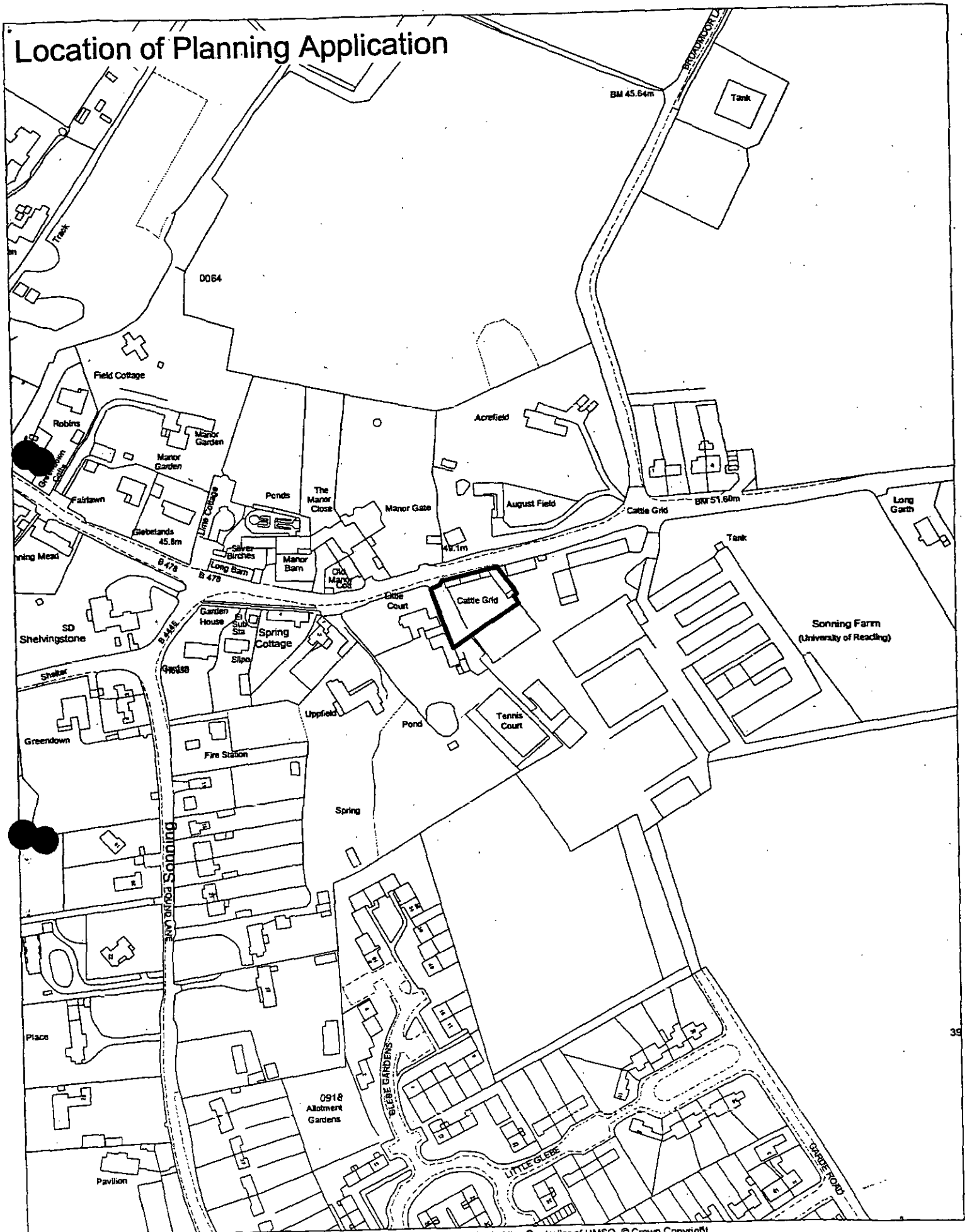
Recommendation:

(LB/2002/6249) – Grant Listed Building consent subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
Reason: In pursuance of Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.
Reason: In order to safeguard the special architectural or historic interest of the building.

Location of Planning Application



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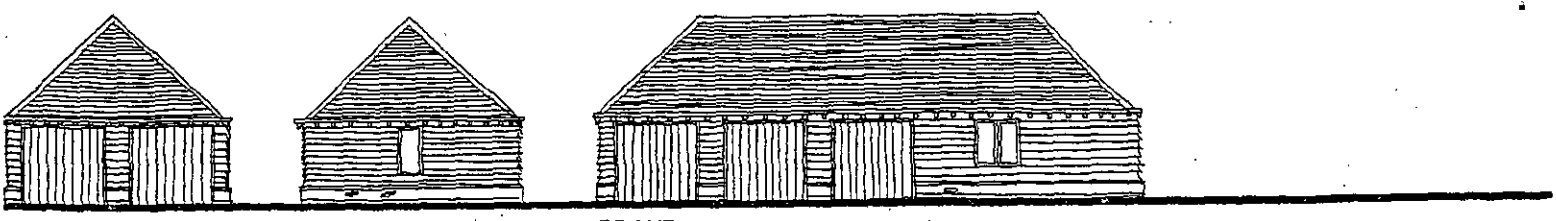
Development Control, Wokingham District Council
16 September 2002

Scale: 1 : 2500

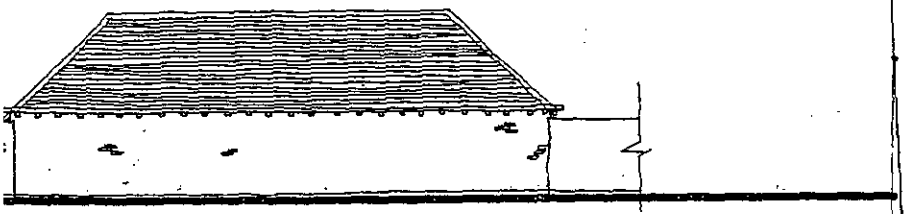
Notes

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership.

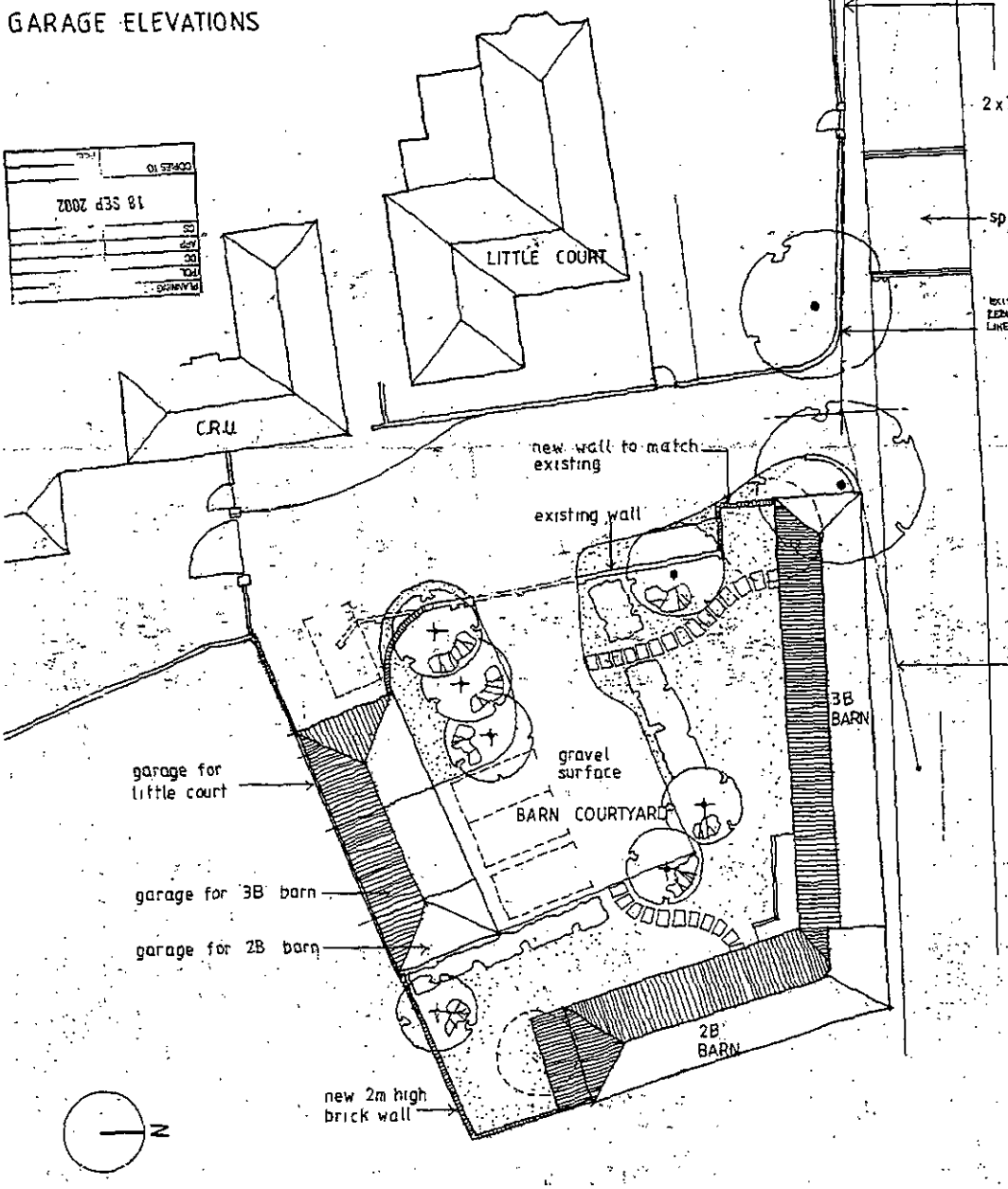


SIDE SIDE FRONT



REAR

GARAGE ELEVATIONS



SITE PLAN 1:200

2 x 32.5m sight line

speed ramp existing

existing tree

tree to be removed

new tree

2 x 20m sight line to centre of Lane

18 SEP 2002

PBA. SITE UNIT AMENDED 17/09/02

Project
THE BARNS
LITTLE COURT
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
SITE PLAN

Scale 1:200 1:100 Date 03/02

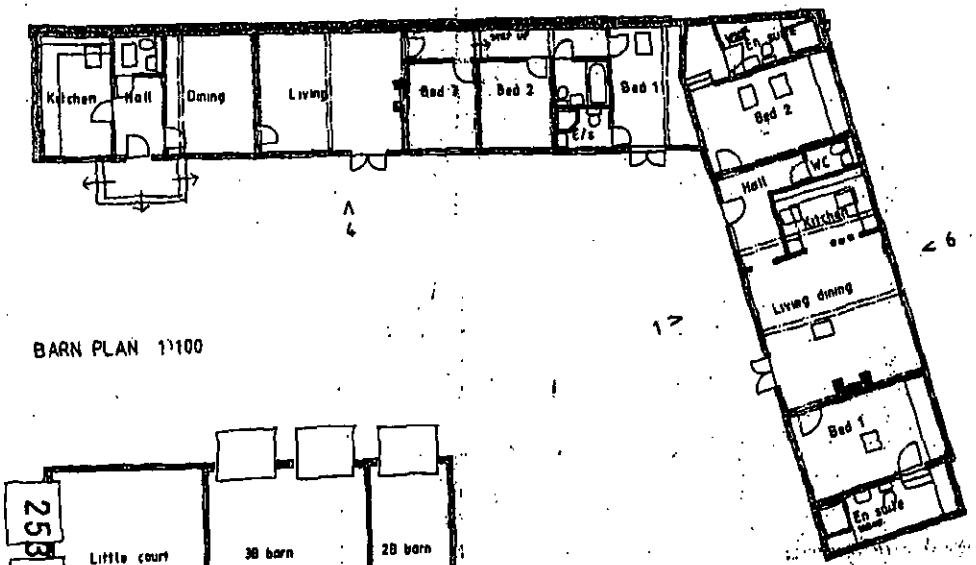
The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1496 Dwg. 101A.

Notes

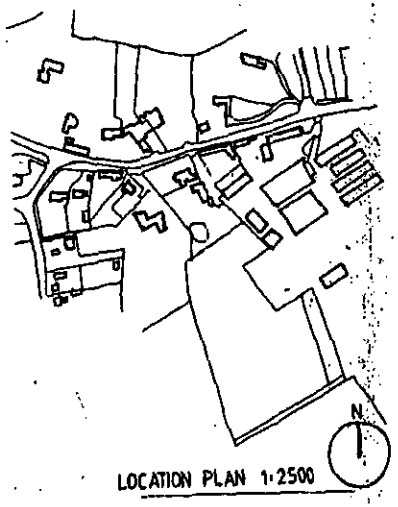
All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership.

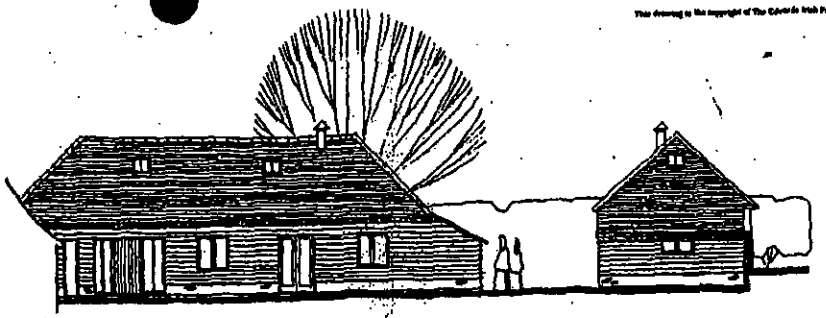


BARN PLAN 1:100

GARAGE PLAN 1:100

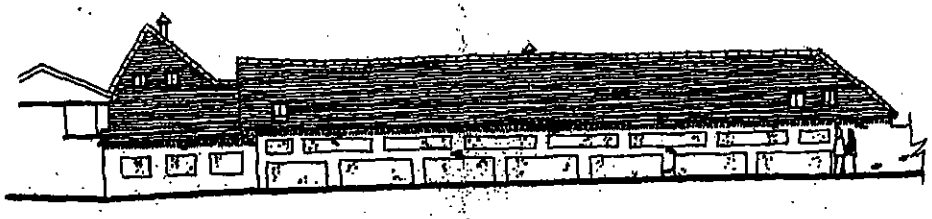


LOCATION PLAN 1:2500

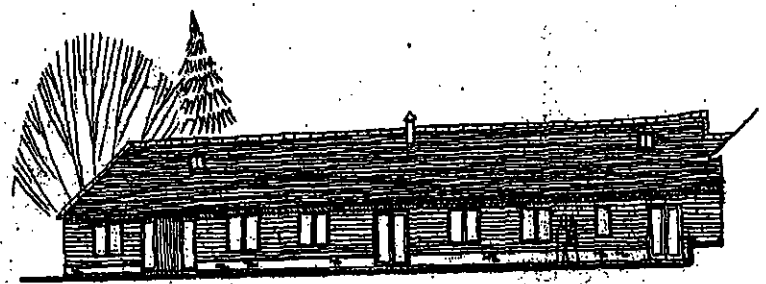


ELEVATION 1

ELEVATION 2



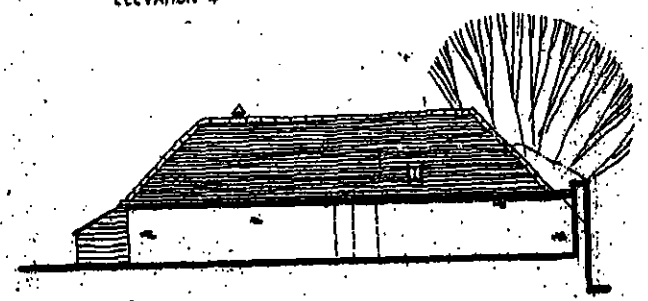
ELEVATION 3



ELEVATION 4



ELEVATION 5



ELEVATION 6

THE BARNS
LITTLE COURT
SONNING

HICKS DEVELOPMENTS LTD

PROPOSED BARN CONVERSION

1:100 | 03/02

The Edwards Irish Partnership
Architects & Surveyors

Date: 24 September 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/6248

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

Proposal: Proposed conversion of barns into 2 residential units and erection of garage block.

Applicant: Hicks Developments Ltd C/O The Edwards Irish P/Ship.

Case Officer: Kerrin Lithgow

The new plans show the following: Revised parking arrangements. 3 car spaces for Little Court on the access drive (drawing no 1496/03B) superseded by the double garage shown on drawing 1496/101A. Drawing no: 1496/101A.

Comments are required by 02/10/2002.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on (0118) 974 6441.

(RING ONE)

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

App. No. F/2002/6248 Date Rec. 18 Sept.

Location: Little Court, Marvil Lane, Sonning, Reading

Parish: Sonning

Applicant: Hicks Developments, c/o The Edwardo Irish Partnership.

Description of attached plans: Revised parking arrangements. Three car spaces shown for Little Court on the access drive (drawing No. 1496/03B) superseded by the double garage shown on drawing 1496/101A.

Drawing No's: 1496/101A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: Yes.

Date for Responses Till 2nd October. (committee).

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER KL.

Consultations Sent by Admin. on 24.09.03

Yellow - Case Officer Copy
Green - Part One Copy

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

61163

PLANNING
POL
DC KL
APP
CS
18 SEP 2002
COPIES TO
FILE:

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

17 September 2002

Ref: JI/FJ/1496.

For the attention of: Kerry Lithgow.

REVISED PLAN
6248

Dear Sirs,

RE: LITTLE COURT – SONNING – TWO BARNS.

Please find enclosed six copies of drawing No> 1496/101A showing the same sight lines to the access drive as that approved for Little Court and The Cottage.

The three car spaces shown for Little Court on the access drive (drawing No. 1496/03B) will be superseded by the double garage shown on drawing No. 1496/101A enclosed.

Yours faithfully

John Irish
Partner

. Encs.

59743

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

12 AUG 2002

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

9 August 2002

For the attention of H Sanders

Little Court Barns Sonning

Dear Sirs

Please find enclosed a copy of our level drawing number 1496/LEV and 1496/100A showing the proposed new floor levels following a beam invert and internal existing floor level survey.

You will see that the two bedroom barn will maintain a good headroom with the finished floor level approx 150mm above the existing level.

The three bedroom barn will maintain a min 2000mm headroom under the lowest beam and by stepping the internal floor level the existing floor level at the bedroom 1 end of the barn will only be reduced by 300mm which will not undermine the rear wall foundation (This end of the barn has a 150mm ground bearing concrete slab in any case which has artificially raised the existing floor level.

I trust that the enclosed drawings will meet with your approval.

Yours sincerely

John Irish

CC K Lithgow (Encs)

ACCEPTABLE to me.
H.S. 06.09.02.
SEE COMMENTS ON DRAWINGS

Conservation comments.

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

60221

HL

23 AUG 2002

COPIED TO | ACK. | FILE:

28/08

PRINCIPLES ON SECTIONS ACCEPTABLE TO ME. HS.

With Compliments

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLANNING SERVICES
23 AUG 2002
COPIES TO

Mr H Sanders
Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

22 August 2002

Ref: JI/FJ/1496

Dear Sirs,

RE: TWO BARNS – LITTLE COURT.

Further to our telephone conversation yesterday I enclose two copies of our drawing Nos. 1496/LEV/A and 1496/DET, showing the levels and section details required.

I am aware that Mr Sanders will be on holiday in September and I am therefore requesting that the enclosed drawings are considered for approval by 31st August 2002 if at all possible. I would of course be pleased to attend a meeting next week with Mr Sanders in order to clarify any remaining details in order that the listed building consent write-up can be with Heidi Lynch in time for the 31st August committee date.

I look forward to hearing from you.

Yours faithfully

John Irish
Partner

. Encs

Cc. Heidi Lynch - Wokingham District Council.
Cc. Jamie Flatman - Hicks Developments

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

59692

Kevin Littlejohn

12 AUG 2002

COPIES TO

With Compliments

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

9 August 2002

For the attention of H Sanders

Little Court Barns Sonning

Dear Sirs

Please find enclosed a copy of our level drawing number 1496/LEV and 1496/100A showing the proposed new floor levels following a beam invert and internal existing floor level survey.

You will see that the two bedroom barn will maintain a good headroom with the finished floor level approx 150mm above the existing level.

The three bedroom barn will maintain a min 2000mm headroom under the lowest beam and by stepping the internal floor level the existing floor level at the bedroom 1 end of the barn will only be reduced by 300mm which will not undermine the rear wall foundation (This end of the barn has a 150mm ground bearing concrete slab in any case which has artificially raised the existing floor level.

I trust that the enclosed drawings will meet with your approval.

Yours sincerely

John Irish

CC K Lithgow (Encs)

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date June 28, 2002
My ref. HS/PP/LB/2002/6248

Mr John Irish
The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sirs

LITTLE COURT, SONNING: BARN STRUCTURAL INSPECTION

Thank you for the Inspection Report covering the two barns.

I note that the report is in response to a request to carry out a visual inspection.

The conclusion of the Consultant Engineer is that the structure 'appears to be in good condition'.

It is obvious from my 'visual inspection' that there are many parts of the building in a poor condition. This report does not help to highlight the extent of structural works to the roofs, walls or floors to satisfy current building regulations.

These works could result in a major change of character of the building. However, until you can amplify the detailed elements of the new construction I am only able to offer general comments.

Please give me a call if you want further clarification of the level of information required in addition to that requested by the Planning Case Officer.

Yours faithfully

HAROLD SANDERS
Conservation Architect

cc: Kerrin Lithgow – Case Officer

Tel: (0118) 974 6441

Fax: (0118) 974 6484

Date: 29 October, 2002

My ref: F/2002/6248

Your ref: SRH/DMR

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

Hicks Developments Limited
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Attention: Mr John Irish

Dear Mr Irish

RE: PROPOSED CONVERSION OF BARNS INTO TWO RESIDENTIAL UNITS AND ERECTION OF GARAGE BLOCK AT LITTLE COURT, CHARVIL LANE, SONNING, READING

I refer to the above application, and the draft decision notice which was sent to you on the 2nd of October. Please note that this should have had *'DRAFT'* stamped upon it – this was an unfortunate administrative oversight.

A memo has been forwarded to our legal department for the section 106 to be drafted as per the committee's resolution.

Should you have any queries on this matter, please do not hesitate to contact me.

Yours sincerely,

KERRIN LITHGOW

Senior Planner

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
Engineering Services

MEMORANDUM

FROM:	**KEITH ROGERS,** **Highway Development Control.**	**MY REF:** **Extn:**	**KR/NK** **6333**
TO: **cc**	**PLANNING SERVICES** **Mary Severin, Legal Services**	**YOUR REF:**	**KL**
		DATE:	**22nd October 2002.**

S106 AGREEMENT NO. 4010
BARN CONVERSION, LITTLE COURT, CHARVIL LANE, SONNING

Would you please instruct Legal Services to prepare an agreement between the Council and the appropriate parties in respect of a financial contribution and/or other access and movement requirements.

Background Information

Name of Applicant/Agent: Hicks Developments
Address: c/o The Edwards Irish Partnership

Name of Contact: Tel:

Application reference number: F2002/6248

(a) Decision of Planning Committee Grant subject to completion of S106

(b) Date of Decision: 2nd October 2002

Other background information:
A proposal for the development of adjoining land was the subjection of an earlier requirement for a contribution of £7,500 (P/A F/2002/5750 refers).

Cont.....

WORK SHEET FOR : Heidi Lynch

Application Number : F/2002/6248

Applicant : Hicks Developments Ltd C/O The Edwards Irish P/Ship.

Location : Little Court, Charvil Lane, Sonning, Reading.
Proposal : Proposed conversion of barns into 2 residential units and erection of garage block.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/04/2002

Date of Neighbour Notifications : .....

Date of Site Visit : 10th April 2002

Date Registered : 27/03/2002

Earliest Date for Decision : 03/05/2002

Latest Consultation Date/Site Notice Expiry Date : 03/05/2002

This application <u>will have expired on</u>: <u>22/05/2002.</u> 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 :

As per committee report.

Planning Issues :

- Existing elevations?
- Uncertain as to changes.
- Materials.
- Use of barn at present? C.O.U. in countryside location.
- Erection of garage block - locality.

Application Number: F/2002/6248

Appraisal :

As per committee report (attached).

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

Application Number F/2002/6248
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			See attached.

2. All new external works shall be carried out in materials that match in size, colour, and texture, those of the existing building.
Reason: To ensure that the external appearance of the building is satisfactory.

3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1:30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

4. All building materials shall be stored on pallets and any trenches shall be covered with polythene sheeting if exposed overnight.
Reason: To ensure adequate protection of a protected species (newts).

5. Harris fencing ~~shall~~ be erected around the construction site prior to works.
Reason: ~~To~~ confine construction away from the pond thereby ensuring protection of a protected species (newts). (altered as per the end of report).

6 5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a survey of bats within the existing barns.
Reason: To ensure adequate protection of a protected species.

7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include ~~all existing trees and hedgerows on the land, and details of any to be~~ ~~development~~

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
Reason: In the interests of visual amenity.

8. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.
Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

9. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.
Reason: In the interest of highway safety and convenience.

10. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.
Reason: To prevent queuing and parking off site, in the interests of highway safety and convenience.

10. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
Reason: In the interests of highway safety and convenience.

11. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.
Reason: In the interests of highway safety and convenience.

INFORMATIVES

1. This permission relates to the application as amended with revised plan drawings submitted to the Local Planning Authority on 12 August, and does not approve the proposals as originally submitted. Drawings applicable are:
1496 Dwg 101A Site Plan dated 17/09 received 18/09/2002
1496 Dwg 100A Elevations/floor layout dated 08/02 received 12/08/2002
Additional drawings:
1496 Dwg LEVA Levels dated 08/02 received 23/08/2002
1496 Dwg DET dated 08/02 received 23/08/2002
93LC/12 Cross-sections dated Sept 1999 received 24/07/2002

2. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan policies: LD3, C2, C6, EN4, EN5, T7
Loddon Area Local Plan policies: LTV2, LC1, LC2, LC19, LC20, LBE1, LBE2, LBE12, LBE14, LBE17, LBE18, LT5, LT6
Deposit Draft Wokingham District Local Plan policies: WOS3, WOS10, WCC1, WCC2, WCC5, WCC7, WBE1, WBE9, WHE2, WHE5, WHE11, WHE12, WHE13, WT6, WT7,

3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Reason: In the interest of highway safety and convenience.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking

13. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 1496/101A. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in

Reason: To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

It is also recommended that condition 5 be altered to read:

5. Prior to commencing work on site, the applicants shall submit details of protective fencing to be erected around the construction site in order to prevent newts entering the construction area. Work shall not commence on site until the details have been agreed in writing by the Local Planning Authority.

Reason: To ensure adequate protection of a protected species (newts)

Informatives underneath.

RECORD OF SITE VISIT

SITE ADDRESS: Little Court Charvil Lane Sonning Reading.

APPLICATION NUMBER: F/2002/6248

OFFICER: Heidi Lynch

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS *Barn - close to road - Sightlines v. real issue.

3. DESCRIPTION OF SITE/BUILDING Red tiled roof. clay - Wooden black slat construction. road elevation - mix of stone & brick pitched and hipped.

4. RELATIONSHIP TO ADJOINING PROPERTIES accessway immediately across road.

Reading University Farm

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS flat. Raised up slightly fr. road.

BOUNDARY TREATMENT — To rear of site - to clarify. Brick.
— To side of site - currently varies 2.5 - 1.5 metres Brickwork.

OTHERS

- Rear wall already under construction (??)
- Visibility from entrance v. poor.

Development Control Ref No:	Received	Parish
F/2002/6248 LB/2002/6249	27/03/2002	Sonning

Applicant: Hicks Development C/O The Edwards Irish Partnership
Location: Little Court, Charvil Lane, Sonning
Proposal: Proposed conversion of barns into two residential units and erection of garage block.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Kerrin Lithgow

SUMMARY:

1. Proposal –
The proposed development is the change of use and conversion of a barn into two residential units of three bedrooms and two bedrooms. A large garage block has also been proposed, which will accommodate two spaces for the three bedroom dwelling, one space for the two bedroom dwelling, and two spaces for the neighbouring residential dwellings at Little Court.

Two other buildings at Little Court have recently been subject to planning approval (Ref: F/2002/5750 and LB/2002/5751). Those applications involved the change of use and conversion of a Crop Research Unit into a single dwelling, and the conversion of Little Court (previously an office and flat), into a single dwelling.

RECOMMENDATION (F/2002/6248): GRANT PLANNING PERMISSION – subject to conditions and a financial contribution.
RECOMMENDATION (LB/2002/6249): GRANT PLANNING PERMISSION – subject to conditions

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

2. Planning History –
The site is located within the Sonning conservation area as well as the countryside and green gaps/wedges policy area. At the time of listing Little Court the barns and the other adjacent building fell within the curtilage of Little Court. A listed building application has therefore also been made for this application.

3. Consultations -

- ***Policy*** - Considers that the development should be resisted as it is located away from basic facilities and services, and will not minimise the need to travel by private car, contrary to Government objectives. It is not an ideal sustainable location indicated by the Local Planning Inspector.
- ***Access and Movement*** - No objections subject to conditions and subject to financial contributions as agreed.
- ***Conservation Officer*** – No objections subject to conditions as appropriate.
- ***Sonning Parish Council*** – No objections to the conversions. However, are concerned about the precedent that the application will set for the adjoining property, the implications for increased vehicular activity to and from the site, and the blocking of a public right of way through the farmyard. In view of this, the Parish Council requests that a contribution be made towards improvements to the existing footway and the formation of a new Charvil Lane cycle path.
- ***Countryside Officer*** - As per the neighbouring application, the countryside officer has expressed concern regarding the newts on site. They have therefore requested several conditions on any approval granted. A bat survey also needs to be submitted as the application involves demolition of buildings.
- ***Landscape*** – No objections subject to conditions.
- ***Environmental Health*** – No objections subject to conditions.
- ***Neighbours Letters*** – None received.

4. Appraisal – The main considerations are:

A. Principle of Development
Loddon Area Local Plan Policies: LTV2, LC1
Wokingham District Local Plan Policies: WCC1, WCC2
Berkshire Structure Plan Policy C2, C6

B. Impact upon neighbouring properties
Loddon Area Local Plan Policies: LC20, LBE2
Wokingham District Local Plan Policies: WOS3
Berkshire Structure Plan: Policies: LD3

C. Impact upon the street scene and listed building
Loddon Area Local Plan Policies: LC2, LC19, LC20, LBE1, LBE2, LBE12, LBE14, LBE17, LBE18
Wokingham District Local Plan Policies: WOS3, WOS10, WCC1, WCC2, WCC5, WCC7, WBE1, WHE2, WHE5, WHE11, WHE12, WHE13
Berkshire Structure Plan: Policy LD3, C2, C6, EN4, EN5

D. Impact upon Highway safety
Loddon Area Local Plan Policies: LC20, LT5, LT6
Wokingham District Local Plan Policies: WOS3, WT6, WT7
Berkshire Structure Plan: Policy T7

E. Flood Issues
Berkshire Structure Plan: EN3
Loddon Area Local Plan: LPS2 & LPS3
Wokingham District Local Plan: WIC16
PPG25

A. Principle of Development
Development is only permitted in the countryside under exceptional circumstances under Policy WCC1 and under certain categories. The development proposed involves the re-use and adaptation of existing buildings and therefore is permitted in principle. The site is located within the Gaps and Wedges policy area. Development is not permitted in Gaps if it detracts from the open countryside appearance and character. As the proposed development makes use of existing buildings on site, it is considered to comply with policy WCC2.

B. Impact upon neighbouring properties
As stated above, the development involves changes to existing buildings, and as such the potential visual impact on neighbouring properties is considered minor.

From the road aspect, there will be little visual change as the barn wall will be retained, thereby retaining its character.

To the centre of the site, away from the road, will be a courtyard with a large garage of approximately 4.9 metres in height by 14.7 metres in length and 6.2 metres in width. The garage is located some distance from neighbouring buildings. It is considered that if the garage is sensitively built, it will have little impact on neighbouring properties.

The impact of the existing barns on the surrounding properties is well established. The external alterations proposed will have no effect in terms of daylighting, overbearing and overlooking on neighbouring properties.

The change of use and the consequential additional road traffic are considered to have the greatest potential effect on the neighbouring properties, and this is discussed below.

C. Impact upon the street scene and conservation area
The impact on the street scene is considered to be minor, as the barn 'shell' will be retained. There will be little overall change from the road aspect asides from four windows placed in the roof.

At present the barns are in a somewhat dilapidated state. The change of use to residential dwellings will ensure that these barns, which contribute to the character of Sonning Conservation Area and the character of Charvil Lane, will be retained.

New planting and landscaping is proposed, including the construction of a dwarf wall and railings to the front of the property, which will enhance the street further as well as contributing to the amenity of the surrounding rural area.

With regards to the setting of the adjacent listed building, the application has been carefully considered by the Council's conservation officer, in order to ascertain whether the building is actually capable of conversion, or if the conversions would involve total rebuild. The conservation officer now considers that the conversion is possible, and that the development is satisfactory subject to conditions to ensure that appropriate materials are used.

It is therefore considered that the development will have little effect on the amenity of the street scene, conservation area, and setting of the adjacent listed building.

D. Access and Movement

Through Policy WCC5 of the Wokingham District Local Plan it is usual to first consider commercial rather than residential use of redundant farm buildings.

The application has been referred to the councils highways officers, who have commented that the conversion of these buildings for an unrestricted B1 use would undermine the highway benefits secured in connection with the adjoining site. Furthermore, Charvil Lane is considered a busy and narrow route, and whilst access is to be improved, visibility in an easterly direction is nonetheless restricted by the barn itself. It is therefore considered that the commercial type traffic which would be generated by a B1 use would adversely affect the safety and flow of other road users.

Following amended plans to provide adequate sightlines, the conversion of the barns to a residential use is not resisted by the highways officers.

It has furthermore been requested by highways that a financial contribution be paid towards either the installation of a footpath, or improved cycleways in the area. This is to be subject to a s106 legal agreement.

E. Flood Issues

The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

5. Conclusion –

The proposed development will allow for the retention of a building which contributes to the character of the area, and will have no .adverse impact upon the conservation area, the adjacent listed building and neighbouring properties. It is further considered that with highways improvements the development will not have any adverse effect on the traffic safety of Charvil Lane.

6. Recommendation –

(F/2002/)6248 – To GRANT planning permission subject to the signing of a legal agreement to secure the provision of a £7,500 contribution towards footway provision and/or cycleway improvements and the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
   Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

2. All new external works shall be carried out in materials that match in size, colour, and texture, those of the existing building.
Reason: To ensure that the external appearance of the building is satisfactory.

3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1:30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

4. All building materials shall be stored on pallets and any trenches shall be covered with polythene sheeting if exposed overnight.
Reason: To ensure adequate protection of a protected species (newts).

5. Harris fencing shall be erected around the construction site prior to works.
Reason: To confine construction away from the pond thereby ensuring protection of a protected species (newts).

5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a survey of bats within the existing barns.
Reason: To ensure adequate protection of a protected species.

6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of either of the dwellings.
Reason: In the interests of visual amenity.

7. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.
Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

8. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.
Reason: In the interest of highway safety and convenience.

9. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.
Reason: To prevent queuing and parking off site, in the interests of highway safety and convenience.

10. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
Reason: In the interests of highway safety and convenience.

11. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.
Reason: In the interests of highway safety and convenience.

INFORMATIVES

1. This permission relates to the application as amended with revised plan drawings submitted to the Local Planning Authority on 12 August, and does not approve the proposals as originally submitted. Drawings applicable are:
1496 Dwg 101A Site Plan dated 17/09 received 18/09/2002
1496 Dwg 100A Elevations/floor layout dated 08/02 received 12/08/2002
Additional drawings:
1496 Dwg LEVA Levels dated 08/02 received 23/08/2002
1496 Dwg DET dated 08/02 received 23/08/2002
93LC/12 Cross-sections dated Sept 1999 received 24/07/2002

2. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan policies: LD3, C2, C6, EN4, EN5, T7
Loddon Area Local Plan policies: LTV2, LC1, LC2, LC19, LC20, LBE1, LBE2, LBE12, LBE14, LBE17, LBE18, LT5, LT6
Deposit Draft Wokingham District Local Plan policies: WOS3, WOS10, WCC1, WCC2, WCC5, WCC7, WBE1, WBE9, WHE2, WHE5, WHE11, WHE12, WHE13, WT6, WT7,

3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Recommendation:

(LB/2002/6249) – Grant Listed Building consent subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
Reason: In pursuance of Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.
Reason: In order to safeguard the special architectural or historic interest of the building.

3. Detailed drawings and/or samples of materials, as appropriate, in respect of the following, shall be submitted to and approved by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples:

   - Window/door details
   - Boarding of the dwellings
   - Rooflights – size and specification

   Reason: In order to safeguard the special architectural or historic interest of the building.

4. Seven days notice of the commencement of the work and development hereby approved shall be given in writing to the Conservation Officer at Wokingham District Council.
   Reason: To help ensure the satisfactory control of the work to the building.

DEVELOPMENT CONTROL COMMITTEE – 2 October 2002

MEMBER'S UPDATE.

LOCKEY FARM, SINDLESHAM ROAD, ARBORFIELD
Application No: F/2002/6971 Pages 10-20

Further comments from the Arborfield Parish Council on 6th August are:

> *The Parish Council has no objections in principle however members are concerned that adequate provisions are in place for the appropriate disposal of carcasses and manure and if possible would request that disposal is on site. Members also note that there should be a turning area for the lorries exiting the Mole Road.*

Waste Disposal

Concern has been expressed with regard to waste disposal on the site. The Environmental Health Officer has stated that the Local Authority cannot restrict or prevent manure being spread on the field as it is for agricultural use. As the premises is for free range production and the chickens will be outside a lot of the time, it is anticipated that there will not be a large amount of waste produced. If odour does become a problem, the Environmental Health can act under the Environmental Protection Act to mitigate smell. If Members are minded to, a general condition could be placed on any consent given stating:

1. Disposal of all waste products from the proposed use shall be carried out in such a manner so as to prevent nuisance from odour in neighbouring or nearby properties.

   Reason: To protect the residential amenities of surrounding property owners.

Concern has also been raised with regard to the disposal of carcasses from the proposed development. The following additional condition is to be placed on any approval:

2. Any animal carcasses are to be disposed of in an approved manner in accordance with the Animal By-products Order 1999 (made under the Animal Health Act 1981).

   Reason: To ensure effective disposal of dead animals.

Financial Viability

Figures have been produced by the applicant in the last week with regard to the proposed development. Reading Agricultural Consultants consider the figures show the proposed development to be financially viable.

HACKTHORNE COTTAGE, CHARLTON LANE, SWALLOWFIELD.
Application No. F/2002/6429, Pages 21-32

The letter from the Parish Council has been attached to this member's update.

LAND AT MARSH FARM, LOWER EARLEY WAY, EARLEY.
Application No. F/2002/6578. Pages 42-59.

A further letter of objection has been received, the objections can be outlined as concerned about overlooking, incorrect boundary position, foul sewer easement and impact upon roads and schools.

The recommendation on page 53 should read as follows

Recommendation

The recommendation on page 78, is revised as follows:

1. GRANT PLANNING PERMISSION for application F/2002/6713, subject to a legal agreement to secure £40,000 towards sustainable transport measures, £35,057 towards provision of secondary education facilities, £7,000 towards community leisure provision, £1,200 towards library facilities and £466 for provision of a fire hydrant and conditions as set out on pages 78-81 of the agenda.
2. Defer a decision on application F/2002/7267 to allow consultation on the revised plans.

ARDWELL HOUSE, ARDWELL CLOSE, CROWTHORNE
Application No. F/2002/6270 Pages 110-137

Corrections/points of clarification to report

1. Comments on additional plans (bottom of p.12) should be 14 addresses not 7.
2. Site is in Crowthorne but in parish of Finchampstead
3. P.112 – typographical error – should be Ravenswood Avenue not Rosewood Avenue.
4. Strip of land at side of No. 27 Ravenswood Avenue where adjacent to Ardwell Close is Highway Authority land.
5. Rear of No. 27 is about 50m rather than 48m from the proposed building.

Additional consultations

8 letters in response to latest September revised plans: Previous objections and concerns still stand and the small reduction in height would not overcome overlooking and overbearing objections.

LAND REAR OF TIMBERSCOMBE, KINGFISHERS COVERT & WOODSIDE, LITTLE FRYTH, FINCHAMPSTEAD
Application Nos. F/2002/6538 & 6539 pages 138-156

Correction to report

Letters of objection received from 41 not 29 addresses. Comments as already reported.

Additional letter form M.P.: Strongly supports local residents in opposing the applications.

OAKLANDS NURSERY, GREEN LANE, WINNERSH.
Application No F/2001/5267, Pages 157-176.

Corrections to Report

There is an error on page 157 of the report. The recommendation should be "REFUSE PLANNING PERMISSION". The recommendation as set out on page 164 of the report is correct.

Section F on page 162 refers to provision of play equipment at *"Simmons Close"*. This should be *"Simon's Park or Lowther Road"*.

Additional Consultations

21. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of eight metres measured from the carriageway edge.

Reason: To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Revised Informative

Informative 1 on page 189 should be revised to refer to Drawing No 402/3:1 D, received on 24 September 2002.

CROSSLANES STUD, NELSONS LANE, HURST
Application No. F/2002/7032, Pages 205-220

Corrections to the report

Page 206 refers to the requirement for a S106 Legal Agreement to ensure that the manager's accommodation proposed is removed should the animal rescue centre relinquish their use of the site. It is also considered that the legal agreement should limit the occupation of the mobile home to a person solely working for The Diana Brimblecombe Animal Rescue Centre and any resident dependents.

Members should note that currently the Animal Rescue Centre, which is located at Brittons Farm, has residential accommodation as the Charity has grown up around the home of Mrs Diana Brimblecombe who currently manages the facility. However, due to personal circumstances and the natural limits of the current site the facility can no longer function at Brittons Farm, hence the need to find an alternative site, as explained on page 205/206.

The recommendation on page 210 should read:

'GRANT planning permission subject to completion of a Section 106 Agreement

and to the following conditons...'

Additional Consultations

Environmental Health have commented on the application and have no objections subject to conditions limiting the number of dogs housed at the centre and also the provision of additional acoustic fencing.

Additional Conditions

One additional condition has been proposed:

9. The proposed mobile home shall be removed by the 3rd October 2007 and the land returned to its former state.

Reason: In the interests of visual amenity

Corrections have been proposed to conditions 7 and 8 and they should read as follows:

7. The number of dogs shall not exceed a maximum of 21, at any one time.

8. Notwithstanding the details shown on the submitted plans the kennels shall be enclosed on all sides by a 2.1m high concrete acoustic fence, which shall be provided prior to the first occupation of the building and shall be retained so long as the building remains in use for kennelling

height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Reason: In the interest of highway safety and convenience.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Reason: To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

It is also recommended that condition 5 be altered to read:

5. Prior to commencing work on site, the applicants shall submit details of protective fencing to be erected around the construction site in order to prevent newts entering the construction area. Work shall not commence on site until the details have been agreed in writing by the Local Planning Authority.

Reason: To ensure adequate protection of a protected species (newts)

Please note also that the condition numbering has been duplicated. There are therefore 14 conditions in total including those above.

100 THAMES VALLEY PARK
Application No: TP/2002/7249 Pages 254-258

Paragraph 1 Planning History of the Agenda should read:

Planning History – The property is located within an identified settlement as well as being within a core employment area (business park). Planning permission was given in September 2001 for the temporary siting of a portable building to house computer equipment ancillary to the main building. Condition 1 of this consent states that the retention of the building shall be until 31st October 2002. On or before this period, the building shall be removed and the land restored to its former condition on or before the 31st March 2003.

78 COLEMANS MOOR ROAD, WOODLEY, READING
Application no. F/2002/6920 Pages 259-264

The recommendation on p. 259 should read:

"RECOMMENDATION: GRANT PLANNING PERMISSION".

The recommendation in paragraph 6, p. 261, should read:

" - GRANT planning permission with the following..."

21 MILL LANE, EARLEY
Application No: F/2002/7360 Pages 265-271

The previous planning refusal (F/2002/5640) proposed the two storey side extension to project 3.3m beyond the main rear building wall of the dwelling. The present application shows this first floor element to be removed and therefore the rear projection is only at single storey level.

SWALLOWFIELD PARISH COUNCIL

PARISH COUNCIL OFFICE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.gov.uk

PLANNING SERVICES	HPT
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11th September 2002
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Planning Dept.,
P.O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

Application Number: F/2002/6429 revised plans dated 23/08/02 showing amended window details
Location: Hackthorn Cottage, Charlton Lane, Swallowfield
Proposal: Proposed two storey side extension to dwelling
Case Officer: Louise Smith

The Parish Council is pleased to note that the window positions on the west and north elevations have been altered such that they are now visually acceptable. Consequently the Parish Council no longer has any objection to the proposed design of the extension to the existing dwelling.

However the Parish Council is surprised that this application has been allowed to go forward to the planning committee given that the standard of draughtsmanship has not improved, and that the committee had specifically commented that the standard was unacceptable and that therefore the revised application should only be re-presented to the committee when it had been drawn to an acceptable standard.

The Parish Council is concerned that as the draughtsman of the submitted plans may have little knowledge of building construction, then when the works are under construction there could be problems either with actually constructing the extension in accordance with the plans, or in complying with building regulations. Consequently the finished works may vary to the works as drawn.

The Parish Council therefore requests that if planning permission is granted to this application with the existing drawings, then an experienced building control officer is appointed to closely monitor the works with particular emphasis on the visual appearance of the external elevations.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

Date: 24 September 2002

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2002/6248

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

Proposal: Proposed conversion of barns into 2 residential units and erection of garage block.

Applicant: Hicks Developments Ltd C/O The Edwards Irish P/Ship.

Case Officer: Kerrin Lithgow

The new plans show the following: Revised parking arrangements. 3 car spaces for Little Court on the access drive (drawing no 1496/03B) superseded by the double garage shown on drawing 1496/101A. Drawing no: 1496/101A.

Comments are required by 02/10/2002.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on (0118) 974 6441.

Recommend conditional approval subject to a suitable legal agreement securing financial contributions of £7500 towards footway/cycleway improvements.

1. C049, R049
2. C122, R122
3. C137 (INSERT: dwellings), R137.
4. C129, R129
5. C131, R131
6. C126 (INSERT: 1496/101A), R126

AC 27/9/02

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

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Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

17 September 2002

Ref: JI/FJ/1496.

For the attention of: Kerry Lithgow.

REVISED PLAN
6248

Dear Sirs,

RE: LITTLE COURT – SONNING – TWO BARNS.

Please find enclosed six copies of drawing No> 1496/101A showing the same sight lines to the access drive as that approved for Little Court and The Cottage.

The three car spaces shown for Little Court on the access drive (drawing No. 1496/03B) will be superseded by the double garage shown on drawing No. 1496/101A enclosed.

Yours faithfully

John Irish
Partner

. Encs.

Date: 25 September 2002

Your Ref:

My Ref: **Kerrin Lithgow - F/2002/6248**

Hicks Developments Ltd
C/O The Edwards Irish P/Ship
36
Langborough Road
Wokingham
Berks
RG40 2BT

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

Dear Sir/Madam

Application Number: F/2002/6248

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

Proposal: Proposed conversion of barns into 2 residential units and erection of garage block..

Your application is to be determined at the Development Control Sub-Committee meeting on the 02/10/02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Date: 25 September 2002

Your Ref:

My Ref: **Kerrin Lithgow - LB/2002/6249**

Hicks Development Ltd
C/O The Edwards Irish P/Ship
36
Langborough Road
Wokingham
Berks
RG40 2BT

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

Dear Sir/Madam

Application Number: LB/2002/6249

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

Proposal: Proposed conversion of listed barns into 2 residential units..

Your application is to be determined at the Development Control Sub-Committee meeting on the 02/10/02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Tel: (0118) 974 6441

Fax: (0118) 974 6484

Date: 28 June, 2002

My ref: F/2002/6248 and LB/2002/6249

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) 974 6991
DX: 33506 – Wokingham

The Edwards Irish Partnership
36 Langborough Road
Wokingham
BERKSHIRE
RG40 2BT

Dear Mr Irish

RE: PROPOSED CONVERSION OF BARNS INTO TWO RESIDENTIAL UNITS AND ERECTION OF GARAGE BLOCK

Regarding the above application, thank you for your letters of 20th and 21st of June – these matters are currently being looked into by the various officers.

One other outstanding matter which has come to my attention is that in relation to the access. Could you please submit a revised Site Plan (Drawing 101) which shows the amendments as agreed for planning application F/2002/5750. If you have any questions on what is required, please contact Adam Coggins on 0118 9746330.

Should you have any other questions on the application please do not hesitate to contact me. In the meantime, I shall endeavour to address the other matters on the application as quickly as possible.

Yours sincerely,

KERRIN LITHGOW

Senior Planner

58856

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.e[illegible].net

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Parts to Harold

The District Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

19 July 2002

Ref: JI/FJ/1496

For the attention of Harold Sanders.

Dear Sirs,

RE: LITTLE COURT – SONNING.

I refer to the site visit by H Sanders on 18th July 2002 and confirm the following: -

1. **Front Wall to Little Court.**
   To be rebuilt using salvaged copings and facing bricks where possible. Bond to match existing. Height to match existing (600mm), Regency style railings 1200mm high between 1½ brick piers with mitred square cap to match existing (photo of railings enclosed). Piers at 3000mm spacing.

2. **Barns.**
   Hicks Developments to prepare an internal level grid. E.I.P to establish floor levels for approval. E.I.P to prepare cross-section of front walls.

3. **Little Court Bay Window.**
   E.I.P to prepare detailed drawings showing steel/window junctions etc.

Yours faithfully

John Irish
Partner

. Encs.
Cc Hicks Developments.

For plans see Officer file or Part One.

02 JUL 2002

Date: 28 June 2002

To: Harold Sanders – Urban Design & Conservation

We have received Additional Plans for the following planning application:

Application Number: F/2002/6248

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

Proposal: Proposed conversion of barns into 2 residential units and erection of garage block.

Applicant: Hicks Developments Ltd C/O The Edwards Irish P/Ship.

Case Officer: Kerrin Lithgow

The new plans show the following: Proposed levels of new residential development at 'The Barns'. Drawing nos: 93LC/12, 93/LC/11.

Comments are required by 08/07/2002.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on (0118) 974 6441.

FOLLOWING A SITE VISIT WITH THE ARCHITECT IT WAS AGREED THAT THE LEVELS PROVIDED WERE INACCURATE AND INSUFFICIENT TO CLARIFY IF THE BUILDINGS COULD BE RENOVATED FOR DOMESTIC USE.

FURTHER SURVEY WORK IS TO BE SUBMITTED TO SUPPORT THE APPLICATION.

Harold Sanders.

18.07.02.

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date June 28, 2002
My ref. HS/PP/LB/2002/6248

Mr John Irish
The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sirs

LITTLE COURT, SONNING: BARN STRUCTURAL INSPECTION

Thank you for the Inspection Report covering the two barns.

I note that the report is in response to a request to carry out a visual inspection.

The conclusion of the Consultant Engineer is that the structure 'appears to be in good condition'.

It is obvious from my 'visual inspection' that there are many parts of the building in a poor condition. This report does not help to highlight the extent of structural works to the roofs, walls or floors to satisfy current building regulations.

These works could result in a major change of character of the building. However, until you can amplify the detailed elements of the new construction I am only able to offer general comments.

Please give me a call if you want further clarification of the level of information required in addition to that requested by the Planning Case Officer.

Yours faithfully

HAROLD SANDERS
Conservation Architect

cc: Kerrin Lithgow – Case Officer

Tel. 0118 974 6464 (Direct Line)
Fax. 0118 974 6490
Email. Anne.E.Ballard@wokingham.gov.uk
Date. 17th May 2002
My ref. AB/HS/56535
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6490
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr I Irish
The Edwards Irish Partnership
36, Langborough Road
Wokingham
RG40 2BT

Dear Mr Irish,

LITTLE COURT, SONNING - THE BARN

Thank you for your letter dated, 16th May 2002, which was received today. I have passed it to Harold Sanders, Conservation Architect.

If you have any queries please contact me on the above number.

Yours Sincerely,

ANNE BALLARD
Senior Technical Officer

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

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KL

21 JUN 2002

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

JI/1469

20 June 2002

For the attention of Kerrin Lithgow

The Barns Little Court Sonning

Dear Sirs

I refer to your letter addressed to Mr S Hicks dated 17 June 2002 which refers back to your letter dated 23 April 2002.

NOT RECEIVED

The reply was E Mailed to you in April 2002, however I will confirm again our response to the 7 items raised.

PRINCIPLE QUESTION ABU

1. Levels.
It is the intention to reduce levels in both barns a level drawing will be posted to you tomorrow. However I would prefer this to be a conditional item to be agreed on site with Harold Sanders.

TO CHECK WITH HAROLD

2. Materials

✓ Roof - Reuse existing tiles where possible and make up with matching second hand tiles elsewhere

LISTED BUILDING CURTILAGE BUILDING.

SECTIONS TO BE AGREED

✗ Walls – Black stained 200mm feather edged soft wood boarding
Red brick to match existing

Windows - Stained soft wood windows

Partners: Paul Edwards John Irish B.Sc. (Hons.), Dip.Arch.(UCL). RIBA
VAT No. 528 9749 86

The rear wall will be repaired and made safe and left natural.

? 3. The rear boundary wall is clearly shown on the application drawings as 1800mm brick wall either side of the proposed garage.

✓ 4. The adjacent building will remain the property of the farm which is why the red line does not include this building. There exists a 225mm wall which will be adequate as a party wall.

? 5. The proposed garage block is clearly shown on the application drawings the materials will match those of the barns.

? 6. Covered by your letter dated 17 June 2002

NOT ADEQUATE ✗ 7. The structural report was forwarded to Harold Sanders under cover of our letter dated 16 May 2002 and receipted by Anne Ballard on 17 May 2002.

I trust that this now clears all matters.

Yours sincerely

John Irish

CC Hicks Developments Ltd

56535

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLANNING SERVICES
DI
AM
CS
17 MAY 2002
17/5/02

Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

16 May 2002

Ref: JI/FJ/1496

For the attention of: H Sanders.

Dear Sirs,

RE: LITTLE COURT – SONNING – THE BARN.

Please find enclosed Peter Brett Associates structural inspection report covering the two barns.

Yours faithfully

pp.
John Irish
Partner

Frankie Joseph
Secretary to Partners

. Encs

Cc. D Trower – Hicks Developments.

'Little Court', Sonning

Hicks Developments

Visual Inspection of External Barns

12758/ANG/RAC
May 2002



Peter Brett Associates
Consulting Engineers

16 Westcote Road
Reading, RG30 2DE

T: 0118.950 0761
F: 0118 959 7498
E: reading1@pba.co.uk

VISUAL INSPECTION REPORT, EXTERNAL BARNS AT 'LITTLE COURT', CHARVIL LANE, SONNING

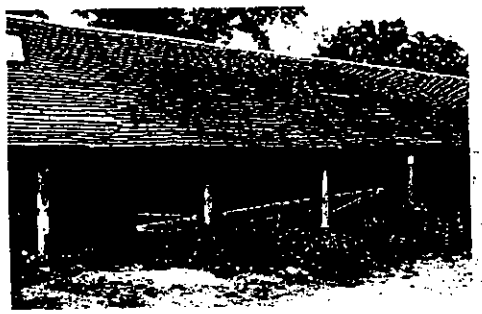
INTRODUCTION

PBA were requested by Hicks Developments Ltd. to carry out a visual inspection of the external barns at 'Little Court', Sonning in May 2002. The inspection was taken at ground level.

Throughout this brief report reference will be made to the attached survey drawing with section and elevation notation used to describe the different parts of the buildings. Barn A refers to elevations 9, 10 & 11 and Barn B to elevation 12, 13 & 14.

GENERAL DESCRIPTION

The properties are two barns with open front ends. Each building consists of a timber roof and frame with masonry walls to the rear and concrete ground bearing slabs laid to falls. The front consists of a row of columns in timber and steel posts for Barns A and B respectively.



Barn A

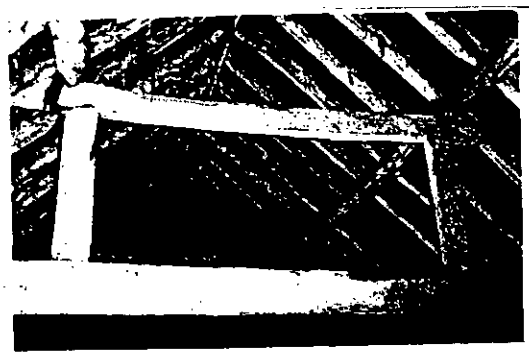


Barn B

The floor level of Barn A is gently sloping from east to west, with Barn B being on level ground. Head height is restricted slightly in Barn A and the concrete floor is covered by soil and farmyard waste.

OBSERVATIONS – BARN A

A traditional tiled roof with two skylights consists of a series of timber trusses at approximately 3m centres, supporting purlins which in turn support rafters at approximately 400mm centres. The timbers appear in good condition and seems that they were originally lime washed. Some timbers seem to have been sawn and cut to size however the majority are rough cut to approximate sizes.



Typical truss

The trusses bear onto a masonry wall on the north side (elevation 9) and a timber beam and post on the south side (elevation 11). The wall consists primarily of brickwork with infill flint masonry panels. Some of these panels have deteriorated with localised failure of the mortar, resulting in flint pieces falling out.



Localised failure of flint masonry infill panel

The gable end (elevation 10) is made up of timber boarding which has completely deteriorated at one end.



Timber boarding in poor condition

Prop to roof

Also at this location one of the beams to the hip roof has been temporarily propped. This will need further investigation.

The timber beam and post arrangement along the front face of the barn (elevation 11) is partially braced by timber fillets in the top corner. At ground level the post has a protective mortar surround; further examination is needed along with inspection of the foundation.



Timber post

Pedestal in mortar

CONCLUSIONS AND RECOMMENDATIONS – BARN A

The structure appears to be in good condition. Areas of deteriorated flint masonry can be easily repaired. The timber boarding on the west gable should be removed and replaced by a brickwork wall or similar weather proof barrier.

The propping of the west gable hip roof needs further investigation and possible strengthening of members.

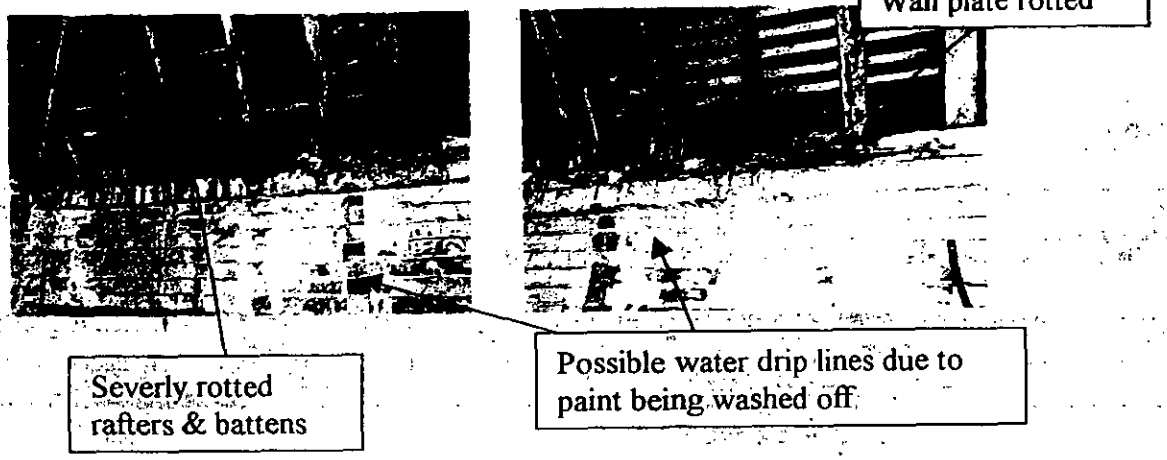
Removal of the soil/straw covering the general floor area would allow further examination.

however it is envisaged that the floor slab will be removed to allow for increased head height:
Closer nspection of the foundations to the posts and of the mortar pedestals is required.

The condition of the timber although appearing to be sound needs closer inspection for possible internal degradation/infestation.

OBSERVATIONS – BARN B

The roof structure is generally as Barn A, consisting of trusse, purlins and rafters in a similar configuration, with three skylights. However the condition of the timber varies considerably, ranging from a generally good apperarance to high level of decay due to moisture ingress. Members showing degradation include wall plates, rafters and trimmers around one of the skylights.



The main trusses appear to be in good condition with no obvious signs of the wet rot experienced in the members above. The trusses bear onto an edge beam along the front which is supported by steel posts(elevation 12). The beam appears to be deflecting under the roof weight and may be over stressed. The posts appear to be slightly out of plumb, they also appear to bear directly onto the ground slab.



Brickwork walls are in a fair condition. The original paint/lime wash has discoloured and the appearance of the wall is patchy, there are also areas that have been plastered.

The wall of the lean-to extension (elevation 13) is severely cracked and titling over. The location of a tree just next to this wall has possibly been a main contributor to it's condition.



CONCLUSIONS AND RECOMMENDATIONS – BARN B

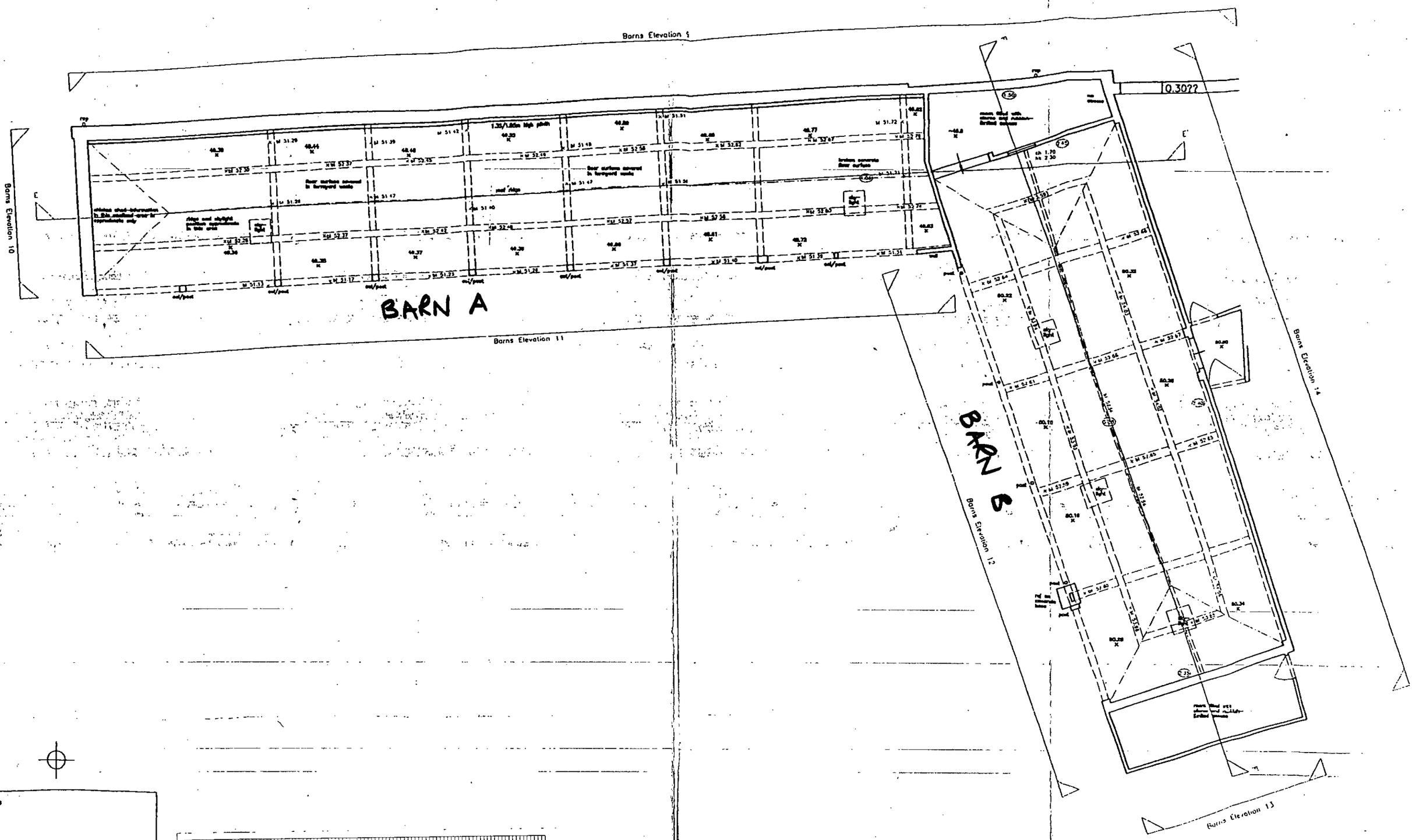
With just a visual inspection the condition of the timber is varied and has rotted severely in a number of places. Therefore a full inspection of the timberwork alone is recommended and it is envisaged that replacement of a number of timbers will have to take place.

The edge beam supported by the steel posts has deflected and needs to be further examined and structurally assessed. This beam may need replacing. Also the steel pots supporting this beam have fairly nominal connections to the beam and the concrete floor and are inconsistent in vertical alignment. Alterations are advised to these posts to ensure they perform in a safe manner.

The cracked wall to the lean to extension is leaning over quite noticeably. Initial indications are that this wall will need to be replaced.

The locations of small trees and shrubs close to the building perimeter can cause localised failure to foundations and subsequently to walls. It is advised that they be removed.

R A Collison
Senior Engineer
For and on behalf of
PETER BRETT ASSOCIATES



Calculations

0 10 20 30 40 50 60 70 80 90 100
0 2 3

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLANNING SERVICE APP 57809
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CS
24 JUN 2002
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FILE

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

21 June 2002

Ref: JI/FJ/1496

For the attention of: Kerrin Lithgow.

Dear Sirs,

RE: THE BARNS – LITTLE COURT – SONNING.

Please find enclosed two copies of drawing Nos. 93LC/11 and 93LC/12 showing the proposed levels.

Yours faithfully

John Irish
Partner

. Encs.

Cc. Hicks Developments.

Date: 28 June 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/6248

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

Proposal: Proposed conversion of barns into 2 residential units and erection of garage block.

Applicant: Hicks Developments Ltd C/O The Edwards Irish P/Ship.

Case Officer: Kerrin Lithgow

The new plans show the following: Proposed levels of new residential development at 'The Barns'. Drawing nos: 93LC/12, 93/LC/11.

Comments are required by 08/07/2002.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on (0118) 974 6441.

(RING ONE) 1970

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

App No. F/2002/6248 (Planaps) / (Ludhouse) Date Rec. 24/06/02

Location: Little Court, Charvil Lane, Sonning, Reading

Parish Sonning

Applicant: Hicks Developments Ltd C/O The Edwards Irish P/ship

Description of attached plans ~~Proposed conversion of barns into 2 residential units and~~ Proposed levels of new residential development at 'The Barns'

Drawing No's: 93LC/12, 93LC/11

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Conservation - Harold Sanders

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

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

NEIGHBOURS:

Date for Responses 10 days.

FURTHER ACTION

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

Redate Application ~~Y~~/ N From

New Site Notice ~~Y~~/ N

New Description

CASE OFFICER KL

Consultations Sent by Admin. on 28.06.02

Yellow - Part One Copy
Green - Officer's Copy

Tel: (0118) 974 6441
Fax: (0118) 974 6484
Date: 17 June, 2002
My ref: F/2002/6248
Your ref: SRH/DMR

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

S.R. Hicks
Hicks Developments Limited
15 Headley Road
Woodley
Berkshire
RG5 4JB

Dear Mr Hicks

RE: PROPOSED CONVERSION OF BARNS INTO TWO RESIDENTIAL UNITS AND ERECTION OF GARAGE BLOCK AT LITTLE COURT, CHARVIL LANE, SONNING, READING

As you are no doubt aware this application has been discussed at some length between myself and the Highways Officers regarding the possible uses for this site and the consequential effects on road safety.

The Highways Officers have expressed concern that the conversion of these units to an unrestricted B1 use would undermine the benefits which were secured in connection with the residential development recently approved on the adjoining site. It is also felt that, because of the characteristics of the area, B1 use may well adversely affect the safety and flow of other road users. In this circumstance therefore, it would seem that a change in use to residential rather than business would be preferable for this location.

Therefore, with regards to my letter of 23rd April 2002, which set out the further requirements for the application, number 6 relating to the marketing details will not be necessary. The other elements of that letter, relating to the structural survey and so forth will still be required.

Should you have any further questions regarding the above please do not hesitate to contact me, otherwise I look forward to receiving the other information as requested.

Yours sincerely,

KERRIN LITHGOW

Senior Planner

Memorandum

To: Kerrin Lithglow – Planning Services

CC:

From: Keith Rogers – Engineering Services

Date: 11/06/02

Re: Little Court, Charvil Lane, Sonning, F/2002/6248

I refer to your memorandum to Adam Coggins dated 29 May 2002.

The conversion of these buildings for an unrestricted B1 use would undermine the highway benefits secured in connection with the residential development recently approved (subject to the completion of a S106 agreement) on the adjoining site under F/2002/5750.

Charvil Lane is a busy somewhat narrow route and while access thereto is to be improved, visibility in an easterly direction is nonetheless, restricted by the existing barn itself. Accordingly, it is considered that the commercial type traffic, which is likely to be generated by a B1 use, would adversely affect the safety and flow of other road users.

Against this background a planning application to convert the barn for a B1 use will be resisted from the highways aspect.

Keith Rogers – Team Leader, Highway Development Control.

Kerrin Lithgow

From: Nigel Rose [Nigel.Rose@ukgateway.net]
Sent: 30 May 2002 17:41
To: kerrin.lithgow@wokingham.gov.uk
Cc: Mike Thorp
Subject: F/2002/6248 - Barns at Sonning Farm

Kerrin,

This is to advise you that I wish to list this application to go to Committee if you are minded to refuse it under delegated powers.

These barns form an important and historic feature of the village of Sonning and will be in danger if a beneficial use cannot be found for them.

Commercial use would be inappropriate in this location within the conservation area and next to a listed building which has just been given approval for refurbishment as a dwelling house.

Although outside the settlement boundary, I believe that the barns at Sonning Farm are most appropriate for conversion to housing as an exception site.

Thanks and kind regards,

Nigel Rose

The information in this e-mail is confidential and may be legally privileged. It is intended solely for the addressee. Unless expressly authorised in writing, disclosure, copying, distribution and/or retention, in part or in whole, of this e-mail is prohibited and may be unlawful.

Nigel Rose cannot guarantee that any files attached to this e-mail are free from viruses or any other program code that may be harmful to your computer and, as such, is not liable for any damage that may be caused as a result.

Please delete this e-mail if it is not intended for you.

Tel: (0118) 974 6441
Fax: (0118) 974 6484
Date: 28 May, 2002
My ref: F/2002/6248
Your ref: SRH/DMR

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

S.R. Hicks
Hicks Developments Limited
15 Headley Road
Woodley
Berkshire
RG5 4JB

Dear Mr Hicks

RE: PROPOSED CONVERSION OF BARNS INTO TWO RESIDENTIAL UNITS AND ERECTION OF GARAGE BLOCK AT LITTLE COURT, CHARVIL LANE, SONNING, READING

I refer to the above application, and your letter of 8th May 2002. I wish to respond as follows.

As you are aware, the site is located outside of the Identified Settlement of Sonning. As such, conversion of the building to residential use needs to meet with Policy WCC5. One of these criteria is that *'the applicant has made every attempt to secure suitable business re-use and the application is supported by a statement of the efforts that have been made'.*

The requirement that sites shall be first used for business use is justified within the planning inspectors report of October 2001, in which the Inspector states that residential conversions should not be on an equal footing as conversion to business use, and that whilst PPG7 does not rule out residential conversions, it makes it clear that such re-uses can have a number of disadvantages and may be harmful to the protection of countryside resources. The inspector therefore considered that no amendments be made to policy WCC5 and its requirements. Therefore, the necessity for marketing is justified.

Because of the lack of a structural survey, marketing evidence and the other factors as outlined in my letter of 23 April I therefore believe that the most practical option at present would be for this application to be withdrawn. Upon the presentation of satisfactory marketing evidence at a later date (in conjunction with the other information as requested in my letter of 23 April 2002) the application could be better assessed.

Could you please reply in writing within the next two weeks as to your thoughts on these matters. Should you have any questions please do not hesitate to contact me.

Yours sincerely,

KERRIN LITHGOW

Senior Planner

Date: 14 May 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/5750

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

Proposal: Proposed conversion of Crop Research Unit and Office and Residential Flat into two dwellings.

Applicant: Hicks Developments Ltd C/O The Edwards Irish Partnership Ltd.

Case Officer: Heidi Lynch

The new plans show the following: Preliminary structural engineers report, Rev A.

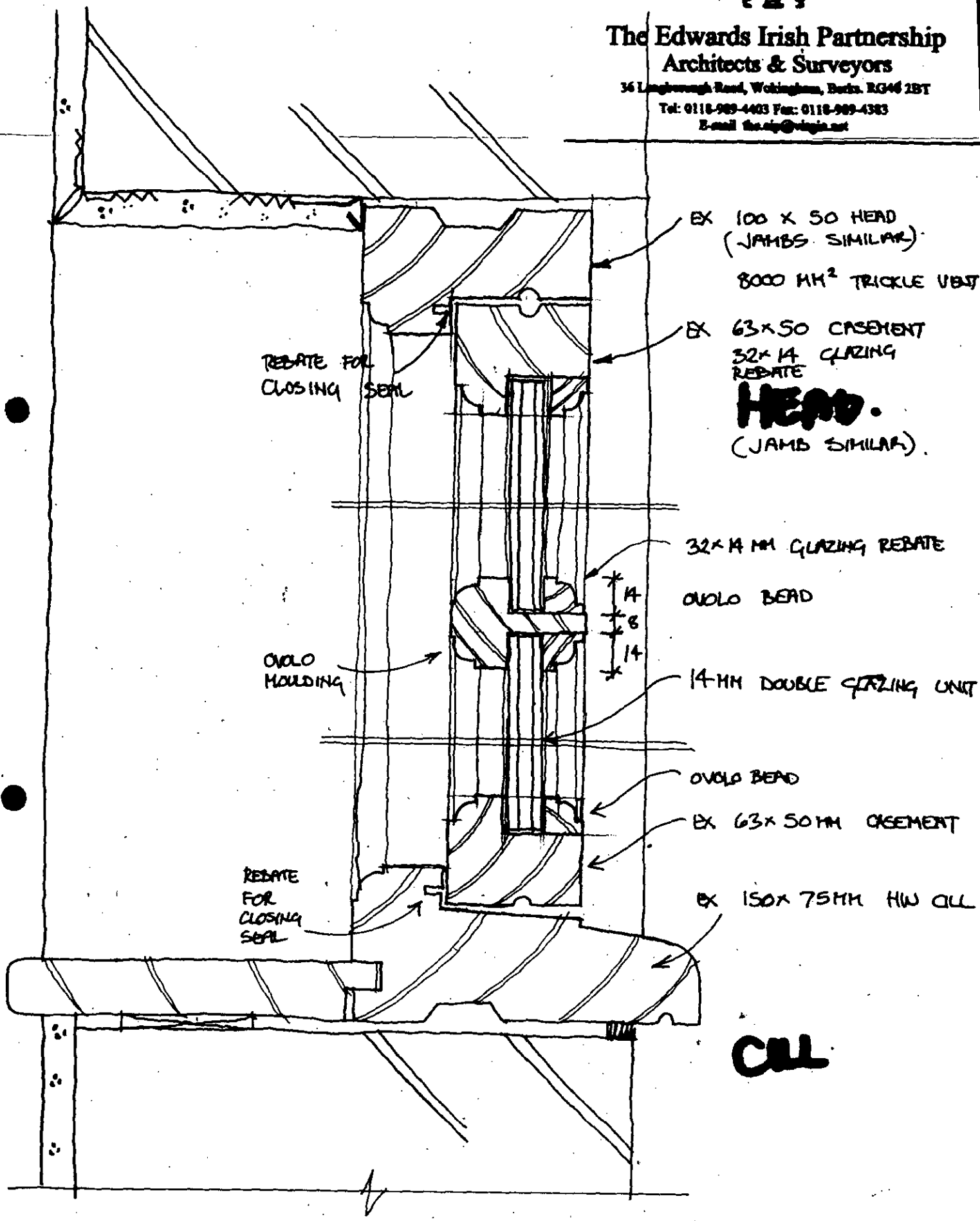
Comments are required by 24/05/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

ADDITIONAL PLAN

5750

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383
E-mail the.eip@virgin.net



LITTLE COURT SUNNING CRU WINDOW

SCALE 1:2 REV. A.

Date: 14 May 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: LB/2002/5751

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

Proposal: Listed Building application for the proposed conversion of Research Unit, Office and Residential Flat into two dwellings.

Applicant: Hicks Developments Ltd C/O The Edwards Irish Partnership.

Case Officer: Heidi Lynch

The new plans show the following: Preliminary structural engineers report, Rev A.

Comments are required by 24/05/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

(RING ONE)

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

App No. F/2002/5750 (Planaps) / LB/2002/5751 (Ludhouse) Date Rec. 02-05-02.

Location: Little Court, Charvil Lane, Sonning Parish Sonning

Applicant: Hicks Development C/O The Edwards Irish Partnership

Description of attached plans Preliminary Structural Engineers Report.

Drawing No's: Rev. A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: N/A

Drawing No's

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

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

NEIGHBOURS:

Date for Responses

FURTHER ACTION

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

Redate Application ~~Y~~/ N From

New Site Notice ~~Y~~/ N

New Description

CASE OFFICER KL.

Consultations Sent by Admin. on 14.05.PS

Yellow - Part One Copy
Green - Officer's Copy

Heidi Lynch

From: Andy Glencross
Sent: 13 May 2002 16:53
To: Heidi Lynch
Subject: PA F/2002/6248 Little Court Charvil Lane Sonning (newts)

Hi Heidi

I am satisfied that the information provided by Bioscan on behalf of the applicant

We will however need the following conditions attached to any permission granted.

All building materials to be stored on pallets and any trenches to be covered with polyethene sheet if left open overnight.

Harris fencing to be erected prior to works to confine construction away from pond.

Prior to works starting a detailed plan for the enhancement of the pond needs to be submitted .

Any queries please give me a call.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

HICKS DEVELOPMENTS LTD
PROPERTY DEVELOPERS
15 HEADLEY RD, WOODLEY, BERKSHIRE RG5 4JB
TELEPHONE: (0118) 969 0595, FACSIMILE: (0118) 944 1158
www.hicks-homes.co.uk
e.mail steve.hicks@hicks-woodley.co.uk

PLANNING SERVICES HPT 56209
FOL
DC KL
APP
09 MAY 2002
COPIES TO

OUR REF: SRH/DMR

YOUR REF: F2002/6248 and LB/2002/6249

For the attention of K. Lithgow
Senior Planner
Wokingham Unitary
Environmental Services Department
Planning Services P.O. Box 157
Shute End
Wokingham Berks
RG40 1WR

08 May 2002

Dear Sirs

Re: Proposed Conversation of Barns into Two Residential Units and Erection of Garage Block

Further to your letter dated 23rd April to John Irish The Edwards Irish Partnership to which we write in response to point 6 of your letter regarding commercial use of the two barns.

1. **The proposal:** is to convert two unused and redundant farm buildings into two residential units and erect a new barn to provide garaging. The buildings are not listed but within Sonning conservation area.

2. **Government Guidance:** PPG3 states, in paragraph 41, that the conversion of buildings in other uses to residential can provide important additional housing. LPA'S should adopt positive policies to identify and bring into use vacant commercial buildings and promote such conversions by adopting a flexible approach to standards, densities etc.

PPG7 states, in paragraph 3.14 that the conversion of rural buildings is acceptable provided that:

a) they are of permanent and substantial construction
b) conversion does not lead to excessive dispersal of activity
c) their form, bulk and general design are in keeping with their surroundings
d) imposing reasonable conditions overcomes any legitimate objections
e) if the buildings are in open countryside, they can be converted without major or complete reconstruction

PPG7 states, in paragraph 3.15, that "especially in areas where creating employment is a priority", LPAs should include policies in development plans which do not allow conversions to residential use unless the applicant has made every effort to secure business re-use of the buildings.

contd...

3. Development Plan Policies

Policy C2 of the Berkshire Structure Plan states that re-use, adaptation and redevelopment of existing rural buildings is allowed, provided the proposal is appropriate in scale, form, impact, character and siting to its location.

Policy WCC5 of the Wokinhgam District Local Plan states that conversion of rural buildings to residential purposes outside settlement boundaries will only be permitted if the criteria set in PPG7 are met. The local plan inspector, in his October 2001 report stated that PPG7 does not say that changes from employment to residential use are not acceptable.

The site also lies with Sonning Conservation Area. Policies state that only development which "conserves or enhances" the conservation area will be permitted.

4. Appraisal

The barns, which are the subject of this application, are many years old and they are no longer viable as agricultural buildings. New barns have been built, adjacent to the site rendering these buildings redundant.

Despite their age the barns are substantially built from brick, timber and tile.

Conversion of the barns to create two new dwellings will help to support local amenities in Sonning. the site is within walking distance of Sonning Primary School, public houses/restaurants, playing fields and the village shop.

Although not Listed, the barns are reasonably attractive in appearance and design. Conversion and renovation of the barns will conserve and enhance their appearance, making a positive contribution to the character of the conservation area. Where new openings have to be made to provide windows and doors, sympathetic materials will be used to add positively to the character of the buildings. Existing openings have been used as much as possible to avoid having to change the appearance of the buildings.

We consider that the buildings are robust and substantial in construction and appearance. They will be capable of conversion without major or complete reconstruction. However, in order to be certain of this, we will as requested commission a structural engineer to produce a report, which will be submitted in the near future as a further supporting document.

With regard to the requirement of Policy WCC5, that change of use to commercial purposes should be explored first, we have considered this and concluded that this site is not an appropriate one for commercial use. The reasons for this view are as follows:-

- the site is on the busy Charvil Lane and adding more commercial/industrial traffic would add danger to road users at this point particularly as site lines are very poor.

contd...

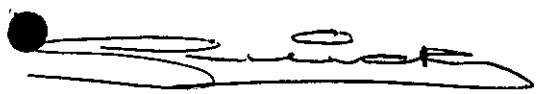
- the site is close to residential properties within Sonning, which would be adversely affected by commercial activities and traffic associated with them
- Wokingham District has an adequate supply of commercial property, but an inadequate supply of housing. the need is for housing, not commercial floor space in this location.
- commercial activity at this site would harm the character and appearance of the conservation area. the proposed dwellings would enhance the character of the conservation area
- conversion of the barns to commercial use would add more heavy traffic on to Sonning roads, with potential harm to the safety of school children

We consider that there are a number of good reasons why Little Court Barns should be granted consent for residential rather than commercial change of use. These reasons, which are outlined above, outweigh the policy objection, which as PPG7 says, is most valid "...in areas where creating employment is a priority." This is not the case in Wokingham District, therefore, as the barns can be satisfactorily converted without changing the character of the area, permission should be granted.

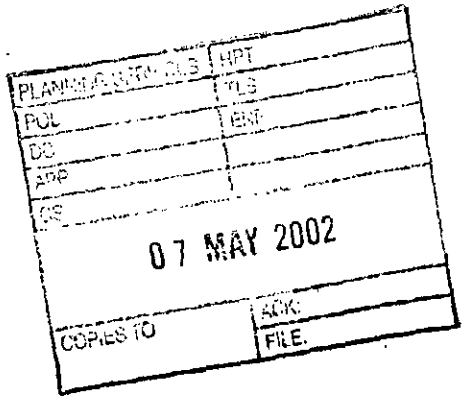
5. Recommendation

The proposed change of use to two residential units and garaging is justified in planning terms. Planning permission should be granted.

Yours faithfully
for HICKS DEVELOPMENTS LTD



S.R. Hicks



FAX MESSAGE

FAX TO: HEIDI LYNCH

FAX NO: 0118 9746484

NO. OF SHEETS: 2 (INC.)

FROM: LESLEY BATES
SONNING PARISH COUNCIL

FAX NUMBER: 0118 9697753
TEL. No. 0118 9697753

DATE: 7 MAY 2002

Please find attached comments on application no. F/2002/6248

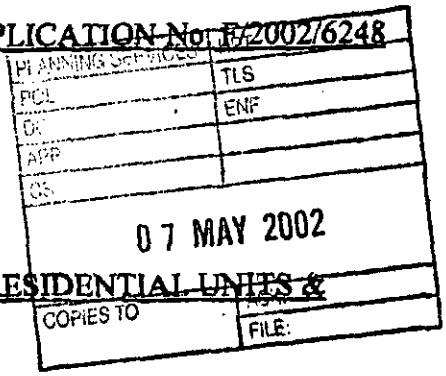
LESLEY BATES (CLERK TO THE COUNCIL).

07-MAY-02 03:03 David Bates 0118969775 PAGE: 1
0118969775

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No: F/2002/6248



Officer HEIDI LYNCH

Parish SONNING.

Proposal CONVERSION OF BARNS INTO 2 RESIDENTIAL UNITS & ERECTION OF GARAGE BLOCK.

Address LITTLE COURT CHARVIL LANE

Applicant HICKS DEVELOPMENT Ltd c/o THE EDWARDS IRISH PARTNERSHIP.

The Parish Council has considered this application and has the following comments:

1. The Council has no objections to the conversion of these barns, which are rapidly deteriorating.

2. There are however concerns about the setting of any precedent for development on the adjoining property – the University Farm.

3. If care is taken to ensure that this cannot happen the Parish Council would be content with this aspect of the application.

4. There are also concerns regarding the increased vehicular activity to and from the site. Traffic movements will be increased from five day a week office use to seven-day residential use. There are also concerns that the applicant has effectively blocked an existing public right of way through the farmyard. The granting of this application will confirm the removal of this facility and Councillors would like to see this impact minimised.

5. In view of this the Council asks that a contribution be made towards improvements to the existing footway and the formation of a new Charvil Lane cycle path, which has been identified by a petition and is under consideration by the Highways Authority. Improvements to the footway in the area of the application are essential for a complete joined up route along Charvil Lane and will act as the first, and essential link in the overall plan.

L. A. Bates (Clerk to the Council). 7 May 2002

07-MAY-02 03:03 David Bates 01189692753 PAGE: 2
01189692753

Tel: (0118) 974 6441

Fax: (0118) 974 6484

Date: 23 April, 2002

My ref: F/2002/6248 and LB/2002/6249

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) 974 6991
DX: 33506 – Wokingham

The Edwards Irish Partnership
36 Langborough Road
Wokingham
BERKSHIRE
RG40 2BT

Dear Mr Irish

RE: PROPOSED CONVERSION OF BARNS INTO TWO RESIDENTIAL UNITS AND ERECTION OF GARAGE BLOCK

As promised within my recent e-mail to you, I have now gathered together a list of information requirements for this application. They are as follows:

1. Please provide details as to how the barn heights are to be achieved. This will need to include existing heights and floor levels, and details as to whether the barn floor is to be dug out, or raised to accommodate headroom. Naturally there are some concerns that the structure will not be able to withstand much excavation work, so these details are vital.

2. Please provide details on the materials to be used on the barn, including the new exterior walls, the treatment of the rear wall (is there to be a false wall on the rear inside wall?), and the treatment of the roof (is it to be raised? Re-tiled?)

3. Please provide details of the boundary treatment on the site – including to the rear of the property which appears to have a brick wall under construction.

4. On elevation 6 of Plan 1496/100 you have part shown the existing building to the side of the barn. This construction would appear to overlap the barn which is to be converted. Could you please provide me with details as to what is proposed to happen to this overlapping building? Are you proposing to install a party wall in this location?

5. Please provide me with elevations, details and materials of the proposed garage block.

6. As this application represents a change in use, we need to be satisfied that all other possibilities have been looked at other than residential. As such, can you please provide me with details as to why the site is not viable for commercial use. This will require comprehensive marketing details (through estate agents information/advertisements etc) showing that the site has been soundly marketed for at least the last 12 months.

7. As part of the change of use, we also need to be satisfied that the building will be suitable for residential use without significant rebuilding and repairs. Therefore can you please provide a structural survey.

Additionally, I have just spoken to Keith Rogers of our highways department and he has advised me that agreement has been reached on the contributions to be paid. I understand that this is the sum of £15,000, to be split equally between the two sites. It would therefore appear that the other two applications (Heidi Lynch's two applications of F/2002/5750 and LB/2002/5751) can go to the Planning Committee on the 22nd of May. The processing and timing of the other two applications will depend on your provision of the above information.

If you should have any questions regarding the above please do not hesitate to contact me.

Yours sincerely,

KERRIN LITHGOW

Senior Planner

Memo

To: ~~Natalie Brown~~ Kevin Lithgow

From: Conrad Moore

Date: 24/04/02

Re: **Policy Comments upon F/2002/6248**

Proposed conversion of barns to 2 dwellings and erection of garage block. Little Court, Charvil Lane, Sonning.

Comment:

Little Court has an undetermined application at present. Should the redlined area be extended to include this, on this application as this provides off-site garage provision for that adjacent property?

Overall Strategy Policies

The Part Two Local Plan Inspector has stated certain areas should not be regarded as a locality suitable for dwellings in that it is too far from a reasonable level of facilities to enable sustainable development to be obtained. It is important to look at his category settlements on page 1-8 of the report. Policy WOS2 is re-worded to take account of PPG 3 requirements of a sequential approach to housing. PPG 3 – *Housing* states in Paragraph 65 in respect of developing outside urban areas that:

"*Where development has to take place outside urban areas, the Government is looking to local planning authorities to utilize the most sustainable option.*"

This site is adjacent to the Sonning settlement boundary that is a category B settlement and possesses a lower range of basic services. Limited infilling and windfall sites are only allowed within these. It is not therefore a sustainable location. The PPG 3 in Annex C defines previously developed land. The definition excludes land and buildings in use for agriculture.

Countryside Policies

The site is within the countryside. PPG 7 as amended makes clear that the Government policy is that the countryside should be safeguarded for its own sake and non-renewable and natural resources should be afforded protection. PPG7 as amended makes a number of important points on building re-use. Paragraph 3.4B clearly states it is preferable for re-use schemes to use good quality buildings, however that they should be for business re-use. It should not be used to circumvent normal planning policies on new building in the countryside. Residential re-use should be considered as a final option. There is no evidence accompanying this application of the efforts to diversify the farm enterprise into other commercial uses in this location. This site is not brownfield using the definitions in PPG3 appendices.

Structure Plan policy C2 is similarly reflected in the *Wokingham District Local Plan (Deposit Draft, As Amended)* Policy WCC1. Policy WCC1 applies and the broad principle may be considered acceptable under Category D. However considerations in the final paragraphs after the criteria are important and the concerns regarding the location of a large housing site in the countryside remain. The Inspector has recommended changes to the categories, but this one still applies. The final paragraph is still applicable.

This scheme cannot be considered against Policy WCC6 as no dwellings associated with countryside land uses has been established or put forward.

Policy WCC5 demands that the applicant has made every attempt to secure business re-use of the premises or it forms part of a wider business diversification. This has not been complied with. The second section of the policy has a requirement in criterion (i) to ensure that the building is capable of conversion. You will need to satisfy yourself this is the case, as it appears there is some doubt on structural stability. It is likely that at least a drop in floor levels will be required given limited headroom at present of the entrances. Also note criterion (iii) to comply with other policies. These concerns form part of this memo. You will need to check that the conversion to a dwelling will not include a substantial re-build and/or new build. It should not be used to circumvent normal planning policies on new building in the countryside. This policy is unaltered by the Local Plan Inspector.

Nature Conservation & Landscape Policies

The site involves works to established agricultural buildings. However it will be necessary to investigate whether any protected species are present, under the latest English Nature advice and detailed comments from Andy Glencross should be sought to assess this. If protected species such as bats/barn owls are present in roosts, then advice should also be sought from English Nature and the criteria and requirements in Policy WNC3 closely followed. This policy is unaltered by the Local Plan Inspector.

Appropriate landscape and planting schemes need also to be demonstrated in accordance with Policies WLL7 and WLL8. Berkshire Structure Plan Policy C9 should also be considered in this context. Landscaping should not be an afterthought to any consent, and the views of Catherine Brimble should be sought.

Gap and Green Wedge Policy

The site is within a local gap, permitted by Paragraph 5.31 of the *Adopted Berkshire Structure Plan (incorporating 1997modifications)* forming part of the gap between Sonning and Charvil. Whilst these are existing buildings within the gap, the urbanising impacts associated with residential use and activity should be taken into account (including the off-site garaging provided for Little Court). This also involves new build that should be deterred. The Local Plan Inspector has not removed the gap designation in this location, in his report. As such the *Adopted Berkshire Structure Plan (incorporating 1997modifications)* Policy C6 applies. You may wish to discuss the landscape issues and implications with Catherine Brimble. As well as impacts from potential permitted development new building, the urbanising effects from domestic use, and lighting should also be taken into account.

Historic, Design & Building Context

I note that Listed Building applications accompany this. I do not believe that these barns are listed. Neither is it clear that these are ancillary buildings within the curtilage of Little Court. You may wish to explore these factors further. The views of Harold Sanders (Conservation Architect) should be sought to assess the barn quality and design in this sensitive location that could affect the setting of a listed building under Policy WHE11. He can comment on materials, structural matters and appropriate historic barn design. The site is also within the Sonning Conservation Area for which policies WHE4 and WHE5 will apply and where the Local Plan Inspector has retained the general direction of the policy.

Highways

You will need to consider this against the Local Transport Plan. Consideration will also need to take account of the latest PPG13. The Highways Team will comment on these aspects, including Highway Safety (Policy WT7) and Parking Provision (Policy WT6). These issues are also reflected in the Berkshire Structure Plan policies T1, T4, T7 and LD5. The views of Harold Sanders (Conservation Architect) should be sought to assess any implications for wall demolition and visibility splays at the entrance to this site. This may have implications for the consideration of the preceding section.

Conclusions

Government has also placed greater emphasis on rural economy and farm diversification. This will and its importance is heightened by the impact of "Foot and Mouth" and World prices. I acknowledge a general decline in agriculture and MAFF estimates that just over 400,000 people were employed in agriculture in 1999 compared to 475,000 in 1995. The Government is seeking to assist farmers and their enterprises. The Council should reflect this, where there is no material conflict with other policies in the Plan. PPG 7 makes clear that the Government policy is that competitive and sustainable agricultural industry as vital to the economic, social and environmental well being of rural areas. This is emphasised in amendment to PPG 7 made last year. There is no evidence of efforts to secure business re-use contrary to Policy WCC5 and PPG 7.

This site is located away from basic facilities and services. It will not minimise the need to travel by private car contrary to Government objectives. It is not in an ideal sustainable location indicated by the Local Plan Inspector.

On balance and in current policy terms I believe this development should be resisted.

Conrad Moore

Senior Planner. Policy & Plans Team.



Kerrin Lithgow

From: JohnIrish [johni.eip@virgin.net]
Sent: Friday, April 19, 2002 4:00 PM
To: Kerrin Lithgow
Subject: RE: Little Court, Charvil Lane, Sonning

Importance: High

Dear Kerrin

I have forwarded your E mail to my client, re: newts, as he was arranging for this. I will let you know what he has arranged in due course.

Regards

John Irish

-----Original Message-----
From: Kerrin Lithgow [mailto:kerrin.lithgow@wokingham.gov.uk]
Sent: 19 April 2002 14:35
To: 'the.eip@virgin.net'
Subject: Little Court, Charvil Lane, Sonning

Attn: Mr John Irish

Mr Irish,

As Heidi Lynch has probably made you aware, I am the case officer for your planning application for the old barns at Little Court, Charvil Lane, Sonning. Heidi has also requested of me that I handle her application (for the adjoining dwellings) whilst she is away so that we can mo applications forward in a comprehensive manner.

I went out on a site visit this morning, and following that I have points on things which need clarified - I will send you a letter n detailing the information required. I'll try to include both the Hi comments and comments from Harold Saunders so that you k information which is required.

However, one issue which I do need clarified as soon as possib Newt Mitigation Strategy requested for Heidis application. I not Heidi sent you an e-mail on the 14/03 requesting this. Can you p me as soon as possible as to whether this newt mitigation strate carried out as I have no record of it.

Should you have any questions please do not hesitate to contact

Regards,

> Kerrin Lithgow
> Senior Planning Officer
> Environmental Services
> Wokingham District Council
>
> Tel: 0118 974 6441
> Wk Mobile: 07714 226 771
> Email: kerrin.lithgow@wokingham.gov.uk
>
>
>

Opinions expressed in this e-mail are those of the sender and do not necessarily represent those of Wokingham District Council.

The contents of this email are confidential to the intended recipient at the

Newts - replacement/repair work being carried out on site only. Newt mitigation strategy not needed as yet.

Kerrin
25/04

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Kerrin Lithgow

From: Kerrin Lithgow
Sent: Friday, April 19, 2002 2:35 PM
To: 'the.eip@virgin.net'
Subject: Little Court, Charvil Lane, Sonning

Attn: Mr John Irish

Mr Irish,

As Heidi Lynch has probably made you aware, I am the case officer for your planning application for the old barns at Little Court, Charvil Lane, Sonning. Heidi has also requested of me that I handle her application (for the adjoining dwellings) whilst she is away so that we can move these applications forward in a comprehensive manner.

I went out on a site visit this morning, and following that I have a few points on things which need clarified - I will send you a letter next week detailing the information required. I'll try to include both the Highway comments and comments from Harold Saunders so that you know all of the information which is required.

However, one issue which I do need clarified as soon as possible regards a Newt Mitigation Strategy requested for Heidis application. I note that Heidi sent you an e-mail on the 14/03 requesting this. Can you please advise me as soon as possible as to whether this newt mitigation strategy has been carried out as I have no record of it.

Should you have any questions please do not hesitate to contact me.

Regards,

Kerrin Lithgow
Senior Planning Officer
Environmental Services
Wokingham District Council

Tel: 0118 974 6441
Wk Mobile: 07714 226 771
Email: kerrin.lithgow@wokingham.gov.uk

Kerrin Lithgow

From: the.eip@virgin.net
Sent: Friday, April 19, 2002 3:15 PM
To: kerrin.lithgow@wokingham.gov.uk
Subject: Re: Little Court, Charvil Lane, Sonning

Thank you for your email.
We confirm that it was received.

The Edwards Irish Partnership

1832

DEVELOPMENT CONTROL

REQUEST FOR SERVICE

Ref No. RFS/95/ /

Name and Address of Enquirer

Site Address

Name of owner (if known)

REQUEST FOR SERVICE

Received By : Received Date :

ACTION REQUIRED

Relevant File Reference(s)

ACTION TAKEN

OFFICER : Date :

Heidi Lynch

Sent 14/3/02

To: the.eip@virgin.net
Subject: Little Court, Charvil Lane, Sonning

Dear John Irish,

As discussed briefly on site today, I enclose further requirements for planning assessment of this application.

- Please submit a revised plan showing the maximum visibility achievable from a 2.0m setback to the left from the access. The land within the visibility splay shall be cleared of any obstruction exceeding 0.6m in height, and shall be over highway land or land within the applicants control.
- Please submit a newt mitigation strategy (including a survey of the pond during the breeding season mid March - June inclusive). This mitigation scheme needs to be formulated in consultation with English Nature and if possible agreed by them.
- As discussed, it is advised to remove the proposed garage from the position in front of Little Court.
- A landscape scheme for the site frontage will need to be submitted. This should include replacement trees for those shown to be removed, as well as new plantings.It should also include species of vegetation and planting densities.

I look forward to receiving revised plans. If you have any further questions, please do not hesitate to contact me.

Heidi Lynch

Heidi Lynch

From: Andy Glencross
Sent: Friday, February 15, 2002 5:29 PM
To: Heidi Lynch
Subject: Planning Application F/2002/5750 Little court Charvil lane Sonning

Hi Heidi

The site lies within 500metres of a great crested newt breeding pond and there is an unsurbveyed pond within the site which may support great crested newts.

Consequently we must take the following approach :-

(1) The applicant needs to submit a newt mitigation scheme with their application (including a survey of the pond during the breeding season mid March -June inclusive).

(2) This mitigation scheme needs to be formulated in consultation with English Nature and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence may or may not be required to carry out works.

This approach means that the applicant is likely to get the DEFRA licence (if they require one) as they already have the agreement of English Nature who are the statutory consultee on these matters for the DEFRA. It also protects the authority from any liability from giving a planning permission that cannot be implemented.

Planning permission must not be given prior to the mitigation scheme being agreed with English Nature (EN). This cannot be attached as a condition of planning permission.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Heidi Lynch

From: Andy Glencross
Sent: 18 April 2002 15:19
To: Heidi Lynch
Subject: PA F/2002/6248 Little Court Charvil Lane Sonning

Hi Heidi

All buildings have potential to act as roost sites for bats which are legally protected species. These building are to be redeveloped and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

The site lies within 500metres of a known great crested newt breeding pond and there is a pond within rthe development site.

Consequently we must take the following approach :-

(1) The applicant needs to submit a newt mitigation scheme with their application (including a survey of the pond on the site done between April and July inclusive).

(2) This mitigation scheme needs to be formulated in consultation with English Nature and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence may or may not be required to carry out works.

This approach means that the applicant is likely to get the DEFRA licence (if they require one) as they already have the agreement of English Nature who are the statutory consultee on these matters for the DEFRA. It also protects the authority from any liability from giving a planning permission that cannot be implemented.

Planning permission must not be given prior to the mitigation scheme being agreed with English Nature (EN). This cannot be attached as a condition of planning permission.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Heidi Lynch
Development Control

Your Ref: F/2002/6248

From: Tom Payne
Environmental Health

My Ref: 000850

Date: 15 April 2002

PROPOSED CONVERSION OF BARNS INTO 2 RESIDENTIAL UNITS AND ERECTION OF GARAGE BLOCK.

LITTLE COURT, CHARVIL LANE, SONNING, READING.

I have no environmental health objections to this proposal with the imposition of the following conditions:-

1. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Keith Rogers

From: Steven McMillan [smcmillan@parkman.co.uk]
Sent: Monday, April 15, 2002 4:04 PM
To: Keith. Rogers (E-mail)
Subject: Little Court, Sonning (for Heidi on Tuesday morning).

Keith

Little Court, Sonning

I told Heidi that the wishes of the local cllr and council (re improved footway) could be achieved at the cost of about £15,000; and that you and I had discussed a contributed sum of £7,000 for the reconversion of Little Court into dwellings (on the basis that children and pushchairs etc should be provided for). The barn conversions would be expected to carry out the works (part-paid for by the £7,000).

Steve

STEVE MCMILLAN
Parkman Ltd - Wokingham
Tel: 0118 936 7325 Fax: 0118 936 7340

****
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£7,500

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 10 April 2002

Application Number: F/2002/6248

Proposal: Proposed conversion of barns into 2 residential units and erection of garage block.

Parish: SONNING PARISH

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

Applicant:
Hicks Developments Ltd C/O The Edwards Irish P/Ship.

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).

Comment.

Highways request a revised plan that shows the amendments made to the wall and the improved visibility, as agreed for planning app no. 5750.

Highways have no objection in principle subject to a suitable legal agreement to secure financial contribution of £7,500 towards footway/cycleway improvements.

Signed: _____ **Print name:** Adam 24/04/02

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.

REDUNDANT AGRICULTURAL BARNS VACANT.

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.

ROOF TILES AS EXISTING
WALLS AS EXISTING
SW STAINED FEATHER EDGE BOARDING

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.

2000 MM BRICK WALL.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

INTO SOAKAWAYS

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

VEHICULAR AND PEDESTRIAN - COMBINED
EXISTING ACCESS REUSED

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 (SINGLE STOREY CONVERSION)	2 / 8 *	— / — *	— / — *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

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

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.

£380.00

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 [signature] ON BEHALF OF HIGHS DEVELOPMENTS DATE 25 March 2002

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".

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: 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.'

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
27.MAR2002* 6248

1.	APPLICANT'S NAME	HICKS DEVELOPMENTS LTD
	ADDRESS	15, HEADLEY ROAD WOODLEY BERKS
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE EDWARDS IRISH PARTNERSHIP
	ADDRESS	36 LANGBOROUGH ROAD WOKINGHAM BERKS
	POST CODE	RG40 2BT PHONE 0118-9894403
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	TWO BARNS, LITTLE COURT, SONNING, BERKS.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CONVERSION OF TWO DISUSED BARNS INTO RESIDENTIAL UNITS. ERECTION OF GARAGE BLOCK
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.12 HA.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1496/100 and 101

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

CHANGE OF USE	✓	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	✓	ALTERATION or EXTENSION	✓

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

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	✓	
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 ? N/A.

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		LANDSCAPING	☐

1933

(3) UNIVERSITY FARM & FARMHOUSE - NOW SONNING FARM

ADDRESS CHARVIL LANE **PARISH** SONNING

PLOT No. **ORD. SHEET No.**

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FP/94/2188	DR & MRS J. BOWMAN	GARAGE & GARDEN ROOM AT FARMHOUSE	4.4.94	APP
42412	UNIV. OF READING FARM	DEM. EX. BUILDINGS & ERT. TO ER CUBICLE HOUSE	11.4.94	C/A
42615	" "	COVERED YARD FOR CATTLE	10.5.94	C/A
42733	" "	SLURRY STORE	27.5.94	C/A
44191	W/DR.			
95/60280/F	"			
44249	"	" (42737)	25.4.95	C/A
95/60338/F		INCREASE HEIGHT		
98/68541/F	UNIVERSITY OF READING.	CH. USE GRAIN STORE → OFFICE ACCOM.	24/3/99.	GRANT
FP99/8850	"	"	20/7/99	APP
F/2000/1483	"	Ext. fm building	1.8.00	App
F/2000/1484	"	Erect farm build for stor. Demo of exist barn	30.08.00	C/A
F/2000/2160	"	Erect farm build for stor of grain & straw	31.10.00	C/A
F/2000/1475	Mr. & Mrs. K. Dry	P/FL/S Ext.	1.8.00	REF

1475 APPEAL DISMISSED 17/05/01

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

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

BUILDER LITTLE COURT = LISTED BUILDING

Plan No.	Applicant	Description of Development	Date of Decision	Decision
06118	UNIVERSITY OF READING	UNDERGROUND CHAMBER/HUT GER - RENEWAL TIME LIMIT	14.4.77	N/A T.P. 31.12.81
BR 7720	"	P.C. PORTAL FRAMES ETC.	10.1.78	APP. N/A
113/71				
BR 9854 09711 } SEE LITTLE COURT	"	EXT. TO STORE AT 'LITTLE COURT'	6.12.78	APP. C/A N/A
217/71	U. of Reading	Ext. Sunny Farm	18.3.71	N/A P.D.
634/72	Dept. of Agriculture	Alter. Laboratory	11.5.72	App C/A
372/73	U. of Reading	4 Private Garages	22.3.73	— C/A
837/73	" "	Dutchbarn + lean-to	5.7.73	— C/A
BR 2060	" "	2 BULL BOXES	19.2.75	
02117	" "	" "	20.3.75	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

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

PLOT No. ORD. SHEET No.

BUILDER

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

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

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

2 Apps.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Heidi Lynch

Date: 10 April 2002 01 APR 2002

Application Number: F/2002/6248

Proposal: Proposed conversion of barns into 2 residential units and erection of garage block..

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

Applicant:
Hicks Developments Ltd C/O The Edwards Irish P/Ship.

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

FURTHER INFORMATION SHOULD BE SOUGHT ON:

1. OTHER POSSIBLE USE.
2. STRUCTURAL CONDITION OF BUILDINGS
3. HIGHWAY IMPLICATIONS.

FOLLOWING RECEIPT AND ACCEPTABILITY OF THE ABOVE THEN CONSIDERATION SHOULD BE GIVEN TO THE DESIGN AND CONSTRUCTION IMPLICATIONS ON THE SETTING OF THE LISTED BUILDING AND CONSERVATION AREA.

Harold Sanders

25.04.02.

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLANNING SERVICES | HP 54674
POL | TLS
DC HL | ENF
APP
26 MAR 2002

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

27.MAR2002* 6248

25 March 2002

For the attention of Heidi Lynch

Proposed Barn Conversions, Little Court, Sonning.

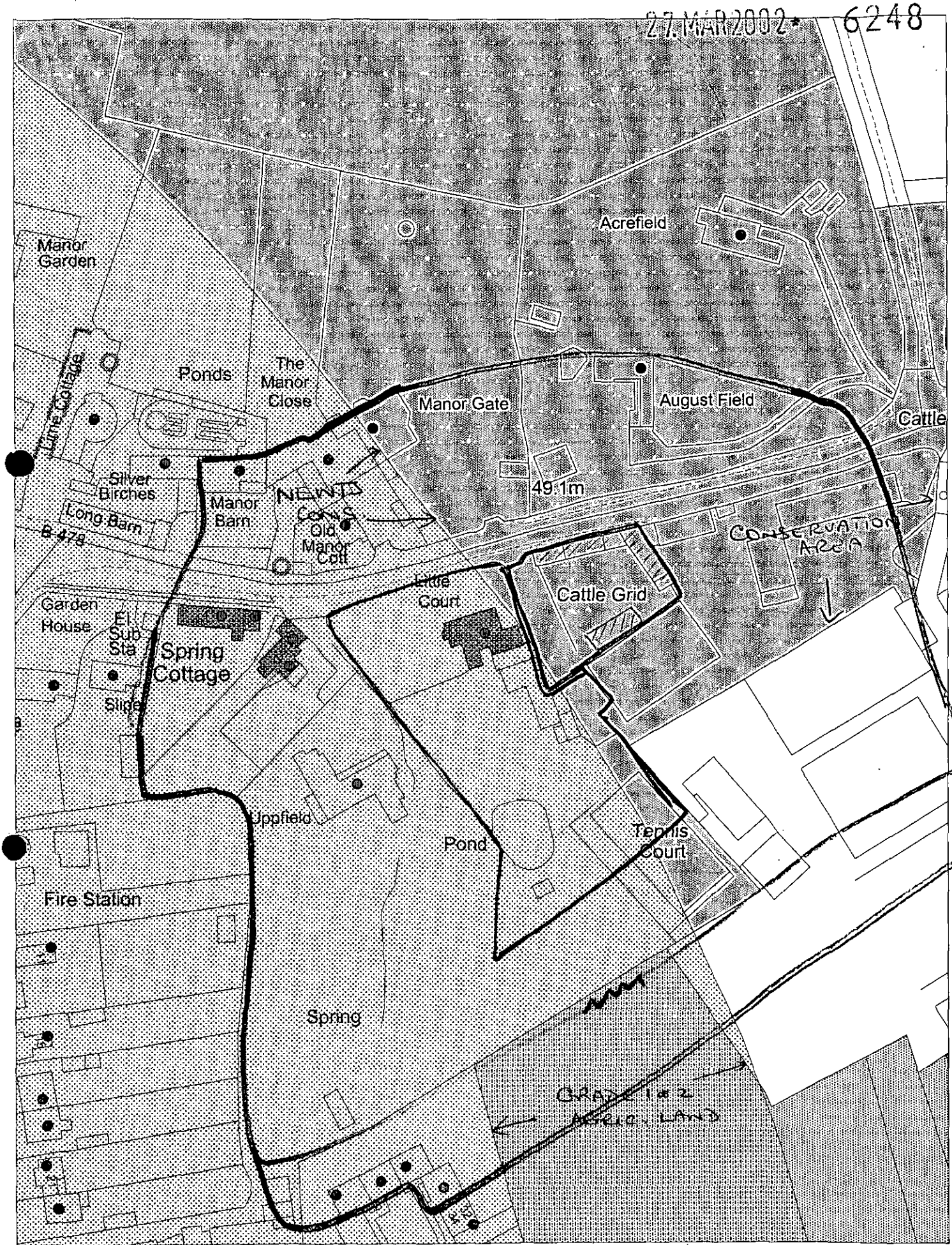
Dear Sirs

I refer to our letter dated 25 March 2002 hand delivered to your office this morning and enclose twelve copies of drawing number 1496/100 omitted in error from the earlier letter.

Yours sincerely

John Irish

27 MAR 2002 6248



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Development Control Section, Environmental Services, Wokingham District Council.

3 April 2002

Scale: 1 : 1250

N W E S

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6248
CASE OFFICER: Heidi Lynch

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: LB/2002/6249
CASE OFFICER: Heidi Lynch

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Application Number : F/2002/6248	**Map No :** 32
Case Officer : HL	**Site Area :** 0·11
Valid Date : 27·3·02	**Received Date: 27/03/2002**

Level : Delegated Application

Description : Proposed conversion of barns into 2 residential units and erection of garage block.

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

Parish : SO **Ward : SON** 10·4·02 JB.

Applicant : Hicks Developments Ltd C/O The Edwards Irish P/Ship.

Fee Required: £380 **Fee Received: £380** (9)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	to show position of buildings in relation to adjoining properties		Received 26/3
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	all elevations garage block		Received 26/3
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☑ Yes ☐ No If "Yes" which one Sonning

Is the site a Listed Building: ☑ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No See LB app. (Affects setting of a Listed Building + In a conservation area)

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders) ✓

Landscape ✓

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans Conrad Moore. Re: Barn conversion

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Dinton Pastures ✓ Newts Bats? (barns)

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Thames Water re drainage

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

Green Gap & Wedges
Rural Area
Countryside

NEIGHBOURS

S/N + See Map

+ Mr M Bodley Scott
Uppfield
Charvil Lane
Sonning RG4 6TH

+ Mr & Mrs Rose
2 Spring Cottages
Charvil Lane
Sonning RG4 6TL

No Pre-apps

Organisation_Name	Building_Name	address1	Postcode
		16GLEBE GARDENSREADING	RG4 6XN
		18GLEBE GARDENSREADING	RG4 6XN
		20GLEBE GARDENSREADING	RG4 6XN
		22GLEBE GARDENSREADING	RG4 6XN
		24GLEBE GARDENSREADING	RG4 6XN
		26GLEBE GARDENSREADING	RG4 6XN
		28GLEBE GARDENSREADING	RG4 6XN
		30GLEBE GARDENSREADING	RG4 6XN
		32GLEBE GARDENSREADING	RG4 6XN
		34GLEBE GARDENSREADING	RG4 6XN
	MANOR BARN	MANOR BARNCHARVIL LANEREADING	RG4 6TH
	AUGUSTFIELD	AUGUSTFIELDCHARVIL LANEREADING	RG4 6TH
	OLD MANOR COTTAGE	OLD MANOR COTTAGECHARVIL LANEREADING	RG4 6TH
	UPPFIELD	UPPFIELDCHARVIL LANEREADING	RG4 6TH
	1 SPRING COTTAGES	1 SPRING COTTAGESCHARVIL LANEREADING	RG4 6TL
	2 SPRING COTTAGES	2 SPRING COTTAGESCHARVIL LANEREADING	RG4 6TL
	3 SPRING COTTAGES	3 SPRING COTTAGESCHARVIL LANEREADING	RG4 6TL
	4 SPRING COTTAGES	4 SPRING COTTAGESCHARVIL LANEREADING	RG4 6TL
	MANOR CLOSE	MANOR CLOSECHARVIL LANEREADING	RG4 6TH
	MANOR GATE	MANOR GATECHARVIL LANEREADING	RG4 6TH
	LITTLE COURT	LITTLE COURTCHARVIL LANEREADING	RG4 6TH

F/2002/6248 10.4.02.

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

Tel: (0118) 974 6482

Date: 10 April 2002

My ref: F/2002/6248

WOKINGHAM UNITARY
Aiming for Excellence

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

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

Dear Councillor

Application Number: F/2002/6248
Little Court, Charvil Lane, Sonning, Reading.
Proposed conversion of barns into 2 residential units and erection of garage block.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/6248**
Little Court, Charvil Lane, Sonning, Reading.
Proposed conversion of barns into 2 residential units and erection of garage block.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor N Rose

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

Received by Wokingham District Council

Application No: F/2002/6248

Proposal:
Proposed conversion of barns into 2 residential units and erection of garage block.

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

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6248 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/05/2002. 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 be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

10 April 2002

6248

27 MAR 2002 6248

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

25 March 2002

For the attention of Heidi Lynch

Proposed Barn Conversions, Little Court, Sonning.

Dear Sirs

Please find enclosed a detailed planning application and listed building consent application for the conversion of the two listed barns at the above address. Each application comprises the following documentation.

1. Six copies of drawing number 1496/100 and 1496/101
2. Six copies of the application forms
3. Certificate A
4. A fee of £380.00 for the detailed planning application only. No fee being payable for the listed building application.

As agreed during the application for Little Court and the CRU, the garage for Little Court has been added to this application and would supersede the surface parking shown on that applications site layout plan.

The application makes use of the existing roof light openings and being single storey leaves the roof structure intact.

I trust that this application will meet with your approval but should you require any further details please do not hesitate to contact this office.

Yours sincerely

John Irish

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM UNITARY
Aiming for Excellence

Application No.

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

27.MAR2002* 6248

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.

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

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

+ 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.

(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).

- 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) .....

  .....

- 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

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.

Agricultural Holdings Certificate

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

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 . . . . . HICKS DEVELOPMENTS LTD . . . . .

Date . . 25 March 2002 . . . . . .

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

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.

REDUNDANT AGRICULTURAL BARNS VACANT.

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.

ROOF TILES AS EXISTING
WALLS AS EXISTING
SW STAINED FEATHER EDGE BOARDING

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.

2000 MM BRICK WALL.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

INTO SOAKAWAYS

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

VEHICULAR AND PEDESTRIAN - COMBINED
EXISTING ACCESS REUSED

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	/ *	/ *	/ *
(SINGLE STOREY CONVERSION) BUNGALOW	2 / 8 *	— / — *	— / — *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

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

£380·00

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 [signature] ON BEHALF OF HIGHS DEVELOPMENTS DATE 25 March 2002

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'.

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: 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				
	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.'

1769a

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION

PART 1

27 MAR 2002 *

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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

1.	APPLICANT'S NAME	HICKS DEVELOPMENTS LTD
	ADDRESS	15, HEADLEY ROAD WOODLEY BERKS
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE EDWARDS IRISH PARTNERSHIP
	ADDRESS	36 LANGBOROUGH ROAD WOKINGHAM BERKS
	POST CODE	RG40 2BT PHONE 0118 - 9894403
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	TWO BARNS, LITTLE COURT, SONNING, BERKS.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CONVERSION OF TWO DISUSED BARNS INTO RESIDENTIAL UNITS. ERECTION OF GARAGE BLOCK
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.12 hA.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1496/100 and 101

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

CHANGE OF USE	✓	REDEVELOPMENT		
ERECTION OF NEW BUILDING	✓	ALTERATION or EXTENSION	✓	

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

OUTLINE PERMISSION		See question 10	
FULL PERMISSION	✓		
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 ? N/A.

SITING		EXTERNAL APPEARANCE	
DESIGN		MEANS OF ACCESS	
LANDSCAPING			

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

PLOT No. INCLUDING LITTLE COURT ORD. SHEET No.

BUILDER LITTLE COURT = MISTLETOE MARKETING

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
06118	UNIVERSITY OF READING	UNDERGROUND CHANNEL/PIPE LINE - RENEWAL TIMBERING	14.4.77	N/A	T.P. 31.12.81
BR 7720	"	P.C. CONCRETE LEANING SHED	10.1.78	APP	C/A
113/71					
BR 9854	09711 & 5866 LITTLE COURT "	EXT. TO STORE AT LITTLE COURT	6.12.78	APP	C/A N/A
217/71	U. of Reading	Ext. Sonning Farm	18.3.71	N/A	P.D.
634/72	Dept. of Agriculture	Rubber Laboratory	11.5.72	App	C/A
372/73	U. of Reading	4 Private Garages	22.3.73	—	C/A
837/73	" "	Dutch barn + lean-to	5.7.73	—	C/A
2060	" "	2 BULL BOXES	19.2.75		
02117	" "	" "	20.3.75	N/A	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

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

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
5026	Mr Rado.	Change of use part of dwelling as restaurant	12.3.81	HA Ref
BR 25134	MR & MRS J. BOWMAN	ALT + EXT	9.8.85	APP C/A
27980	UNIV. OF READING	CUBICLE HOUSE FOR CALF	5.8.87	C/A
BRA 10813	MR & MRS J. BOWMAN	S/SI. GF AT THE FARMHOUSE	11.10.91	APP
39336 APPEAL	UNIV. OF READING	O/L 15 DWELLINGS	1.7.92	Ref
39337 APPEAL	"	O/L 4 "	1.7.92	Ref
41114	MR & MRS J. BOWMAN FARMHOUSE	GARDEN ROOM/WORKSHOP/ COVERED WAY	23.6.93	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

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

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(3) UNIVERSITY LARM & FARMHOUSE NOW SONNING LANE

ADDRESS CHARVIL LANE **PARISH** SONNING

PLOT No. **ORD. SHEET No.**

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FP/94/2188	DR & MRS J. BOWMAN	GARAGE & GALLERY ROOM AT FARMHOUSE	4.6.94	APP
42412	UNIV. OF READING FARM	DEM. EX. BUILDINGS & ERT. TO ERECT CUBICLE HOUSE	11.4.94	C/A
42615	" "	COVERED YARD FOR CATTLE	10.5.94	C/A
42733	" "	SLURRY STORE	27.5.94	C/A
44191	W/DR.			
95/60280/F	"			
44249	"	" (42733)	25.4.95	C/A
95/60338/F		INCREASE HEIGHT		
98/68541/F	UNIVERSITY OF READING.	CH. USE GRAINSTORE → OFFICE ACCOM.	24/3/99.	GRANT
FP99/8850	"	"	20/7/99	APP
F/2000/1483	"	Ext. to building	1.8.00	App
F/2000/1484	"	Erect farm build for stor. Dem of exist barn	30.08.00	C/A
F/2000/2160	"	Erect farm build for stor of grain & straw	31.10.00	C/A
F/2000/1475	Mr. & Mrs. K. Ary	P/PL/S Ext.	1.8.00	REF

1475 APPEAL DISMISSED 17/05/01