APPLICATION NO:
F/2001/4637 ✓

LOCATION:
Little Farm Hogmoor Lane, Hurst Reading.

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

PROPOSAL:
Proposed extensions and alterations to existing outhouse and garages to create rooms in roof space for storage and study.

EARLIEST DATE FOR DECISION: **21/09/2001**
28 Days Exp : 18/9/01
APPLICATION WILL HAVE EXPIRED ON:
16/10/2001

CASE OFFICER: **Natalie Brown**

Photographs on file 3512.

1075

DO

RAILEX
Marbleboard

EASIFILE EP7

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs R Bowman
C/O Colin Dawson & Associates
1 Malvern Way
Twyord
Reading
Berks
RG10 9PY

Application Number: F/2001/4637

Parish:	**HURST**
Location:	**Little Farm, Hogmoor Lane, Hurst, Reading.**
Proposal:	**Proposed extensions and alterations to existing outhouse and garages to create rooms in roof space for storage and study.**

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 reason for which is specified hereunder.

Reason

1. By virtue of its increase in height, length and bulk, the proposed development would unacceptably alter the character of a building located within an Area of Special Character and would be detrimental to the rural character of the area which is designated as a green-gap. As such, the proposed development would be contrary to policies C2 and C6 of the Berkshire Structure Plan, policy LC1 of the Loddon Area Local Plan and to policies WCC1, WCC2, WHE7, WHE8 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

Informative

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

Berkshire Structure Plan Policies C2, C6 and EN3.
Loddon Area Local Plan Policies LTV2, LPS2, LPS3 and LC1.
Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1, WCC2, WIC16, WHE7, WHE8 and WOS3.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 09/01/2002

Notice checked by: _____

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

**********FILE COPY**********

Tel: (0118) 974 6492

Date: **21 August 2001**

My ref: F/2001/4637

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/2001/4637
Little Farm, Hogmoor Lane, Hurst, Reading.
Proposed extensions and alterations to existing outhouse and garages to create rooms in roof space for storage and study.

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. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

Natalie Brown

Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/4637**
Little Farm, Hogmoor Lane, Hurst, Reading.
Proposed extensions and alterations to existing outhouse and garages to create rooms in roof space for storage and study.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2001/4637

Proposal:
Proposed extensions and alterations to existing outhouse and garages to create rooms in roof space for storage and study.

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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/4637 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/09/2001. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

21 August 2001

ADDRESS The Thatched Cottage PARISH Hurst

PLOT No. Poplar Lane ORD. SHEET No. 38

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
392/71	Mr E J Edwards	Two St. Addit	13-5-71	D. C/A
1434/72	"	Garage 31'-18'	31-8-72	- C/A
BC 4918	"	ENTRANCE LOBBY EXTENSION	13.8.76 17.6.76	REFUSED (CCA) N/A
CH 908	"	BAY WINDOW & ENTRANCE LOBBY	8-7-76	N/A C/A
18956	"	2/STOREY EXTENSION	10.3.83	N/A C/A
BR 20550 29507.	"	GARAGE LOFT TO STORAGE/ NEW DORMERS	10.5.83 22.188	REF N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

BRA4738 " " 5.4.88 APP

"~~GREENACRE~~", GRAPPENHALL HOUSE

ADDRESS HOGMOOR LANE PARISH HURST

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/25/59	Mr. H. Lambert	Alterations & Additn.	10.3.59	App. C/A
R/252/64	Mr. A. Goodman	Garage & Store	1.10.64	App. C/A
R/601/70	"	Ext'n & Alterations	31-12-70	~~N/A~~ App
R/601/70	"	"	18.3.71	App N/A
00258	Mr. & Mrs. A. Goodman	2 storey addition.	14.3.74	N/A C/A
BR 926	" "	" "	26.6.74	App. N/A
BR 926	" "	" "	13 3 75	RELAXGOWAPP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 597/93 (BETWEEN GRAPPENHALL HOUSE & THE OLD POSTING HOUSE)

DRAINAGE

BERKSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1947

WOKINGHAM RURAL DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKS.

To Mr. A. Goodman,
c/o Mr. P.E. Johnson, A.R.I.B.A.,
35, Broad Street,
Wokingham, Berks.

Application No. W/252/64

Proposal Garage and store at Greenacres, Hogmoor Lane, Barkt.

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you and approved by the Council on the first day of October, 1964 subject to compliance with the conditions specified hereunder :—

The building shall be used for domestic purposes only and shall not be used for any other purpose. It shall not be occupied as a seperate unit of living accomodation.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are :—

In the interests of amenity.

Except as aforesaid any permission granted is subject to due compliance with the byelaws and [illegible] statutory provisions in force in the District.

9 OCT 1964

Clerk to the Council

ADDRESS 4 HOGMOOR LANE PARISH HURST

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BL 4054	M L BAKER	S/storey extension - garage	20.1.76	REF C/D
04053	"	"	18.3.76	C/D C/D
3106	"	1st floor ext. & porch	10.8.88	C/D
99/70158/F	Mr R Maynard	2/st side Ext & dem of exist s/st ext	31.08.00	REF

DATE OF COMPLETION

MINISTRY DECISION Appeal Allowed 70158 26.6.01

SPECIAL ORDERS

DRAINAGE

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/4637

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

Location : Little Farm, Hogmoor Lane, Hurst, Reading.
Proposal : Proposed extensions and alterations to existing outhouse and garages to create rooms in roof space for storage and study.

Site Notice Displayed ? :

YES	NO	DATE
✓		3/9

Date of Neighbour Notifications : .....

Date of Site Visit : 3/9.

Date Registered : 6/08/2001

Earliest Date for Decision : 21/09/2001

Latest Consultation Date/Site Notice Expiry Date : 21/09/2001

This application will have expired on: 01/10/2001. 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 :
Hurst PC: object.
Highways: 2/8; conds re/ parking & turning garaging & remaining ancillary.

Planning Issues : WLP : rural/separation of settlements
WOLP : flood/countryside/greenbelt/ area special character

Application Number: F/2001/4637

Appraisal :

See attached sheet

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

Application Number F/2001/4637
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			By virtue of its increase in height, length + bulk, the proposed development would unacceptably alter the character of a building located within an ASC* and would be detrimental to the rural character of the area which is designated as a green gap. As such, the proposed development would be contrary to the following policies:
			BSP: C2, C6, E
			WDLP: WC1, WC2, WHE7, WHE8, WOS3
			LALP: ~~ENV~~ LC1, ~~LC16~~

RECORD OF SITE VISIT

SITE ADDRESS: Little Farm Hogmoor Lane Hurst Reading. APPLICATION NUMBER: F/2001/4637	OFFICER: Natalie Brown DATE OF SITE VISIT: 5/9

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front fence

2. DESCRIPTION OF SURROUNDINGS

Rural /Flood
detached dwelling & ~~outbuilding~~

3. DESCRIPTION OF SITE/BUILDING

Garage /stable in appearance.
was an extn - knocked down - evidence of hardstanding.
lawn area. hedging & open fencing with road.
hedging around curtilage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2001/4637 – Little Farm

Appraisal:

Development

Proposed extension and alteration to existing outhouse/garage & create rooms in roof space to provide storage/study. There would be dormer windows facing into the driveway area of the site.

The site is located within an Area of Special Character as well as being with a rural area designated as separation of settlement and green gap and wedges, and located within a floodzone.

1. Impact upon neighbouring properties
   It is considered that there would be no adverse impact upon neighbouring properties. The neighbouring properties are located away from the site and the proposed outbuilding would be in a similar position to that existing.

2. Impact upon the character of the rural area
   Policy WCC1 of the Wokingham District Local Plan (deposit draft), say that development will only be permitted if it is appropriate in scale, form, materials, design, character to its location within the countryside. Policy WCC7 says that there should be no significant alteration to the scale of the dwelling and the scale of development on site. Policy WCC2 (green gap & wedges) further reinforces this issue by stating that development in green gap areas would not be permitted that would affect or detract from the open character of area.

   Policy SC19 of the Loddon Area Local Plan says that if a dwelling has already been extended, the cumulative effect of all the extensions to the original dwelling will be taken into account. Policy SC1 (separation of settlement) seeks to prevent development that would detract from the undeveloped appearance or intensify existing sporadic development.

   Polices WHE7 (retention of features within areas of special character) seeks to retain and enhance features which make up the distinct character of an area, which includes buildings and relations hip between them. Policy WHE8 (development in areas of special character) says that special attention should be paid to the volume, scale, form, materials and quality of the new development, and any extensions/alterations to buildings should have regard to the historic and architectural features of that building.

   The proposed extensions would result is a much bulkier structure compared to the existing building. Whilst the floor area and height has been reduced compared to the previously refused application, the overall length would be 2.3m longer. A comparison between the existing building, previous application and proposed application is shown in the table below:

	Existing	Proposed	Previously Refused
Footprint	65 m^2	99m^2	114 m^2
Floor Area	82 m^2	136m^2	156 m^2
Ridge Height	4.8m	5.5m	5.7m
Overall Length	14m	19.3m	17m
Max Width	5.3m	6m	6m
% increase in footprint	-	52%	75%
% increase in floor area	-	66%	90%

It is therefore considered that the current proposal do not overcome the previous reason for refusal with respect to an unacceptable change in the scale of the development on site and it being detrimental to the character and amenity of the area of special character and rural character.

There is also some concern that the dormers make the development look domesticated and this has an urbanising effect to the building, and also that by raising the roof, the development is changing the character of the original building which is located within an Area of Special Character.

The agent makes reference to a recent appeal at 4 Hogmoor Lane (application 99/70158/F). This application is not directly comparable to this application, as it is joined to the dwelling as does not directly abut the boundary with the highway and it is also located within the identified settlement of Hurst.
The agent also makes reference to 2 further sites, The Thatched Cottage, Poplar Lane and Grappen Hall House (formerly Green Acres), Hogmoor Lane.
The detached garage at The Thatched Cottage was approved by consent 1434/72 in 1972 and dormers were added by consent 29507 approved in 1988. Whilst its ridge height is comparable to the proposed at Little Farm, the garage is at right angles to the highway, and is of considerably less length (9.45m).
The detached garage at Grappen Hall House is located within the identified settlement of Hurst so can not be directly compared to the application proposals. It was approved by consent R/252/64 in 1964. Again, whilst the ridge height is comparable to the proposed garage, it does not run along side the highway and is of a considerably less length.

3. Impact upon highway safety (parking provision)
Provided that the outbuilding remains ancillary to the dwelling and that the garage parking remains and that garage is not used until turning within the site has been provided, the Highway department would have no objection to the proposed development.

4. Flooding Issues

The Environment Agency welcomes that the current application moves the development away from the watercourse, and has removed its objection with regard to proximity to watercourse. The other previous objection on floodplain grounds has also been resolved (letter from Amanda Reed dated 24 May 2001).

~~**Approval:**~~ **Refusal: ✓**

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 06 AUG 2001	Map No. 38.. Site .....
Officer: NAB | Application No. F/2001/4637	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

21.AUG.2001 - 4637.

Description:

(F) Proposed extensions and alterations to existing outhouse & garages to create rooms in roof space for storage & study.

Location: Little Farm, Hogmare Lane

Parish: Hurst Ward: Hurst

T.W 21/8/01

Applicant: Mr & Mrs R. Bowman

Fee Received 0.00 Required: ..... Additional ..... Refund .....

Resubmission F/2001/3342.

Enforcement Section 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	~~Existing Elevations required~~		
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 : 21/8/01 T.W

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 Groundwater 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 Green Gap

.....

..... No Pre Apps.

.....

NEIGHBOURS:

..... site notice & see map for neighbour notices .....

NAB

PLANNING SERVICES	NPT 48722
FOL	ILS
DC	SAT
APP	
CS	

15 OCT 2001

COPIES TO:	ACK:

ENVIRONMENT AGENCY

Our Ref : SP/2001/004379-1/1
Your Ref : F/2001/4637

Date : 11 October 2001

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

FAO: Natalie Brown

Dear Madam

PROPOSALS: EXTENSIONS AND ALTERATIONS TO OUTHOUSE & GARAGE
LOCATION: LITTLE FARM, HOGMOOR LANE, HURST, READING

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

The Agency welcomes that the revised plans show that the extension has been moved away from the watercourse and that the potential impact on the watercourse and river corridor has been taken into consideration. For clarification, following on from previous consultations on this site, the Agency has removed its objection (proximity to watercourse) as contained within our letter 8th March 2001. The other objection to this proposal on floodplain grounds has been resolved, as confirmed in the letter of 24th May 2001 from Amanda Reed.

Although the Agency removes these previous objections, we would not want to see future development within close proximity to the watercourse. In addition we would encourage that a strip of land adjacent to the watercourse be managed so as to foster a natural character, with native species of trees and shrubs used 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.

ADVICE TO APPLICANT

Conservation

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.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Areas of mature rough grassland are valuable habitat for many small mammal species. Wherever possible these community types should be retained as the voles, mice and invertebrates which they support 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.

Groundwater Protection

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

Roof Water
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.

No soakaways shall be constructed to a depth exceeding three metres below existing ground level, and under no circumstances shall the water table be intersected.

Foul Water
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. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. Rose.

MATTHEW ROSE
Development Planning Officer
Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk

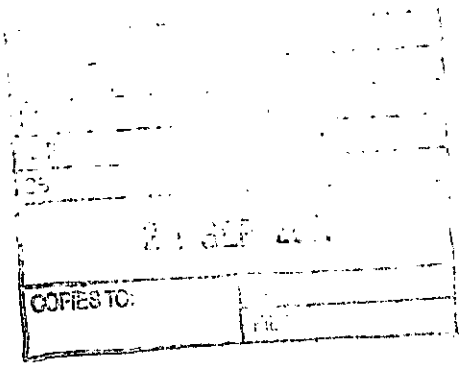
Please ask for : SARAH PAXMAN

CC. Colin Oakes + Associates

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

20th September, 2001



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

For the attention of Natalie Brown

Dear Miss Brown,

Application No. F/2001/4637 Little Farm, Hogmoor Lane

I refer to the above-mentioned Application by Mr. and Mrs. Bowman of Little Farm, Hogmoor Lane, Hurst; proposed extensions and alterations to existing outhouse and garages to create rooms in roof space for storage and study.

It is noted that the proposed ridge height is between 30 and 40 cms higher than existing and will not, therefore, be "almost as high as the house." This proposal provides for a longer building than existing but it provides for accommodation of the oil tank (currently outside) which is not shown on the drawing accompanying the application. It is accepted that the massing effect will be less than the figures would indicate.

However, the 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). The proposal, therefore, 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.

In the circumstances, my Council must object to the proposal.

Yours sincerely,

Clerk

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 21 August 2001

Application Number: F/2001/4637

Proposal: Proposed extensions and alterations to existing outhouse and garages to create rooms in roof space for storage and study.

Parish: HURST PARISH

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

Applicant:
Mr & Mrs R Bowman C/O Colin Dawson & 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/ C138, R138.

3/ 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 24/08/01

21. AUG. 2001 • 4637

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

Mike Chapman 4331.

AMANDA REED
Development Control Engineer

Direct dial 01276 454331
Direct fax 01276 454352

cc Martin Durkan - Wokingham District Council

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

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

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

Our Ref; CED/BK/570
31st July 2001

21.AUG.2001 * 4637

Dear Sir

RE; LITTLE FARM, HOGMORE LANE, HURST

Please find enclosed a revised Planning Application in respect of alterations and extensions to existing outhouse and garage at the above property.

The application is made in the light of your recent refusal reference F2001/3342 and therefore these proposals, being substantially similar, I believe no fee is payable.

I have addressed the issues for refusal on the refused application and would submit the following justification for your consideration in determining this application.

In negotiation with Mr Durkan prior to his departure from your Authority I proposed to reduce the overall length and therefore mass of the building by a substantially smaller extension to accommodate my client's requirements of housing the tractor and enclosing the oil storage tank. In contrast to the original application, it is now proposed not to totally demolish the building but to extend to the front retaining its current character resulting in a viable roof space.

I attach photographs of similar developments at The Thatched Cottage, Poplar Lane, which is one property removed from my client's site and Grappen Hall, Hogmore Lane, where substantial outbuildings have been allowed. I would also draw your attention to the recent appeal decision on No.4 Hogmore Lane where size and bulk together with design were felt to be inappropriate by the council but were accepted by the Inspector as being appropriate within the area.

The issues raised by the Environment Agency have now been overcome and I enclose a letter withdrawing their objections in terms of flooding and await a further letter in respect of siting and the impact on the adjacent Hogmore Lane Ditch. I have been discussing this with Mr M Chapman as Amanda Reed has also left the Agency.

Cont/d... ... ...

I would welcome the opportunity of discussing the proposals with you further, should you so wish, in the meantime, I look forward dot receiving confirmation of registration.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng
Encs;

21.AUG.2001 4037

Environmental Services

For office use only.
Application number: 21.AUG.2001 * 4637

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, Berks 9324 420.
2	Agent's Name Address and postcode Phone number	Colin Dawson & Associates 1 Malvern Way Twyford, Reading, 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	Alterations and extensions to 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 roof. White painted brickwork and horizontal timber boarding to match existing. Red facing bricks 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have? N/A	Existing:	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 31st July 2001

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

"LITTLE FARM," 21.AUG.2001 4[illegible]7

ADDRESS HOGMORE LANE PARISH HURST

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

BUILDER NAME 'LITTLE FARM' NOTED FROM SEARCH DATED 22.10.90

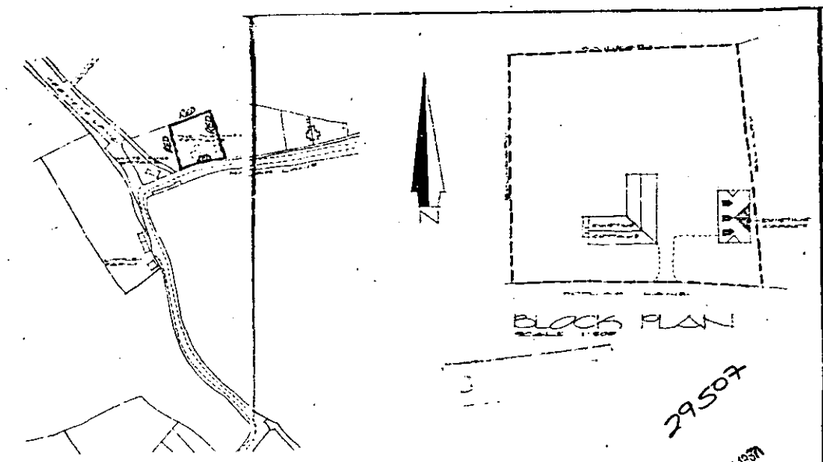
Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/151/70	Mr. H.T. Viney	Kitchen, Lobby & Boiler Room	16.4.70	App (PD) N/A.
39331	Mr & Mrs C. Bowman	2/ST. Elts.	12.6.92	Ref
39766	"	"	25.9.92	C/A
FP/93/1247	"	" /INT. ALTS	5.4.93	APP
F/2001/3342	Mr. & Mrs. Bowman	Erect gar. block with Study & Storage in roof. Dem of exist outbuilding & Gar.	27.03.01	REF.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

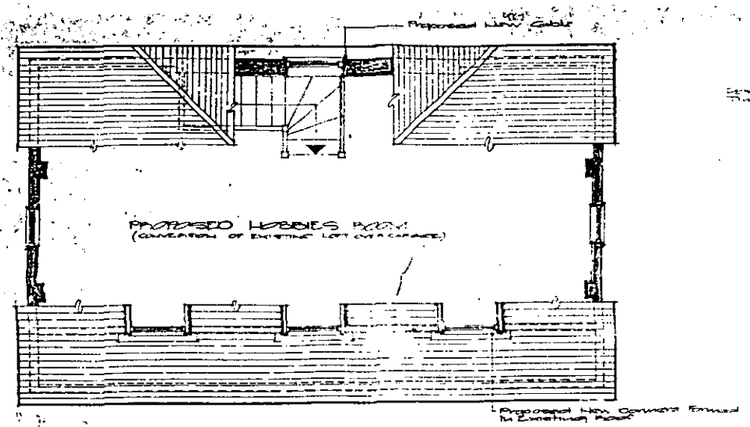
DRAINAGE



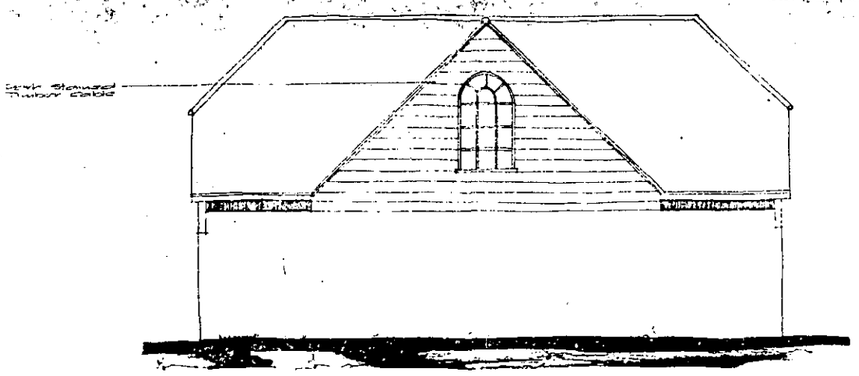
BLOCK PLAN

29507

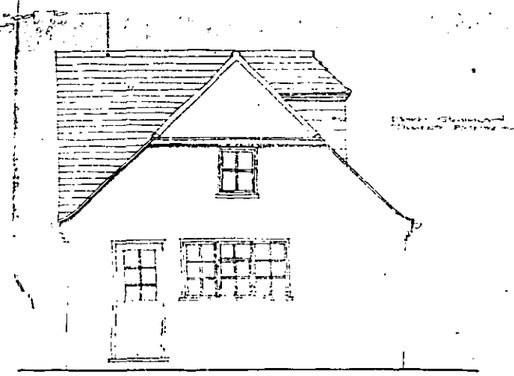
27 MAY 1970



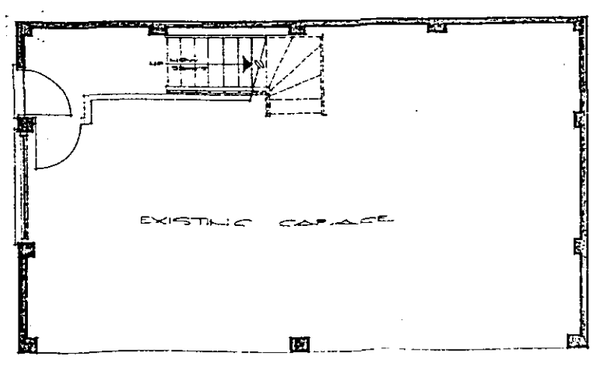
FIRST FLOOR PLAN



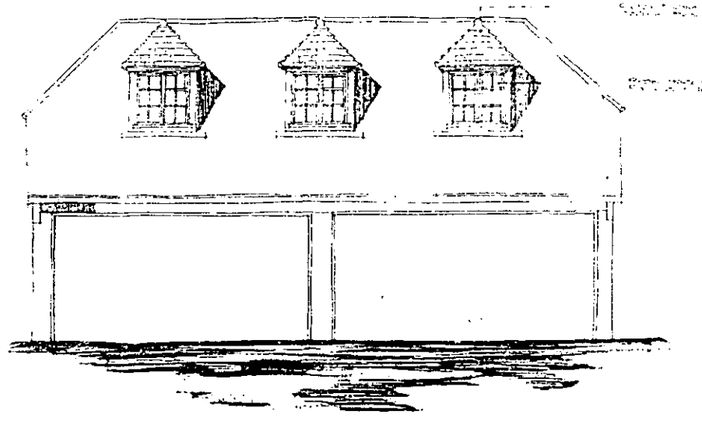
EAST ELEVATION



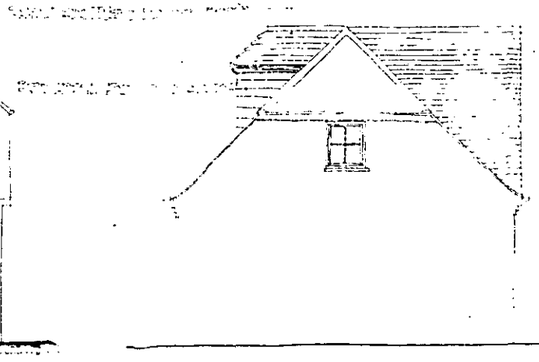
NORTH ELEVATION

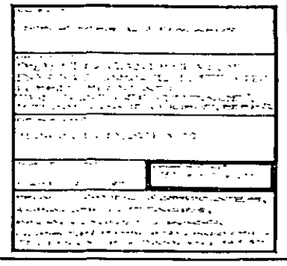


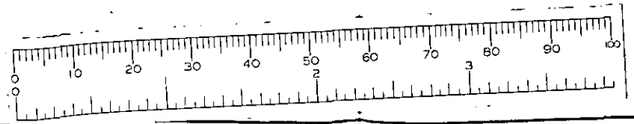
GROUND FLOOR PLAN



WEST ELEVATION

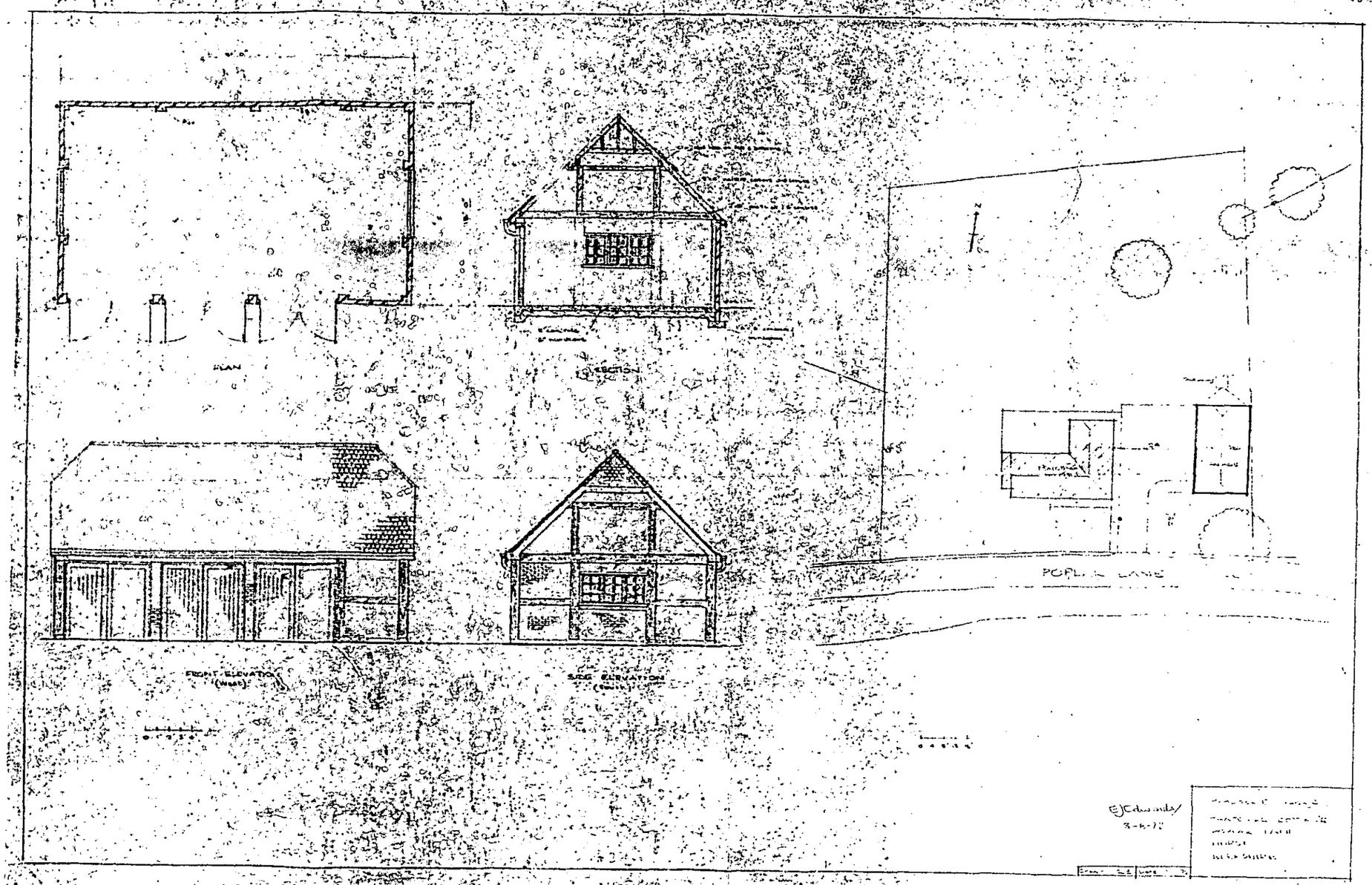






24 AUG 1972

1434



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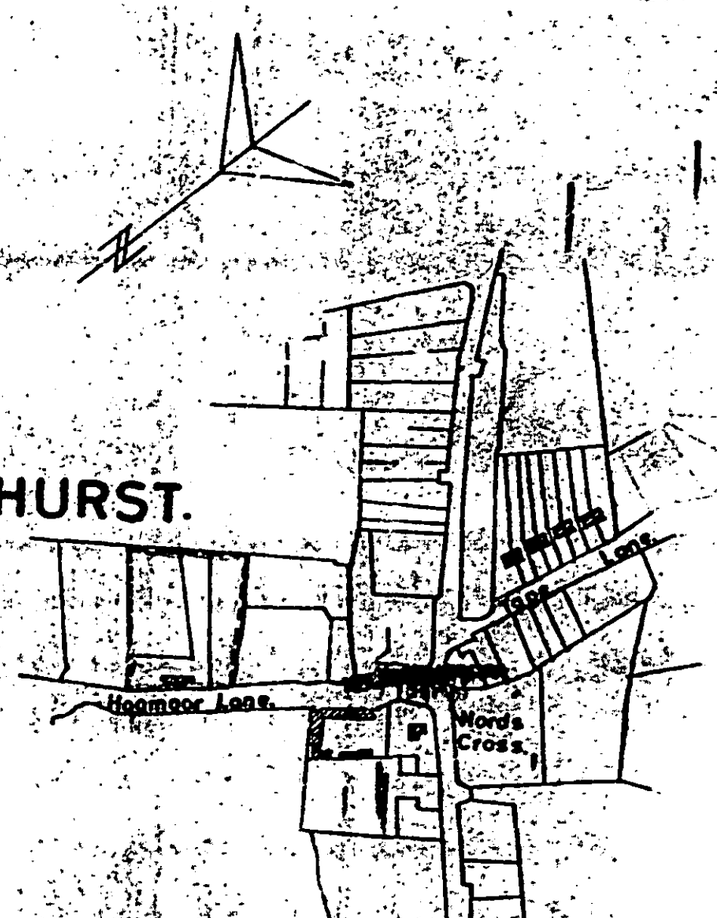
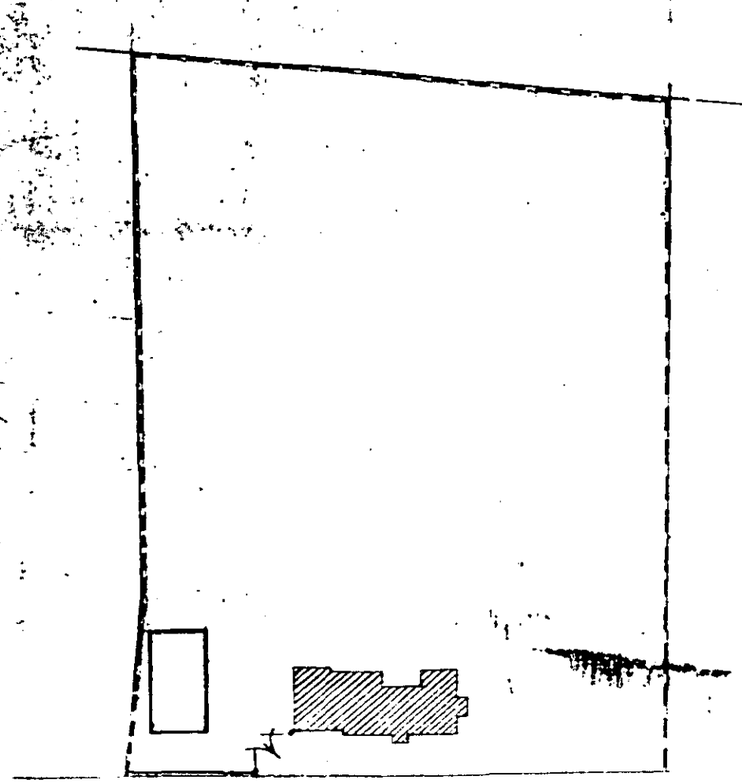


LOCATION PLAN.

SCALE: 1/2500.



SITE PLAN.

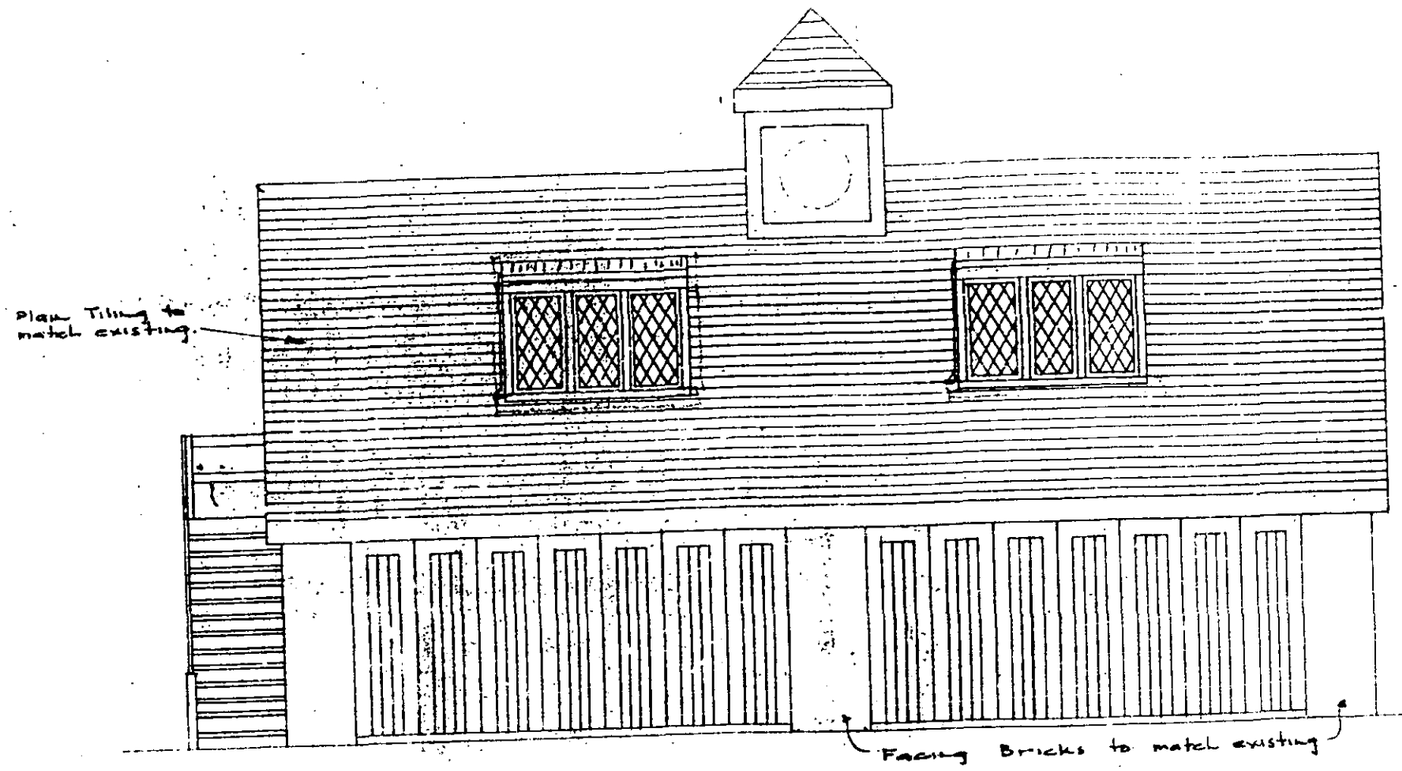
SCALE 1/500

JOB. NO. 234.

Peter F. Johnson ARIBA Dip Arch

35 Broad Street, Wokingham

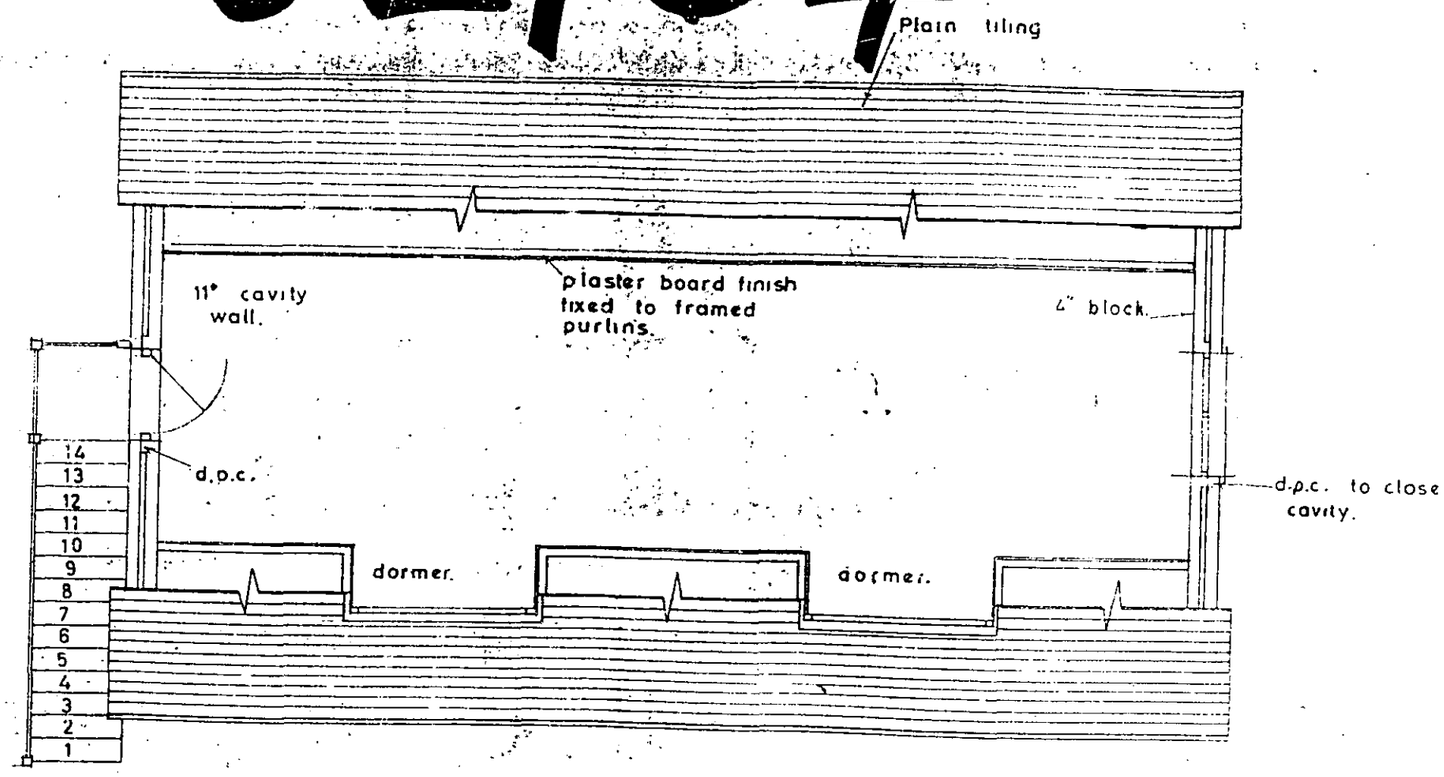
R/252/64



FRONT ELEVATION.

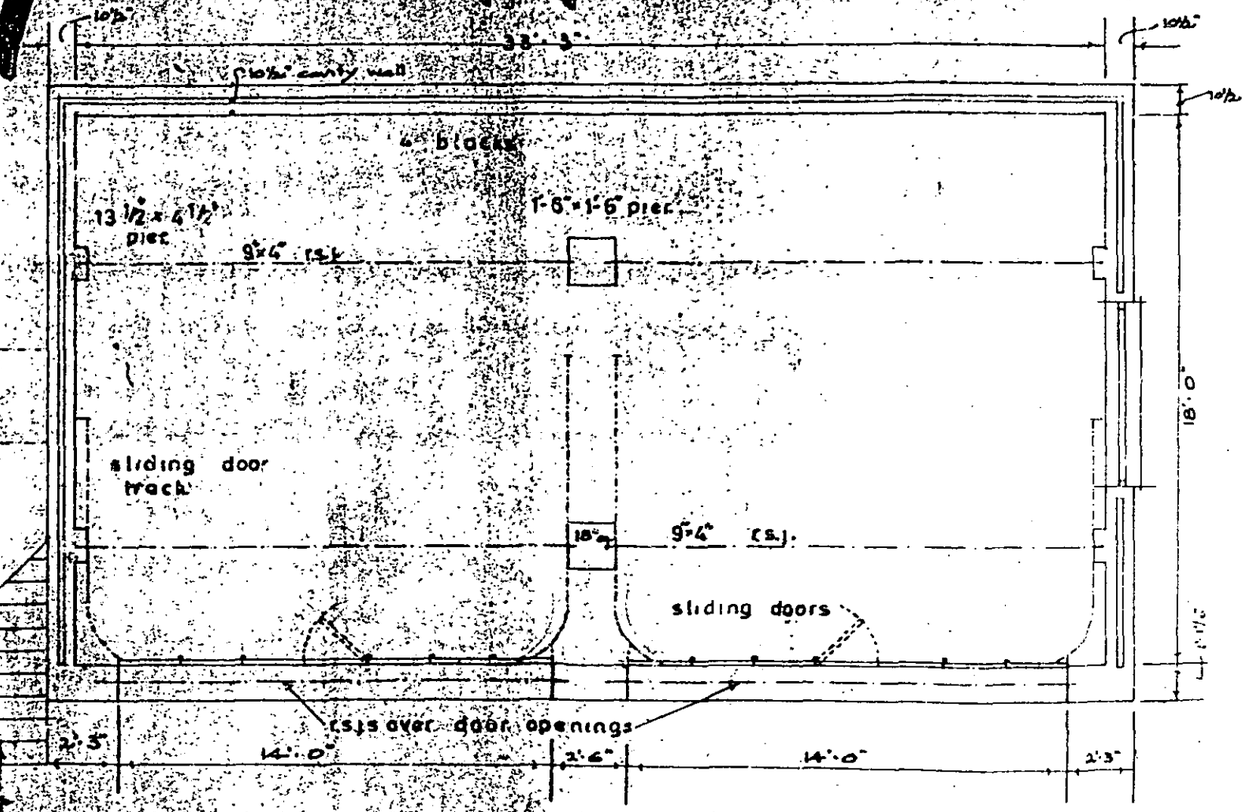
R1252/64

R1252164



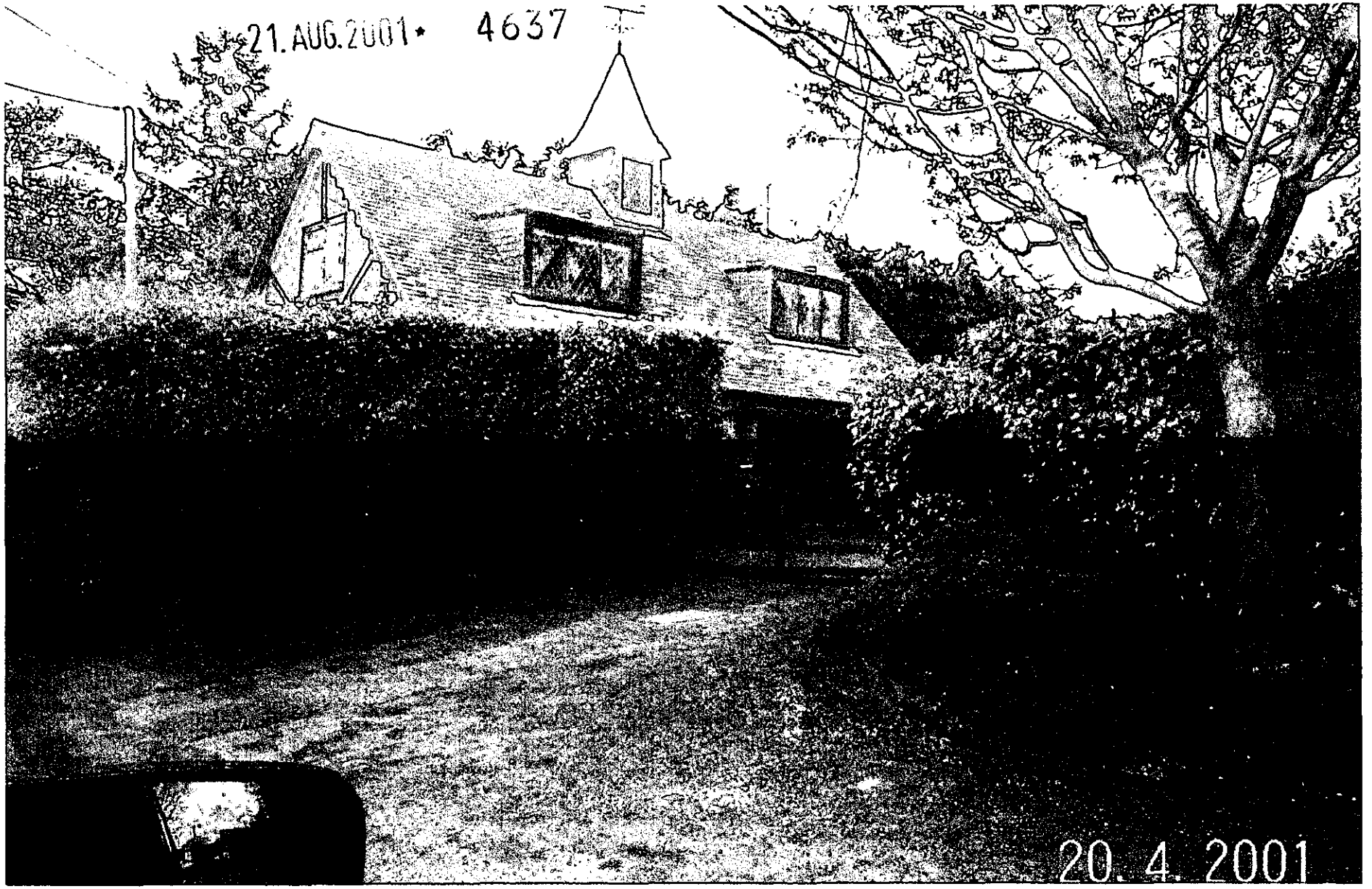
FIRST FLOOR PLAN.

R/25[illegible]/64



GROUND FLOOR PLAN.

Peter E. Johnson. A.R.I.B.A. Dip. Arch. (Ma
35 Broad Street, Wokingham.
Scale: 1/4" to 1'-0"

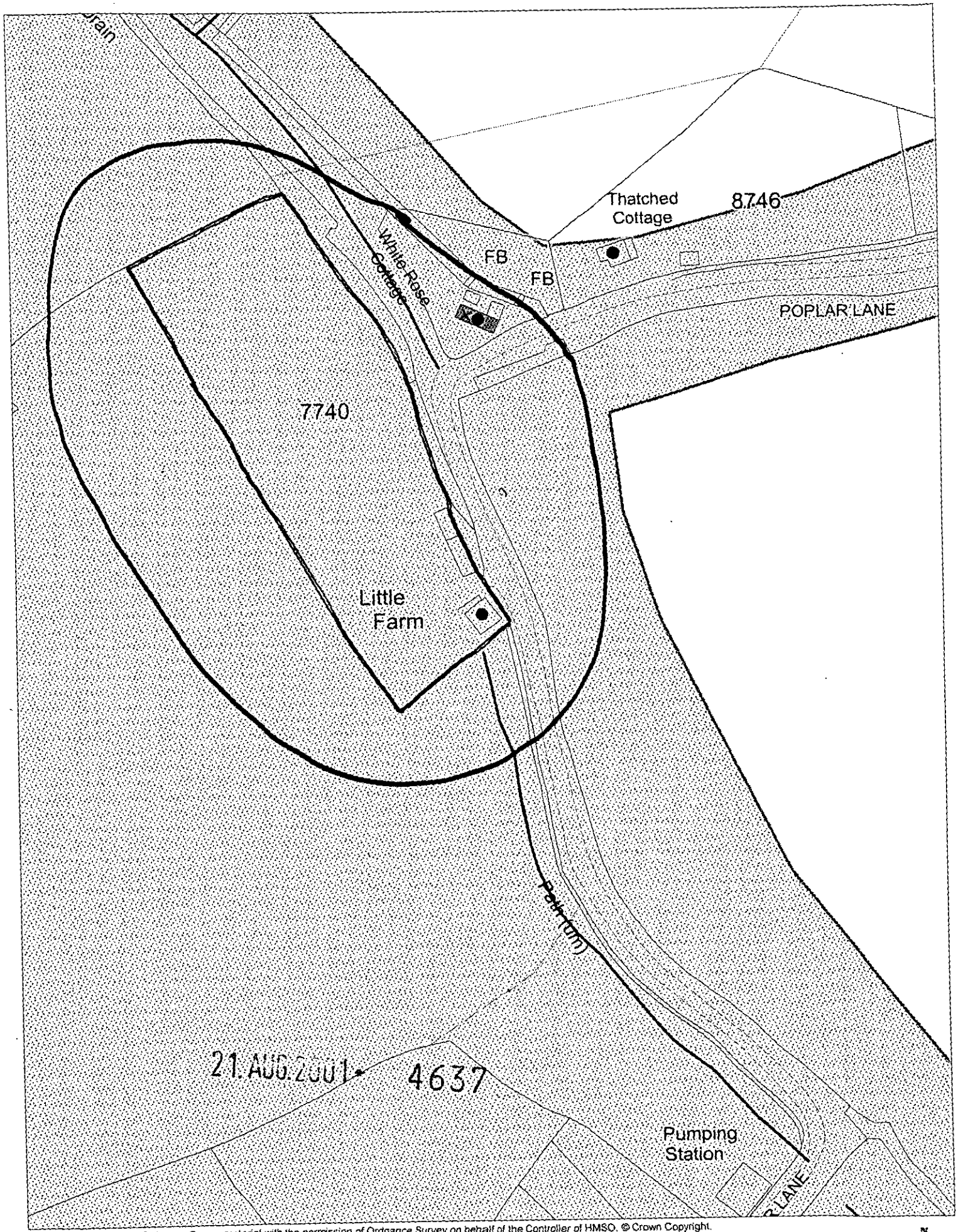


GRAPPEN HALL HOGMORE LANE

21.AUG.2001 4057



THE THATCHED COTTAGE
POPLAR LANE



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Development Control Section, Environmental Services, Wokingham District Council.
9 August 2001

Scale: 1 : 1250