EX SYSTEMS LTD

APPLICATION NO:
F/2000/1910

LOCATION:
White Rose Cottage Poplar Lane, Hurst Reading.

APPLICANT:
Mr & Mrs T & B L Robinson C/O Brian Clayden And Associates

PROPOSAL:
Proposed demolition of existing garage and erection of music room and replacement double garage.

EARLIEST DATE FOR DECISION: **04/08/2000**

APPLICATION WILL HAVE EXPIRED ON: 30/08/2000

CASE OFFICER: **Mrs B Polnik**

(BP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs T & B L Robinson
C/O Brian Clayden And Associates
4 Grange Cottages
Broadcommon Road
Hurst
Berkshire
RG10 ORD

Application Number: F/2000/1910

Parish: **HURST**

Location: **White Rose Cottage, Poplar Lane, Hurst, Reading.**

Proposal: **Proposed demolition of existing garage and erection of music room and replacement double garage.**

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

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

Condition
2. Prior to the commencement of development, further details of the following shall be submitted to and approved in writing by the Local Planning Authority and these details shall be implemented as approved:
a) Eaves
b) Windows
c) Doors
d) Materials for walls and roof.
These details are required for both the music room and garage.

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

and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

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

Condition
7. The music room building shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above the level indicating a height of 300mm above existing ground level; and with openings sufficient in size and number to allow free entry and exit of flood water.

Condition
8. Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority before development commences.

Condition
9. There shall be no infilling of or storage of any material whatsoever in the underfloor voids.

Condition
10. The garage shall be constructed with the floor slab finished at existing ground level, and any arisings from excavation removed from the flood plain; and with apertures in the side and rear walls from ground level to a height of 300mm above ground level to allow free entry and egress of flood water; and with gaps left under the main garage doors for the same purpose, and retained as such thereafter.

Condition
11. There shall be no raising of existing ground levels on the site.

Condition
12. Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water, and retained as such thereafter.

Condition
13. Any steps or ramps constructed within or around the site shall be designed to be permeable to flood water, and retained as such thereafter.

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

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

Reason
3. In the interests of visual amenity.

Reason
4. In the interests of visual amenity.

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

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

Reason
7. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

Reason
8. To ensure that free passage of flood water through the under-floor voids of the building is provided for.
(Note: the Environment Agency asks to be consulted on any details submitted in compliance with this condition.)

Reason
9. To ensure that free passage of flood water through the under-floor voids of the building is provided for, and retained as such thereafter.

Reason
10. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.
(Note: the Environment Agency asks to be consulted on any details submitted in compliance with this condition.)

Reason
11. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
12. To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding..

Reason
13. To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

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, EN4 and EN5.

Loddon Area Local Plan Policies LTV2, LC19, LC1, LBE1/2 and LPS2/3.

Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2, WCC7, WBE1, WHE8, WHE13 and WIC16.

Informative
2. The applicant is reminded that the adjoining byway should not be obstructed during construction works.

Informative
3. 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 Kayersbridge Brook main river.

Informative
4. 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 Andrea Szabados on 01276 454 373 for details.

John Mitchell
Development Control Manager
Date: 12/01/2001

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.

ADDRESS WHITE R[redacted] COTTAGE [redacted]ARISH HURST

PLOT No. POPLAR LANE ORD. SHEET No.

BUILDER LISTED BUILDING

Plan No.	Applicant	Description of Development	Date of Decision	Decision
03711	Mr Newberry	alt + add	16.11.76	U/A C/A
BR5814	"	3/storey ext + garage	20.12.76	APP N/A
19259	MR-MRS T. ROBINSON	ALTS + ADDS (LIVING ROOM, KITCHEN, BEDROOM, BATHROOM)	6.5.B	N/A C/A
25124	" LBC	"	26.3.86	C/A
BRA 1155	"	"	10.7.86	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

9.6.2000

Meeting with Mrs Robinson (applicant)
H. Sanders
B. Relnik

Minimum requirements (internal dimensions) 15' x 15' (4.57m)
∴ externally 5.2m x 5.2m

Options :- reduce angle of pitch
- reduce length ∴ reduce height
- replace existing roof & different material and add windows to existing garage.
- delete link

Car port - height need to reduced to rear (no revised plans received)

Our ref: SP2073c
Your ref: F/2000/1910

Date: 18 July 2001

ENVIRONMENT AGENCY

BLP 45925

BP

COPIED TO:

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

Dear Madam

WHITE ROSE COTTAGE, POPLAR LANE HURST
REQUIREMENT FOR RAISED FLOOR/VOIDS CONDITIONS

I write in regard to the conditions requested by the Environment Agency for the above development, requiring that a raised floor and underfloor voids be incorporated into the construction of the music room.

Mr Brian Clayden, consultant for the above, has contended in correspondence with the Agency that this site has never flooded, and that these conditions are therefore not required. Mr Clayden has also supplied a ground level for the site in order that the Agency could compare this with known flood levels, and therefore confirm the requirement, or otherwise, for a raised floor in the proposed music room.

The site is shown on maps held by the Environment Agency as being within the 1947 flood plain of the Kayersbridge Brook. These maps are based on observed levels. It is also known that Poplar Lane and Hogmoor Lane flooded during Oct/Nov 2000. However the Agency has investigated flooding records for the area in relation to the supplied ground level for the site, but due to the lack of recorded flood information in this area is unfortunately unable to provide a definitive flood water level for the site in question. The Environment Agency is therefore unable to confirm whether or not the site itself is above the historical flood level.

As there is no evidence which would indicate definitively that the site is above the flood level, the Environment Agency is unable to remove the requirement for the raised floor conditions, and would ask that these conditions are maintained on the planning permission as given.

I trust the above information is satisfactory, but 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.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Brian Clayden, 4 Grange Cottages, Broadcommon Road, Hurst Berks RG10 0RD

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

Tel: 0118 974 6450

Date: **11 July 2000**

My ref: F/2000/1910

CONFIDENTIAL

33102

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

COPIES TO: ACK: FILE:

Dear Councillor

Application Number: F/2000/1910
White Rose Cottage, Poplar Lane, Hurst, Reading.
Proposed demolition of existing garage and erection of music room and replacement double garage.

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 Sub-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 **Mrs B Polnik** on **0118 974 6450**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/1910**
White Rose Cottage, Poplar Lane, Hurst, Reading.
Proposed demolition of existing garage and erection of music room and replacement double garage.
I wish this application to be listed should the officers recommendation be for R – but discuss before listing please!
and my reason(s) are that the present appli. seems reasonable.

Signed: [signature] Date: 13.8.00
Councillor Drake

Tel: 0118 974 6450

Date: **11 July 2000**

My ref: LB/2000/1909

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: LB/2000/1909
White Rose Cottage, Poplar Lane, Hurst, Reading.
Proposed demolition of existing garage and erection of music room and replacement double garage.

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 Sub-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 **Mrs B Polnik** on **0118 974 6450**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **LB/2000/1909**
White Rose Cottage, Poplar Lane, Hurst, Reading.
Proposed demolition of existing garage and erection of music room and replacement double garage.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

John Mitchell
Development Control.

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

Tel: 0118 974 6450

Date: **11 July 2000**

My ref: F/2000/1910

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/2000/1910
White Rose Cottage, Poplar Lane, Hurst, Reading.
Proposed demolition of existing garage and erection of music room and replacement double garage.

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 **Mrs B Polnik** on **0118 974 6450**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/1910**
White Rose Cottage, Poplar Lane, Hurst, Reading.
Proposed demolition of existing garage and erection of music room and replacement double garage.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

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

Date: 28 November 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: LB/2000/1909

Location: White Rose Cottage, Poplar Lane, Hurst, Reading.

Proposal: Proposed demolition of existing garage and erection of music room and replacement double garage.

Applicant: Mr & Mrs T & B L Robinson C/O Brian Clayden Associates.

Case Officer: Mrs B Polnik

The new plans show the following: Additional plan showing sight lines and turning area. Drawing no 20-99-01B.

Comments are required by 08/12/2000.

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

Date: 28 November 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1910

Location: White Rose Cottage, Poplar Lane, Hurst, Reading.

Proposal: Proposed demolition of existing garage and erection of music room and replacement double garage.

Applicant: Mr & Mrs T & B L Robinson C/O Brian Clayden And Associates.

Case Officer: Mrs B Polnik

The new plans show the following: Additional plan showing sight lines and turning area. Drawing no 20-99-01B.

Comments are required by 08/12/2000.

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

(RING ONE)

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

App No. F/2000/1910 (Planaps) / LB/2000/1909 (Ludhouse) Date Rec. 22.11.00

Location: WHITE ROSE COTTAGE, POPLAR LANE

Parish HURST

Applicant: MR & MRS. ROBINSON

Description of attached plans Additional plan showing sight lines and turning area

Drawing No's: 20-99-01B.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: PROW.

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

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER BP.

Consultations Sent by Admin. on 28.11.PS.

Yellow - Part One Copy
Green - Officer's Copy

B. Clayden & Associates

Architectural Consultants and Engineers

4 Grange Cottages, Broadcommon Road, Hurst, nr. Twyford, Berks RG10 0RD
Telephone: Twyford (0118) 934 3157

PLANNING SERVICES 36877
PDL
DC BP
APP
CS
22 NOV 2000
COPIES TO:

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

ADDITIONAL PLAN 1910 1909

21st. November 2000.

Dear Mrs. Polnik,

Proposed demolition of existing double garage and erection of single storey music room and demolition of existing stables and erection of replacement detached double garage at : White Rose Cottage, Poplar Lane Hurst, Berkshire. Application No. F/2000/1910

Further to our telephone conversation yesterday, I hereby enclose a copy of drawing No. 20-99-01B incorporating sight lines and reversing head within the site to enable vehicles to drive out forwards as requested by your highways engineer. However, I would like to point out that this section of Hogmoor Lane is not an adopted highway and is actually a by-way only used by horse riders, walkers and the occasional farm vehicle.

The new access will also be far safer to use than the existing, as it is further away from the corner of the junction of Hogmoor and Poplar lanes with the vehicles being able to drive out forwards instead of reversing out as they do at the present time.

I trust given this latest information, the application can now be conditionally approved.

Yours sincerely

B. Clayden

Brian Clayden.

Application Number F/2000/1910
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full permission - 5 years
2.		R190	Prior to the commencement of development further details of the following shall be submitted to and approved in writing by the LPA and these details shall be implemented as approved: a. eaves c. doors b. windows d. materials for walls and roof these details are required for both the music room and garage.
3.	C150	R150	Landscaping details
4.	C151	R151	Landscaping planting to be carried out
5.	C049	R049	Garages to be retained for parking
6.	C122	R122	Parking and turning before occupation

7. **CONDITION:** The music room building shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above the level indicating a height of 300mm above existing ground level; and with openings sufficient in size and number to allow free entry and exit of flood water.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

8. **CONDITION:** Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved in writing by the local planning authority before development commences.
REASON: To ensure that free passage of flood water through the under-floor voids of the building is provided for.
(Note: the Environment Agency asks to be consulted on any details submitted in compliance with this condition.)

9. **CONDITION:** There shall be no infilling of or storage of any material whatsoever in the underfloor voids.
REASON: To ensure that free passage of flood water through the under-floor voids of the building is provided for, and retained as such thereafter.

10. **CONDITION:** The garage shall be constructed with the floor slab finished at existing ground level, and any arisings from excavation removed from the flood plain; and with apertures in the side and rear walls from ground level to a height of 300mm above ground level to allow free entry and egress of flood water; and with gaps left under the main garage doors for the same purpose, and retained as such thereafter.

PTO.

12/1/20

REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.
(Note: the Environment Agency asks to be consulted on any details submitted in compliance with this condition.)

11. **CONDITION:** There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

12. **CONDITION:** Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water, and retained as such thereafter.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

13. **CONDITION:** Any steps or ramps constructed within or around the site shall be designed to be permeable to flood water, and retained as such thereafter.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

INFORMATIVES:

1. NIB LTV2, LC19, LC1, LBE1/2 and LPS2/3 of LALP
WCC1, WCC2, WCC7, WBE1, WHE8, WHE13 and WIC16 of WDLP
C2, C6, EN4 and EN5 of BSP.

2. The applicant is reminded that the adjoining byway should not be obstructed during construction works.

3. 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 Kayersbridge Brook main river.

4. 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 Andrea Szabados on 01276 45 4373 for details.*

RECORD OF SITE VISIT

SITE ADDRESS: White Rose Cottage
Poplar Lane Hurst Reading.

APPLICATION NUMBER: F/2000/1910

OFFICER: Mrs B Polnik

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

Open countryside

3. DESCRIPTION OF SITE/BUILDING

Grade II listed building. 2 storey thatched cottage - extended in past with outbuildings. Poplar Lane single track

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to plan

5. SITE CONSTRAINTS

TREES	refer to below
ACCESS/PARKING	refer to plan. Byway to side.
LEVELS	no changes proposed
BOUNDARY TREATMENT	hedge/trees form boundary with Hagmans Lane/ Poplar Lane.
OTHERS	

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/1910

Applicant : Mr & Mrs T & B L Robinson C/O Brian Clayden And Associates.

Location : White Rose Cottage, Poplar Lane, Hurst, Reading.

Proposal : Proposed demolition of existing garage and erection of music room and replacement double garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		31.7.00

Date of Neighbour Notifications : .....

Date of Site Visit : 31.7.00

Date Registered : 05/07/2000

Earliest Date for Decision : 04/08/2000

Latest Consultation Date/Site Notice Expiry Date : 04/08/2000

This application will have expired on: 30/08/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : Additional plan 20-99-01B rec'd 22.11.00

- Highway Authority – no objection subject to conditions
- Environment Agency – original objection withdrawn. No objection to proposal subject to conditions.
- Landscape Architect : no objection in principle. Existing site is well screened by boundary planting which will visually contain the proposed development. Retention of planting is essential and therefore protective fencing required.

~~Planning Issues :~~

- Parish Council : no adverse comment
- The Ramblers Association : proposed access would be off Byway. Surface should not be altered.
- PROW : no objection subject to byway not being obstructed during building works.

RELEVANT PLANNING HISTORY:

Recent planning history relates to extensions and garage in 1976 and 1983 (1986 for LBC).

PROPOSAL:

Demolition of existing detached double garage to side 5.6x5.4m and erection of a detached music room 5.8m x 4.87m with a maximum height of 4m. Existing access to be closed off and hedge reinstated. New access proposed 12m to NW. Existing 2 stable blocks to be demolished and replaced by double garage 6m x 5m with a maximum height of 5.85m.

POLICIES:

LALP: Rural Area LTV2, LC19
Separation of settlements LC1
Area Liable to Flooding LRS2/3
Listed building –

WOLP: Rural Area WCC1, WCC7
Green gap WCC2
Area of Specid Character WHE8
Land liable to flooding WIC16
Listed building WHE13

BSP: C2 and C6
EN4 Listed building
EN5 Areas of special character
EN3 Reducing risk of flooding

Application Number: F/2000/1910 & LB/2000/1909

Appraisal :

A. IMPACT ON RURAL CHARACTER / VISUAL AMENITY OF AREA

Policies C2+C6 of BSP; LTV2 and LC1 and LC19 of LALP; WCC1, WCC2 and WCC7 of WOLP

Site located in a rural area and an area important to separation of settlements, as defined by LALP, and green gap as defined by WOLP where extensions to existing dwellings are limited. Dwelling has been extended substantially in the past and a number of outbuildings have been built.

The proposed music room, although higher than the existing detached garage to the side, would be marginally smaller in footprint. The existing garage would be demolished which is considered to be an improvement in terms of visual amenity and a replacement garage would be built 22.5m (0.4m) to the north of the cottage within the existing garden curtilage. 2 existing stable blocks would be demolished resulting in a net decrease in the footprint of existing buildings although there would be an increase in height. Due to the position and design of the garage and music room it is not considered that the rural character of the area would be adversely affected.

B. IMPACT ON CHARACTER OF LISTED BUILDING & AREA OF SPECIAL CHARACTER

Policies EN4 and EN5 of BSP; and WHE13 and WHE8 of WOLP

The proposed music room would be a detached building in a similar location to an existing mono pitched garage which would be demolished and as such this is considered to be an enhancement. The proposed new garage would be located 22.5m from the cottage and its design and relationship is considered to be acceptable. As such it is considered that there would be no adverse impact on the area of special character or the character of the listed building.

C. IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS

Policies LBE1/2 of LALP and WBE1 of WOLP

Due to relationship and distance the amenities of neighbouring occupiers would not be adversely affected.

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

D. HIGHWAY ISSUES

Proposal includes formation of a new vehicular access 21.5m north of the existing access onto a byway and reinstatement of the existing access. The access would serve the existing property and as such traffic movements would be limited. No highway objection raised subject to conditions

E. IMPACT ON ADJOINING WATERCOURSE

Policies EN3 of BSP; LPS2/3 of LALP; and W1C16 of WOLP

Site is located within a floodplain. However the proposal would result in a reduction in the footprint of buildings on-site. Environment Agency raises no objection subject to conditions.

Date: 28 November 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/1910

Location: White Rose Cottage, Poplar Lane, Hurst, Reading.

Proposal: Proposed demolition of existing garage and erection of music room and replacement double garage.

Applicant: Mr & Mrs T & B L Robinson C/O Brian Clayden And Associates.

Case Officer: Mrs B Polnik

The new plans show the following: Additional plan showing sight lines and turning area. Drawing no 20-99-01B.

Comments are required by 08/12/2000.

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

Comments.

(1) Revised plan required showing visibility splays measured correctly from a 2.0m setback in the centre of the access to a point 50 metres either side of the access, on the nearside carriageway.

(2) Gates are not to be provided.

Adam Coggins 12/12/00

comments discussed w Mr Clayden 15/12. agent to discuss with HA. direct

CONDITIONAL APPROVAL.

After discussions with the applicant and re-thinking highways comments, I agree in this instance to the following conditions only (Drg. No. 20/99/01B)

C049, R049
C122, R122
C138, R138

Adam Coggins 18/12/00.

for plan see Officer file or Part One

Date: 28 November 2000 29 NOV 2000

To: Harold Sanders, Conservation

We have received Additional Plans for the following planning application:

Application Number: F/2000/1910

Location: White Rose Cottage, Poplar Lane, Hurst, Reading.

Proposal: Proposed demolition of existing garage and erection of music room and replacement double garage.

Applicant: Mr & Mrs T & B L Robinson C/O Brian Clayden And Associates.

Case Officer: Mrs B Polnik

The new plans show the following: Additional plan showing sight lines and turning area. Drawing no 20-99-01B.

Comments are required by 08/12/2000.

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

HIGHWAY MATTER. — BUT TURNING HEAD & TRACK TO GARAGE SHOULD BE KEPT TO A MINIMUM TO REDUCE VISUAL IMPACT OF NEW DEVELOPMENT SPREADING TO EDGE OF FIELD OWNERSHIP.

Harold Sanders.
CONSERVATION ARCHITECT
12-12-00.

Date: 28 November 2000

To: Harold Sanders, Conservation

We have received Additional Plans for the following planning application:

Application Number: LB/2000/1909

Location: White Rose Cottage, Poplar Lane, Hurst, Reading.

Proposal: Proposed demolition of existing garage and erection of music room and replacement double garage.

Applicant: Mr & Mrs T & B L Robinson C/O Brian Clayden Associates.

Case Officer: Mrs B Polnik

The new plans show the following: Additional plan showing sight lines and turning area. Drawing no 20-99-01B.

Comments are required by 08/12/2000.

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

Architectural Consultants and Engineers

4 Grange Cottages, Broadcommon Road, Hurst, nr. Twyford, Berks RG10 0RD
Telephone: Twyford (0118) 934 3157

PLANNING SERVICES 36877
POL
DC BP
APP
CS
22 NOV 2000
COPIES TO:
FILE:

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

ADDITIONAL PLAN 1910 1909

21st. November 2000.

Dear Mrs. Polnik,

Proposed demolition of existing double garage and erection of single storey music room and demolition of existing stables and erection of replacement detached double garage at : White Rose Cottage, Poplar Lane Hurst, Berkshire. Application No. F/2000/1910

Further to our telephone conversation yesterday, I hereby enclose a copy of drawing No. 20-99-01B incorporating sight lines and reversing head within the site to enable vehicles to drive out forwards as requested by your highways engineer. However, I would like to point out that this section of Hogmoor Lane is not an adopted highway and is actually a by-way only used by horse riders, walkers and the occasional farm vehicle.

The new access will also be far safer to use than the existing, as it is further away from the corner of the junction of Hogmoor and Poplar lanes with the vehicles being able to drive out forwards instead of reversing out as they do at the present time.

I trust given this latest information, the application can now be conditionally approved.

Yours sincerely

B. Clayden

Brian Clayden.

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik **Date:** 11 July 2000

Application Number: F/2000/1910

Proposal: Proposed demolition of existing garage and erection of music room and replacement double garage.

Parish: HURST PARISH

Site Address:
White Rose Cottage, Poplar Lane, Hurst, Reading.

Applicant:
Mr & Mrs T & B L Robinson C/O Brian Clayden 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)~~.

Comments

Please could highways have an additional plan showing the on site turning area.

And of visibility splays of 2x90.

Signed: _____ **Print name:** Stephanie Knowles.

20/07/00.

From:	**Graham Barnwell, Public Rights of Way Officer**
To:	**Mrs. B. Polnik, Planning**
Date:	**12th December 2000.**
Application No.	**F/2000/1910**
Proposal:	**Proposed demolition of existing garage and erection of music room and replacement double garage.**
Site Address:	**White Rose Cottage, Poplar Lane, Hurst.**
Applicant:	**Mr. & Mrs. T. Robinson.**

VICES | HPT
POL | TLS
DC | ENF
MP |
CS |
2000
COPIES TO: | ACK:

Observations:

I have no objection to this application.

GRAHAM BARNWELL

See all plans on Part 1 register.

~~To:~~ FAO
Public Rights Of Way Officer
F A O Graham Barnwell

~~From:~~ TO
From: Mrs B Polnik

PLANNING SERVICES	HPT
POL	
DC	
APP	
CS	
07 AUG 2000	
COPIES TO:	ACK:
	FILE:

Date: 11 July 2000

Application Number: F/2000/1910

Proposal: Proposed demolition of existing garage and erection of music room and replacement double garage..

Site Address:
White Rose Cottage, Poplar Lane, Hurst, Reading.

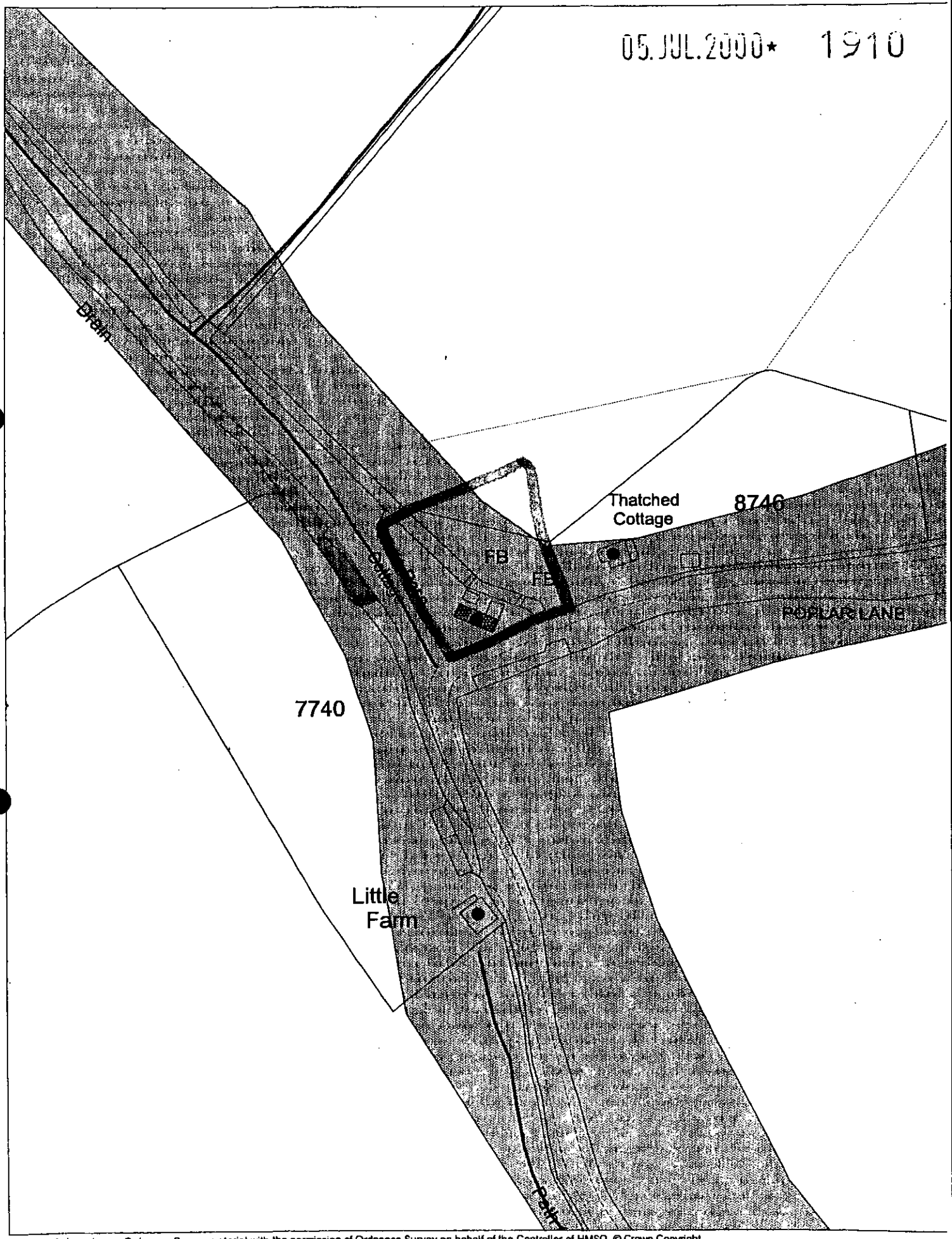
Applicant:
Mr & Mrs T & B L Robinson C/O Brian Clayden And Associates.

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

No objection to this application, adjacent byway must not be obstructed during building work

G Boorwell

3-8-2000



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

7 July 2000

Scale: 1 : 1250

See Part 1 register for all plans.

To:
Harold Sanders
Urban Design And Conservation Officer

12 JUL 2000

From: Mrs B Polnik

Date: 11 July 2000

Application Number: F/2000/1910

Proposal: Proposed demolition of existing garage and erection of music room and replacement double garage..

Site Address:
White Rose Cottage, Poplar Lane, Hurst, Reading.

Applicant:
Mr & Mrs T & B L Robinson C/O Brian Clayden And Associates.

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

- THE SUBMITTED PROPOSALS REFLECT OUR PREVIOUS CONCERNS ABOUT SCALE AND MASS OF THE STRUCTURE TO REPLACE THE EXISTING GARAGE.

- I CONSIDER THIS PROPOSAL TO DEMOLISH THE GARAGE IN THIS LOCATION IN RELATION TO THE COTTAGE IS AN ENHANCEMENT.

- I CONSIDER THE GLAZED DOORS MORE APPROPRIATE TO THE REAR ELEVATION - BUT THE GENERAL PRINCIPLES ARE ACCEPTABLE TO ME - SOUTH FACING TO OPEN OUT INTO GARDEN (ACCESS TO BE CLOSED) DISCUSSION WITH AGENT 9/8.

- IF PLANNING PERMISSION IS GRANTED I WOULD RECOMMEND THAT CONDITIONS ARE ATTACHED REQUIRING THE FOLLOWING DETAILS.

  1. EAVES
  2. WINDOWS
  3. DOORS
  4. MATERIALS FOR WALLS + ROOF.

  THIS IS TO COVER THE GARAGE AS WELL.

Harold Sanders

26.07.00.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Mrs B Polnik DATE: 17th August 2000

Location:	White Rose Cottage, Poplar Lane, Hurst
Proposal:	Proposed demolition of existing garage and erection of music room and replacement garage.
Application Number:	F/WR/2000/1990

In response to your consultation dated 11th July 2000 for the above application, the tree and landscape comments are as follows:

I have on objections to the proposal in principle. The existing site is well screened by boundary planting which will visually contain the proposed development. However, the successful retention of this planting (particularly adjacent to the byway) is essential and the applicant should submit for approval details showing protective fencing in accordance to BS 5837 to ensure that all the existing boundary planting can be successfully retained.

ROBERT PETROW
Consultant Landscape Architect

See part 1 for all plans.

To:
Neil Etherington
Senior Arboricultural Officer

12 JUL 2000

From: Mrs B Polnik

Date: 11 July 2000

5

Application Number: F/2000/1910

Proposal: Proposed demolition of existing garage and erection of music room and replacement double garage..

Site Address:
White Rose Cottage, Poplar Lane, Hurst, Reading.

Applicant:
Mr & Mrs T & B L Robinson C/O Brian Clayden And Associates.

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

[illegible] fence to preserve [illegible]
[illegible] bou[illegible]
[illegible] contained
by bou[illegible] [illegible]
[illegible]
OK.
Design [illegible], no additional [illegible]
required.

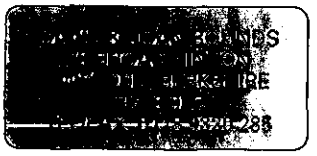
The Ramblers' Association
Working for walkers

REC'D 31958
BP
COPIES TO:

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

16 July 2000

Your ref: Mrs B Polnic/F/2000/1910



Planning Services
WOKINGHAM DISTRICT COUNCIL

Application No. LB/2000/1909 and 1910
White Rose Cottage, Poplar Lane, Hurst.

Thank you for your letters of 11th July.

We note that the applicant has answered incorrectly question 9. on application 1910, in that the proposed access from the new garage is onto Hurst Byway 6 Hogmoor Lane. No doubt you have drawn this to their attention.

As the proposed garage exits onto this Byway may we suggest that in order to preserve the rural nature of the lane, it should be a condition that the surface of it should not be altered at any time without the Council's authority.

Yours sincerely

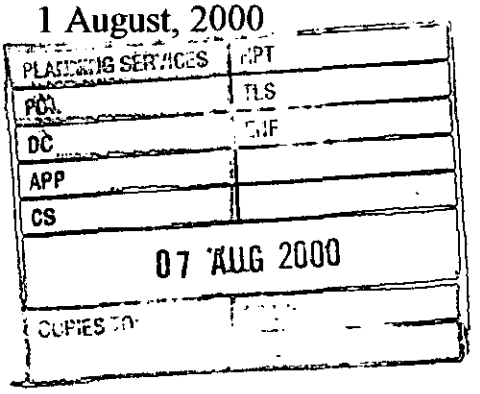
David Bounds
Footpath Secretary
Loddon Valley RA Group

Registered charity number 1060089

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

1 August, 2000



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

For the attention of Basia Polnik

Dear Mrs. Polnik,

Applications F/2000/1910 and LB/2000/1909

I refer to the above-mentioned Applications by Mr. and Mrs. B. L. Robinson of White Rose Cottage, Poplar Lane, Hurst; proposed demolition of existing garage and erection of music room and replacement double garage.

My Council have no adverse comments to make on the Applications.

Yours sincerely,

Clerk

Received by Wokingham District Council

Application No: F/2000/1910

Proposal:
Proposed demolition of existing garage and erection of music room and replacement double garage.

Location:
White Rose Cottage, Poplar 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 Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/08/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

11 July 2000

Byhand 4/7/00.

Architectural Consultants and Engineers

4 Grange Cottages, Broadcommon Road, Hurst, nr. Twyford, Berks RG10 0RD
Telephone: Twyford (0118) 934 3157

05.JUL.2000* 1910

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

4th. July 2000.

Dear Mrs. Polnik,

Proposed demolition of existing double garage and erection of single storey music room and demolition of existing stables and erection of replacement detached double garage at : White Rose Cottage, Poplar Lane Hurst, Berkshire.

Further to your letter dated the 12th. May and your subsequent meeting on the 9th. June with my client Mrs. B. Robinson, I hereby have the pleasure in submitting a Listed Building and Planning Application for the above works. Included with the applications are the following :

1. A covering letter from Mrs. Robinson.
2. A copy of the original proposal for the new garage/carport, as you did not have a copy on your files for comparison.
2. A cheque for £95.00 for the planning application fee.

If your require any further information regarding the applications please do not hesitate in contacting me.

Yours sincerely

Brian Clayden.

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APPS (*) ATTACHED

38/39

Start date: 05 JUL 2000

Officer: CP | Application No. F/2000/1910

Map No. ..... Site ...0:09...

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED DEMOLITION OF EXISTING GARAGE AND ERECTION OF MUSIC ROOM AND REPLACEMENT DOUBLE GARAGE

Location: WHITE ROSE COTTAGE POPLAR LANE

Parish: HURST Ward: Hurst

11.7.2000.

Applicant: MR/MRS ROBINSON

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

(9)

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			
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 ....See listed app.....

Date Site Notice Sent : 11.7.2007 V 11/7

Parish Council Informed - YES / NO V 11/7

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape V 11/7	NK: ✓
Trees	NK: .....
Conservation Officer V 11/7	NK: ✓
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way V 11/7	PA: ✓
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways V 11/7	XA: ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency Flood zone	BP: ✓
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS: (Green gap & wedges Area of special character)

Ramblers Association ✓

British Horse Society .....

Pre-apps attached.

NEIGHBOURS:

V 11/7 S/N+ Thatched Cottage, Poplar Lane

Little Farm, Hagmoor Lane. ✓

ADDRESS WHITE ROSE COTTAGE PARISH HURST

PLOT No. POPLAR LANE ORD. SHEET No.

BUILDER LISTED BUILDING

Plan No.	Applicant	Description of Development	Date of Decision	Decision
03711	Mr Newberry	alt + add	16·11·76	U/A C/A
BR 5814	"	S/storey ext + garage	20·12·76	APP N/A
19259	MR + MRS T. ROBINSON	ALTS + EXTS (LIVING-ROOM, KITCHEN, BEDROOM, BATHROOM)	6583	N/A C/A
25127	" LBC	"	26·3·86	C/A
BRA 1155	"	"	10·7·86	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1959/a

HOUSEHOLDER PLANNING APPLICATION

05 JUL 2004 1910

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG11 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 0734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR. & MRS. T. & B.L. ROBINSON,
	ADDRESS	WHITE ROSE COTTAGE,
		POPLAR LANE, HURST,
		BERKSHIRE.
	POST CODE	RG10 0DJ Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	BRIAN CLAYDEN & ASSOCIATES,
	ADDRESS	4 GRANGE COTTAGES,
		BROADCOMMON ROAD,
		HURST, BERKSHIRE.
	POST CODE	RG10 0RD Tel. No. 9343157
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	WHITE ROSE COTTAGE,
		POPLAR LANE, HURST,
		BERKSHIRE.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	PROPOSED DEMOLITION OF EXISTING GARAGE AND ERECTION OF SINGLE STOREY MUSIC ROOM AND ERECTION OF REPLACEMENT DOUBLE GARAGE.

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — YES / NO — NONE TO BE FELLED

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — WHITE PAINTED RENDERED WALLS AND RED/BROWN CLAY TILES TO MUSIC ROOM AND ORANGE/RED FACE BRICK WALLS AND RED/BROWN CLAY TILES TO GARAGE

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — YES / NO

10. CHECK LIST. Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(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 (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

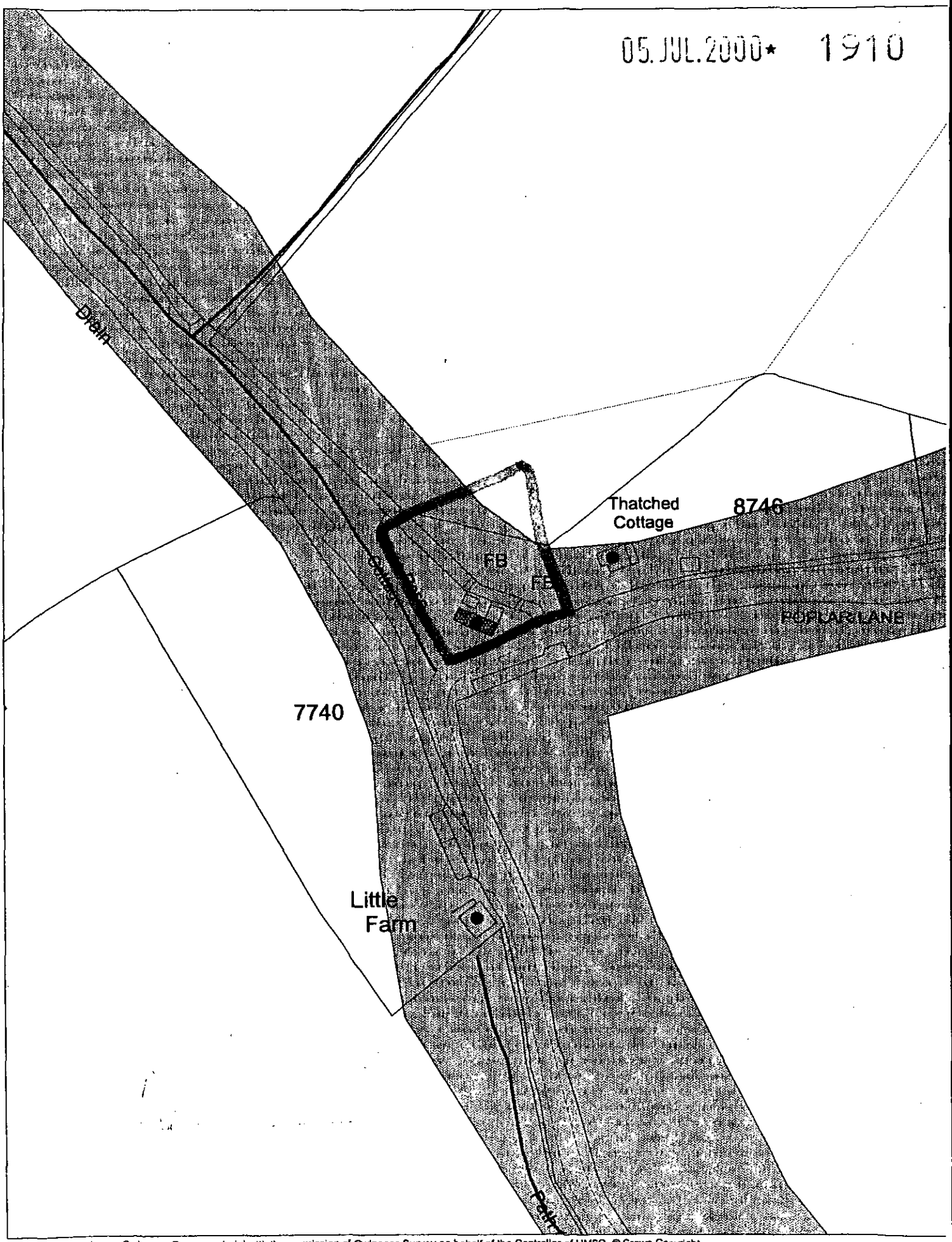
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MR. & MRS. T. & B. C. ROBINSON

DATE 4TH JULY 2000

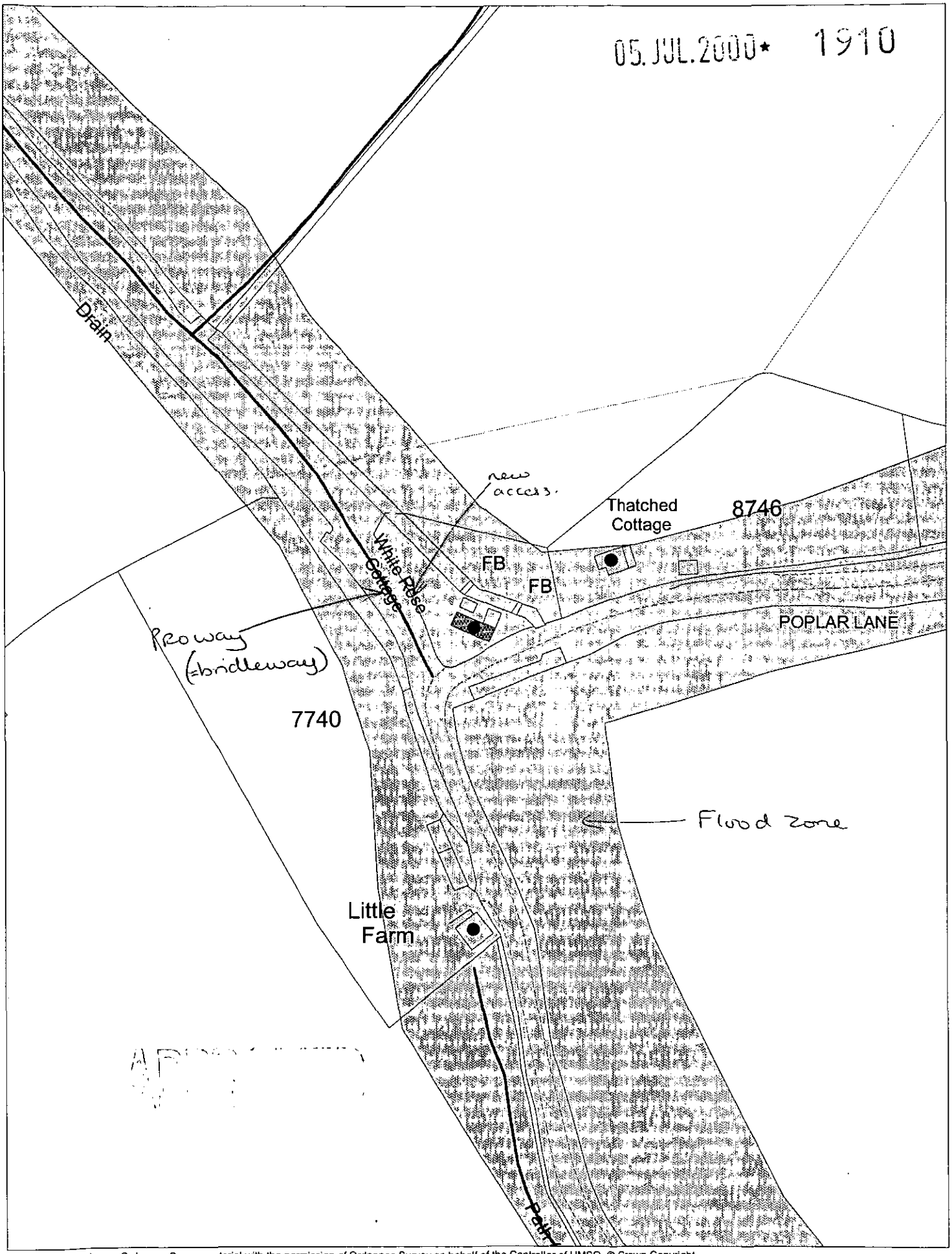


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

7 July 2000

Scale: 1 : 1250



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
7 July 2000
Scale: 1 : 1250