APPLICATION NO:
F/2001/3342

LOCATION:
Little Farm Hogmoor Lane, Hurst Reading.

APPLICANT:
Mr & Mrs Bowman C/O Colin Dawson And Associates

PROPOSAL:
Proposed erection of garage block with study and storage in roos area. Demolition of existing garage/ outbuilding.

EARLIEST DATE FOR DECISION: ~~12/03/2001~~ 16/03/01

APPLICATION WILL HAVE EXPIRED ON:
06/04/2001

CASE OFFICER: **Martin Durkan**

RAILEX
Marbleboard

EASIFILE EP7

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Bowman
C/O Colin Dawson And Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Application Number: F/2001/3342

Parish: **HURST**

Location: **Little Farm, Hogmoor Lane, Hurst, Reading.**

Proposal: **Proposed erection of garage block with study and storage in roof area. Demolition of existing garage/ outbuilding.**

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

Reason
1. The proposed demolition of the existing building of traditional local character and its replacement with a building that, by reason of its size, height and bulk, would represent an unacceptable change in the scale of the development on the site, would be detrimental to the character and amenity of an identified Area of Special Character and detrimental to the open, undeveloped, rural character and amenity of identified Separation of Settlements land. As such, the proposed development would be contrary to policies C2, C6 and EN5 of the Berkshire Structure Plan, policy LC1 of the Loddon Area Local Plan and to policies WOS2, WOS3, WCC2, WCC4, WBE1, WHE7, WHE8 and WHE14 of the Wokingham District Local Plan Deposit Draft (as amended).

Reason
2. . The proposed development lies within an area of land liable to flood as shown on maps held by the Environment Agency. The development would be at direct risk of flooding and would increase the risk of flooding elsewhere. As such, it would be contrary to policy EN3 of the Berkshire Structure Plan, policies LPS2 and LPS3 of the Loddon Area Local Plan and to policy WIC16 of the Wokingham District Local Plan Deposit Draft (as amended).

Reason

3. The proposals include development in close proximity to the Hogmoor Lane Ditch. This would adversely affect the character and conservation value of the watercourse; increase the risk of accidental pollution; increase the likelihood that undesirable forms of bank retention work may need to be adopted in future; and preclude the creation of an adequate buffer zone. As such, the proposed development would be contrary to policy EN3 of the Berkshire Structure Plan, policies LPS2 and LPS3 of the Loddon Area Local Plan and to policy WIC16 of the Wokingham District Local Plan Deposit Draft (as amended).

John Mitchell

John Mitchell
Development Control Manager
Date: 27/03/2001

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.

Our ref: SU77SE/25/20
Your ref: CED/BK/570

Date: 24 May 2001

ENVIRONMENT AGENCY

Colin Dawson
Colin Dawson & Associates
Malvern House
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Dear Mr Dawson

LITTLE FARM, HOGMOOR LANE, HURST
PLANNING APPLICATION F/2001/3342

I write further to your letter of 1st May 2001 regarding the above application. The site survey that was enclosed (drawing number D 570-03) indicates what I expected after our site visit. The site on which the outbuilding is situated is not within the floodplain of the Hogmoor Lane Ditch, therefore I no longer maintain my flooding objection as detailed in our letter of 8th March 2001.

However, although we note that there is evidence of a previous structure in the area on which you wish to extend the outbuilding, we aim wherever possible to improve the environmental conditions of watercourses and their buffer zones. For this reason we would wish to see any extension occur away from the watercourse, perhaps within the gravel area, rather than along the top of the bank of the watercourse. If this cannot be accommodated we would need to see detailed justification. This is the usual course of action we expect as part of a consent application process. In any case, we would certainly advise that the new outbuildings are positioned at least 1 or 2 metres from the top of the bank in order to ensure bank stability during and after construction.

In summary, although we do lift our flooding objection, the objection relating to proximity must be maintained until further information is received. Please contact me directly if you wish to discuss this matter further.

Yours faithfully

AMANDA REED
Development Control Engineer

Direct dial 01276 454331
Direct fax 01276 454352

cc Martin Durkan - Wokingham District Council

File on 2001/3342 Already determined.

Our ref: SP\2001\003938\001
Your ref: F/2001/3342

Date: 16th August 2001

ENVIRONMENT AGENCY

PLANNING SERVICES	APP: 46883
POL	TLS
DC	ENF
APP	
CS	
20 AUG 2001	
COPIES TO:	ACK:
	FILE:

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

Dear Sir/Madam

ERECTION OF GARAGE BLOCK WITH STUDY & STORAGE IN ROOF AREA.
DEMOLITION OF EXISTING GARAGE/OUTBUILDING
LITTLE FARM, HOGMORE LANE, HURST

The Environment Agency is in receipt of revised proposals for the above development from Colin Dawson & Associates. The submitted drawing D570-04 shows an increased buffer zone between the proposed extension and the Hogmore Lane Ditch.

The Agency welcomes this change to the proposal, and that the potential impact on the watercourse and river corridor has been taken into consideration. Based on this revised proposal, the Agency removes its objection (proximity to watercourse) as contained within our letter of 8 March 2001. For clarification, the other objection to this proposal on floodplain grounds has been resolved, as confirmed in the letter of 24 May 2001 from Amanda Reed.

However, the Agency would not want to see any future development within close proximity to the watercourse at this site. In addition we would encourage the management of a strip of land adjacent to the watercourse so as to foster a natural character. This would be planted with native species of trees and shrubs, and any grass areas left unmown or mown only later in the season to enhance their floristic and habitat value. These measures benefit various kinds of wildlife, but are particularly important for the terrestrial life stages of aquatic insects, such as dragonflies. This could be considered as compensation for the close proximity of the development to the watercourse.

The Environment Agency would ask that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: There shall be no new development including hardstanding and fences within a buffer zone 8 metres wide alongside the watercourse.

Cont/d..

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

REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

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 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Hogmoor Lane Ditch main river. *Contact Mike Chapman on 01276 45 4331 for details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Claire Murphy on 01276 45 4509 for details.*

Under the terms of the Control of Pollution (Silage, Slurry and Agricultural Fuel Oils) Regulations 1991, prior authorisation of the Environment Agency is required for the construction of relevant storage installations as defined by the regulations. *Contact Nick Weddell on 01276 45 4405 for further details.*

ADVICE TO APPLICANT

Conservation

Any planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will also help to prevent the spread of invasive, alien species within the region.

Areas of mature rough grassland are valuable habitat for many small mammal species. Wherever possible these community types should be retained, as they support voles, mice and invertebrates which provide an essential food source for species such as grass snake, kestrel, hedgehog, fox and barn owls. These areas should be left unimproved and no pesticide or herbicide should be used in their management.

Bird and bat nesting and roosting sites should be built into the proposals through the incorporation of ledges, crevices, holes and boxes, where possible.

Environment Protection:

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The

Cont/d..

bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

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.

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: Colin Dawson & Associates, Malvern House, 1 Malvern Way, Twyford, Berks RG10 9PY

WORK SHEET FOR : Martin Durkan

Application Number : F/2001/3342

Applicant : Mr & Mrs Bowman C/O Colin Dawson And Associates.

Location : Little Farm, Hogmoor Lane, Hurst, Reading.
Proposal : Proposed erection of garage block with study and storage in roos area. Demolition of existing garage/ outbuilding.

Site Notice Displayed ? :

YES	NO	DATE
✓		01/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 01/03/01

Date Registered : 09/02/2001

Earliest Date for Decision : 12/03/2001

Latest Consultation Date/Site Notice Expiry Date : 12/03/2001

This application will have expired on: 06/04/2001. 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) HIGHWAYS - REC. APPROVAL WITH CONDITIONS
2) ENV. HEALTH - NO OBJECTIONS
3) MINERALS - NOT LIKELY TO BE AFFECTED
4) ENVIRONMENT AGENCY - OBJECTS ON FLOOD RISK GROUNDS AND THE IMPLICATIONS FOR THE WATERCOURSE
5) ST NICHOLAS HURST P.C. - OBJECTS : FLOOD RISK, MASSING, DESIGN AND IMPACT ON OPEN, RURAL APPEARANCE OF THE AREA.

Planning Issues :
SITE DESIGNATION :
LALP - SEPARATION OF SETTLEMENTS (LC1)
AREA LIABLE TO FLOODING (LPS2, LPS3)
WDLP - GREEN GAP/WEDGE (WCC2)
LAND LIABLE TO FLOODING (WIC16)
AREA OF SPECIAL CHARACTER (WHE7, WHE8)

ISSUES
1) IMPACT ON THE CHARACTER AND AMENITY OF THE SEPARATION OF SETTLEMENTS AND AREA OF SPECIAL CHARACTER
2) IMPACT ON AREA LIABLE TO FLOODING

Application Number: F/2001/3342

Appraisal:

1. Impact on the character and amenity of the Separation of Settlements and Area of Special Character

The existing outbuilding is single storey with a pitched roof and incorporating a hayloft in the roofspace accessed via a ladder. It is used for the garaging of cars and for domestic storage with a small play area in the hayloft. The building covers a substantial floor area and is built in similar style and materials to the main dwelling. The latter dates back to the 16th century and is included on the Council's list of buildings of local architectural and historical interest.

The proposal is to demolish this building and replace it with a much larger building comprising of a garage and a study area on the ground floor and a domestic storage area in the roofspace. It would include dormer windows on the west elevation (facing into the site) and a hipped roof at either end (the existing building has a hipped roof on one elevation with a gable end on the other). The finish would comprise white painted brickwork with red plain tiles to match the main dwelling.

The new building would be substantially bulkier than the building that it would replace and would represent an increase in the footprint, height and overall floorspace:

	Footprint	**Floor Area**	**Height**
Existing Garage	65 sq m	82 sq m	4.8m
Proposed Garage	114 sq m	156 sq m	5.5m
Increase	49 sq m (75%)	74 sq m (90%)	0.7m

The proposed building would be sited in the same position as the existing building. The rear elevation would directly face the public highway, with no separating boundary fence or wall in between, as does the rear elevation of the existing building.

This represents a very prominent position, which, together with the size of the building makes it highly visible to public view and an important feature of the site. On a southerly approach to the site, the outbuilding appears to be closer to the road than the main dwelling. The highly visible gable end of the outbuilding, which incorporates a traditional hayloft door at first floor level, is a prominent feature of the building and it contributes to the overall character of the existing development on the site. Under the proposals, this feature would be lost with the gable end replaced by a hipped roof, which would detract from the traditional character of the building. It is also considered that the proposed dormer windows, increased height and increased bulk would change the character of the existing structure from that of an ancillary outbuilding, subservient to the main dwelling, to that of a building resembling a second dwelling on the site.

The site is situated in a sensitive location in designated Separation of Settlements/ Green Gap land and it includes a building identified as being of local architectural and historical interest. It is considered that the proposed development would result in a building of unacceptable scale and bulk for such a location and that it would result in the loss of a building that contributes to the local character of the area. As such, it is considered that it would be detrimental to the open, rural character of the designated Separation of Settlements/Green Gap land and also to the traditional character of the identified Area of Special Character. For these reasons, it is recommended that planning permission should be refused.

2. Impact on Area Liable to Flooding

The Environment Agency has advised that the proposed development would be at direct risk of flooding and would increase the risk of flooding elsewhere and it therefore objects to the application. The agency also objects on the grounds of the close proximity of the proposed development to the Hogmoor Lane Ditch watercourse and the likely problems that would result from that. These concerns provide additional reasons for refusing planning permission.

Recommendation: ~~Approval~~ **Refusal** ✓

Application Number: F/2001/3342

Reasons for Refusal

No	Reasons for Refusal
1	The proposed demolition of the existing building of traditional local character and its replacement with a building that, by reason of its size, height and bulk, would represent an unacceptable change in the scale of the development on the site, would be detrimental to the character and amenity of an identified Area of Special Character and detrimental to the open, undeveloped, rural character and amenity of identified Separation of Settlements land. As such, the proposed development would be contrary to Policies C2, C6 and EN5 of the Berkshire Structure Plan, Policy LC1 of the Loddon Area Local Plan and Policies WOS2, WOS3, WCC2, WCC4, WBE1, WHE7, WHE8 and WHE14 of the Wokingham District Local Plan Deposit Draft (as amended).
2	The proposed development lies within an area of land liable to flood as shown on maps held by the Environment Agency. The development would be at direct risk of flooding and would increase the risk of flooding elsewhere. As such, it would be contrary to Policy EN3 of the Berkshire Structure Plan, Policies LPS2 and LPS3 of the Loddon Area Local Plan and Policy WIC16 of the Wokingham District Local Plan Deposit Draft (as amended).
3.	The proposals include development in close proximity to the Hogmoor Lane Ditch. This would adversely affect the character and conservation value of the watercourse; increase the risk of accidental pollution; increase the likelihood that undesirable forms of bank retention work may need to be adopted in future; and preclude the creation of an adequate buffer zone. As such, the proposed development would be contrary to Policy EN3 of the Berkshire Structure Plan, Policies LPS2 and LPS3 of the Loddon Area Local Plan and Policy WIC16 of the Wokingham District Local Plan Deposit Draft (as amended).

RECOMMENDATION AND REASONS AGREED.....
(DEVELOPMENT CONTROL MANAGER)

DATE.27/3/07.....

RECORD OF SITE VISIT

SITE ADDRESS: Little Farm Hogmoor Lane Hurst Reading.

APPLICATION NUMBER: F/2001/3342

OFFICER: Martin Durkan

DATE OF SITE VISIT: 01/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS
RURAL. SEPARATION OF SETTLEMENTS LAND. SETTING OF SETTLEMENTS LAND TO EAST.

3. DESCRIPTION OF SITE/BUILDING
TWO STOREY C16TH DWELLING WITH SUBSTANTIAL SINGLE-STOREY OUTBUILDING. SET WITHIN LARGE CURTILAGE.

4. RELATIONSHIP TO ADJOINING PROPERTIES
NO IMMEDIATELY ADJOINING PROPERTIES GRADE II LISTED DWELLING 50 METRES TO NORTH (WHITE ROSE COTTAGE).

5. SITE CONSTRAINTS

TREES NONE AFFECTED

ACCESS/PARKING EXISTING ACCESS ; PROPOSED PARKING

LEVELS EVEN

BOUNDARY TREATMENT DITCH BETWEEN OUTBUILDING AND ROAD. NO PHYSICAL BOUNDARY AT THIS POINT.

OTHERS













Tel: (0118) 974 6446

Date: **16 February 2001**

My ref: F/2001/3342

CONFIDENTIAL

Councillor Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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/2001/3342
Little Farm, Hogmoor Lane, Hurst, Reading.
Proposed erection of garage block with study and storage in roos area. Demolition of existing garage/ outbuilding.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. The form below should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Committee and must be received within **28 days** of the date of this letter.

If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

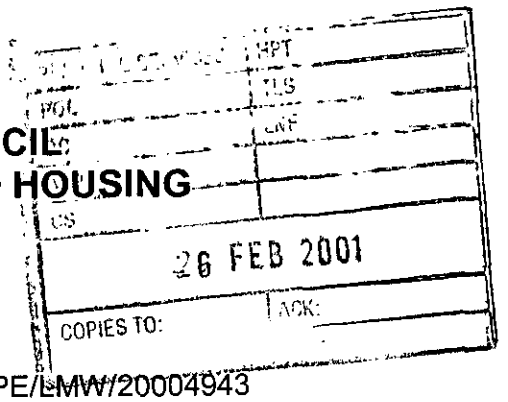
Case officer: **Martin Durkan** Application Number: **F/2001/3342**
Little Farm, Hogmoor Lane, Hurst, Reading.
Proposed erection of garage block with study and storage in roos area. Demolition of existing garage/ outbuilding.

I wish this application to be listed should the officers recommendation be for C/A.
and my reason(s) are Inappropriate scale – (flood plain?)
Rural area.
The appli. deals with 2 temp classrooms which were in situ only until the last extension to the main bld.

Signed: Cllr Drake. Date: 19.2.01
Councillor Drake

JOHN MITCHELL

DEV. CONTROL MANAGER.



WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From: Joanne Ellis
Environmental Health

My Ref: JPE/LMW/20004943

To: Martin Durkan
Development Control

Your Ref: F/2001/3342

Date. February 23, 2001

PROPOSED: ERECTION OF GARAGE BLOCK WITH STUDY AND STORAGE IN ROOF AREA. DEMOLITION OF EXISTING GARAGE/OUTBUILDING

LOCATION: LITTLE FARM HOGMORE LANE HURST

These proposals have been evaluated and I have no environmental health objections to the application.

JOANNE ELLIS
SENIOR ENVIRONMENTAL HEALTH OFFICER

Memorandum

To: Martin Durkan

CC:

From: Karen Wildsmith

Date: 28/02/01
Re: Proposed erection of garage block & demolition of existing garage/outbuilding at Little Farm, Hogmoor Lane Hurst

F/2001/3342

Thank you for your memo dated 16 February 2001.

The development lies within an area shown on the Proposals Map of the Berkshire Minerals Local Plan as an area containing sand and gravel, with deposits of valley gravel. However the site is not within a Preferred Area for mineral extraction.

Therefore, according to Policy 10 of the Plan, "outside of Preferred Areas, applications for extraction of sharp sand and gravel will normally be refused". However, every planning application must be judged on its merits and considered in the context of Policies 10 to 13 of the Minerals Plan. These Policies provide a framework against which the merits of applications outside Preferred areas will be judged.

In this case, the proposal probably will not affect any mineral reserve with any likelihood of mineral extraction.

Karen

See Part 1 plans

To:
Minerals

From: Martin Durkan

Date: 16 February 2001

Application Number: F/2001/3342

Proposal: Proposed erection of garage block with study and storage in roos area. Demolition of existing garage/ outbuilding..

Site Address:
Little Farm, Hogmoor Lane, Hurst, Reading.

Applicant:
Mr & Mrs Bowman C/O Colin Dawson And Associates.

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

See Office file for plans

HIGHWAYS CONSULTATION SHEET

From: Martin Durkan **Date:** 16 February 2001

Application Number: F/2001/3342

Proposal: Proposed erection of garage block with study and storage in roof area. Demolition of existing garage/ outbuilding.

Parish: HURST PARISH

Site Address:
Little Farm, Hogmoor Lane, Hurst, Reading.

Applicant:
Mr & Mrs Bowman C/O Colin Dawson And Associates.

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).

① C049, R049.
② C122, R122.
③ C137 (INSERT: building), R137.
④ The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of seperately from, the main dwelling.

Signed: _____ **Print name:** Adam Coggins 22/02/01

ST. NICHOLAS HURST PARISH COUNCIL

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

13th March, 2001

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

For the attention of Martin Durkan

PLANNING SERVICES	HPT
POL	TLS
DC MD	ENF
APP	
CS Obs	
14 MAR 2001	
COPIES TO:	ACK: ✓
	FILE:

Dear Mr. Durkan,

Application No. F/2001/3342
Little Farm, Hogmoor Lane, Hurst

The St Nicholas Hurst Parish Council has considered this application and objects for the following reasons:

1. The replacement building proposed has a footprint 50 % greater than the existing building. It is also noted that this building is in an area designated as liable to flooding on the Proposals Maps for both the Loddon Area Local Plan (LALP) and the Wokingham District Local Plan (WDLP). Such an increase is in conflict with the requirements of LALP Policy LPS2 Restriction of Development in Flood Areas and WDLP Policy WIC16 Development in Flood Plains, as it will significantly reduce the capacity of the available washland. The Council trusts that the Environment Agency has been consulted on this application and that the significance has been brought to their attention. Periods of heavy rain this winter have resulted in flooding of Hogmoor Lane on a number of occasions. For this reason the Council would not wish the flood plain to be compromised at all.

2. This proposal is also in conflict with LALP Policy LPS3 as this proposal will give a total developed area on the site well in excess of 100 sq m.

3. The site is in an area designated under LALP Policy LC1 Separation of Settlement and borders on an area that is designated under LALP Policy LC2 Setting of Settlement. This proposed development would, by virtue of its increased scale and massing, detract from the undeveloped appearance of the area and intensify the existing sporadic development. Furthermore it detracts from the open and rural appearance of the area. The dormer windows give a particularly urban character to this proposed development in the rural area. The use of dormer windows is also inappropriate and unnecessary to the declared use as domestic storage.

The Parish Council recognises that the existing building is in a poor condition and advises that it would be more sympathetically inclined to a replacement that is no larger than the existing and has a less urban appearance.

Yours faithfully,

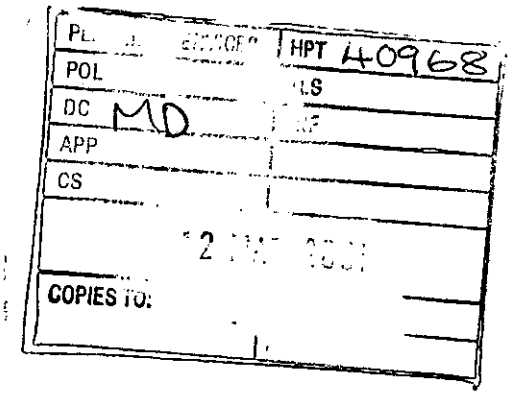
Clerk

Our ref: SP\2001\003231\001
Your ref: F/2001/3342

Date: 8th March 2001

ENVIRONMENT AGENCY

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



For the attention of: Martin Durkan

Dear Sir

GARAGE BLOCK WITH STUDY & STORAGE IN ROOF AREA, DEMOLITION OF EXISTING GARAGE/OUTBUILDING
LITTLE FARM, HOGMOOR LANE, HURST

Thank you for your letter dated 16 February 2001 which was received on 21 February 2001. You are asked to quote the following reference in any correspondence: SU77SE/25/20. The Environment Agency has the following comments:

The Environment Agency **OBJECTS** to the proposed development for the following reasons:

REASON: The proposed development lies within an area of land liable to flood as shown on maps held by the Environment Agency. The development will be at direct risk of flooding, and will increase the risk of flooding elsewhere.

REASON: The proposals include development in close proximity to the Hogmoor Lane Ditch. This will adversely affect the character and conservation value of the watercourse; increase the risk of accidental pollution; increase the likelihood that undesirable forms of bank retention work may need to be adopted in future; and preclude the creation of an adequate buffer zone.

Development Control: Contact Sarah Lay on 01276 45 4340

The site is partially within the floodplain of the Hogmoor Lane Ditch. The site is, therefore, within an area where new development is to be strictly controlled. In this case, we advise as follows:

The proposed extension would result in an increase in ground covered area at the site of approximately 32 m². Combined with previous extensions at the site of 45 m², this results in a cumulative increase in ground covered area of about 77 m². This is an unacceptable

Cont/d..

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

increase in ground covered area within the floodplain, and would have a detrimental effect on the flood storage capacity of the floodplain.

However, as the site is only partially within the floodplain, there may be scope at the site to undertake a scheme of flood plain compensation, in order to compensate for the loss of floodplain storage capacity resulting from the extension. If such a scheme is feasible, the Environment Agency may withdraw its objection on flood plain grounds. A plan showing representative ground levels over the site above O.D.(Newlyn) will be required in order to be able to advise further. I would suggest that the applicant be advised to contact me directly so that I may advise him/her accordingly.

It should also be noted that under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Hogmoor Lane Ditch main river.

Conservation: Contact Liz Baldwin on 01276 45 4430

The proposed development would appear to be in very close proximity to the adjacent watercourse. Although it appears that the existing building to be replaced is also close to this watercourse, the development provides a great opportunity to locate the replacement building further away, thus providing a buffer zone between the development and the watercourse. The Environment Agency normally requires that an 8 metre wide buffer zone is provided between a main river watercourse and any new development.

Buffer zones to watercourses are required for the following purposes:

- to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
- to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
- to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
- to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
- to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
- to prevent overshadowing of watercourses by buildings; and
- to reduce the risk of accidental pollution from run-off.

If you are minded to grant permission for the proposals despite the above, it is essential that you contact me before a determination is made.

A copy of this letter has been sent to the agent.

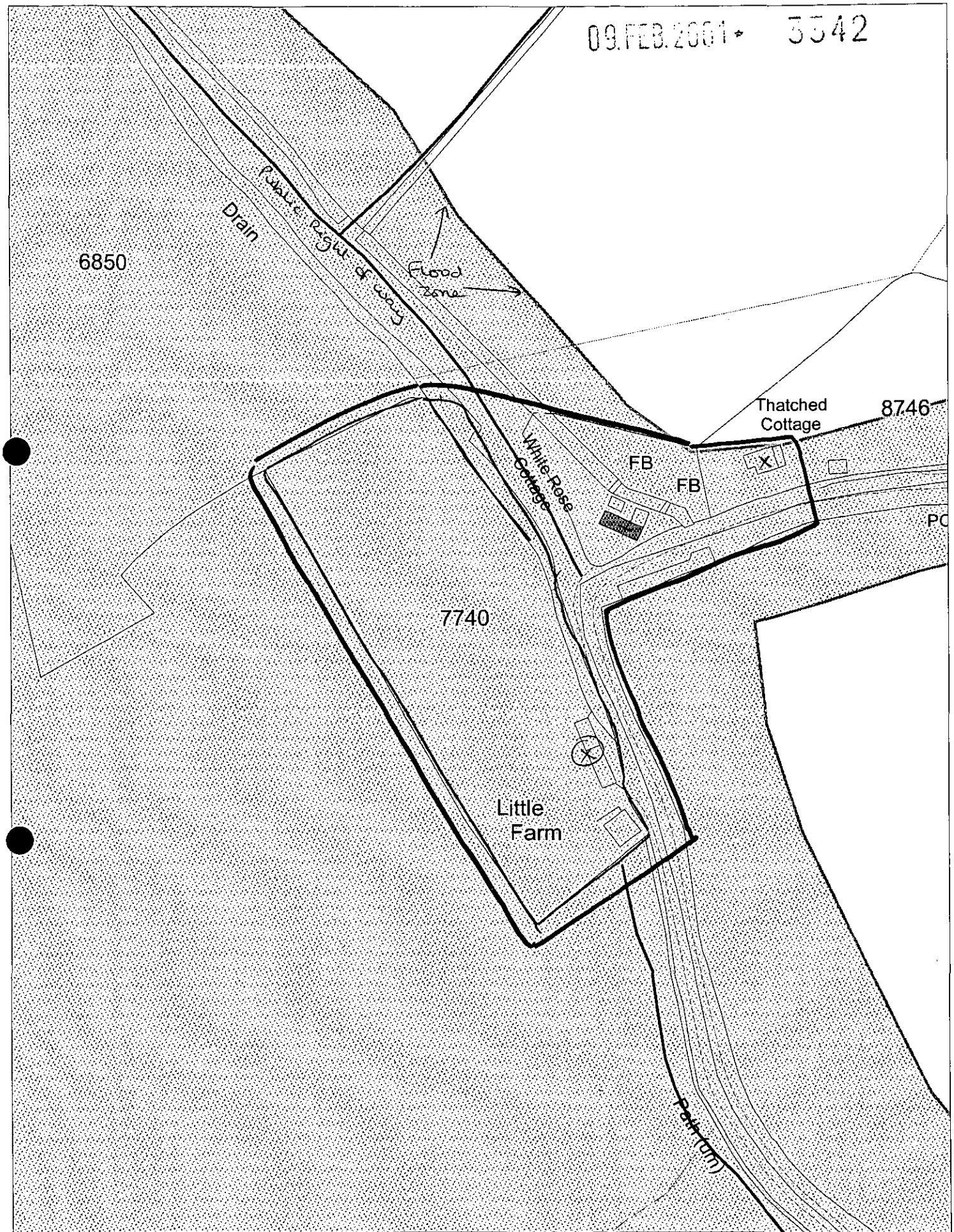
If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Cont/d..

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Colin Dawson & Associates, 1 Malvern Way, Twyford, Reading RG10 9PY



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Development Control Section, Environmental Services, Wokingham District Council.
13 February 2001 Scale: 1 : 1250

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb02 Your ref As below

5th March 2001.

Mr M Durkan
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Martin

APPLICATION F/2001/3342
LITTLE FARM, HOGMOOR LANE, HURST

After careful consideration I would advise that the above planning application does not carry any archaeological implications.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Kev Beachus
Archaeologist

PLANNING SERVICES	RPT 40721
POL	TLS
DC MD	ENF
APP	
CS	
06 MAR 2001	
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	FILE

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Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

Received by Wokingham District Council

Application No: F/2001/3342

Proposal:
Proposed erection of garage block with study and storage in roos area. Demolition of existing garage/ outbuilding.

Location:
Little Farm, Hogmoor Lane, Hurst, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Martin Durkan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/03/2001. 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

16 February 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3342
CASE OFFICER: Martin Durkan

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

MP

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3342 relates.

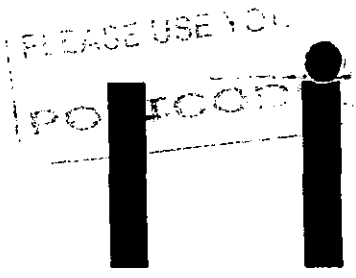
Address of site Little Farm, Hogmoor Lane, Hurst, Berkshire RG10 0DH

Signed

Date 21/2/01

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland *or the Isle of Man*



Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	09 FEB 2001
Officer: MD	Application No. F/2001/3342

Map No. 38 Site 0.58
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description: ERECTION OF GARAGE BLOCK WITH (F.) PROPOSED ~~REBUILDING DOMESTIC OUTHOUSE AND GARAGES~~ STUDY AND STORAGE IN ROOF AREA, DEMOLITION OF EXISTING GARAGE/OUTBUILDING

Location: LITTLE FARM, HOGMOOR LANE

Parish: HURST Ward: Hurst. 16.2.01 D.

Applicant: MR/MRS BOWMAN

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (S) 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			
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 : 16.2.01 → Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency - Flood Zone ✓ .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS: Rural Area.

.....
.....
No pre-apps. .....

NEIGHBOURS:

S/N+ See map .....
.....
.....
.....
.....
.....
.....
.....
.....

06 FEB 2001 5542

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: **(0118) 9343322** *Fax:* **(0118)**

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Ref: CED/BK/570
Tuesday, 06 February 2001

Dear Sir

RE; LITTLE FARM, HOGMORE LANE, HURST

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application under delegated powers or place it before the next Meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £95.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

Colin E Dawson. MBIAT. ABEng
Incorporated Architectural Technologist & Building Surveyor

"LITTLE FARM,"

ADDRESS HOGMORE LANE PARISH HURST

PLOT No. Old Property ORD. SHEET No. 38 SU.7974

BUILDER NAME 'LITTLE FARM' NOTED FROM SEARCH RATED 22.10.90

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/151/70	Mr. H.T. Viney	Kitchen, Lobby & Boiler Room	16.4.70	App (PD) N/K
39331	Mr. & Mrs C. BOWMAN	2/St. Alt.	12.6.92	Ref
39766	"	"	25.9.92	Clo
FP/93/1247	"	" /INT. ALTS	5.4.93	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

09.FEB.2001 5342

Environmental Services

For office use only.
Application number:

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	Mr & Mrs R Bowman Little Farm, Hogmore Lane, Hurst, Reading, Berks
2	Agent's Name Address and postcode Phone number	Colin Dawson & Associates 1 Malvern Way, Twyford, Reaading, Berks RG10 9PY 0118 9343322
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	Little Farm, HOgmore LAne, Hurst, Reading, Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	REbuilding existing outhouse and garages
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	Red plain tiles to match existing White painted brickwork and vertical timber boarding to match existing
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: N/A	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs R Bowman

Date 06/02/01

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐