APPLICATION NO:
F/2000/3005

LOCATION:
Endalls Farm Blakes Lane, Hare Hatch Reading.

APPLICANT:
Mr & Mrs A Bussey C/O Ian Pankhurst Architect

PROPOSAL:
Proposed demolition of existing dwelling, stables and storage buildings, removal of hard standing and erection of new dwelling, ancillary lodge, barn and garage. Part change of use from vehicle storage and commercial stabling to residential.

EARLIEST DATE FOR DECISION: **14/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 01/02/2001

CASE OFFICER: **Nicola Lake**

EX SYSTEMS LTD

SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs A Bussey
C/O Ian Pankhurst Architect
'By Scarletts Wood'
Scarletts Lane
Hare Hatch
Reading
Berkshire
RG10 9XD

Application Number: F/2000/3005

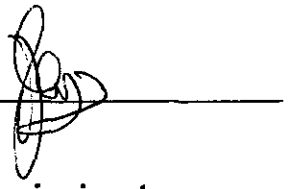
Parish:	**WARGRAVE**
Location:	**Endalls Farm, Blakes Lane, Hare Hatch, Reading.**
Proposal:	**Proposed demolition of existing dwelling, stables and storage buildings, removal of hard standing and erection of new dwelling, ancillary lodge, barn and garage. Part change of use from vehicle storage and commercial stabling to residential.**

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

Reason

1. The proposed development, by reason of the scale and massing of the main dwelling and the proposed creation of a secondary dwelling on the site, would result in visual intrusion and urbanisation of the rural environment representing inappropriate development that would be detrimental to the open and rural character of the Metropolitan Green Belt. As such, it would be contrary to policies C3 and C4 of the Berkshire Structure Plan, policies 8 and 10 of the Green Belt Local Plan for Berkshire and to policies WOS1, WOS2, WOS3, WGB1 and WGB2 of the Wokingham District Local Plan Draft Deposit (as amended).

John Mitchell
Development Control Manager
Date: 08/02/2001

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.

Applicationo	Name & Address
F/2000/3005	D W Bounds The Ramblers Association 70 Broad Hinton Twyford RG10 0LP
F/2000/3005	R V S Lloyd Shingleberry Tag Lane Hare Hatch Twyford RG10 9ST
F/2000/3005	Mrs R Parsons Park Gate Blakes Lane Hare hatch Reading RG10 9TA

App. refused
Letter sent 20/02/01

1327

WOKINGHAM DISTRICT COUNCIL

To Martin

Date 9/02/01 Time

WHILE YOU WERE OUT

Name Ian Pankhurst

Of

Phone No. 0118 940 6767 Ext.

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

MESSAGE Enfield Road

Rang Mr Pankhurst 13/02/01
advised him that I didn't really think there were any special circumstance to warrant granting approval against policy. General discussion on the proposals, benefits etc. He had consulted a planning lawyer who advised him it conformed to policy He may consider applying for CLEUs. # I advised the ~~decision~~ should be issued within the next week.

Signed Verbal

M. Durkan

Tel: (0118) 974 6481

Date:

My ref: F/2000/3005

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

CS
09 JAN 2001
COPIES TO: ACK: FILE:

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

Dear Councillor

Application Number: F/2000/3005
Endalls Farm, Blakes Lane, Hare Hatch, Reading.
Proposed demolition of existing dwelling, stables and storage buildings, removal of hard standing and erection of new dwelling, ancillary lodge, barn and garage. Part change of use from vehicle storage and commercial stabling to residential.

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

If you have any questions please do not hesitate to contact MARTIN DURKAN 6446 ~~Nicola Lake~~ on **(0118) 974 ~~6481~~**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 19/02/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM MARTIN DURKAN
Case officer: ~~Nicola Lake~~ Application Number: **F/2000/3005**
Endalls Farm, Blakes Lane, Hare Hatch, Reading.
Proposed demolition of existing dwelling, stables and storage buildings, removal of hard *standing and erection of new dwelling, ancillary lodge, barn and garage. Part change of* use from vehicle storage and commercial stabling to residential.

Transfer: Yes ☐ No ☑
Reason for Transfer:

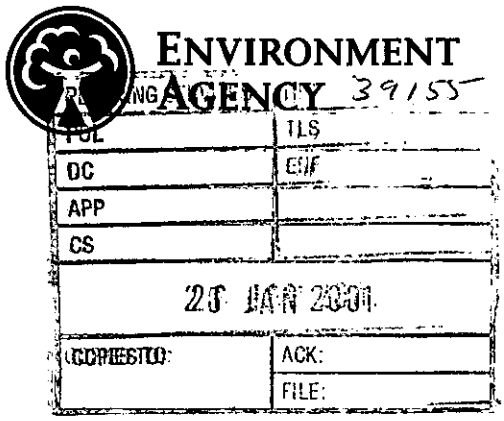
Signed: _____ Date: 8-2-2001.

Councillor F Browne

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

Our ref: SP\2001\002914\001
Your ref: F/2000/3005

Date: 24th January 2001



District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Nicola Lake

Dear Sir/Madam

DEMOLISH EXISTING AND ERECTION OF NEW DWELLING, LODGE, BARN, GARAGE - ENDALLS FARM, BLAKES LANE, HARE HATCH, READING

Thank you for your letter dated 21 December 2000 which was received on 27 December 2000. You are asked to quote the following reference in any correspondence: SU87NW/21/1. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact Ian Doyle on 01276 45 4365 for further details.*

ADVICE TO PLANNING AUTHORITY

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Development Control: Contact Amanda Reed on 01276 45 4331

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

No soakaways shall be constructed in contaminated ground.

Vehicle loading or unloading bays and storage areas involving chemicals, refuse or other polluting matter should not discharge to the surface water system.

No sewage or trade effluent, including cooling water containing chemical additives, vehicle wash waters, steam cleaning effluent, or pressure wash effluent, should be discharged to the surface water system.

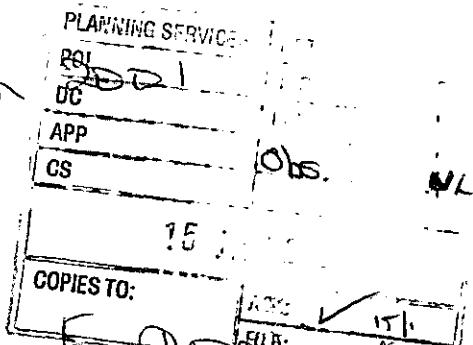
DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Ian Pankhurst, "By Scarletts Wood", Scarletts Lane, Hare Hatch, Reading RG10 9XD



12 Jan 2001

Mrs R Parsons
Park Gate
Blakes Lane
Hare Hatch
Reading
RG10 9TA

I refer to application No F/2000/3095 & my telephone call to Nicola Lane.

I have seen the plans for Endalls Farm, Hare Hatch & wish to make the following comments.

I do not see anything on the plans about security lighting. Could I ask, that covenant lighting at night is not put in (My) bedroom looks onto the Farm)

Secondly, that there were bats & owls in the roof of the house & in the barn - could the 'Bat Protection' & RSPB be informed of the demolition.

And most importantly, a legal agreement, to tie the land & buildings to one unit, as stated in para 32, & no future permission for any building to be turned into offices.

Rhona Parsons

For full set of plans see Part One or Officer File

To:
Neil Etherington
Senior Arboricultural Officer

From: Nicola Lake

Date: 21 December 2000 02 JAN 2001

Application Number: F/2000/3005

Proposal: Proposed demolition of existing dwelling, stables and storage buildings, removal of hard standing and erection of new dwelling, ancillary lodge, barn and garage. Part change of use from vehicle storage and commercial stabling to residential..

Site Address:
Endalls Farm, Blakes Lane, Hare Hatch, Reading. Wargrave (1)

Applicant:
Mr & Mrs A Bussey C/O Ian Pankhurst Architect.

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

Green Belt
ASLI

No LIS features affected by
the [illegible] location

No views into site

Full LIS plan incl all hard [illegible]
needs to be high quality.

some fine specimen trees within
locality

FOAD?

For full set of plans see Officer File or Part One.

To:
Landscape

From: Nicola Lake

Date: 21 December 2000 02 JAN 2001

Application Number: F/2000/3005

Proposal: Proposed demolition of existing dwelling, stables and storage buildings, removal of hard standing and erection of new dwelling, ancillary lodge, barn and garage. Part change of use from vehicle storage and commercial stabling to residential..

Site Address:
Endalls Farm, Blakes Lane, Hare Hatch, Reading. (1)

Applicant:
Mr & Mrs A Bussey C/O Ian Pankhurst Architect.

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

ASLI
GREEN BELT.

The H K Wentworth Group

PLANNING SERVICES
CS
15 JAN
COPIES TO:
ACK:
FILE:

Our ref: GRCK/kim
Your ref: F/2000/3005

10th January 2001

Ms Nicola Lake
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Nicola,

Application Number: **F/2000/3005**
Site Address: **Endalls Farm, Blakes Lane, Hare Hatch**

Further to our earlier conversation, please could you arrange for plans 11 (A1 size), 16 and 17 (both A3 size) to be copied and sent to us at the below address. I enclose a cheque for £5.50 made payable to Wokingham District Council.

Please contact me on 0118 940 5627 should you have any questions.

Thank you for your assistance in this matter,

Yours sincerely

K Tyler

Kim Tyler
CE's Office Secretary

Copies sent 13/02/01.
M Durkan

Enc.

H K Wentworth Limited
Wentworth House Blakes Road Wargrave Berkshire RG10 8AW England
Tel +44 (0) 118 940 4031 Fax +44 (0) 118 940 3084 Web www.hkw.co.uk
Registered in England No. 368850
AF and Electrolube are divisions of H K Wentworth Limited

FROM: Nicola Lake

DATE: 21 December 2000

36778

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/3005

Proposal: Proposed demolition of existing dwelling, stables and storage buildings, removal of hard standing and erection of new dwelling, ancillary lodge, barn and garage. Part change of use from vehicle storage and commercial stabling to residential..

Site Address: Endalls Farm, Blakes Lane, Hare Hatch, Reading.

Applicant: Mr & Mrs A Bussey C/O Ian Pankhurst Architect.

Your observations are required in respect of this application **by 14/01/2001** .

No objection

Informative: The Parish Council would like to request the following conditions be applied:

- *That the lodge remains ancillary to the main dwelling.*
- *That the existing planning permission for the bungalow be ceded by this application.*

SIGNED: _____ DATE: 8th January 2001

Clerk To Wargrave Parish/Town Council.

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/3005

Applicant : Mr & Mrs A Bussey C/O Ian Pankhurst Architect.

Location : Endalls Farm, Blakes Lane, Hare Hatch, Reading.

Proposal : Proposed demolition of existing dwelling, stables and storage buildings, removal of hard standing and erection of new dwelling, ancillary lodge, barn and garage. Part change of use from vehicle storage and commercial stabling to residential.

Site Notice Displayed ? :

YES	NO	DATE
✓		25/01/01

Date of Neighbour Notifications : .....

Date of Site Visit : 25/01/01

Date Registered : 07/12/2000

Earliest Date for Decision : 14/01/2001

Latest Consultation Date/Site Notice Expiry Date : 14/01/2001

This application will have expired on: 01/02/2001. 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 :

1. POLICY & PLANS - RECOMMEND REFUSAL ON POLICY GROUNDS.
2. LANDSCAPE ARCHITECT - MINIMAL IMPACT FROM BUILDINGS. CHANGE FROM AGRICULTURAL USE WOULD HAVE IMPACT ON LANDSCAPE CHARACTER OF ASLI, BUT SITE NOT EASILY SEEN FROM PUBLIC AREAS.
3. ENVIRONMENT AGENCY - NO OBJECT SUBJECT TO CONDITION.

Planning Issues :

SITE DESIGNATION :

WDLP 00 - GREEN BELT, AREA OF SPECIAL LANDSCAPE IMPORTANCE (WGB1, WGB2, WLL2)

BSP - GREEN BELT (8 & 10)

MAIN ISSUE :

IMPACT ON THE OPEN CHARACTER AND AMENITY OF THE GREEN BELT.

Impact on the Open Character and Amenity of the Green Belt

The current authorised planning use of the site is agricultural. However, according to the agents, the buildings on the site are no longer used for agricultural purposes. There are currently 10 structures on the site, including the two-storey farmhouse. Three of the buildings are said to be used for the storage of historical military vehicles in connection with the owner's hobby. The other six buildings are used as stables, a hay barn and for general storage. There are also four caravans on the site, one of which is said to be a permanent residence.

The proposal is to demolish all of the existing buildings on the site, with the exception of one storage building, and to erect a new two-storey house, along with a separate lodge house, a four-car garage and a barn. The barn is to be sub-divided to provide stabling and the fields would be let for grazing farm animals and horses.

The proposed replacement dwelling, lodge and garage would together amount to a substantial enlargement of the existing dwelling, both in terms of footprint and gross floor area:

	Footprint	**Gross Floor Area**
Existing Dwelling:	81 sq m	162 sq m
Proposed Dwelling:	420 sq m (house 274 sq m lodge 71 sq m garage 75 sq m)	616 sq m

This represents a 518% increase in the footprint and a 380% increase in the gross floor area of the existing building.

The scale of the proposed main dwelling is clearly at odds with the advice contained in PPG2 (Green Belts) and the policies of the Berkshire Structure Plan, the Green Belt Local Plan and the Wokingham District Local Plan Deposit Draft [as amended].

Paragraph 3.6 of PPG2 states that: ' The replacement of existing dwellings need not be inappropriate, providing the new dwelling is not materially larger than the dwelling it replaces'. The Structure Plan and Local Plan policies reflect this advice, both allowing for '**limited**.....replacement of existing dwellings'.

The Wokingham District Local Plan Deposit Draft also makes it clear that any proposal for the rebuilding of dwellings in the Green Belt will only be acceptable on a one-for-one replacement basis. This proposal involves the construction of two dwellings. Although one is described as a lodge, it is not clear what the relationship between the two dwellings is intended to be. The agents have suggested that the lodge could be 'tied to the house as an ancillary dwelling by condition or legal agreement'. However, any attempt to prevent the occupation of the lodge as a separate planning unit would do little to reduce the overall visual impact of the development as a whole. In any case, the Green Belt Local Plan states, on the subject of subordinate dwellings: 'The wish to provide accommodation for domestic or personal staff, aged relatives etc in a self-contained unit physically separated from existing residential dwellings within the same curtilage is not considered to be sufficient grounds for overriding

the presumption against erecting new dwellings on sites outside recognised settlements' (para.8.2.8).

The agent has argued that the proposals constitute very special circumstances in that the scheme would result in a reduction in development on the site, remove inappropriate uses and buildings, provide a high quality building and restore the historic landscaping of the site, all of which would enhance the appearance and open character of the site.

Much of the agent's arguments are based on a comparison between the floorspace and mass of all the existing **buildings** on the site and that of the new dwelling. However, in terms of PPG2, the Structure Plan and Local Plan policies, the correct comparison to be made is between the existing **dwelling** and the new dwelling, which presents a completely different picture. In any case, the impact of one large building on the open character of the Green Belt is arguably greater than the impact of a number of smaller buildings.

The agent has also argued that the development would remove inappropriate uses which have become lawful with the passage of time, e.g. the siting of a caravan used as a permanent dwelling. However, these uses are unauthorised and there is no evidence that they have become lawful.

As already noted, the authorised use of the site is for agricultural purposes. Planning permission was granted for a temporary change of use of an agricultural building to a workshop in August 1989. This permission has now expired and no application has been made for renewal. Planning permission was also granted for a replacement farm dwelling in August 1997. This permission has not been implemented, but it is still valid. However, the permission was for a bungalow of comparable floorspace to the existing dwelling and it was granted because of the particular needs of a disabled person.

The fact that there are unauthorised uses on the site is not, in itself, an argument for granting planning permission for this development. Even if the uses have become lawful over time, this would not outweigh the arguments that militate against the development.

Reference has been made to paragraph 3.21 of PPG7 (The Countryside), which states that an isolated new house in the countryside may exceptionally be justified if it is clearly of the highest quality. This was successfully argued in a recent appeal against a refusal by Test Valley Borough Council for an 11-bedroom country house [APP/C1760/A/00/1048547]. However, it is thought to be only the second time that this argument has been successfully made and the standard of design in this proposal is not considered to be comparable to that particular case.

The proposed development would result in a significant change in the form and character of the existing development on the site. The site currently comprises a collection of disparate agricultural buildings. Not atypically for farm buildings, some are more functional than aesthetic; however, overall the complex retains a rural appearance and character. The result of the proposed development would be to change the character of the site from a farm, in which the dwelling is incidental to the main function, to a residential development in which the proposed stabling and grazing activities would appear to be largely incidental to the residential use. In addition to this change of character, the physical form of the proposed development would be visually intrusive because of its scale and, as such, it would have an urbanising

impact on the Green Belt. The intrusion would also be exacerbated by the proposed realignment of the access road through existing greenfield land.

So far as the quality of the existing buildings is concerned, 2 or possibly 3 of the 10 buildings on the site could be considered worthy of retention on the grounds of their architectural quality and character. However, none of the buildings is on the statutory or local list and since, with the exception of the dwelling, they could all be demolished without consent, it is not considered that the quality of the existing buildings is, per se, a valid reason for refusing planning permission or even to support a case for refusal.

It is concluded that the proposed development would be harmful to the open and rural character of the Green Belt by reason of the scale and mass of the proposed main dwelling, the creation of a second dwelling and the resulting urbanisation of the site. It is not considered that there are any special circumstances which would justify departure from the policies of the Structure and Local Plan and, consequently, it is recommended that planning permission should be refused.

Recommendation: ~~Approval..~~ **Refusal.X.**

Application Number: F/2000/3005
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions/Reasons for Refusal
1			The proposed development, by reason of the scale and massing of the main dwelling and the proposed creation of a secondary dwelling on the site, would result in visual intrusion and urbanisation of the rural environment representing inappropriate development that would be detrimental to the open and rural character of the Metropolitan Green Belt. As such, it would be contrary to Policies C3 and C4 of the Berkshire Structure Plan, Policies 8 and 10 of the Green Belt Local Plan for Berkshire and Policies WOS1, WOS2, WOS3, WGB1 and WGB2 of the Wokingham District Local Plan Draft Deposit (as amended).

8/2/07

RECORD OF SITE VISIT

MARTIN DURKAN

SITE ADDRESS: Endalls Farm Blakes Lane Hare Hatch Reading.

APPLICATION NUMBER: F/2000/3005

OFFICER: ~~Nicola Lake~~

DATE OF SITE VISIT: 25/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

OPEN COUNTRYSIDE

3. DESCRIPTION OF SITE/BUILDING

TWO-STOREY DETACHED HOUSE AND COMPLEX OF VARIOUS OTHER FARM BUILDINGS. A NUMBER OF CARAVANS OF WHICH ONE IS SAID TO BE A PERMANENT RESIDENCE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

NEAREST PROPERTY IS WATER AUTHORITY'S OFFICES ON BLAKES LANE APPROX. 350M AWAY.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING ACCESS ROAD FROM BLAKES LANE PARKING AVAILABLE ON SITE.

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date:

My ref: F/2000/3005

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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

Dear Councillor

Application Number: F/2000/3005
Endalls Farm, Blakes Lane, Hare Hatch, Reading.
Proposed demolition of existing dwelling, stables and storage buildings, removal of hard standing and erection of new dwelling, ancillary lodge, barn and garage. Part change of use from vehicle storage and commercial stabling to residential..

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

MARTIN DURKAN 6446

If you have any questions please do not hesitate to contact ~~Nicola Lake~~ on **(0118) 974 ~~6481~~**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6481

Date:

My ref: F/2000/3005

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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
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Dear Councillor

Application Number: F/2000/3005
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MARTIN DURKAN 6446

If you have any questions please do not hesitate to contact ~~Nicola Lake~~ on **(0118) 974 ~~6481~~**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 19/02/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM MARTIN DURKAN
Case officer: ~~Nicola Lake~~ Application Number: **F/2000/3005**
Endalls Farm, Blakes Lane, Hare Hatch, Reading.
Proposed demolition of existing dwelling, stables and storage buildings, removal of hard standing and erection of new dwelling, ancillary lodge, barn and garage. Part change of use from vehicle storage and commercial stabling to residential.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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

ENDALLS FARM, WARGRAVE: PLANNING REPORT

1 THE EXISTING SITE AND USES

1.1 Endalls Farm is a site of 27.5 hectares. The evidence of old maps is that the site was open grassland until the mid 18th Century. The site remains mainly grassland divided into several fields by established hedgerows. There are a number of large specimen trees which are remote from the site of the proposed development and will not therefore be affected. The farm buildings, the earliest of which are Victorian, nestle in a dell near the centre of the site.

1.2 The existing site plan of the developed area is shown on drawing No 1073/18. Referring to that plan, the uses of the existing buildings and their description are shown in Table 1.

1.3 In addition to the permanent buildings on the site, there are a number of caravans. For many years the site has been used in an ad hoc manner for touring and holiday caravans. Also one caravan has been occupied as a permanent dwelling since 1988 (see Statement of Arthur John Johnson at Appendix 1). Mr Johnson's occupation of the caravan is unrelated to the use of the land.

1.4 In summary, the current uses of the site and buildings are as follows: -

- Two residential units.
- Storage of antique military vehicles.
- Agricultural – grazing of horses.
- Equestrian/Recreational – commercial stabling.
- Tourism – Touring and holiday caravans.

1.5 It is important to emphasise that the existing buildings do not have an agricultural use and have not had for many years. Most of the buildings were probably built for agricultural purposes and have subsequently changed to stabling or vehicle storage, but Building A was built for storage of military vehicles and has never been used for any other purpose (See statement of Robin Crockford at Appendix 1).

1.6 The site and its buildings have generally become run down in recent years as there is insufficient income from the land to maintain the buildings or the land, hedgerows and fences. As a result the site has a generally unkempt appearance. As well as the ill-maintained buildings and the numerous caravans, there are a number of old vehicles and trailers and dumps of old farm equipment. The long drive, part of which is a public right of way, is in poor condition with builder's rubble dumped in several locations.

2 THE PROPOSED DEVELOPMENT

2.1 Generally

The proposed site layout is shown on drawing No 1073/11. The proposed development consists of the following components: -

- Demolition of existing house and outbuildings and removal of all caravans, old vehicles, machinery and redundant hard standings.
- Erection of a new house
- Erection of a new barn
- Erection of a new garage
- Erection of a new lodge house
- Re-use of one brick built outbuilding (B) as a garden store
- Reinstatement and reinforcement of original hedgerows using indigenous species
- Extensive tree planting and landscape enhancement.

2.2 Demolitions etc

The buildings to be demolished are shown on drawing No 1073/16. An overall impression of the buildings, caravans and other items that are to be removed from the site can be gained from the photographs at Appendix 2.

2.3 The New House

The proposed house is shown on drawing Nos 1073/12 and 13. The intention is to build a traditional house using traditional materials and methods.

The house has been designed as an 'H' plan with a change in level to take account of site topography. The upper, northern wing is to be constructed in coursed rubble stone with dressed stone quoins and details. The lower, southern wing will be a loadbearing oak frame with re-claimed brick infill with lime mortar and will be linked to the upper wing by an open hall whose construction will comprise elements of both wings. The open hall will be a two storey space with full height windows and a gallery at first floor level. The roof will be clad in re-claimed handmade clay peg tiles.

The house is to be the home of the applicants who have been responsible for a number of high quality restoration projects, including Northbury Farm, Ruscombe, a listed timber framed house with outbuildings, which was their home for some years.

The gross floor area of the proposed house is 470 m^2.

2.4 New Barn

The proposed barn is to be a re-erected oak frame clad in dark stained weatherboarding on a plinth constructed in re-claimed bricks with lime mortar. The barn will be sub-divided to provide stabling. The gross floor area of the barn is 95 m^2.

2.5 **The Garage**

The garage is to be constructed in the form of an open fronted cart shed with a reclaimed oak frame, clad in dark stained weatherboarding on a plinth constructed in re-claimed bricks with lime mortar. The roof is to be thatched. The gross floor area of the garage is 75 m^2.

2.6 **The Lodge**

The Lodge is to be constructed, like the north wing of the House, of coursed rubble stone with dressed stone quoins and details and a reclaimed clay peg tiled roof.

The gross floor area of the Lodge is 71 m^2.

2.7 **Landscaping**

The site retains the field pattern and topography that existed in the early 20th Century (see extract from 1913 OS plan at Appendix 3). The eastern half of the site was landscaped as part of Yeldhall Manor and a number of specimen trees remain.

The proposal now is to commission a comprehensive landscape restoration and management scheme, aimed at reinstating the original hedgerows and fields, preserving the existing trees and enhancing the landscape with additional planting.

3 PLANNING POLICY

3.1 **Green Belt Policy**

3.1.1 The site is within the Green Belt and an Area of Special Landscape Importance. The Local Plan policies which apply to the redevelopment of the site are reproduced at Appendix 4.

3.1.2 Policy WGB1 (Development in the Metropolitan Green Belt) lays down a presumption against inappropriate development in the Green Belt, except in very special circumstances, for any purpose other than, inter alia, limited replacement of existing dwellings. The policy further requires development to retain the open character of the Green Belt, not to cause detriment to the amenities of adjoining land uses and occupiers and to be appropriate in terms of scale, form, siting, design, materials, character, type and level of use and other physical and ecological aspects.

3.1.3 Policy WGB2 (New Dwellings in the Metropolitan Green Belt) allows the "rebuilding on a one-for-one replacement basis, of an existing habitable dwelling of permanent construction, provided that the replacement dwelling does not result in a material increase in the scale of development on the site." It requires, however, that the form, siting, design and materials will not harm the open and rural character of the Green Belt.

3.1.4 Policy WGB3 (Residential Extensions and Ancillary Buildings in the Metropolitan Green Belt) lays down a presumption against more than limited ancillary residential buildings in the Green Belt and requires that such buildings should have no adverse physical, visual or ecological impact upon the open or rural character of the surrounding countryside and should respect regional or local building designs and materials.

3.1.5 To determine its acceptability in Green Belt Policy terms, the proposed development must be measured against each of the above policy criteria.

3.1.5.1 Openness of the Green Belt (WGB1)

Drawing No 1073/16 illustrates that the replacement buildings are entirely sited within the previously developed area. Drawing No 1073/17 illustrates that the highest point of the replacement buildings is lower than the roof of the existing large brick barn. In view of these factors, it is apparent that the proposed buildings will be no more obtrusive in the Green Belt. Indeed, with a substantially smaller total footprint and floor area, the openness of the Green Belt will be enhanced.

3.1.5.2 Detriment to Amenity of Adjoining Land Uses and Occupiers (WGB1)

The existing site has for many years housed two residences, commercial livery stables, caravanning activities and a collection of military vehicles. The proposal is for a single family house with a small lodge house, a barn and a garage. The fields will be let for grazing of farm animals except for a small area for horse grazing. The proposed activities will therefore be less detrimental to the amenity of neighbours than the established uses have been in the recent past.

3.1.5.3 Appropriateness – Scale, Form, Siting, Design etc WGB1)

Whilst the existing farmhouse and the brick farm buildings (Buildings B – F) are typical farm buildings of their age and whilst they are substantial and built of local materials, they really could not be said to be particularly attractive or to have any great architectural merit. (See photographs of main existing Buildings at Appendix 5)

The other main buildings on the site (Buildings A, H and I) are modern industrial structures, which are not appropriate and would not be considered acceptable if measured against Policy WGB1. Building A in particular is a monolithic industrial hangar which is completely out of place in this environment.

The proposed buildings on the other hand will be constructed using traditional methods and materials (see 2.3 – 2.6). As such the proposed buildings will be more appropriate to their setting than the existing.

Although the maximum height of the proposed buildings is lower than that of the existing, the proposal does show traditional rooflines, with pitches up to $52^1/_2^\circ$. This accords with the requirement of appropriateness of form. Such roofs, covered with mature reclaimed clay tiles will be much more in place than the industrial metal clad roofs of several of the existing buildings.

3.1.5.4 Rebuilding on a One for One basis (WGB2)

At present the site accommodates two separate residential units, the farmhouse and a permanent residential caravan.

The proposal will result in one principle residential unit, the House and one secondary dwelling, the Lodge. The applicants will be happy for the Lodge to be tied to the House as an ancillary dwelling by condition or legal agreement.

3.1.5.5 No Material Alteration in the Scale of Development on Site (WGB2)

Drawing No 1073/16 illustrates that there will be a substantial net reduction in built footprint on the site as a result of the proposed development (591 square metres as compared with 960 square metres existing).

On a floor area basis, the net reduction is similar, 712 square metres as compared with 1169 square metres.

As previously explained, the height and bulk of the proposed buildings is similar or less than the existing.

In the light of the above, it is clear that the only alteration in the scale of development on the site will be a reduction in built form. This requirement is therefore satisfied.

3.1.5.6 The Form, Siting, Design and Materials not to Harm the Open and Rural Character of the Green Belt (WGB2)

This requirement is covered in the analysis of WGB1 and is clearly satisfied.

3.1.5.7 Ancillary Buildings (WGB3)

The proposal will result in a substantial reduction in the floor area of ancillary buildings (313 square metres as compared with 1007 square metres existing). As explained above, the impact of the proposed buildings will be no greater and they will generally be more appropriate in terms of their design and materials. The requirements of Policy WGB3 are therefore satisfied.

3.1.6 PPG 2

Although the Wokingham District Local Plan makes no reference to the size of the house in its policy (WGB2) on replacement dwellings in the Green Belt, it is important that this issue is addressed since it is raised in PPG2, which states: -

"The replacement of existing dwellings need not be inappropriate, providing the new dwelling is not materially larger than the dwelling it replaces. Development plans should make clear the approach local planning authorities will take, including the circumstances (if any) under which replacement dwellings are acceptable." (PARA. 3.6)

Clearly PPG2 gives advice, but requires that the LPA provides the detailed criteria for acceptability of replacement dwellings. As has already been explained, the proposed development meets these criteria.

In fact, of course, the floor area of the proposed house exceeds that of the existing by a significant margin. However, it is important also to take into account the fact that much of the floor space in the various buildings on site is occupied by uses which are directly ancillary to the use of the dwelling house. In addition to general domestic storage, much of the space is taken up with the site owner's collection of military vehicles.

3.1.7 Very Special Circumstances

As has been shown, the proposed development can be fully justified in terms of local and national planning policy and guidance. Nevertheless, the proposal also offers a number of very special circumstances which would justify consent.

- An overall reduction in development on the site.
- The removal of unsightly modern industrialised buildings and their replacement with traditionally designed and constructed rural buildings.
- The removal of a number of lawfully sited caravans including one which is a separate permanent residence.
- The removal of an inappropriate use in the Green Belt – viz. the storage of antique military vehicles.
- The restoration, enhancement and future maintenance of the historic landscape and field pattern of the site.
- The erection of a house and outbuildings of high quality constructed using traditional methods and materials, which will enhance the appearance and open character of the site.

3.2 Policy Relating to Areas of Special Landscape Importance

The attributes of the proposal described above that relate to the appearance and openness of the Green Belt also apply in relation to Local Plan Policy WLL2 (see Appendix 4). Clearly the proposals will enhance the open, countryside character of the site and the special landscape qualities of the area.

The applicants are willing to enter into a legal agreement to tie the land and buildings as one unit so as to remove the possibility of fragmentation and pressure for development as separate planning units in the future.

3.3 **PPG 7** (PARA. 3.21)

This policy guidance note states:-

"An isolated new house in the Countryside may also exceptionally be justified if it is clearly of the highest quality, is truly outstanding in terms of its architecture and landscape design, and would significantly enhance its immediate setting and wider surroundings. Proposals for such development would need to demonstrate that proper account had been taken of the defining characteristics of the local or regional building traditions and materials. This means that each generation would have the opportunity to add to the tradition of the Country House which has done so much to enhance the English Countryside."

Whilst it is not suggested that this guidance should override Green Belt policy, it does indicate an acceptance that the development of a high quality house in the countryside can, together with well designed landscaping, enhance the countryside. This is of course a very important factor in the consideration of policies relating to Green Belt and Areas of Special Landscape Importance. It is part of the Applicants' case that this proposed house falls into this category.

4 SUMMARY AND CONCLUSIONS

4.1 The proposals meet the requirements of the Local Plan policies on replacement dwellings in the Green Belt and Areas of Special Landscape Importance (see 3.1 & 3.2).

4.2 In meeting local policy, the proposals can be said to satisfy PPG2 (see 3.1.6).

4.3 Even if the requirements of policy were not met, the proposals offer very special circumstances which would justify approval (see 3.1.7).

4.4 The applicants are willing to enter into a legal agreement to tie the secondary dwelling (the Lodge) and all the land to the House.

TABLE 1: EXISTING BUILDINGS AND USES
Reference Letters Refer to Drawing No 1073/16

Ref	Description and Original Use	Current Use	Floor Area (sq m)
A	Green metal clad steel framed industrial storage shed with one long wall of full height grey metal doors	Storage of antique military vehicles (see statement of Robin Crockford at Appendix 1)	106
B	Single storey brick and tile storage building	Storage of antique military vehicles (see statement of Robin Crockford at Appendix 1)	72
C	Two storey brick and tile barn	Part storage of antique military vehicles, part general storage. First floor: hay store.	168
D	Two storey four bedroom house with garden shed	Residential	162
E	Brick and tile cow shed with loft	Stables	108
F	Timber clad single storey cowshed with brick plinth and tiled roof	Stables	78
G	Timber clad stables with profiled steel roof	Stables	23
H	Single storey brick cowshed with profiled metal gable end and roof	Stables and general storage	240
I	Single storey hay barn with profiled metal clad walls and roof and open sided lean-to	Hay and general storage	125
J	Single storey timber clad battery poultry house with pitched felt roof	General storage	87
		Total Floor Area	**1169**

APPENDIX 1

I, ARTHUR JOHN JOHNSON of Endalls Farm, Blake's Lane, Wargrave do declare that:-

I have occupied a caravan as a mobile home at the above address as my principal private residence continually since June 1988.

I also declare that the green hangar building immediately to the south of the existing farmhouse (marked 'A' on the attached plan) was built in 1990 as replacement for a timber building previously damaged in the 1988 storm. To my knowledge, this new building has been used solely for the purpose of storing antique military vehicles and for no other purpose.

In addition, the brick-built building to the west of the existing farmhouse (marked 'B' on the attached plan) and part of the large two-storey brick and tile building to the south of the existing farmhouse (marked 'C' on the attached plan) have also been used since 1990 for the storage of antique military vehicles. The collection of military vehicles is the hobby of Mr Robin Crockford who owns and resides at Endalls Farm.

Signed 

Date 22 NOV 2000

Note: For the Plan referred to see Drawing Number 1073/16

I, Robin Crockford, of Endalls Farm, Blake's Lane, Wargrave do declare that:-

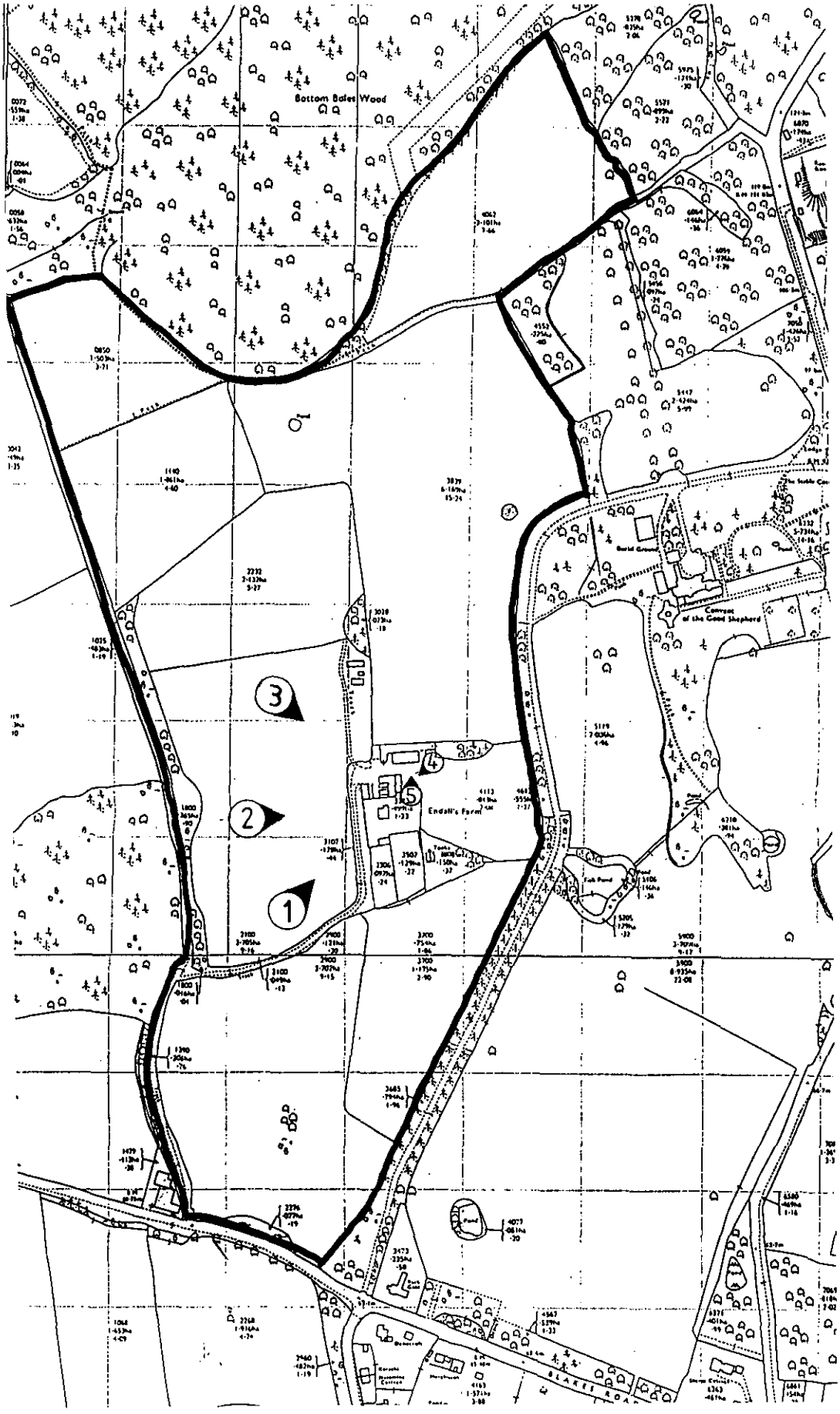
The green hangar building immediately to the south of the existing farmhouse (marked 'A' on the attached plan) was built in 1990 as replacement for a timber building previously damaged in the 1988 storm. My principle hobby is the collection and keeping of antique military vehicles and due to shortage of space in my other buildings, this new building has been used solely for the purpose of storing antique military vehicles and for no other purpose since the date of completion.

In addition, the brick-built building to the west of the existing farmhouse (marked 'B' on the attached plan) and part of the large two-storey brick and tile building to the south of the existing farmhouse (marked 'C' on the attached plan) have also been used since 1990 for the storage of antique military vehicles.

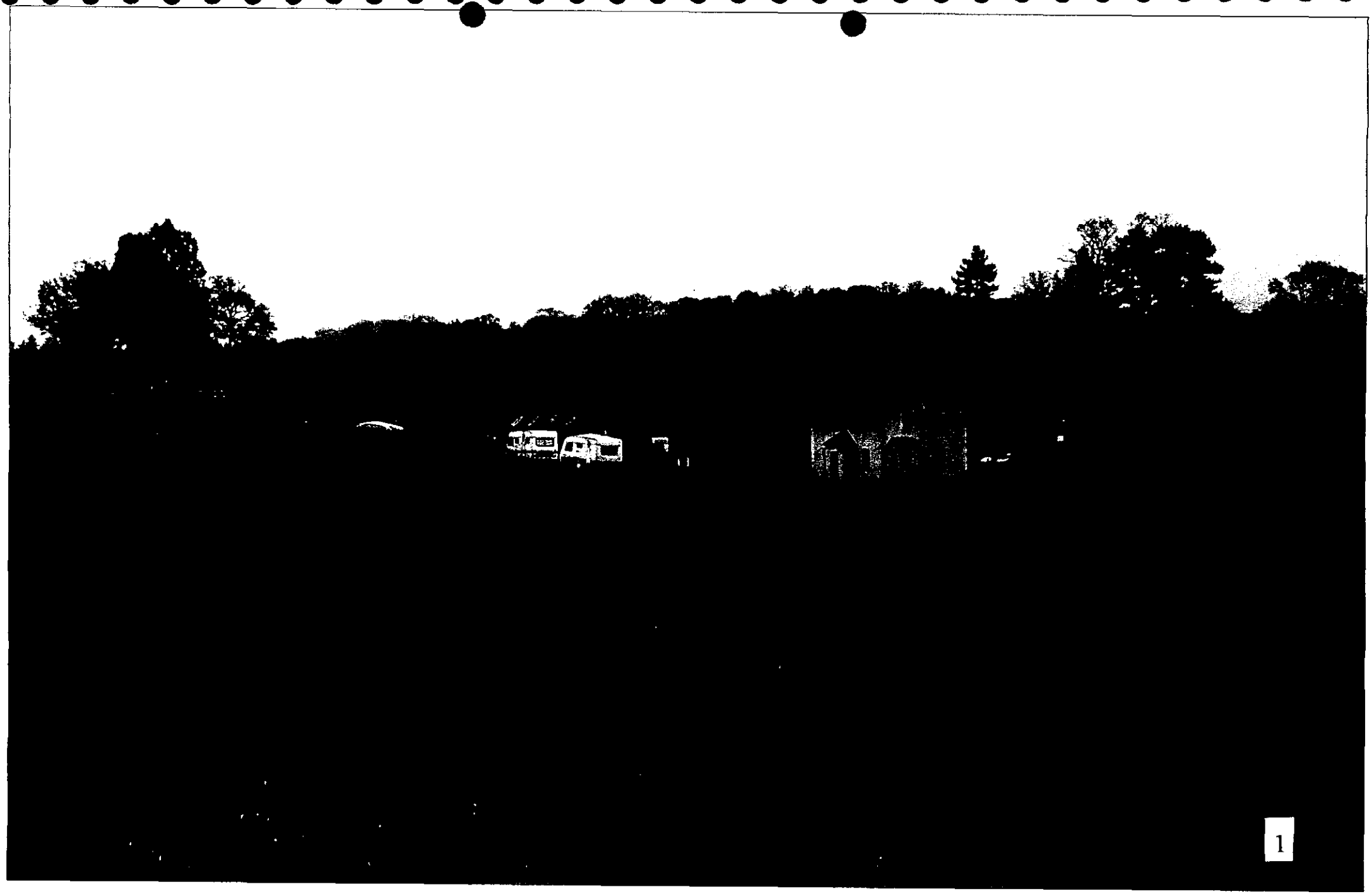
Signed R. G. Crockford

Date 22/11/00

APPENDIX 2



GENERAL SITE PHOTOGRAPHS: KEY PLAN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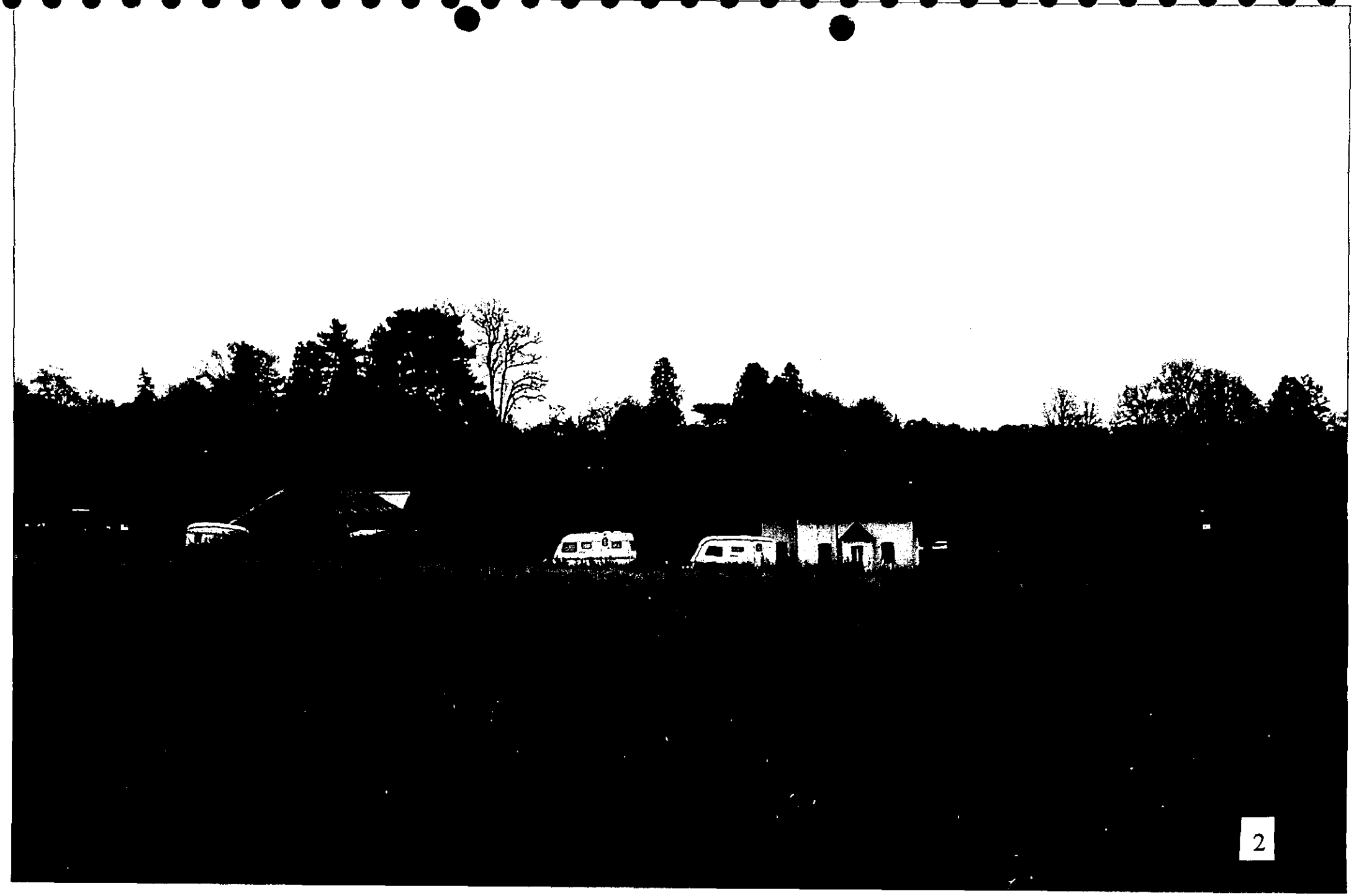

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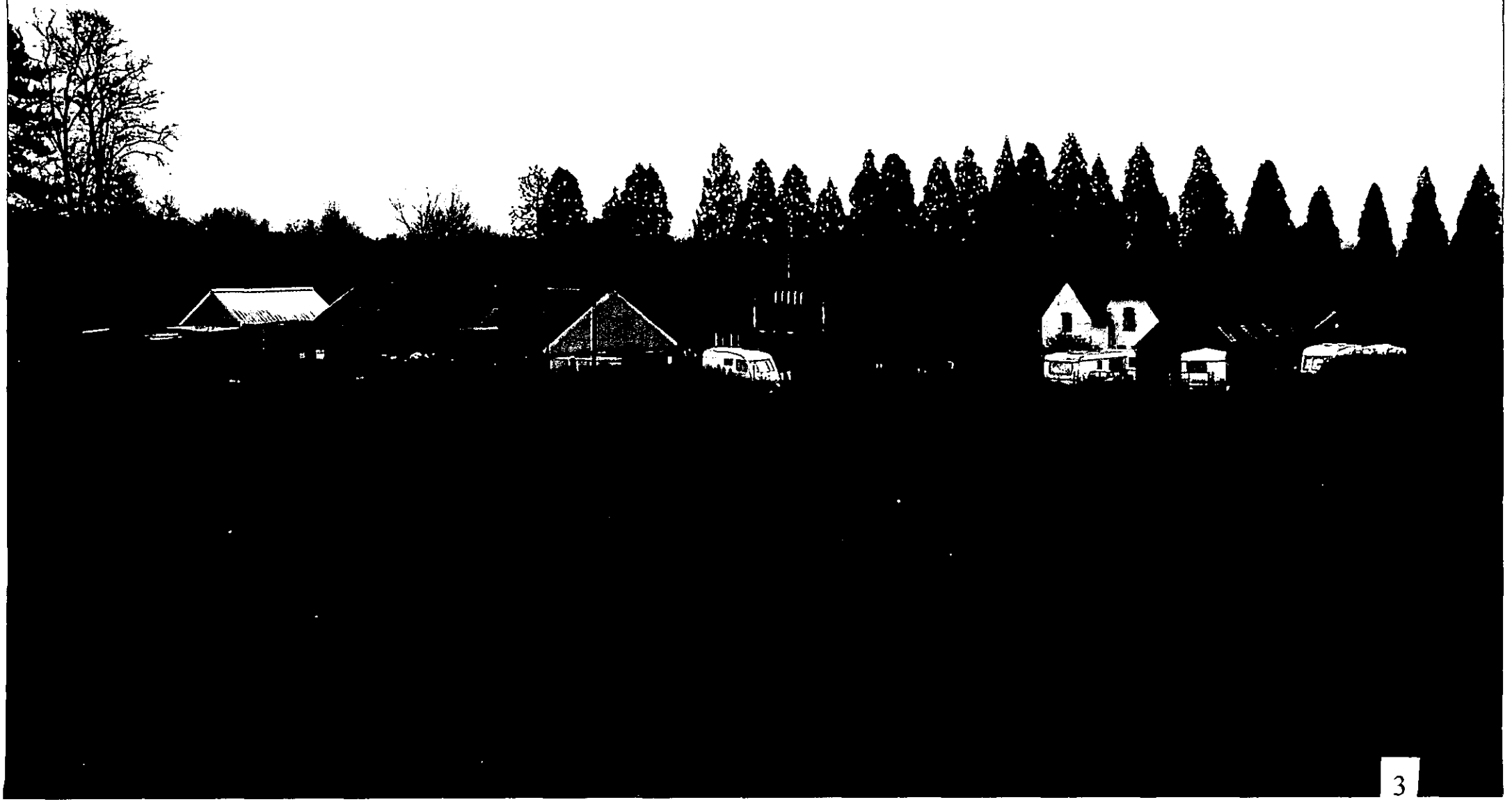

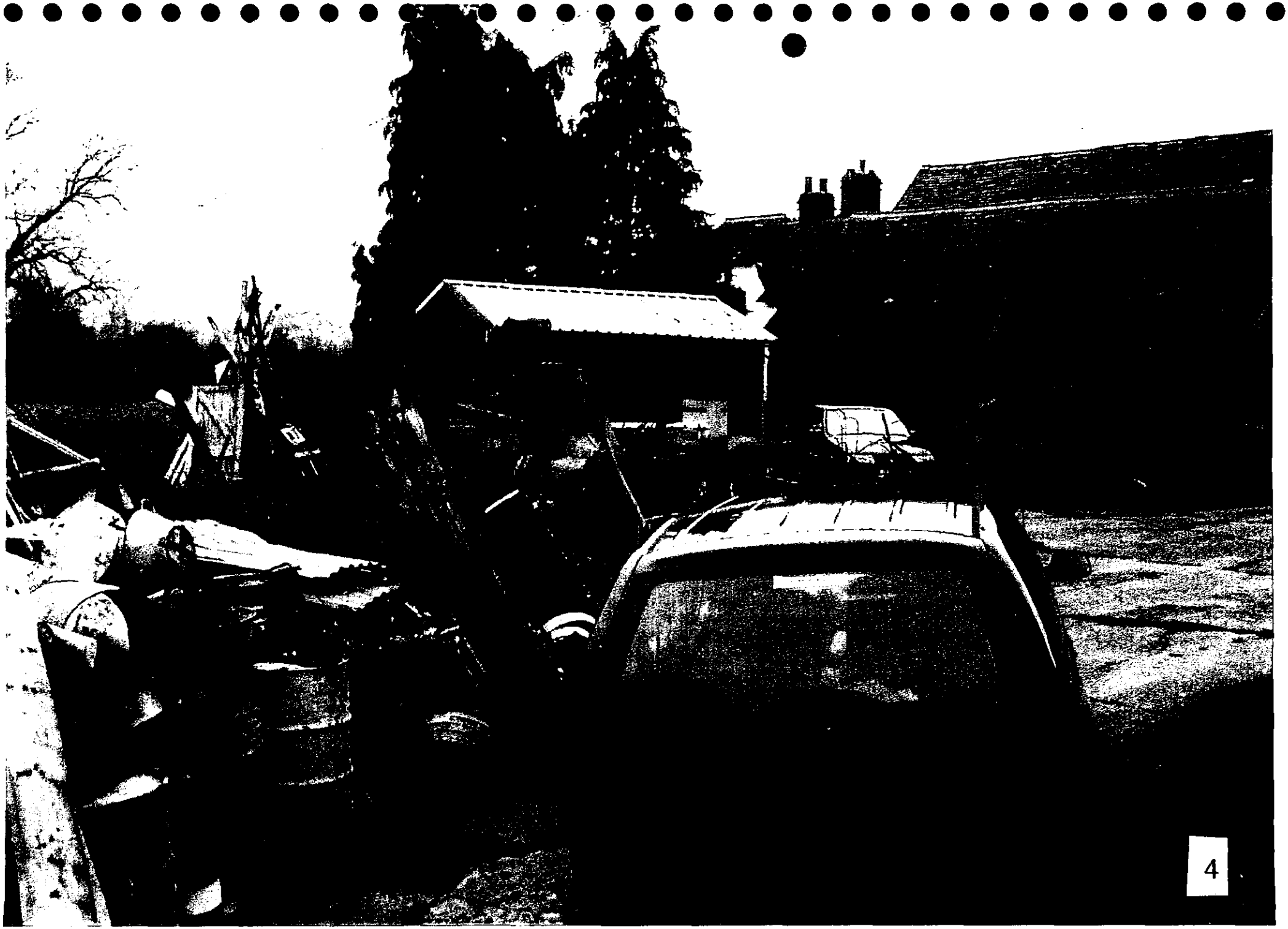
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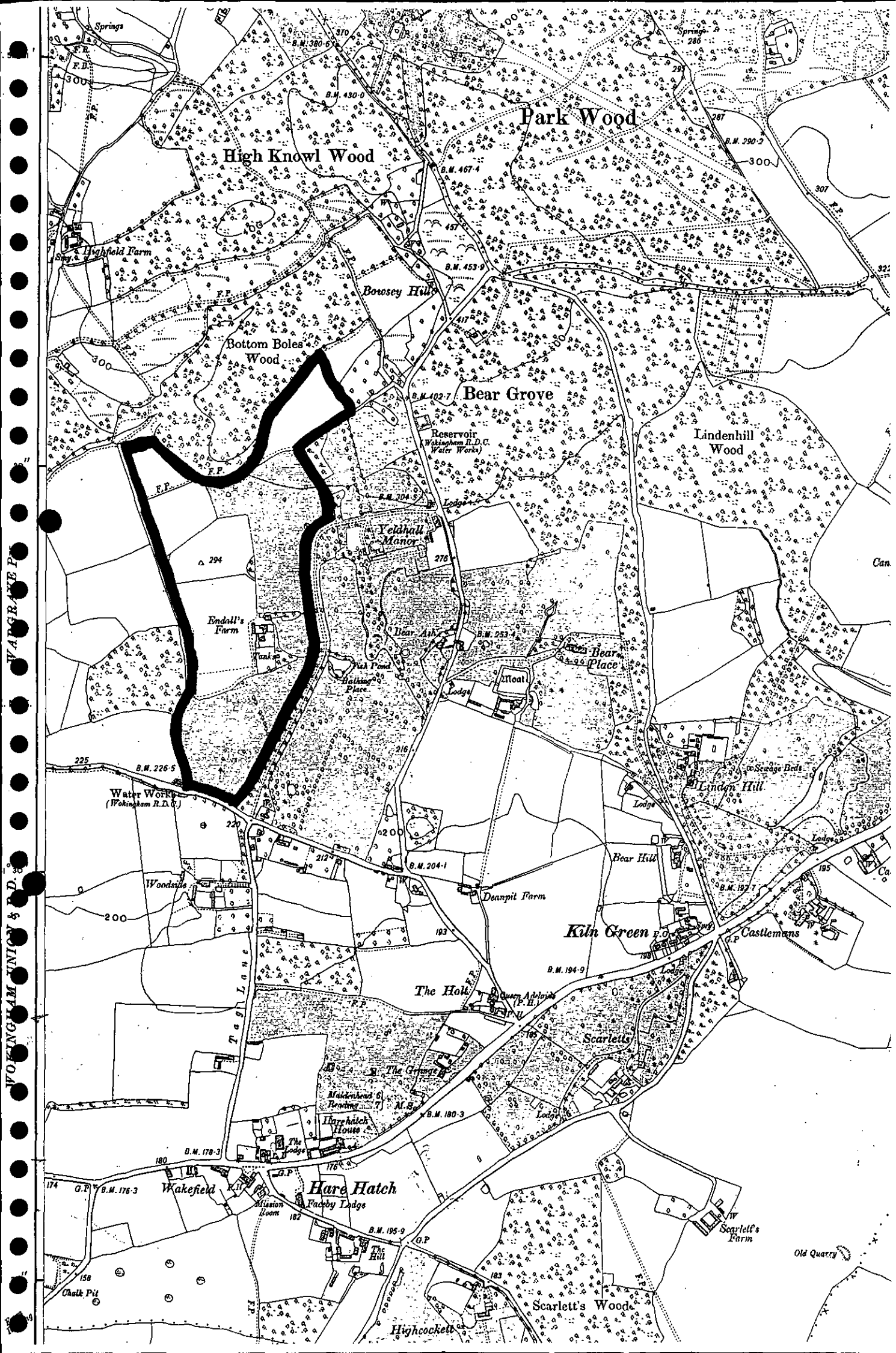
APPENDIX 3



Park Wood
High Knowl Wood
Highfield Farm
Bowsey Hill
Bottom Boles Wood
Bear Grove
Reservoir (Wokingham R.D.C. Water Works)
Lindenhill Wood
Yeldhall Manor
Endall's Farm
Bear Ash
Bear Place
Moat
Lodge
Water Works (Wokingham R.D.C.)
Lindon Hill
Sewage Beds
Bear Hill
Woodside
Deanpit Farm
Kiln Green
Castlemans
The Holt
Queen Adelaide (P.H.)
Scarletts
The Grange
Maidenhead 6
Reading 7
Harehatch House
The Lodge
Wakefield
Hare Hatch
Faceby Lodge
Mission Room
The Hill
Scarlett's Farm
Old Quarry
Chalk Pit
Scarlett's Wood
Highcockett
Tag Lane
WOKINGHAM UNION & R.D.
WARGRAVE PK.

APPENDIX 4

POLICY FRAMEWORK

National Policy

3.11 The Government's policy for the Green Belt is contained within PPG 2, which explains the fundamental aims and purposes of including land within the Metropolitan Green Belt.

Strategic Policy

3.12 The *Berkshire Structure Plan 1991 - 2006* states that the purpose of the Metropolitan Green Belt in Berkshire is to help limit the spread of Greater London; to prevent neighbouring towns from merging; and to safeguard the countryside from further encroachment by buildings and other features associated with intense activity. It states also that restraints on development in the Green Belt may encourage the recycling of derelict and other urban land excluded from the Green Belt.

3.13 The Structure Plan envisages that the Green Belt boundaries, as originally set out in the Green Belt Local Plan for Berkshire, will be retained except to correct very minor local inconsistencies. Further guidance on this is set out paragraph 5.12 of the Berkshire Structure Plan.

Supplementary Planning Guidance

3.14 Future supplementary guidance will be produced by this Council in respect of a District wide *Landscape Assessment*, which in turn will be used to produce a *Countryside Design Summary.* Also, there will be the production of *Village Design Statements* in conjunction with the parishes within this District. They will all be based on Countryside Commission methodology and advice set out in Planning Policy Guidance Note 7 (PPG 7) *The Countryside - Environmental Quality and Economic and Social Development.*

3.15 A background paper on recognised Major Existing Developed Sites in the Metropolitan Green Belt will be published concurrently with this Plan. It will provide an explanation of the selection criteria that form the basis of Policy WGB7. As supplementary planning guidance it defines the extent of the area within which the Council could accept possible future development (the defined development envelope). Further supplementary planning guidance in the form of a development brief could be necessary on these sites.

THE CONTROL OF DEVELOPMENT IN THE METROPOLITAN GREEN BELT

3.16 In the Metropolitan Green Belt there is a presumption against inappropriate development, which by definition, is harmful to the Green Belt, though there are some categories of development which may be appropriate and these are set out in Policy WGB1 below:

POLICY WGB1: DEVELOPMENT IN THE METROPOLITAN GREEN BELT

THERE WILL BE A PRESUMPTION AGAINST INAPPROPRIATE DEVELOPMENT IN THE METROPOLITAN GREEN BELT, AS DEFINED ON THE PROPOSALS MAP. DEVELOPMENT WILL NOT BE PERMITTED, SAVE IN VERY SPECIAL CIRCUMSTANCES, FOR ANY PURPOSE OTHER THAN:

Cont.

A) DEVELOPMENT FOR AGRICULTURE OR FORESTRY

B) DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT DOES NOT CONFLICT WITH POLICIES IN THE GREEN BELT

C) ESSENTIAL FACILITIES FOR OUTDOOR SPORT AND RECREATION, FOR CEMETERIES, AND FOR OTHER USES OF LAND THAT PRESERVE THE OPENNESS OF THE GREEN BELT, AND WHICH DO NOT CONFLICT WITH THE PURPOSES OF INCLUDING LAND IN IT

D) LIMITED EXTENSION, ALTERATION AND REPLACEMENT OF EXISTING DWELLINGS

E) LIMITED INFILLING OR REDEVELOPMENT OF MAJOR EXISTING DEVELOPED SITES IN ACCORDANCE WITH POLICY WGB7

F) THE RE-USE AND ADAPTATION OF EXISTING BUILDINGS IN ACCORDANCE WITH POLICY WGB4

G) ESSENTIAL FACILITIES FOR PUBLIC UTILITIES WHICH IT HAS BEEN CONCLUSIVELY DEMONSTRATED CANNOT BE LOCATED ELSEWHERE

IN ALL CASES, DEVELOPMENT WILL NEED TO RETAIN THE OPEN CHARACTER OF THE GREEN BELT, AND NOT CAUSE DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS. DEVELOPMENT MUST BE APPROPRIATE IN TERMS OF:

SCALE, FORM, SITING, DESIGN, MATERIALS, CHARACTER, TYPE AND LEVEL OF USE, AND OTHER VISUAL, PHYSICAL AND ECOLOGICAL ASPECTS.

Implementation: Through the development control process.

Monitoring: Impact of planning applications determined.

Development Adjoining the Green Belt

3.16A One of the identified land use objectives for Green Belts is to retain and enhance landscapes, near to where people live. This visual amenity could be adversely affected by development, which although outside the Green Belt, is nonetheless intrusive through inappropriate siting, design or materials. The Council will seek to ensure the protection of the visual amenity of the District's Green Belt.

POLICY WGB1A: DEVELOPMENT ADJOINING THE GREEN BELT

DEVELOPMENT WILL NOT BE PERMITTED THAT IS OUTSIDE THE GREEN BELT, BUT WHICH IS CONSPICUOUS WHEN VIEWED FROM WITHIN IT, AND DETRIMENTAL TO VISUAL AMENITY.

Implementation: Through the development control process.

Monitoring: Impact of planning applications determined.50

POLICY WGB2: NEW DWELLINGS IN THE METROPOLITAN GREEN BELT

FURTHER TO LOCAL PLAN POLICY WGB1 ANY PROPOSALS FOR THE ERECTION OF NEW DWELLINGS IN THE GREEN BELT WILL ONLY BE ACCEPTABLE WHERE THE FOLLOWING CONSIDERATIONS APPLY:

A) THERE IS A NEED FOR THE NEW DWELLING TO BE PROVIDED IN THE INTERESTS OF AN EXISTING, APPROPRIATE AND VIABLE ADJOINING LAND USE WHERE THERE IS A PROVEN NEED FOR A WORKER TO BE AVAILABLE ON THE SITE AT MOST TIMES AND WHERE IT CAN BE DEMONSTRATED THAT THE DWELLING HAS TO BE LOCATED ON THE SITE, AND THAT NO SUITABLE EXISTING BUILDINGS COULD BE CONVERTED FOR THIS PURPOSE,

OR

B) THE PROPOSAL RELATES TO THE REBUILDING, ON A ONE-FOR-ONE REPLACEMENT BASIS, OF AN EXISTING HABITABLE DWELLING OF PERMANENT CONSTRUCTION, PROVIDED THAT THE REPLACEMENT DWELLING DOES NOT RESULT IN A MATERIAL ALTERATION IN THE SCALE OF DEVELOPMENT ON THE SITE.

WHERE THE PRINCIPLE OF A NEW DWELLING IS JUSTIFIED THE COUNCIL WILL ENSURE:

I. THAT THE SIZE OF THE DWELLING IS CONSISTENT WITH THE HOUSING NEEDS OF THE WORKER AND HIS/HER IMMEDIATE FAMILY OR THAT ANY REBUILDING IS ON A ONE-FOR-ONE REPLACEMENT BASIS SPECIFIED ABOVE

II. THAT THE DEVELOPMENT PRINCIPLES OF POLICY WGB1 (DEVELOPMENT IN THE METROPOLITAN GREEN BELT) ARE COMPLIED WITH

III. THAT THE DWELLING REMAINS IN THAT USE AND IS NOT SEPARATED FROM ANY ASSOCIATED ENTERPRISE

IV. THE FORM, SITING, DESIGN AND MATERIALS WILL NOT HARM THE OPEN AND RURAL CHARACTER OF THE GREEN BELT.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Extensions to Existing Dwellings in the Metropolitan Green Belt

.19 Extensions to existing dwellings in the Metropolitan Green Belt need to be considered on a site-specific basis. Generally any extension proposal will have to ensure that it does not conflict with the openness of the Green Belt and the purposes of including land in it set out in PPG 2, Green Belts. Furthermore it must not adversely impact the surrounding countryside or significantly increase the scale of built development on the site. It should also respect regional or local building designs, traditions and materials.

POLICY WGB3: RESIDENTIAL EXTENSIONS AND ANCILLARY BUILDINGS IN THE METROPOLITAN GREEN BELT

THERE WILL BE A PRESUMPTION AGAINST ALLOWING MORE THAN LIMITED EXTENSIONS TO EXISTING DWELLINGS OR THE ERECTION OF ANCILLARY BUILDINGS IN THE GREEN BELT.

IN ALL CASES THE EXTENSION OR ANCILLARY BUILDING PROPOSED MUST:

A) HAVE NO ADVERSE PHYSICAL, VISUAL OR ECOLOGICAL IMPACT UPON THE OPEN OR RURAL CHARACTER OF THE SURROUNDING COUNTRYSIDE

B) NOT RESULT IN DISPROPORTIONATE ADDITIONS TO THE ORIGINAL BUILDING* NOR CAUSE A DETRIMENTAL ALTERATION TO THE SCALE OF THE DWELLING AND TO THE SCALE OF THE DEVELOPMENT ON SITE

C) RESPECT REGIONAL OR LOCAL BUILDING DESIGNS AND MATERIALS.

** Original building means the building as it was first built or as it stood on 1st July 1948.*

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Re-use and Adaptation of Existing Buildings in the Metropolitan Green Belt

3.20 The re-use and adaptation of existing buildings in the Green Belt recognises that changing agricultural trends are not limited to non-Green Belt countryside. The re-use of buildings should not prejudice the openness of the Metropolitan Green Belt because the buildings are already there. The policy does provide a number of safeguards to ensure that the 'openness' is retained. Notes are also given below on non-residential and residential re-uses and adaptations of existing buildings. Further guidance on the consideration of re-use and adaptation of existing building proposals in the Metropolitan Green Belt is given in PPG 2 Green Belts, paras. 3.7 to 3.10 and Annex D.

3.21 The Government's policy as set out in PPG 7 is that the re-use of rural buildings for new commercial, industrial and recreational uses can help to reduce the demand for new building and encourage a healthy rural economy. Generally re-use and adaptation should not prejudice the openness of Green Belts. It can help to secure the continuing stewardship of land, especially by assisting farmers in diversifying their enterprises, and may contribute to the objectives for the use of land in the Metropolitan Green Belt. The alternative to re-use may be a building that is left vacant and prone to vandalism. However, it is accepted that not all proposals will be acceptable as there may be legitimate objections, based on local circumstances, that may override these advantages of re-use and adaptation.

3.22 Residential conversions can often have a detrimental effect on the fabric and character of farm buildings. Further, the creation of a residential curtilage can undermine the rural nature of the area. The rural economy is not, usually, boosted by such conversions, whereas conversion to holiday use may be of benefit. For these reasons a generally more cautious approach is proposed than for non-residential uses.

POLICY WLL2: AREAS OF SPECIAL LANDSCAPE IMPORTANCE

WITHIN THE DESIGNATED AREAS OF SPECIAL LANDSCAPE IMPORTANCE, AS DEFINED ON THE PROPOSALS MAP; LAND USES OR BUILT DEVELOPMENT WILL NOT BE PERMITTED THAT WOULD HAVE A DETRIMENTAL IMPACT ON THE OPEN, COUNTRYSIDE CHARACTER, OR SPECIAL LANDSCAPE QUALITIES OF THE AREA.

THIS INCLUDES ANY DEVELOPMENT THAT RESULTS IN THE REMOVAL OR EROSION OF LANDSCAPE FEATURES SUCH AS PONDS, CHALK OUTCROPS, WOODLAND, COPSES AND HEDGEROWS.

Implementation: The development control process

Monitoring: Planning applications determined.

2.67 Within ASLI's, the District Council will seek the management of landscape features. This will be achieved through negotiation with landowners and liaison with other bodies such as English Nature, the Countryside Commission, the Environment Agency, the Forestry Authority and the Woodland Trust amongst others. Advice and guidance will also be available to the landowners. Planning conditions and agreements will be used where appropriate and necessary in the granting of a planning permission. These can provide safeguards and benefits in these special areas.

2.67a It should be noted that the general countryside policies apply within Areas of Special Landscape Importance.

POLICY WLL3: SETTING OF AREAS OF SPECIAL LANDSCAPE IMPORTANCE

DEVELOPMENT WILL NOT BE ALLOWED ON LAND THAT IS EITHER:

A) PHYSICALLY ADJOINING THE DEFINED BOUNDARIES OF THE AREA OF SPECIAL LANDSCAPE IMPORTANCE (AS SHOWN ON THE PROPOSALS MAP) OR

B) VISUALLY PROMINENT FROM OR TO THE DEFINED AREAS OF SPECIAL LANDSCAPE IMPORTANCE (AS SHOWN ON THE PROPOSALS MAP)

AND WHICH BY REASON OF ITS SIZE, LAYOUT, DESIGN, MATERIALS, LOCATION OR TYPE OF USE WOULD ADVERSELY AFFECT THE SETTING, CHARACTER OR SPECIAL LANDSCAPE QUALITIES OF THE AREA.

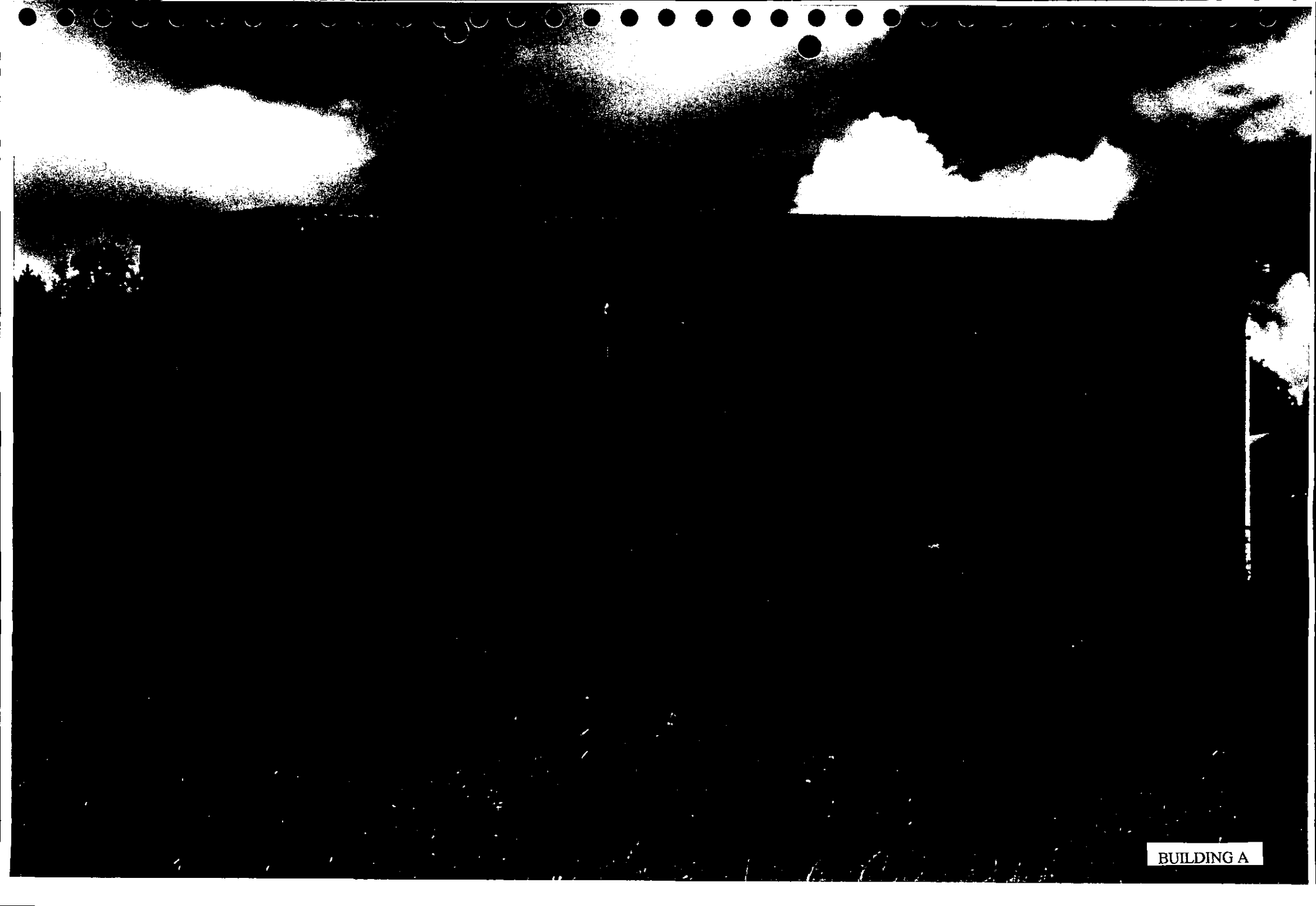
Implementation: The development control process.

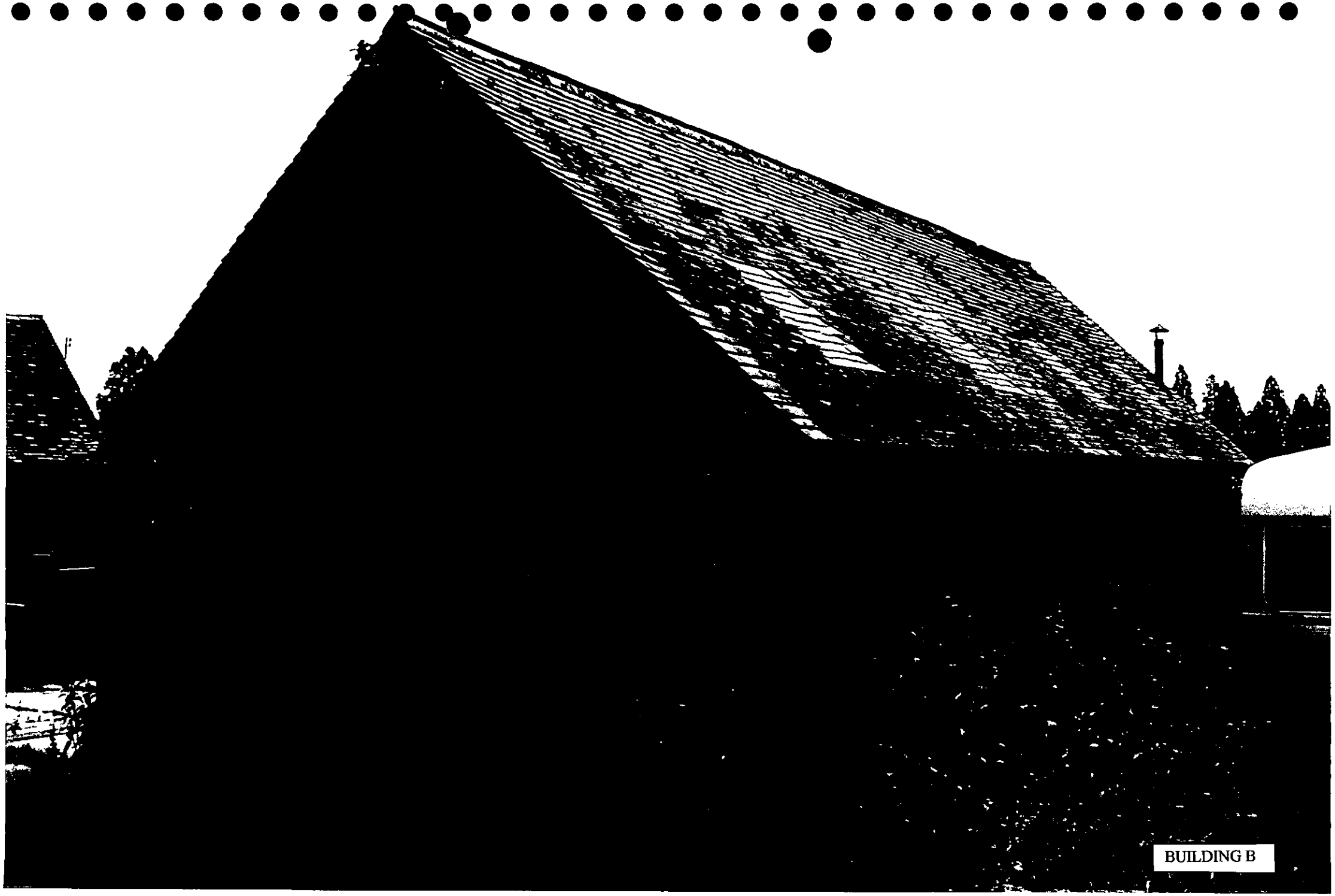
Monitoring: Planning applications determined.

River Valleys

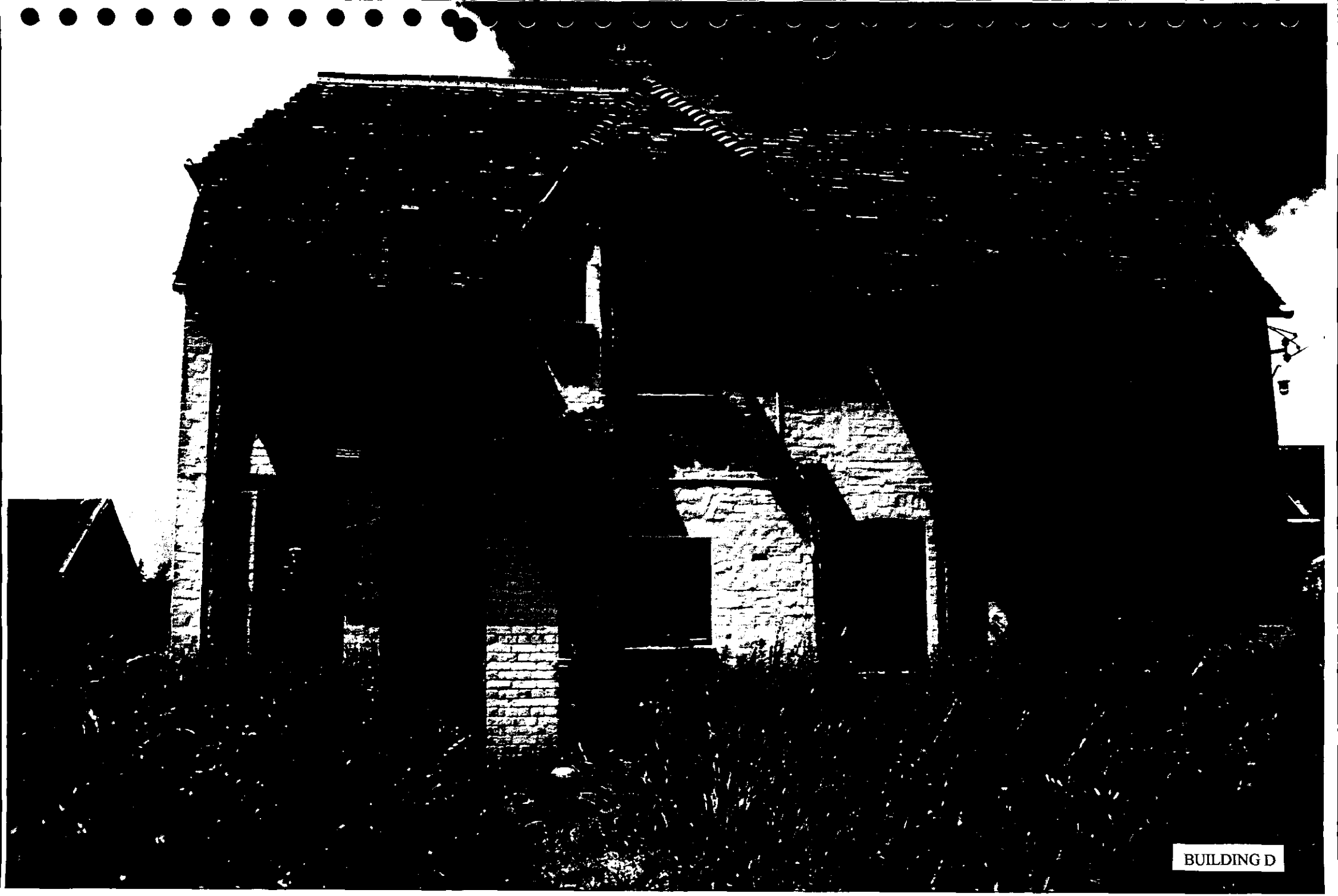
2.68 Some of this District's best quality landscapes are associated with or based upon parts of river valleys. These are the Loddon ASLI, the Blackwater Valley ASLI and the Wargrave/Cookham ASLI (based on the Thames Valley).

APPENDIX 5


BUILDING A

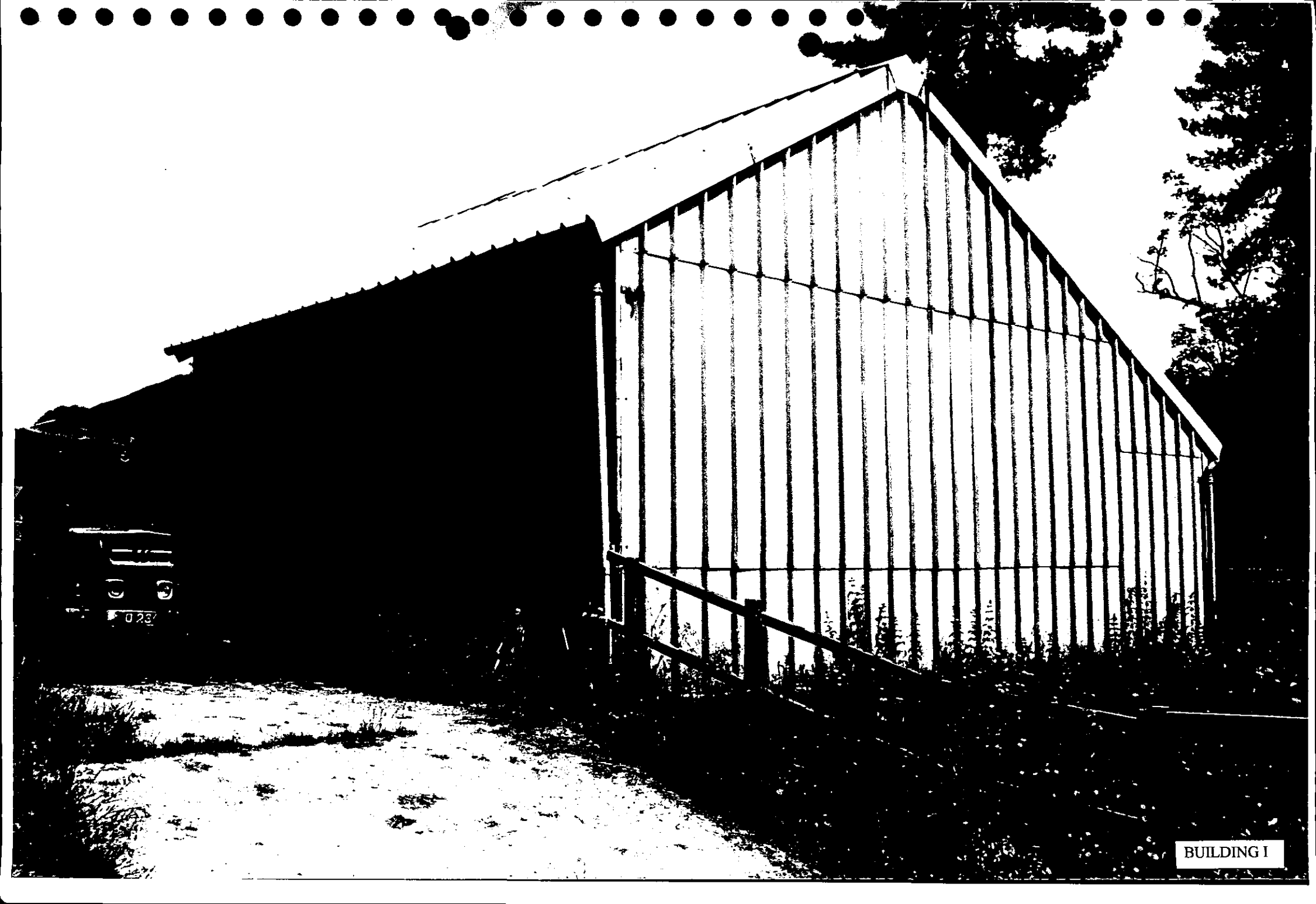

BUILDING B

BUILDING C


BUILDING D



BUILDING H


BUILDING I

Received by Wokingham District Council

Application No: F/2000/3005

Proposal:
Proposed demolition of existing dwelling, stables and storage buildings, removal of hard standing and erection of new dwelling, ancillary lodge, barn and garage. Part change of use from vehicle storage and commercial stabling to residential.

Location:
Endalls Farm, Blakes Lane, Hare Hatch, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/01/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

20 December 2000

Endalls Farm
Blakes Lane
Longsdon

Officer's Notes

Site is Designated - Metropolitan Green Belt

1.) Concerned over the fact that all the area is outlined in red. "Possible change of use of this area

2.) Management and future use of fields

3.) Soundness of the buildings = Agricultural P.D removal of buildings within 10 years. Also check their current state, whether they should be included in floorspace?

4.) Check the removal size of the house - cumulative % increase in floorspace of dwelling

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING
POI
06 JAN 2001
COPIES TO:
ACK:
FILE:

From: Joanne Ellis, Environmental Health

My Ref: jpe/endalls

To: Nicola Lake, Development Control

Your Ref: F/2000/3005

Date: 05 January 2001

PROPOSAL: DEMOLITION OF EXISTING DWELLING, STABLES AND STORAGE BUILDINGS, REMOVAL OF HARD STANDING AND ERECTION OF NEW DWELLING

ADDRESS: ENDALLS FARM, BLAKES LANE, WARGRAVE

These proposals have been evaluated and I have the following comments:

The former use of this site may have resulted in some soil contamination on the site making it unsuitable for residential use. Therefore a detailed investigation is needed to establish the full extent and nature of any contamination, this investigation should include a historical investigation, sampling and analysis of current soils, site assessment and method statement to remedy any contamination. This information will be essential in deciding what remediation works are required to ensure that the site is suitable for the proposed end use. It is advisable for the initial investigation to be carried out prior to planning consent as any remedial measures may have financial implications on the feasibility of the project for the developers.

I have no environmental health objections to this proposal with the imposition of the following conditions:-

1. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. Except as otherwise agreed in writing by the Local Planning Authority, all works comprised within the strategy which are not within buildings shall be carried out before the commencement of any development approved by this permission. All works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed in writing with the Local Planning Authority. Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority.

Reason - To ensure any soil, gas or water contamination on the site is remedied to protect the existing/proposed occupants of the application site and/or adjacent land.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

Nicola Lake
Wokingham District Council
Shute End
Wokingham
RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS QBS	NL
08 JAN 2001	
COPIES TO:	ACK: ✓
	FILE:

Shingleberry
Tag Lane
Hare Hatch
Twyford
Berks RG10 9ST

0118-940-2157

04 January 2001

Dear Ms Lake

Planning Application F/2000/3005: Endalls Farm, Blakes Lane, Hare Hatch

I have inspected the above planning application at Woodley Library and wish to express general satisfaction with the approach to redeveloping this site and to the design of the buildings which is proposed..

I have three specific observations to make.

The first is rather trivial, but I note that the district map included in Appendix 3 is seriously out of date, in that it is taken from a pre-1935 survey (our house, not shown, was built in 1938, and Hare Hatch House on the Bath Road was pulled down and rebuilt on its current site in 1935). I feel the applicants should have paid attention to this detail in case there are other inaccuracies more closely related to the proposed development!

Secondly, I have general concerns about the overall planning future of the 27.5 Ha site. These are largely allayed by statements regarding the letting of fields for grazing, and the offer in 3.2 that the land use of the whole site should be tied formally to the use of the buildings as a private residence. I would request the Council to enforce this linkage to eliminate any risk of future speculative moves to develop the frontage to Blakes Lane, or inappropriate agricultural buildings in the back fields.

Thirdly, I do not recall reading any statements about the southern part of the access track which is a public right of way (bridle path). There is a deprecatory remark about the unsightly dumps of rubble along the track, but no statement of intent regarding the type of treatment planned for the track itself. Clearly a house of this calibre will require an upgraded "drive", and it will be important for the Council to monitor carefully any excessive "tidying" which will detract from an important green-lane amenity.

Yours faithfully

Richard V.S.Lloyd

cc: Martin Gradon (Hare Hatch Residents)

Memo

To: Nicola Lake

From: Conrad Moore

Date: 11/01/01

Re: **Policy Comments upon F/2000/3005**

The site is within the countryside in the Green Belt (WGB1). The principle of re-development of an existing agricultural enterprise to residential should not be considered appropriate without very special justification. The proposal does not appear to fall comfortably within categories of WGB1. This proposal is significantly larger and has a main house and has a lodge (for staff?). In all cases development has to be appropriate in terms of scale, form, siting, design, materials, character etc. under Policy WGB1. Policy WGB2 sets out criteria for assessing New Dwellings in Green Belt where it is needed with a viable and appropriate land-use. No evidence is supplied on the nature of the equestrian use. Is it private? How many visitors to the site? The type of vehicles and frequency? Will ancillary structures such as jumps and field shelters clutter the landscape and have urbanising impacts? You will need to assess this, but also no functional need is demonstrated by the applicant or viability proven for a dwelling in this rural area. Furthermore, I question the rebuilding aspects for reasons set out below. The size of the houses does not appear to be related to the needs of the family/workers. I question that the lodge will not be separated in the future from the landholding. Conditions may not be appropriate when considered against tests in Circular 11/95.

The agents planning report attached to the application states that the current use of the site is for two residential units; storage of antique military vehicles; agricultural grazing of horses; equestrian/recreational use with commercial stabling and tourism with touring and holiday caravans. The report emphasises that the existing buildings do not have an agricultural use. However in planning terms the existing authorised use is for agriculture. The caravan for workers was refused in 1970 and 1982; and their site licence refused. It may qualify for a certificate of lawfulness (established), but this has not been proven.

Permission for a replacement farmhouse was granted in 1997 and the planning application file establishes that it was for a bungalow to meet the needs of a disabled person on the beef farm enterprise and better located with the existing farm buildings. Floorspace or footprint figures should not be used in comparison (as the agents report uses) given special circumstances at that time of the replacement. The replacement farm has not been implemented either. File 97/65975/F makes no mention of other accommodation such as caravans (and material in consideration of that case). In fact condition 3 requires the removal of the existing two storey farmhouse (– hence replacement in the description and also conditions for agricultural occupancy only). There is no reference to other housing need for agricultural workers or mention of other separate accommodation existing on site. This is similar to the case notes on the earlier withdrawn application reference 97/65610/F.

The applicant refers to commercial storage of military vehicles. B8 use has never been granted on this site. It may qualify for a certificate of lawfulness (established), but this has not been proven. It would be unreasonable to say that significant buildings were ancillary to the residential use on the site. They are clearly agricultural enterprise buildings. In 1989 one agricultural building (milking parlour) of 237 sq.m. was granted temporary consent for three years for change of use for construction of sections of pre-fab stables. Condition 01 of consent 33726 requires a return to agriculture of that building after 31/08/92. No renewal or extension of time period was applied for. Therefore the authorised use even for this building is agriculture. It may also be worth checking our planning enforcement files on the uses as well.

Under PPG7 annex F - Para. -F4 -Buildings used for horses in agriculture or where kept as pets' ancillary to a dwelling house do not need consent. This proposal refers to a commercial equestrian enterprise that has no permission. Any farm diversification proposal to include equestrian uses would be considered under Policy WRE1. This application does not appear to be a farm diversification proposal. You may wish to clarify this.

RE-USE OF BUILDINGS !

PPG7 encourages business re-use of redundant agricultural buildings and farm diversification in 3.14 to 3.15. The applicant on attempts to secure re-use, or the unsuitability for re-use provides no evidence. Note the requirement to meet five tests. The PPG is quite clear that new house building and other new development in the open countryside away from established settlements or areas allocated for development will be strictly controlled.

In addition this is within the Green Belt and PPG 2 sets out tests in para. 3.4 for new building. Again re-use of existing buildings is encouraged. See Para. 3.7 – 3.9. The proposals do not meet these tests.

The PPG 3 in Annex C defines previously developed land. The definition excludes land and buildings in use for agriculture. Some uses ancillary to the farmhouse are put forward in the supporting report. However the use of the site is clearly for agriculture. It is unreasonable to use some agricultural building figures to support residential redevelopment and enlargement. The comparative floorspace figures appear to be unclear and misleading in this context.

Furthermore to the PPG 7, no exceptional or very special circumstances are demonstrated to outweigh the green belt planning policy considerations that apply without creating an unfortunate precedent. The proposals should be considered as in-appropriate new development in the Green Belt.

Policy WGB4 sets out criteria for consideration of the re-use and adaptation of existing buildings. This is substantially a redevelopment proposal to residential and equestrian. The applicant does not appear to justify the need for redevelopment rather than re-use.

There is a question of sustainability. These aspects are considered as part of Policies WOS1 and WOS3. You need to consider these aspects in relation to this site.

The site is within the Cookham/Wargrave ASLI and subject to policy WLL2. Detailed comments from Catherine Brimble should assist in assessing any potential impact on the character of the ASLI.

The site is located near to Yeldall Manor and once formed part of that estate(?). You will need to consult Harold Sanders on potential impacts on the landscape character and setting in relation to the adjoining listed building. He can also give advice on whether some of the brick and timber buildings are worthy for retention and/or protection also given some of the photographs of the site. The retention of these buildings may make wholesale redevelopment also inappropriate and strengthen the case for re-use allowed under WGB 4.

Conrad Moore

Senior Planner. Policy & Plans Team.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Nicola Lake DATE: 19th January 2001

Location:	Endalls Farm, Blakes Lane, Hare Hatch, Reading
Proposal:	Proposed demolition of existing dwelling, stables and storage buildings, removal of hard standing and erection of new dwelling, ancillary lodge, barn and garage. Part change of use from vehicle storage and commercial stabling to residentail.
Application Number:	F/2000/3005

In response to your consultation dated 2nd January 2001 for the above application, the tree and landscape comments are as follows:

Although the development proposal represent a wholesale change in the character and use of the existing built form. The drawings submitted indicate that the new buildings would have a similar mass to the existing buildings which occupy the site. Therefore there would be a minimal addition visual impact.

The development proposals would however, change the existing agricultural use of the site which would have a landscape character impact on the ASLI. However, the site is not readily visible from adjacent buildings, roads and public footpaths. Apart from the new buildings I should be interested to know if the applicant proposes any change in agricultural practice within the whole site so that the impact of the proposals on the ASLI can be fully evaluated.

The site contains a number of mature trees and hedgerows which are not identified on the proposals drawing. Before I can comment further the applicant should be required to produce for approval a full tree survey and protection plan in accordance with BS 5837. This should be produced with the existing building new buildings, driveways and other proposed changed clearly marked on so that the impacts can be fully understood and evaluated.

The applicant should also submit for approval detailed landscape proposals for the development. These should be produced on a separate plan and include proposed hard and soft materials. A full planting plan should also be provided and include species to be planted, sizes at time of planting, densities and plant numbers for each bed and a schedule totalling all proposed plants. Particular attention should be paid to creating a robust and sensitive landscape scheme which integrates the development into the ASLI.

ROBERT PETROW
Consultant Landscape Architect

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

(Engineering Services)

MEMORANDUM

COPIES TO:

FILE:

FROM: **GRAHAM BARNWELL**
Public Rights of Way Officer

MY REF: GB/DF/
Extension: 6333

TO: **NICOLA LAKE**
Planning & Transport

YOUR REF:

DATE: 10 January, 2001

APPLICATION NO.: F/2000/3005
PROPOSAL: Proposed demolition of existing buildings and erection of new Dwelling
SITE ADDRESS: Endalls Farm Blakes Lane, Hare Hatch, Reading
APPLICANT: Mr & Mrs A Bussey C/O Ian Parkhurst Architect

Observations:

No objection to this application.

Public Rights of Way must not be obstructed at any time.

Graham

HIGHWAYS CONSULTATION SHEET

DELEGATED

From: Nicola Lake **Date:** 21 December 2000

Application Number: F/2000/3005

Proposal: Proposed demolition of existing dwelling, stables and storage buildings, removal of hard standing and erection of new dwelling, ancillary lodge, barn and garage. Part change of use from vehicle storage and commercial stabling to residential.

Parish: WARGRAVE PARISH

Site Address:
Endalls Farm, Blakes Lane, Hare Hatch, Reading.

Applicant:
Mr & Mrs A Bussey C/O Ian Pankhurst Architect.

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).

C049, R049
C122, R122.

Signed: _____ **Print name:** Adam Coggins

11/01/01

The Ramblers' Association
Working for walkers

PLANNING SERVICES	HPT
POL	TLS
	ENF
APP	
CS 0155	W
28 DEC 2000	
COPIES TO:	ACK:
	FILE:

The Ramblers

Berkshire Area
Groups: East Berks
Great Park • Loddon Valley
Mid-Berks • Pang Valley
South East Berks • West Berks

23 December 2000

Your ref: Nicola Lake/f/2000/3005

Mr J Mitchell
Development Control Manager
WOKINGHAM DISTRICT COUNCIL

70 Broad Hinton
TWYFORD
Berks RG10 OLP

Tel/Fax: 0118 9320285

Dear Sir

Application Nos. F/2000/3005

Site: Endalls Farm, Blakes Lanbe, Hare Hatch

In response to your letter of 21 December, we have no comments to make concerning this particular application, but we thank you for giving us the opportunity of doing so.

Yours faithfully
D W BOUNDS
Footpath Secretary
Ramblers' Association - Loddon Group

PS It's a pity to destroy the old farmhouse – I presume it's not a Listed Building?

Registered charity number 306089

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 7 DEC	Map No. 22 (18a) Site 26.463
Officer: NL	Application No. F/2000/3005
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED DEMOLITION OF EXISTING DWELLING, STABLES & STORAGE BUILDINGS, REMOVAL OF HARD STANDING AND ERECTION OF NEW DWELLING, ANCILLARY LODGE BARN & GARAGE. PART CHANGE OF USE FROM VEHICLE STORAGE & COMMERCIAL STABLING TO RESIDENTIAL

Location: END ALLS FARM BLAKES ~~ROAD LANE~~ Lane

Parish: WARGRAVE Ward: Remeham & Wargrave

Applicant: MR/MRS BUSSEY

Fee Received 380-00 Required ..... Additional ..... Refund .....

Enforcement Section (5) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans see drawings 1073/12 & 1073/13	House; E. elevation shows upstairs window in Gallery – not shown on F. Plan. – N. elevation shows small window for bedroom 3, not shown on floor plan – "Inner" elevations (eg for Utility Room, Conservatory & Lobby) not supplied.	✓21/12	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓21/12.....
Trees ✓21/12.....
Conservation Officer .....
Environmental Health New sewage disposal. ✓21/12
Housing .....
Leisure & Cultural services .....
Public Rights of Way ✓21/12.....
Property .....
District Secretary (only if called in by SOS) .....
? Policy & Plans ✓21/12.....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
– Highways ✓21/12.....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency Stables + new private sewage treatment plant ✓21/12.....
Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

(Green Belt)

OTHERS:

..... ✓ 21/12
– Ramblers Association (Pls send map labelled with yellow sticker to Mr Bounds)
– British Horse Society ✓21/12
No pre-apps

NEIGHBOURS:

S/N + See map
+ Endale Farm, Blakes Lane, Wargrave ✓21/12

Ian
Pankhurst
Architect

"By Scarletts Wood"
Scarletts Lane
Hare Hatch
Reading
Berkshire RG10 9XD
Tel: 0118 940 6767
Fax: 0118 940 6792
Email: IPArch@compuserve.com

JOB REF 1073

DATE 25.01.2001

TO WOKINGHAM DISTRICT COUNCIL
PLANNING DEPT.

FAO MARTIN DURKAN

CC Mr + Mrs D. BUSSEY

PROJECT ENDALLS FARM

ITEM	COPIES	REMARKS
1073/13A	6	GALLERY WINDOW SHOWN ON PLAN
14	6	SECONDARY ELEVATIONS
15	6	"
16	6	"
11A	6	Site Plan - Scale corrected

Application Ref. F/2000/3005.
Please accept these drawings as substitutions/additions to those submitted with the application.

SIGNED

Ian Pankhurst
B.Sc. B.Arch (Hons) RIBA
S. F. Pankhurst

VAT Reg No. 669 1082 17

Rec'd 1.30pm 6.12.00

Ian
Pankhurst
Architect

"By Scarletts Wood"
Scarletts Lane
Hare Hatch
Reading
Berkshire RG10 9XD
Tel: 0118 940 6767
Fax: 0118 940 6792
Email: IPArch@compuserve.com

1073ip6051200

5th December 2000

The District Planning Officer
Wokingham District Council
PO Box 152
Shute End
Wokingham
Berks RG40 1WJ

DELEGATED

07 DEC 2000* 3005

Dear Sir

ENDALLS FARM, WARGRAVE

I enclose a full planning application for a replacement dwelling and ancillary buildings on the above site.

The following documents, which comprise the planning application, are enclosed: -

- 6 copies of the Planning Application Form (Part 1)
- Certificate B and Agricultural Holdings Certificate
- 6 copies of drawings 1073/11, 12, 13, 14, 15, 16 and 17
- 6 copies of a Planning Report describing the proposals and the existing site and its uses and explaining the response to the planning issues involved
- 6 copies of a Location Plan

The Planning Report gives a broad description of the principles of the proposed landscaping scheme. However, if the application is found to be acceptable, a detailed proposal will be commissioned.

This is a quite complex application both in terms of the current uses on site and the content of the proposals. I would therefore be happy to attend a meeting with the Case Officer to explain the details of the application.

Yours faithfully

Ian Pankhurst RIBA

cc Mr & Mrs A Bussey

Ian Pankhurst
B.Sc. B.Arch (Hons) RIBA
S. F. Pankhurst

VAT Reg No. 669 1082 17

17170 031

ADDRESS ENDALLS FARM BLAKES ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU. 7878 (18)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
378/56	Messrs Buckwyn Construction Ltd	Calf boxes & pens	12 6 56	App n/a
X/21/70	Mr R R Cracksford	Caravan for Workers	2 9 70	n/a Refus
17324	"	"	7.5.82	N/A Rec
17329	"	SITE LICENCE	7.5.82	N/A Rec
26374	ACCESS SCAFFOLDING	STORAGE OF SCAFFOLDING	29.10.86	Rec
3372@6	MR R ANDREWS	AGR. BLDG. TO WORKSHOP	9.8.89	3yrs
97/65610/F				
97/65916/F	MR. R. CRACKNELL	REPL. FARM DWELLING	29.8.97	Cl.

DATE OF COMPLETION

MINISTRY DECISION 23674 - APPEAL DISMISSED - 9.12.87

SPECIAL ORDERS

DRAINAGE

PLANNING PERMISSION

F
JLR

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

To: MR R C ANDREWS
50 REYNARDS CLOSE
WINNERSH
NR WOKINGHAM
BERKSHIRE RG11 5NU

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No 33726 (F)

Proposal:
CHANGE OF USE FROM AGRICULTURAL BUILDING TO WORKSHOP
ENDALLS FARM BLAKES ROAD HARE HATCH WARGRAVE

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The use hereby permitted shall be discontinued and the building restored to agricultural use on or before 31/08/92.

01 REASON It is considered inappropriate to perpetuate indefinitely a use of this nature, which is contrary to the Planning principles and policies normally applicable to the area, until its effect on the amenities of the area has been adequately assessed.

02 This permission shall be personal only to the applicant and his company as described in the application and accompanying details and for so long as they shall occupy the premises in accordance with the requirements of condition no.1 above.

02 REASON Cognizance has been taken of the circumstances of this case and it is desired to restrict the terms of this permission in order to safeguard the amenities of the area.(353R)

03 The use hereby permitted shall be strictly limited in extent to the scale of activity identified in the applicant's letter of 19th May 1989 accompanying the application.

03 REASON To ensure that an appropriate level of use is secured in the interests of the amenity of the area.

continued/-

Application 33726 continued

Date 23 OCT 1989 District Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire fighting purposes by members of one or more fire brigades and their appliances.

* ENC

JR

FORWARD PLANNING CONSULTATION SHEET

To From: Development Control

31st May 1989

From To: Forward Planning JG

Application No: 33726 Full Planning Permission

CHANGE OF USE FROM AGRICULTURAL BUILDING TO WORKSHOP
ENDALLS FARM BLAKES ROAD HARE HATCH WARGRAVE

For MR R C ANDREWS Designation:B

Local Plan:Loddon Area Local Plan Surely GB ? (yes)

T.P.O.	Conservation Area/Listed Building	Departure/Agricultural
	None / None	Departure - CDP & SP

Min.Bearing Land/SSSI/Nat.Trust	Flood Plain/Overhead Line/Gas Pipe/Oil Pipe
X	X

Advertisements:None

NB: For internal discussion purposes only - comments expressed by staff on this form may not necessarily represent the views of the Planning Department, and the Planning Officer's formal recommendation, which will have regard to all other material considerations.

The case officer for this application is Mr J L Rees
Forward Plan comments:-

The site is within the Green Belt
Relevant plans RBSP + GBLP.
RBSP EN3 : strongest restraint on dev. in the GB (including change of use)
GBLP 1 : presumption against dev.
19 : strongly resist dev. for cou for industrial purposes.

Also take into consideration recent B.CC analysis of the situation of development in the Green belt and especially the use of redundant farm buildings. Suggests maintaining a strong presumption against.

Recommend : Refusal, proposal is contrary to
RBSP EN3
GBLP 1 & 19

THIS NOT YET SEEN IN FULL

JG 7.6.89
CW

Note : What Use Class does workshop come within? (B1)
Without prejudice : if this is approved it should be a personal permission with a time period - as suggested in applicants letter. (Personal)

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART

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 PLANNING OFFICER,
WOKINGHAM DISTRICT COUNCIL,
PLANNING DEPARTMENT,
P.O. Box No. 157,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKSHIRE,
RG11 1WR.

FOR OFFICE USE ONLY

33726

19 MAY 1989

1. APPLICANT'S NAME: R. C. ANDREWS

ADDRESS: 50, REYNARDS CLOSE, WINNERSH

POSTCODE: RG11 5NU PHONE: 784468

2. If the applicant has an agent, all correspondence will be sent to the agent.

AGENT'S NAME:

ADDRESS:

POSTCODE: PHONE:

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: ENDALLS FARM, BLAKES RD, HARE HATCH, READING.

4. WHAT IS THE APPLICATION FOR? Give brief details and state for what purpose the site and any buildings will be used.

CHANGE OF USE FROM MILKING PARLOR TO WORKSHOP FOR STABLE CONSTRUCTION

5. Give the area in hectares or part of a hectare.

AREA OF SITE: 237 m²

State the applicant's interest in the land e.g. owner, prospective purchaser, lessee.

OWNERSHIP: LESSEE.

7. List all the plans and drawings submitted with the application.

PLANS/DRAWINGS: PHOTOGRAPHS OF EXISTING BUILDING. APPLICATION FORMS. O/S MAP. 2 COVERING LETTERS.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING? Tick the box(es)

- CHANGE OF USE: ☑
- ERECTION OF NEW BUILDING: ☐
- REDEVELOPMENT: ☐
- 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
- TEMPORARY PERMISSION: ☐ → State period required
- RELAXATION OF CONDITIONS: ☐ → State relevant application number; → Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION: 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: ☐

1769b

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? VACANT AGRICULTURAL.

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

14. STATE EXTERNAL MATERIALS TO BE USED. N/A.

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. N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF? N/A.

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. EXISTING ACCESS ADEQUATE.

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	/ •	/ •	/ •
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. £78.76

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 R.C. Anderson ON BEHALF OF PHOENIX STABLES LTD DATE 15/5/89

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floorspace		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1 (a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				237m²
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: AGRICULTURAL.		237m²		
OTHER	Please specify:				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	3	1
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON CARRIED ON. 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 — ASSEMBLY OF PANELS FOR STABLES.

28. WHO WILL OCCUPY THE PREMISES?
(a) Give the name and current operating address of the proposed occupier — PHOENIX STABLES LTD. NEW COMPANY - NO PREVIOUS ADDRESS
(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
		3	3

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES? — NO

If so, state which 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.

VIDEO (3) 33726 ITEM 21

Endalls Farm is located to the north of Blakes Road with a lengthy access from the road to the farmhouse ~~&~~ yard and buildings which are set well away from the road frontage. The farm of some 67 acres is located within the Green Belt and within an area of Great Landscape Value.

The proposal seeks permission to use a redundant farm building of some 237 m's floor area formerly in use as a ~~[illegible]~~ milking parlour, the building being relatively modern in construction. The use which has recently commenced involves construction of pre fabricated wall and roof panels for ~~[illegible]~~ stable buildings and involves mainly the use of hand tools ~~[illegible]~~ such as a ram and drill. There are ~~[illegible]~~ presently two people involved, ~~the applicant~~ one being the applicant and a maximum of 4 is ultimately envisaged but as the business involves a complete construction and erection on site service it is ~~[illegible]~~ unlikely that any more than two will be employed on site on a regular basis. Deliveries of material to site would be on a monthly basis and movements of completed panels approximately once a week by the applicant transit van. The applicant is prepared to accept the a temporary and personal permission

The farm is located in a relatively isolated position with no nearby residential properties so it can be assumed that

that this low key use can be operated without offending anybody. Farming activity has clearly declined over the years, a very small beef rearing capacity remaining together with grazing right. The farmer also derives a small income from one or two touring caravans and stated that the small additional income derived from the use of this redundant building would assist in maintaining the viability of the holding for the foreseeable future.

Turning to principles, it appears that the use can be seen to have a link with the rural economy compared to a previous unauthorised use for scaffolding storage which was dismissed on appeal. There would thus be support within PPG's notes and circulars for this type of use and bearing in mind the decisions in respect of Sheeplands Farm and more recently Castle End Farm on appeal for B1 uses in the Green Belt there must be a presumption in favour of permitting the use. There is another advantage in the limited alterations required to the building to enable the use to operate in that should the agricultural climate change then it would be very simple to re-instate the building for such use.

In all the circumstances it appears appropriate to favourably consider the temporary use of the building as applied for and as such Temporary Permission is recommended to

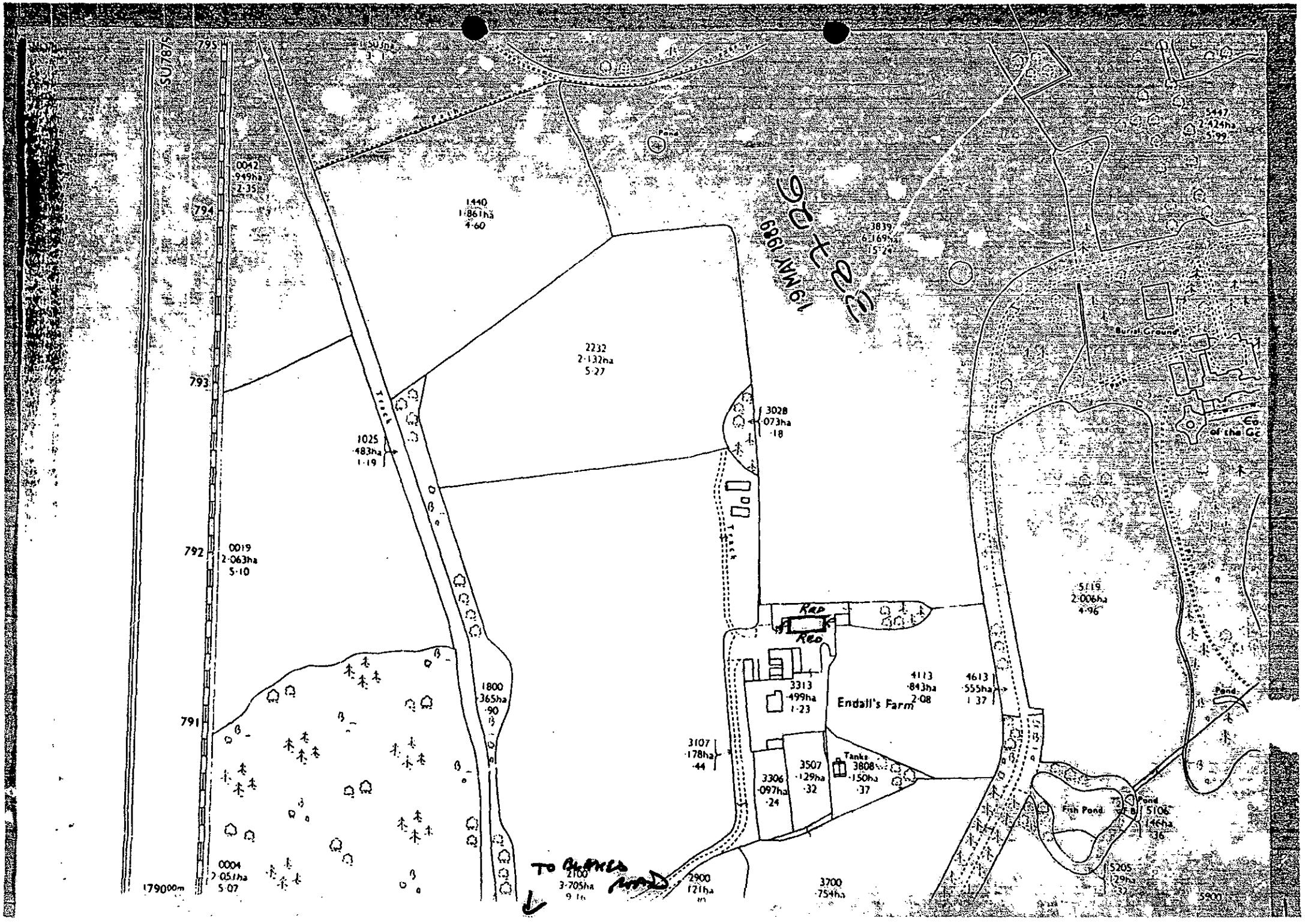
31st August 1992 and personal to the applicant and his particular operation only.

T/P PERSONAL

PERIOD AGREED

SCALE TO AS SET OUT

IN LETTER



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5·07
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3·705ha
2900
·121ha
3700
·754ha
3107
·178ha
·44
3306
·097ha
·24
3507
·129ha
·32
3313
·499ha
1·23
Endall's Farm
Tanks
3808
·150ha
·37
4113
·843ha
2·08
4613
·555ha
1·37
5119
2·006ha
4·96
5447
2·424ha
5·99
3839
6·169ha
15·24
Burial Ground
Pond
Fish Pond
5106
·146ha
·36
5205
·129ha
·32
5900
Track
Path
Red
Red
TO BLAKES ROAD
19 MAY 1989

1789/a

SECTION 66 CERTIFICATE

Application No. 07.DEC.2000* 5385

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

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

CERTIFICATE A

I certify that:

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
MR. R. CROCKFORD	ENDALLS FARM BLAKES LANE, WARGRAVE, BERKS	5-12-2000

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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.

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 . MR & MRS A. BUSSEY . . . . . .

Date . . 5.12.2000 . . . . . .

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

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

RECEIVED 07 DEC. 2000 3005

1.	APPLICANT'S NAME	MR AND MRS A. BUSSEY
	ADDRESS	THE POND HOUSE, WINKFIELD LANE, MAIDENS GREEN, NR. WINDSOR, BERKS
	POST CODE	SL 4 4QU PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	IAN PANKHURST ARCHITECT
	ADDRESS	"BY SCARLETTS WOOD", SCARLETTS LANE, HARE HATCH, READING
	POST CODE	RG 10 9XD PHONE 0118 940 6767
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	ENDALLS FARM, BLAKES LANE, WARGRAVE, BERKS
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF EXISTING HOUSE, STABLES AND STORAGE BUILDINGS, REMOVAL OF CONCRETE HARD STANDING AND ERECTION OF A NEW HOUSE, ANCILLARY LODGE, BARN AND GARAGE. PART CHANGE OF USE FROM VEHICLE STORAGE AND COMMERCIAL STABLING TO RESIDENTIAL
5. Give the area in hectares or part of a hectare	AREA OF SITE	27.5 Hectares
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	CONTRACTED PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1073/11, 12, 13, 14, 15, 16, 17 LOCATION PLAN PLANNING REPORT

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 ?

SITING	☐	EXTERNAL APPEARANCE	☐
DESIGN	☐	MEANS OF ACCESS	☐
LANDSCAPING	☐		

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

LAND: GRAZING AND STATIONING OF ONE PERMANENTLY OCCUPIED CARAVAN PLUS TOURING AND HOLIDAY CARAVANS

BUILDINGS: RESIDENTIAL, STORAGE OF MOTOR VEHICLES AND COMMERCIAL STABLING

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.**

HOUSE: OAK FRAME WITH BRICK INFILL, COURSED RUBBLE STONE WITH DRESSED STONE QUOINS. HANDMADE CLAY TILE ROOF

BARN: TIMBER BOARDING OVER BRICK PLINTH, HANDMADE CLAY TILE ROOF.

GARAGE: TIMBER BOARDING OVER BRICK PLINTH, THATCHED ROOF

LODGE: COURSED RUBBLE STONE WITH DRESSED STONE QUOINS, HANDMADE CLAY TILE ROOF

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

EXISTING FENCES AND HEDGES, SUPPLEMENTED WITH ADDITIONAL INDIGENOUS PLANTING

16. **HOW WILL SURFACE WATER BE DISPOSED OF?**

TO SOAKAWAYS

17. **HOW WILL FOUL SEWAGE BE DISPOSED OF?** To existing system YES/~~NO~~

If no, please give details: NEW PRIVATE TREATMENT PLANT

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

EXISTING: DRIVE FROM BLAKES LANE

PROPOSED: AS EXISTING BUT DRIVE DIVERTED WITHIN THE SITE

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

N/A

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 9 *	/ *	1 / 7 *
BUNGALOW	1 / 3 *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	1 / 2 *

* 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

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 T. Pank ON BEHALF OF MR & MRS A BUSSEY DATE 5.12.2000

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

17696

PLANNING APPLICATION

PART 2

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

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

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

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

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

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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



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Development Control Section, Environmental Services, Wokingham District Council.

19 December 2000

Scale: 1 : 5000

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Development Control Section, Environmental Services, Wokingham District Council.

28 February 2001 Scale: 1 : 5000

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07 DEC 2000 3305



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Development Control Section, Environmental Services, Wokingham District Council.
19 December 2000 Scale: 1 : 2500

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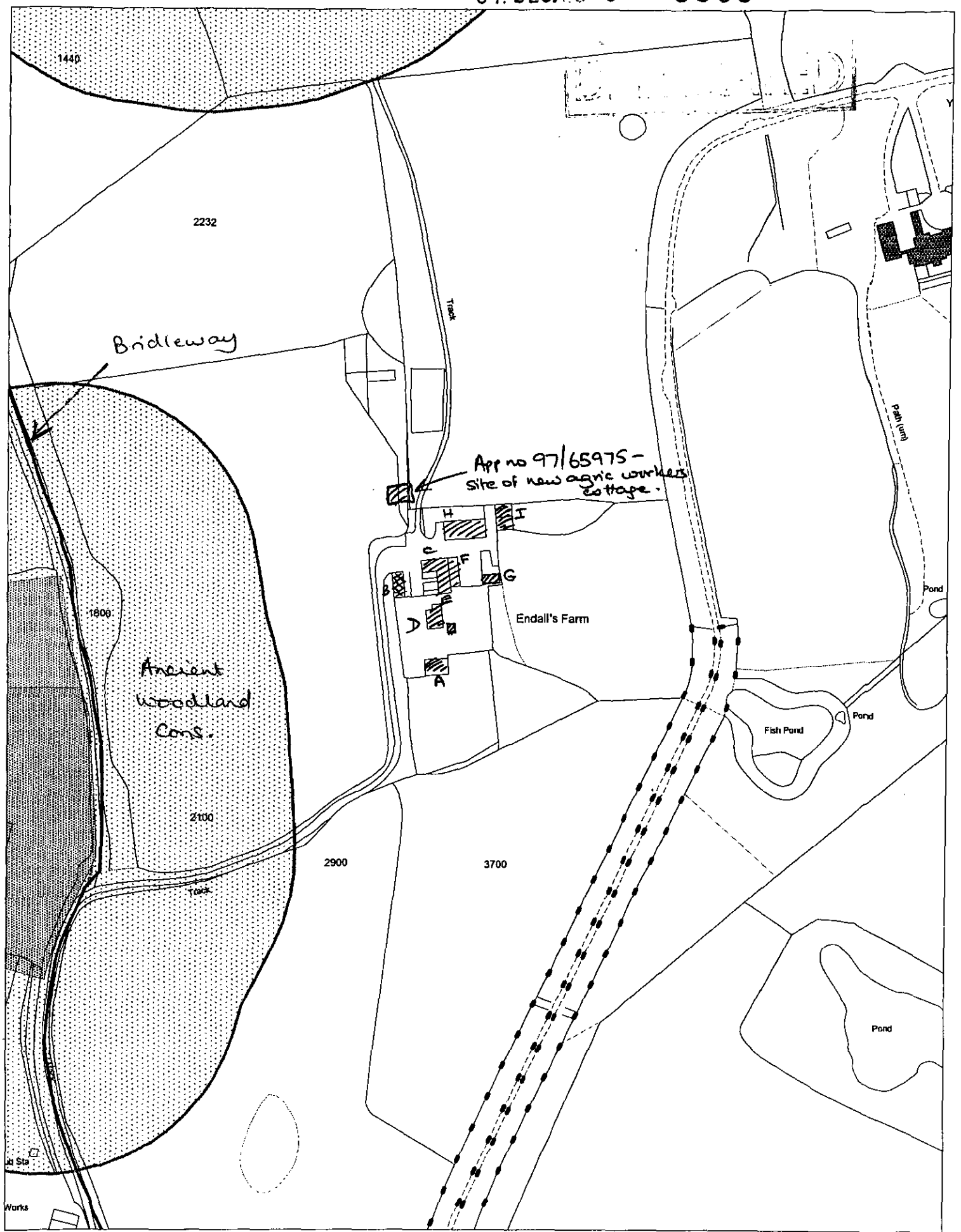
07 DEC. 2000 3005



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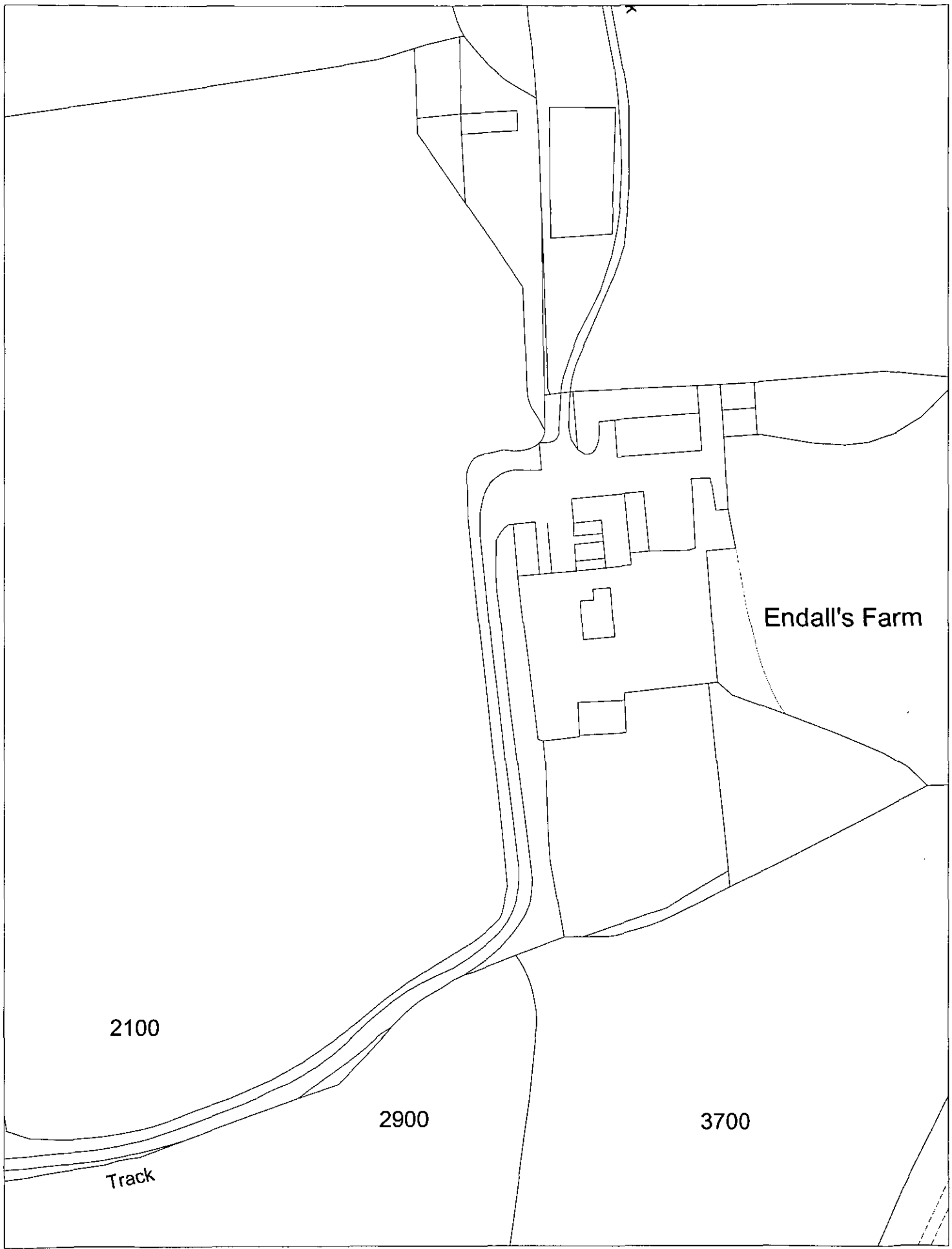
Development Control Section, Environmental Services, Wokingham District Council.
19 December 2000

Scale: 1 : 2500

N W E S

To be demolished.

To be retained



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Development Control Section, Environmental Services, Wokingham District Council.
25 January 2001 Scale: 1 : 1250

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Landscape Section, Environmental Services, Wokingham District Council.
4 January 2001

Scale: 1 : 8000

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