APPLICATION NO:

VAR/2000/2983

LOCATION:

Elmlands Little Hill Road, Hurst Reading.

APPLICANT:

Octupus Design C/O DLP Consultants Ltd

PROPOSAL:

Proposed variation to condition 2 of consent 98/67098/F to allow studio to be separate to main dwelling.

EARLIEST DATE FOR DECISION: **11/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
30/01/2001

CASE OFFICER: **Emy Circuit**

APPROVED

RAILEX
Marbleboard

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Octupus Design
C/O DLP Consultants Ltd
Ritz Plaza House
10 Denton Road
Wokingham
Berkshire
RG40 2DX

Application Number: VAR/2000/2983

Parish: **HURST**

Location: **Elmlands, Little Hill Road, Hurst, Reading.**

Proposal: **Proposed variation to condition 2 of consent 98/67098/F to allow studio to be separate to main dwelling.**

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. Details of the treatment of the eastern boundary of the site, between Elmlands and the studio shall be submitted to the Local Planning Authority within one month of this decision, and approved in writing. The approved scheme shall be implemented within three months of the written approval and shall be maintained in perpetuity.

Condition
2. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby

approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
3. There shall be no more than 10 persons employed on the premises at any one time.

Condition
4. No storage, industrial or other business use shall take place outside the building except the parking, manoeuvering, loading and unloading of vehicles.

Condition
5. The use hereby permitted shall not operate other than between the hours of 08.00 and 18.00 Mondays to Saturday (inclusive) and shall not operate at all on Sundays or Bank or National Holidays.

Reason
1. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
2. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
3. To safeguard the interests of neighbouring residents and the locality.

Reason
4. To safeguard the interests of neighbouring residents and the locality.

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

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 Policy C2.

Loddon Area Local Plan Policies LTV2, LC21 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS2, WCC1, WRE2, WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 28/02/2001

Notice checked by: _____

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

(1387)

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 6 November 2000
My ref: EXC/Hurst pre-application
Your ref: JB/GB/BKS306

Jim Bailey
Development Land and planning Consultants Ltd
Ritz Plaza House
10 Denton road
WOKINGHAM
Berkshire
RG40 2DX

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 Mr Bailey

ELMLAND, LITTLE HILL ROAD, HURST – PROPOSED VARIATION OF CONDITION 02 OF PLANNING PERMISSION 98/67098F.

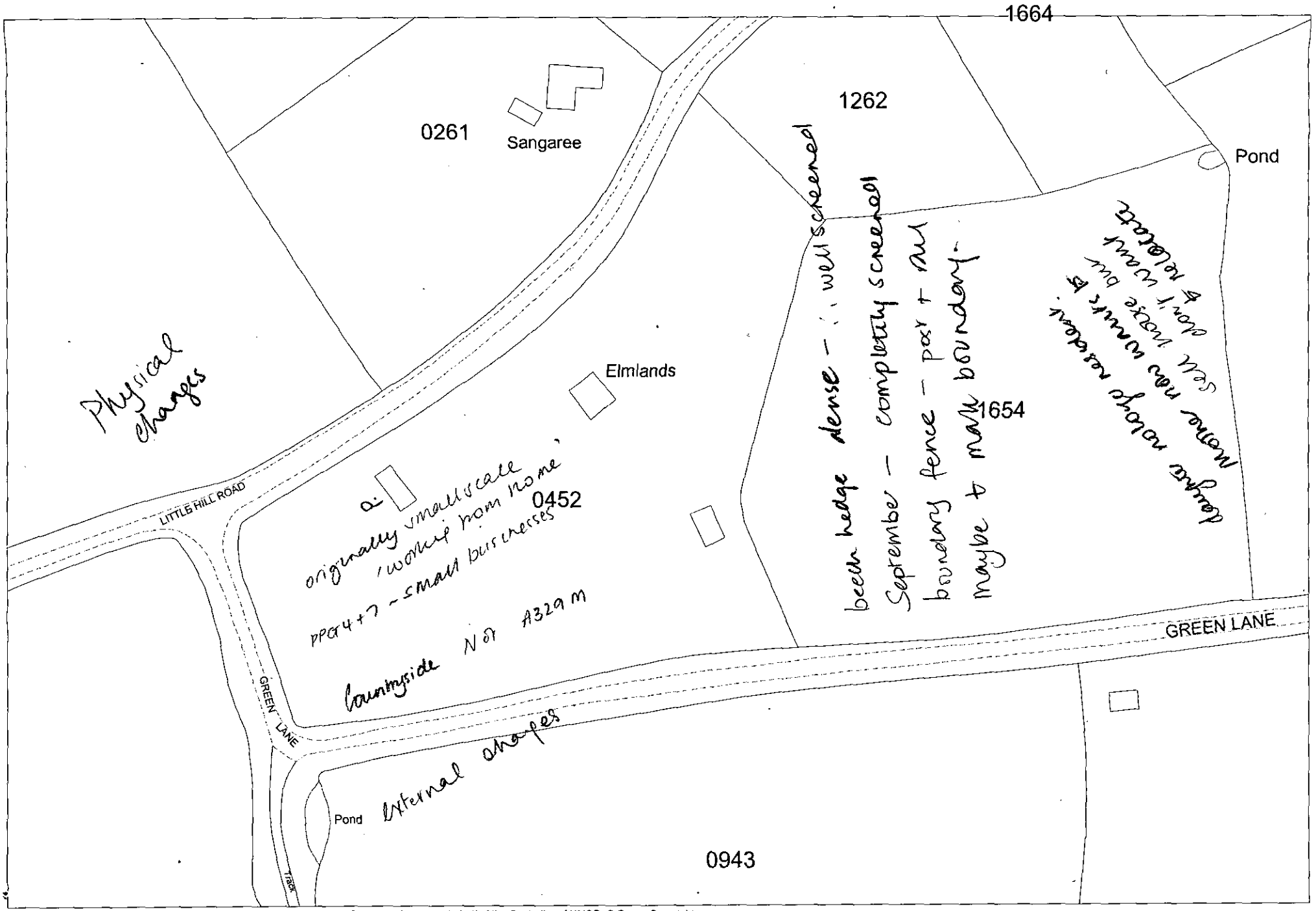
I write with reference to our meeting last Wednesday, regarding the proposed removal of condition 2 of the above planning permission. The condition requires the studio to remain within the curtilage of Elmland and not become a separate planning unit.

Having considered the information you provided and the relevant policies, I do not consider that there would be an objection to the condition being removed. You indicate that the building is well screened by existing vegetation and I think it is important that this is retained. Therefore, any proposal should retain sufficient land within the curtilage of the studio to enable to occupant to have control over landscaping and maintain a good level of screening.

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take.

Yours sincerely

Emy Circuit,
Planning Assistant, Development Control



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Development Control Section, Environmental Services, Wokingham District Council.

1 November 2000

Scale: 1 : 1250

PLANNING SERVICES | HPT 35584
POL | TLS
DC EXC | ENF
APP |
CS |
20 OCT 2000
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FILE:

DEVELOPMENT LAND & PLANNING CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: (0118) 978 9595 Facsimile: (0118) 978 6551
e-mail: dlp.wokingham@talk21.com
Offices also at Bedford and Sheffield

JB/GB/BKS306

18 October 2000

Ms E Circuit
Planning Department
Wokingham District Council
Council Offices
Shute End
WOKINGHAM
RG40 1WR

Dear Ms Circuit

RE: ELMLAND, LITTLE HILL ROAD, HURST

Further to our recent telephone conversation, I am writing to you to confirm our meeting arrangements at your offices on Monday 30 October at 3.30 pm. In the meantime, I would like to explain, in more detail, what it is I would like to discuss.

My client, Ms C Ball, of Octopus Design Consultants, was granted permission for change of use of a store/workshop building to a B1(B) graphic design studio in June 1995. Application 44322 was granted on a temporary basis for 3 years and condition 5 stated that, "The building shall remain within the curtilage of Elmland and shall not become a separate independent unit".

In 1998, Ms Ball renewed the change of use consent, 98/67098/F, subject to conditions limiting the number of persons employed at the premises and condition 2 stated that, "The building will remain within the curtilage of Elmland and not become a separate planning unit".

In 1999, consent was granted, 99/68923/F, for a single-storey extension to the office building, which has been implemented.

I have been instructed by Ms Ball to put forward a proposal to revoke condition 2 of the 1998 consent. I consider that the condition is no longer necessary because the graphic design studio is quite clearly already a separate planning unit. It is completely screened from the house by existing vegetation. It has its own separate entrance to the road and separate car park. No practical planning purpose is served by continuing to attach the business use and building to the house.

On 30 October, I would like to discuss this proposal with you in more detail. In particular, I would like to ascertain whether or not an application along the above lines would be viewed positively by Wokingham District Council. If the answer is yes, I would propose to submit an application on behalf of Ms Ball early in November.

I look forward to seeing you on the 30th. However, if you have queries in the meantime, please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

cc Ms C Ball

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 4 July 2001
My ref: EXC/VAR/2000/2983
Your ref:

Charlotte Ball
Octopus Design Consultants
Little Hill Road
Hurst
Berkshire
RG10 0TG

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

Dear Ms Ball

SUBMISSION OF DETAILS TO COMPLY WITH CONDITION 1 OF PLANNING CONSENT VAR/2000/2983

I write in response to your letters of 4 April and 7 June and apologise for the delay in doing so. On the basis that the close board fence is 1.8 metres in height, the details are considered satisfactory and condition 1 of planning consent VAR/2000/2983 has been discharged.

Yours sincerely

John Mitchell,
Development Control Manager

OCTOPUS

John Mitchell
Development Control Manager
Wokingham District Council
PO Box 157
Wokingham
Berks RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC EXC	ENF
APP	
CS	44355
11 JUN 2001	
COPIES TO:	ACK:
	FILE:

7th June 2001

Dear Mr Mitchell,

Ref. construction of close board fence to mark boundary between Elmland, Little Hill Road, Hurst, and Octopus Design, Little Hill Road, Hurst

Further to my letter of the 4th April 2001, regarding the above, I am pleased to confirm that the work has been completed and we are very happy with the result.

On the advice of the fencing contractor, and in the interest of avoiding damage to roots and branches of trees and bushes, it was decided that the fencing line originally proposed would have to be slightly modified. Accordingly, I am enclosing a revised drawing which shows the minor adjustment which had to be made, and which, I trust, will receive your full approval.

If you have any queries, please do not hesitate to get in touch.

Yours sincerely,

Charlotte Ball (Director)

fence not visible from site entrance - only point is where it ends adjacent to the little Hill Road boundary & this is well screened by the hedge - ∴ impact on rural character ok.

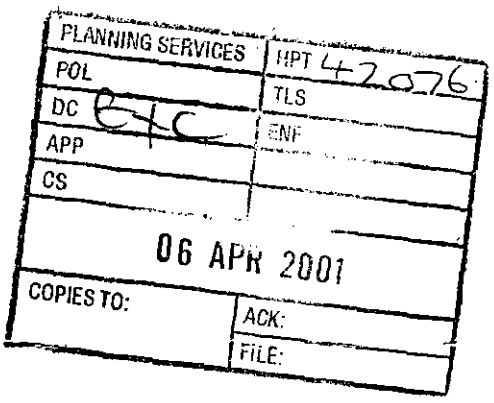
✓ 3 July '01.

Height verbally confirmed to be 1·8m 4/7/01

Octopus Design Consultants Ltd
Little Hill Rd, Hurst, Berks RG10 0TG
T: 0118 934 4209 F: 0118 932 0118
octopus-design.co.uk
Registered in England. No.3738489

OCTOPUS

John Mitchell
Development Control Manager
Wokingham District Council
PO Box 157
Wokingham
Berks RG40 1WR



4th April 2001

Dear Mr Mitchell,

Re Approval of Application VAR/2000/2983 to vary condition 2 of consent 98/67098/F to allow studio to be separate from main dwelling

Further to receipt of your Notification of Approval of Permission for the change referred to above and, in response to Condition 1 in that document, we have pleasure in informing you that, subject to your approval, we propose to mark the eastern boundary of the site by a close-board timber fence which will be erected along the boundary line pegged out in advance by a surveyor. The fencing will extend from the ditch adjacent to Little Hill Road on the western boundary of the property to the ditch bordering Green Lane at the southern limit.

Given the amount of surface water on the land at certain times of the year, we are currently taking advice on whether to install concrete or timber fence posts to support the close-board panels. If you have any views on this matter, please let us know.

Yours sincerely,

Charlotte Ball (Director)

Octopus Design Consultants Ltd
Little Hill Rd, Hurst, Berks RG10 0TG
T: 0118 934 4209 F: 0118 932 0118
octopus-design.co.uk
Registered in England. No.3738489

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 28 FEBRUARY 2001 FROM 7.00 PM TO 11.20 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, Mr BJS Patman and Mrs M Robertson.

Also present under Standing Order 39:- Mr FD Browne, Mrs ANMC Drake, Mr CGH Pierce and Fiona Rolls.

PART I

246. MINUTES

The Minutes of the meeting of the Committee held on 7 February 2001 were confirmed as a correct record and signed by the Chairman.

247. ORDER OF BUSINESS

RESOLVED: That the order of business detailed on the agenda be varied to enable those items where there were members of the public or local Members present to be dealt with first.

Mrs ANMC Drake, the local Member, attended the meeting and spoke in favour of the application.

RESOLVED: That Application No.2000/2983 be approved, subject to the conditions set out on Agenda pages 2569 to 2570.

251. APPLICATION NO: 2000/2983, PROPOSED VARIATION TO CONDITION 2 OF CONSENT 98/67098 TO ALLOW STUDIO TO BE SEPARATE TO MAIN DWELLING, ELMLANDS LITTLEHILL ROAD HURST, FOR OCTOPUS DESIGN

The Committee considered a report on this application set out on Agenda pages 2568 to 2573.

Miss Ball, the applicant, attended the meeting and spoke in favor of the application.

Application No.	Received	Hurst	Listed by
VAR/2000/2983	05/12/00		Cllr Drake

Applicant: **Octopus Design**
Location : **Elmlands Littlehill Road, Hurst**
Proposal : ***Proposed variation to condition 2 of consent 98/67098/F to allow studio to be separate to main dwelling.***

1. **Planning History** – Elmlands is a detached dwelling, located in a rural area of Hurst, designated as Countryside. The application relates to an outbuilding, which is currently used as a design studio. The building was erected as a domestic outbuilding under permitted development rights. A separate access from Little Hill Road to the application site received planning approval in 1989 (33458). In 1995 temporary planning permission was granted for use of a residential outbuilding as a B1(b) studio (44322). In 1999 full permission for this use was granted (98/67089/F). In 1999 permission was granted to extend the building (99/68923/F) to provided facilities.

   Both consents relating to the business use were subject to conditions including one requiring the studio to *"remain within the curtilage of Elmlands and not become a separate planning unit"*. This was to safeguard the amenities of neighbouring residents and the locality. However, legal advice suggests that the validity of the condition is uncertain and that it would not be enforceable. This is because the requirement of the condition for the building to remain ancillary to the dwelling would result in it remaining in a use class C3, dwelling, which conflicts directly with the description of development, which permits B1(b), research and development use of the building. Granting permission for two separate uses on the site already implies the creation of a separate planning unit.

2. **Proposal** - The proposal is to vary condition 2 of 98/67098/F to allow two separate planning units to be formed: Elmlands, a C3 dwelling house and the B1(b) studio.

   The application has been listed by Cllr Drake due to concern over intensification of business uses in garages/sheds and later application to separate these buildings from the house.

3. **Consultations** -
   - ***Highways*** – no objection
   - ***Policy and Plans*** – no objection
   - ***Hurst Parish Council*** – there is no reason for the condition to be superseded – LALP policies protecting the rural area still apply, especially LC16 and LC20.

4. **Appraisal** – The principal of the use of the building for business purposes has been established by the previous consents. Therefore, the main issues are:

   A. The impact on the character and amenities of the surrounding area (Loddon Area Local Plan policies LTV2 and LBE2 and Wokingham District Local Plan (Deposit Draft) policies WCC1, WOS3, WBE1)

B. Comments of Hurst Parish Council

A. The impact on the character and amenities of the surrounding area
The issue is whether variation of the condition, to allow a separate planning unit to be formed, would result in any harm to the character and amenities of the surrounding rural area.

Condition 1 of 67089 restricts the number of persons employed on the premises at any one time to 10. Therefore, the proposals would not result in an intensification of the use of the site and the amenities of occupants of the nearest neighbouring property, Sangaree would not be affected. The distance between the existing house and the studio is sufficient to prevent any B1(b) use having a detrimental impact on occupants of Elmlands.

The site is well screened and the proposals would not result in significant changes to its appearance. The studio building itself is a low, small scale structure and the main impact of the premises on the character of the area results from the gravel parking area and vehicles parked there. The main considerations are whether adequate screening of the building could be retained and whether the treatment of the boundary between the dwelling and studio would be appropriate. Both the dwelling and studio would retain an ample curtilage, sufficient to maintain adequate screening and prevent them becoming prominent or otherwise harmful to the appearance of the area. A condition requiring the existing planting to be retained is considered essential. Existing planting partially screens the house from the studio and would protect the privacy of occupants but is likely that future occupants of the dwelling would wish for the boundary to be more clearly defined and a condition relating to this is also proposed.

B. Comments of Hurst Parish Council
The concerns of Hurst Parish Council are noted. However, as described in part A above, it is not considered that the proposal would impact on the rural character of the area or amenities of neighbours and therefore, its retention cannot be justified. Any future applications on the site would be considered on their own merit. Policies LC16 and LC 20 are not directly relevant to this application as they relate to agricultural dwellings and residential conversions respectively.

5. **Conclusion** – It is considered that the aims of the existing conditions could be maintained if alternative conditions were imposed to ensure that the use continues in its current form. The validity of the condition is suspect and it is not considered that its variation to allow two separate planning units to be formed would result in any harm to the character and amenities of the surrounding rural area.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

CONDITIONS

1. Details of the treatment of the eastern boundary of the site, between Elmlands and the studio, shall be submitted to the Local Planning Authority within one month of this decision, and approved in writing. The approved scheme shall be

implemented within three months of the written approval, or phased as agreed in writing by the Local Planning Authority, and shall be maintained in perpetuity.

2. No trees, hedgerows or shrubs within the curtilage of the site, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority for a period of five years from the date of this decision. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.
3. There shall be no more than ten persons employed on the premises at any one time.
4. No storage, industrial or other business use shall take place outside the building except the parking, manoeuvring, loading and unloading of vehicles.
5. The use hereby permitted shall not operate other than between the hours of 08:00 and 18:00 Mondays to Saturday (inclusive) and shall not operate at all on Sundays or Bank or National Holidays

REASONS

1. To safeguard the visual amenities of neighbouring properties and the locality.
2. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

3 & 4 To safeguard the interest of the neighbouring residents and the locality.

5. To safeguard the residential amenities of the occupiers of neighbouring properties.

INFORMATIVES

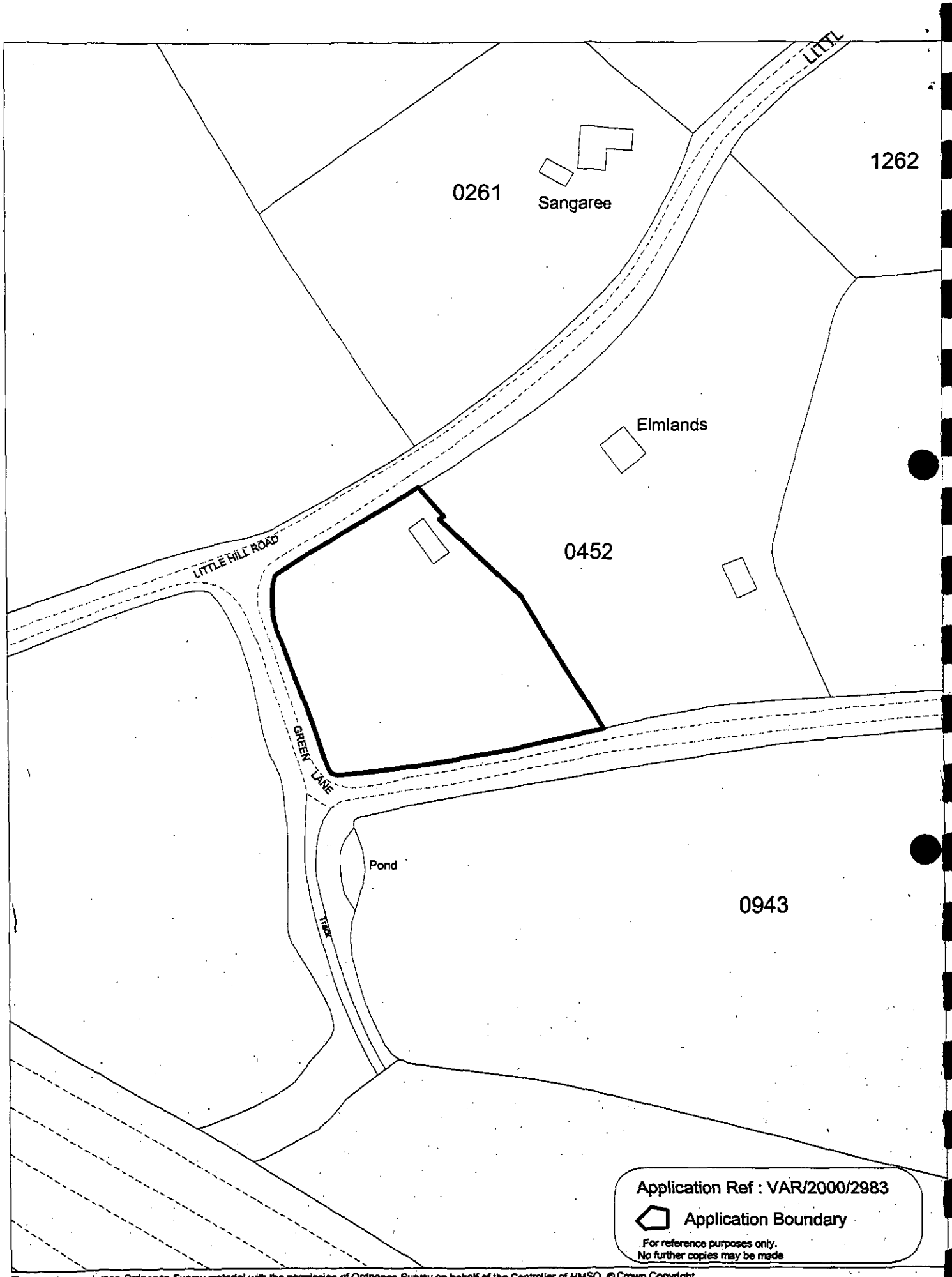
1. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:

   Berkshire Structure Plan policies C2

   Loddon Area Local Plan policies LTV2, LC21, LBE2

   Deposit Draft Wokingham District Local Plan policies WOS2, WCC1, WRE2, WOS3, WBE1

Emy Circuit



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Development Control Section, Environmental Services, Wokingham District Council.

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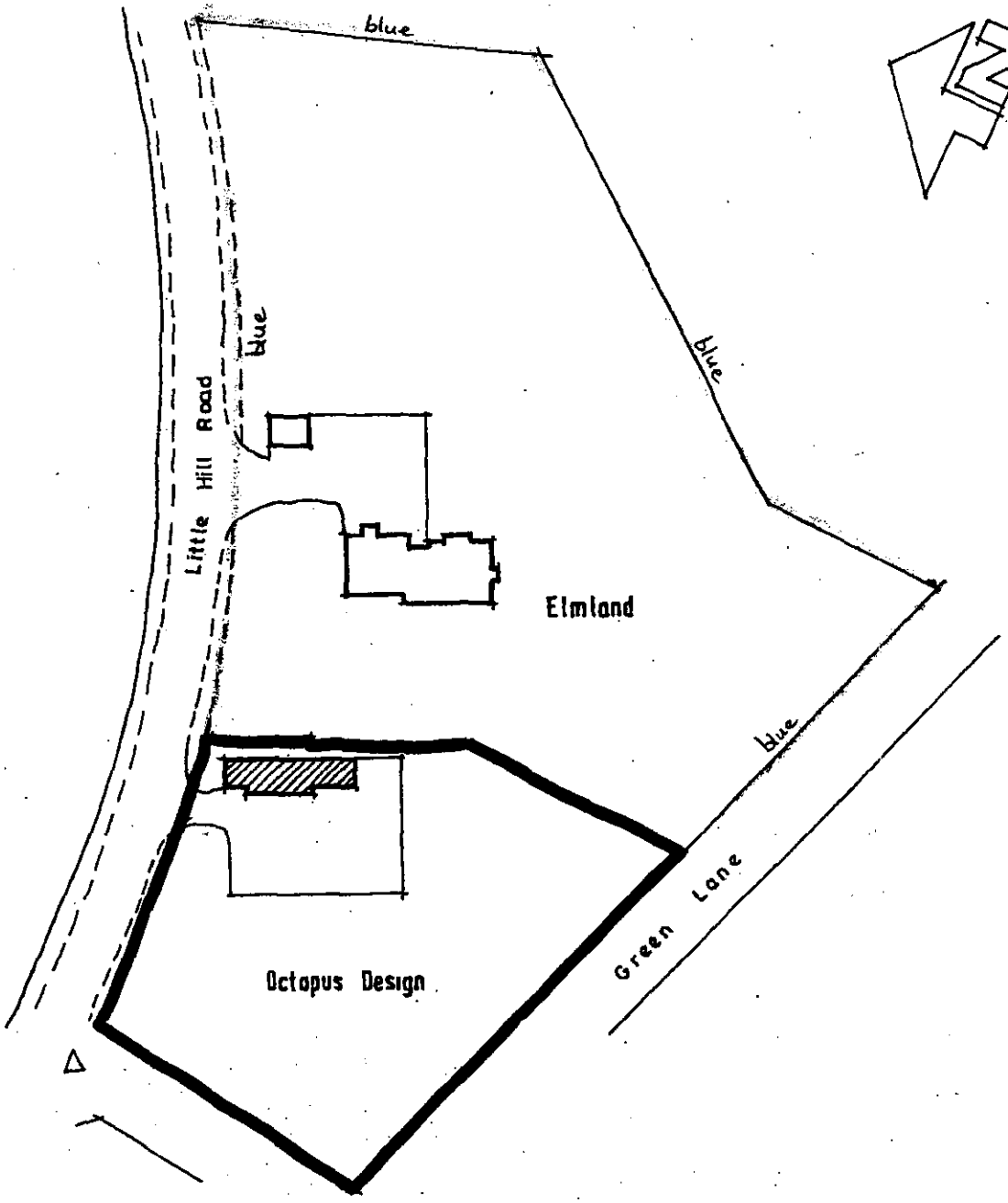
05. DEC. 2000* 2983

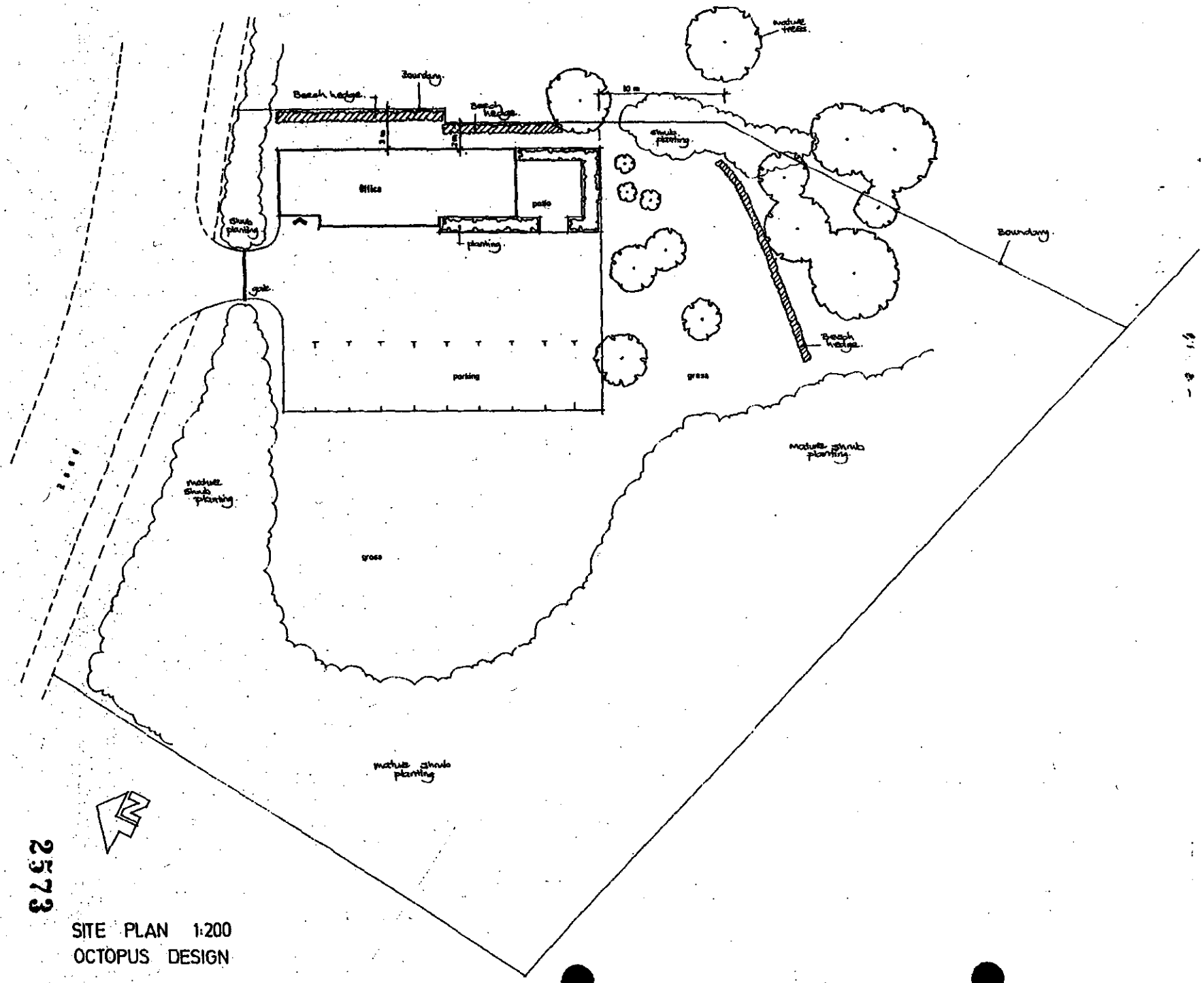


SITE PLAN 1:1000
OCTOPUS DESIGN

Dwg. No. 00/415/02
Date. nov. 2000

2572

Jacqueline Easton
MSGD
ARCHITECTURAL AND GARDEN DESIGN
©
10 ROSEBAY WOKINGHAM BERKSHIRE RG40 5YT
Tel: 0118 989 2241



2373

SITE PLAN 1:200
OCTOPUS DESIGN

Jacqueline Easton
10 ROSEBAY WOKINGHAM BERKSHIRE RG40 5YT
Tel: 0118 988 2241

Client OCTOPUS DESIGN

Job LITTLE HILL ROAD
HURST
BERKS

SITE PLAN

05.Dec.2000

Scale 1:200

Drwg. No. 00/415/01 Rev: Date Nov 00

2373

WORK SHEET FOR : Emy Circuit

Application Number : VAR/2000/2983

Applicant : Octupus Design C/O DLP Consultants Ltd.

Location : Elmlands, Little Hill Road, Hurst, Reading.
Proposal : Proposed variation to condition 2 of consent 98/67098/F to allow studio to be separate to main dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		2 Jan '01

Date of Neighbour Notifications : .....

Date of Site Visit : 2 Jan '01

Date Registered : 05/12/2000

Earliest Date for Decision : 11/01/2001

Latest Consultation Date/Site Notice Expiry Date : 11/01/2001

This application will have expired on: 30/01/2001. 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 :

Highways - as for 67098

Policy - no objection

Parish Council - object - no reason for condition to be superseded
LMLP policies protecting rural area still apply
esp LC16 + LC20

Planning Issues :

Countryside + adjacent to Listed Farm

VAR/2000/2983
Elmlands, Little Hill Road, Hurst

History: A separate access from Little Hill Road to the application site received planning approval in 1989 (33458). In 1995 temporary planning permission was granted for use of a residential outbuilding as a B1(b) studio (44322). In 1989 full permission for this use was granted (98/67089/F). Both consents relating to the business use were subject to conditions including one requiring the studio to remain within the curtilage of Elmlands and not become a separate planning unit. This was to safeguard the amenities of neighbouring residents and the locality. In 1999 permission was granted to extend the building (99/68923/F) to provided facilities for workers. The proposal is to relax condition 2 of 98/67098/F to allow a separate curtilage and planning unit to be formed.

Appraisal:
Under the terms of policies WCC1 and WRE2/LC21, reuse of existing rural buildings for business purposes is acceptable in principal. The existing use is in accordance with these policies and applications 44322/67089 indicated that there was already a long history of the building being used by occupants of Elmlands for business and recreational purposes and established the principal of the use of the building for business purposes. The main consideration is whether there would be any harm to the character and amenities of the surrounding area arising from relaxation of the condition.

Condition 1 of 67089 restricts the number of persons employed on the premises at any one time to 10. Therefore, the proposals would not result in an intensification of the use of the site and the amenities of occupants of the nearest neighbouring property, Sangaree would not be affected. The distance between the existing house and the studio is sufficient to prevent any B1(b) use having a detrimental impact on occupants of Elmlands.

The site is well screened and the proposals would not result in significant changes to its appearance. The studio building itself is a low, small scale structure and the main impact of the premises on the character of the area results from the gravel parking area and vehicles parked there. The main considerations are whether adequate screening of the building could be retained and whether the treatment of the boundary between the dwelling and studio would be appropriate. Both the dwelling and studio would retain an ample curtilage, sufficient to maintain adequate screening and prevent them becoming prominent or otherwise harmful to the appearance of the area. A condition requiring the existing planting to be retained is considered appropriate. Existing planting partially screens the house from the studio and would protect the privacy of occupants but is likely that future occupants of the dwelling would wish for the boundary to be more clearly defined and a condition relating to this is also proposed.

The concerns of Hurst Parish Council are noted. However, as described above it is not considered that the proposal would impact on the rural character of the area or amenities of neighbours and therefore, its retention cannot be justified. Policies LC16 and LC 20 are not directly relevant to this application as they relate to agricultural dwellings and residential conversions respectively.

Recommendation: conditional approval

Application Number VAR/2000/2983
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	–	R017	Details of the treatment of the eastern boundary of the site, between Elmlands and the studio shall be submitted to the LPA within one month of this decision, and these details shall be approved in writing. The approved scheme shall be implemented within three months of the written approval and shall be maintained in perpetuity.
02	C153	R153	(no trees to be felled etc)
03			There shall be no more than 10 persons employed on the premises at any one time R To safeguard the interests of neighbouring residents + the locality
04			No storage, or other business use shall take place outside the building except the parking, manoeuvring, loading and unloading of vehicles (reason as for 03)

5. The use hereby permitted shall not operate other than between the hours of 08:00 and 18:00 Mondays to Saturday (inclusive) and shall not operate at all on Sundays or Bank or National Holidays

5. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LTV2, LC21, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	/
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS2, WCC1, WRE2, WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:	/
BERKSHIRE STRUCTURE PLAN POLICIES:	C2
MINERALS LOCAL PLAN POLICIES:	/

RECORD OF SITE VISIT

SITE ADDRESS: Elmlands Little Hill Road Hurst Reading.

APPLICATION NUMBER: VAR/2000/2983

OFFICER: Emy Circuit

DATE OF SITE VISIT 2 Jan 01

1 SITE/STATUTORY NOTICE DISPLAYED ? on gatepost

2. DESCRIPTION OF SURROUNDINGS

rural setting, access from lane, edged by ditch + mature tree/hedgerow

3. DESCRIPTION OF SITE/BUILDING

low timber building with corrugated roof, scale + materials ⇒ low impact, gravel parking + cars more noticable at entrance long views of Elmlands from Dunthaw land to E of site more open

4. RELATIONSHIP TO ADJOINING PROPERTIES

only impact would be on elmlands itself -

5. SITE CONSTRAINTS

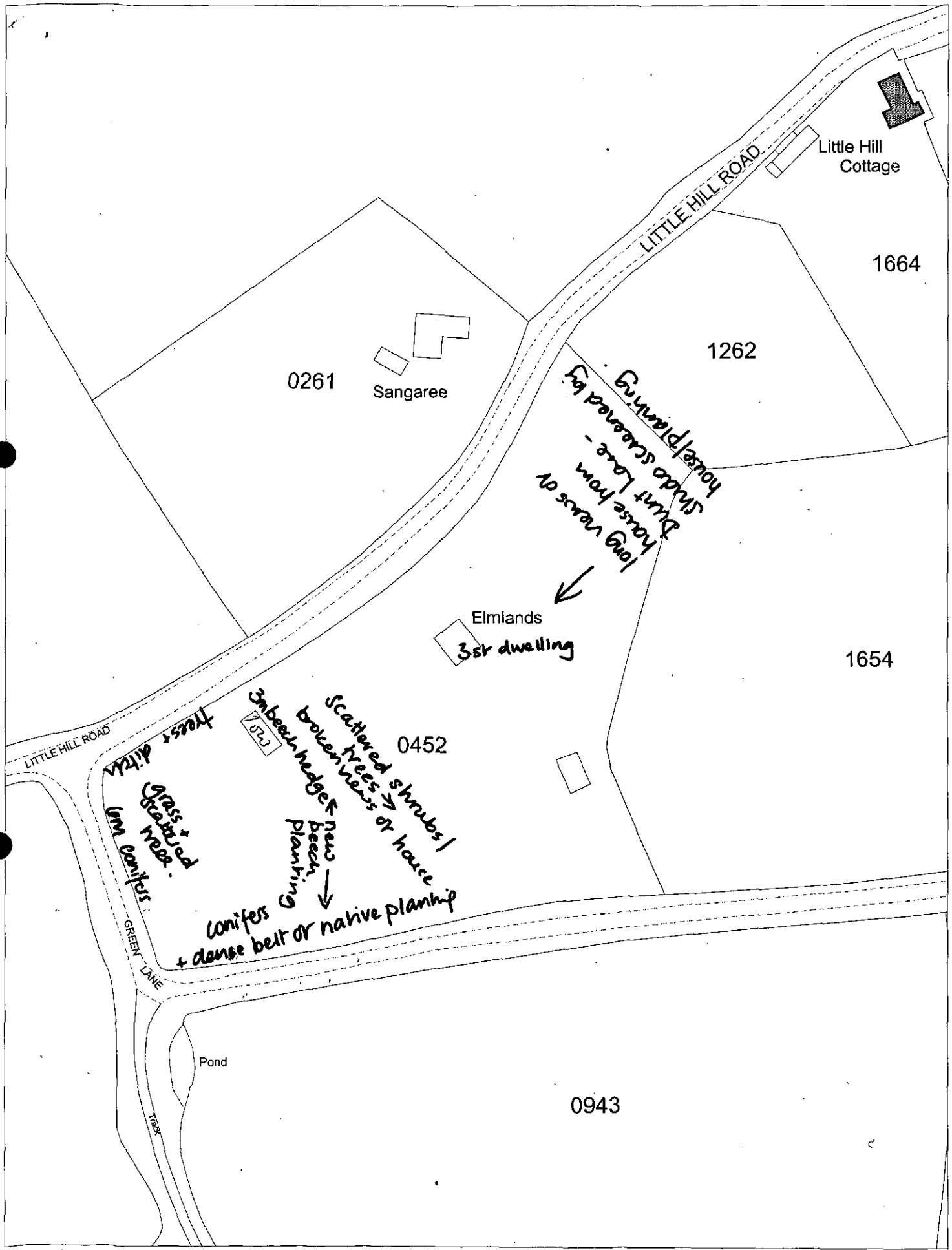
TREES dense screening to S prevents views. also reasonably screened to W + N.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

27 December 2000

Scale: 1 : 1250

F
LAT

PLANNING PEPMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: CHARLOTTE BALL
C/O TONY THORPE ASSOCIATES
THE STUDIO, WEST VIEW
LITTLEWICK GREEN
BERKS SL6 3QU

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

Application No.44322 (TP)

Proposal:
CHANGE OF USE OF STORE/WORKSHOP TO B1(b) GRAPHIC DESIGN
STUDIO (RETROSPECTIVE)
ELMLAND LITTLE HILL ROAD HURST

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

01 The use hereby permitted shall cease on or before 31.05.98 . (N6)

01 REASON In order to consider the consequences of the proposed use and assess whether a full permission should be granted. (N6R)

02 The permission already given shall be carried on only b[illegible] Ball.

02 REASON Permission is given as an exception to approved policies in the light of the special personal circumstances of the applicant. (N7R)

03 There shall be no more than three other persons employed at the premises at any one time.

03 REASON In order to protect the character and amenities of the locality. (N18R)

04 No storage, industrial or other business use shall take place outside the buildings except the parking, manoeuvring and loading and unloading of vehicles. (N28)

04 REASON In the interests of visual amenity. (N13R)

05 The building shall remain within the curtilage of 'Elmland' and shall not become a separate independent unit.

continued/-

Application 44322 continued

05 REASON In order to protect the character and amenities of the locality.
(N18R)

Date 09 JUN 1995 C. Wood
Assistant District Planning Officer

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

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

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

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-
(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

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

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

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

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

Tel. (0118) 974 6051

Date: 21 February 2001

Your Ref:

My Ref: **Emy Circuit - VAR/2000/2983**

Octupus Design
C/O DLP Consultants Ltd
Ritz Plaza House 10
Denton Road
Wokingham
Berkshire
RG40 2DX

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 Sir/Madam

Application Number: VAR/2000/2983

Site Address: Elmlands, Little Hill Road, Hurst, Reading.

Proposal: Proposed variation to condition 2 of consent 98/67098/F to allow studio to be separate to main dwelling..

Your application is to be determined at the Development Control Sub-Committee meeting on the 28.02.01 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

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

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting and must be arranged by contacting Andrew Lowther on 0118 974 6051

Yours faithfully,

John Mitchell

Development Control Manager

Tel: (0118) 974 6479

Date: 17 January 2001

My ref: VAR/2000/2983

CONFIDENTIAL

Councillor A 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: VAR/2000/2983
Elmlands, Little Hill Road, Hurst, Reading.
Proposed variation to condition 2 of consent 98/67098/F to allow studio to be separate to main dwelling.

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 29 January 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **VAR/2000/2983**
Elmlands, Little Hill Road, Hurst, Reading.
Proposed variation to condition 2 of consent 98/67098/F to allow studio to be separate to main dwelling.

Transfer: Yes ☑ No ☐

Reason for Transfer:
Concern over intensification of business uses in garages/sheds & later applications to separate these blds from the house.

Signed: Date: 25.1.01.

Councillor A Drake

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

Tel: (0118) 974 6479

Date: 17 January 2000

My ref: VAR/2000/2983

CONFIDENTIAL

Councillor A 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: VAR/2000/2983
Elmlands, Little Hill Road, Hurst, Reading.
Proposed variation to condition 2 of consent 98/67098/F to allow studio to be separate to main dwelling.

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 29 January 2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **VAR/2000/2983**
Elmlands, Little Hill Road, Hurst, Reading.
Proposed variation to condition 2 of consent 98/67098/F to allow studio to be separate to main dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Drake

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

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Emy Circuit DATE: 12th January 2001

Location:	Elmlands, Little Hill Road, Hurst, Reading
Proposal:	Proposed variation to condition 2 of consent 98/67098/F to allow studio to be separate to main building
Application Number:	VAR/2000/2983

In response to your consultation dated 18th December 2000 for the above application, the tree and landscape comments are as follows:

I have on objections to the variation in the planning consent. However, I would request that the applicant submits for approval tree protection details in accordance with BS 5837 to ensure that the existing planting within the site is protected and retained during construction.

The applicant should also submit for approval a detailed plan on a separate sheet which lists all proposed planting including full species name, sizes at time of planting, densities and plant numbers for each bed and in total for the whole scheme.



ROBERT PETROW
Consultant Landscape Architect

Emy Circuit

From: DLP Wokingham [wokingham@dlpconsultants.co.uk]
Sent: 15 January 2001 10:43
To: *Emy Circuit*
Subject: Elmlands, Little Hill Road, Hurst. VAR/2000/2983.

Dear Emy

Please be advised that it is not proposed to fell any trees as part of the above application.

I hope it can now go forward with a positive recommendation.

Regards

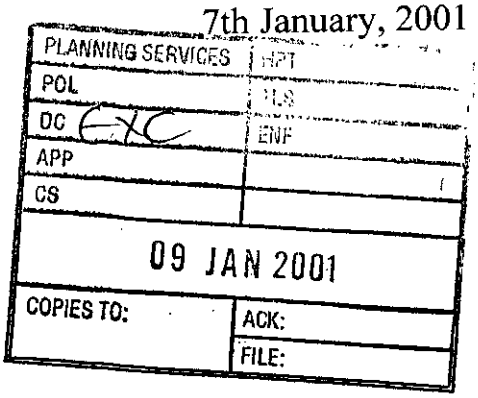
Jim Bailey.

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

38466

7th January, 2001



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

For the attention of Emy Circuit

Dear Miss Circuit,

Application No. VAR/2000/2983

I refer to the above-mentioned Application by Octopus Design, in respect of Elmlands, Little Hill Road, Hurst: proposed variation to Condition 2 of consent 98/678098/F to allow studio to be separate to main dwelling.

The Council do not consider that there is any reason to believe that the need for the condition has been superseded. The Loddon Area Local Plan Policies (LTV2 and the LC series) protecting the rural area and which prompted the condition are still extant. The Parish Council note that Criteria C of LC 16 Agricultural Dwellings is in place to protect the rural area and its open undeveloped character from development by sub division and demonstrates the District Council's desire and intent in imposing the condition on the previous Application. Paragraph 1.3.50 leading into LC20 similarly demonstrates the District Council's concern to protect the rural area from potential planning abuses.

The Parish Council are also very concerned that, whilst Paragraph 13 of the Application states that some trees are to be felled, the designated drawing does not specify which trees or why such an unnecessary act is proposed.

In the circumstances, the Parish Council object most strongly to this Application, urge the District Council to maintain its very reasonable stance on this matter and to refuse the Application.

Yours sincerely,



Clerk

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 18 December 2000

Application Number: VAR/2000/2983

Proposal: Proposed variation to condition 2 of consent 98/67098/F to allow studio to be separate to main dwelling.

Parish: HURST PARISH

Site Address:
Elmlands, Little Hill Road, Hurst, Reading.

Applicant:
Octupus Design C/O DLP Consultants Ltd.

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 as per application no. 67098.

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

03/01/01

Policy and Plans Consultation

Location: Elmland, Little Hill Road, Hurst.

Proposal: Variation to Condition 2 of Consent 98/67098/F to allow Studio to be Separate to Main Dwelling.

Application Number: VAR/2000/2983

Applicant: Octopus Design c/o DLP Consultants Ltd.

There are no policy reasons to justify the refusal of the application. However, there would be policy comments if an application was later submitted for change of use from design studio to dwelling.

Recommend – **APPROVAL.**

Andrew Astin
Policy & Plans

Received by Wokingham District Council

Application No: VAR/2000/2983

Proposal:
Proposed variation to condition 2 of consent 98/67098/F to allow studio to be separate to main dwelling.

Location:
Elmlands, Little Hill Road, 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/01/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

18 December 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APP ATTACHED (*)

Start date: 05 DEC 2000

Officer: EXC | Application No. VAR/2000/2983

Map No. 54 Site 0.46

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(VAR) PROPOSED VARIATION TO CONDITION 2 OF CONSENT 98/67098/F TO ALLOW STUDIO TO BE SEPARATE TO MAIN DWELLING

Location: ELMLAND LITTLE HILL ROAD

Parish: HURST Ward: Hurst 18-12-2000 JS.

Applicant: OCTOPUS DESIGN

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

(3)

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 .....

Date Site Notice Sent : 18.12.2000 D 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 : .....

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)

.....
.....
Pre-app attached .....

NEIGHBOURS:

S/N + see map ✓
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Development Control Section, Environmental Services, Wokingham District Council.

12 December 2000

Scale: 1 : 2500

N
W E
S

05 DEC 2000* 2983

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: (0118) 978 9595 Facsimile: (0118) 978 6551
e-mail: dlp.wokingham@talk21.com
Offices also at Bedford and Sheffield

New e-mail address:
wokingham@dlpconsultants.co.uk

JB/GB/BKS306

04 December 2000

Ms E Circuit
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Ms Circuit

RE: ELMLAND, LITTLE HILL ROAD, HURST

Further to our meeting at your offices on 1 November and your subsequent letter dated 6 November, I enclose for your attention a planning application for the relaxation of Condition 2 on Change of Use Permission 98/67098/F. I enclose for your attention the following:

- 6 copies of completed planning application forms, part 1 and part 2
- Completed section 66 certificate B
- 6 copies of drawing 00/415/01, site plan
- 6 copies of drawing 00/415/02, location plan
- Cheque for £95 in respect of application fee

In accordance with the contents of your letter dated 6 November, I anticipate that the application will be viewed positively and a decision issued expeditiously. You will note that the plans show the building well screened by existing vegetation and that this vegetation is to be retained within the curtilage of the studio. Accordingly, appropriate conditions with regard to retention of landscaping and provision of additional boundary planting will be acceptable to my client.

I trust that the enclosed planning application is satisfactory and it can be registered as soon as possible. If you require any further information, please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

encs

cc Ms C Ball, *Octopus Design Consultants*

ADDIN SYSTEMS
I HEREBY CERTIFY THAT THE IMAGE HEREIN MADE BY A COMPLETE AND ACCURATE REPRODUCTION OF THE ORIGINAL DOCUMENT FORMING PART OF THE RECORD KEPT BY: WOKINGHAM D.C.
IN THE ORDINARY COURSE OF THE BUSINESS.
TODAYS DATE: 22.9.98 NAME: Hilary OLIVER

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Ms C Ball
C/O Tony Thorpe
The Studio West View
Littlewick Green
Berkshire
SL6 3QU

Application No : 98/67098/F

Parish : ST NICHOLAS HURST PARISH

Proposal : PROPOSED CHANGE OF USE OF RESIDENTIAL STORE TO B1(B) USE (GRAPHIC DESIGN STUDIO)

Location : Elmland Little Hill Road Hurst

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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(S) :
01
There shall be no more than 10 persons employed at the premises at any one time.
02
The building will remain within the curtilage of Elmland and not become a separate planning unit.
03
No storage of industrial or other business use shall take place outside the buildings except the parking, manoeuvring and loading and unloading of vehicles.

REASON(S) :
01
To safeguard the amenities of neighbouring residents and the locality.
02
To safeguard the amenities of neighbouring residents and the locality.
03
In the interests of visual amenity.

C.E. Penner

Date 06 May 1998

Development Control Manager

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

25×10

1789/a

SECTION 66 CERTIFICATE

Application No.

05.DEC.2000* 2983

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

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
Mrs J Ball	Elmland, Little Hill Road Hurst, RG10 0TG	4.12.00

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of Octopus Design

Date . . . . 4.12.00 . . . . . .

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

1/ ?" ~~ELMLANDS~~" (off Dunt Lane) MERRYHILL?

ADDRESS LITTLE HILL ROAD PARISH HURST

PLOT No. RE-NAMED 8.6.81 REVERTED BACK TO ELMLAND? SHEET No. SU. 7971 (5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/38/59	Mr. D. J. Dungey	outline - 1 dwelling on land W. side Elmlands	23. 3. 59	N/A Refu
223/53	"	Detached House	12. 5. 53	App. App
R/189/68	Mr. J. H. Godwin	Sun Lounge & Double Garage	13. 6. 68	App. App
R/90/70	Mrs. V.E. Banks	use of lands for breeding & boarding of up to 20 dogs	16. 4. 70	N/A Refu
BR 2151	MR. D J BALL	REPLACEMENT SHED	21. 3. 75	APP. N/A
02223	"	" "	15. 5. 75	N/A C/A
BR 7958	"	EXTS. TO LIVING ROOM & GARAGE	23.2.78	REL. N/A
07899	"	1/STOREY EXT. & DBLE. GARAGE	16.3.78	N/A REL.
09082	"	"	31.8.78	N/A C/A
BR 10812	"	LIVING ROOM EXTENSION	19.6.79	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

2/ ADDRESS ~~ELMLAND~~ "OFF Dunt Lane. MERRYHILL? PARISH HURST
LITTLE HILL ROAD

PLOT No. ORD. SHEET No. SU7971 (54

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
12677	Mr D J. Ball	Dormer Windows	12. 2. 80	Ref NA
12507	"	IMPR. TO ACCESS & "	13. 3. 80	N/A C/A
BR13143	" "	Dormer window to extn.	8. 4. 80	App NA
33458	"	NEW ACCESS ONTO FIELD TO STABLE/STORE WITH NEW GATE	13.7.89	C/A
44322 95/60411/TEM	CHARLOTTE BALL - OCTOPUS DESIGNS (RETRO)	C/O/USE WORKSHOP/STORE TO B1(b) - GRAPHIC DESIGN STUDIO	9.6.98	~~NES~~ 31.5 TP
98/67098/F	Ms. C. Ball	Change Res. Store to B1(B) - Graphic Design Studio		
99/68923/F	Octopus Design	S/St/S	13.4.99	C/
FP.99/9102	"	"	27.9.99	APP

DATE OF COMPLETION

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY
05 DEC 2000* 2983

1.	APPLICANT'S NAME	Octopus Design
	ADDRESS	c/o Agent
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DLP Consultants Ltd
	ADDRESS	Ritz Plaza House, 10 Denton Road Wokingham
	POST CODE	RG40 2DX PHONE 0118 978 9595
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	Land adjoining Elmland, Little Hill Rd, Hurst.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Relaxation of Condition 2 of Change of Use Permission 98/67098/F.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.35
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Lessee
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	00/415/01 and 02

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	X	REDEVELOPMENT		
ERECTION OF NEW BUILDING		ALTERATION or EXTENSION		

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION		See question 10	
FULL PERMISSION			
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number Also complete Question 10	
TEMPORARY PERMISSION		State period required	
RELAXATION OF CONDITIONS	X	State relevant application number	98/67098/F
		Conditions to be relaxed	02

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	
EXTERNAL APPEARANCE		DESIGN	
MEANS OF ACCESS		LANDSCAPING	

N/A

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

B1(B) Use (Graphic Design Studio)

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/~~NO~~ — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

See Plan 00/415/01

14. STATE EXTERNAL MATERIALS TO BE USED.

As existing.

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

Existing hedges and trees.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

As existing.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system. YES/~~NO~~

If no, please give details

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

Single vehicular access to Little Hill Road - to be retained as existing.

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

N/A

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

N/A

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED J F Baily ON BEHALF OF Octopus Design DATE 4.12.00

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

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT	98			
B1 (c)	LIGHT INDUSTRIAL				
[illegible]	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	98			

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

N/A

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	10	-
Proposed	10	-

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

Graphic Design

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

Octopus Design

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

Existing Staff	Transferred Staff	New Staff	Total
9	-	-	9

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

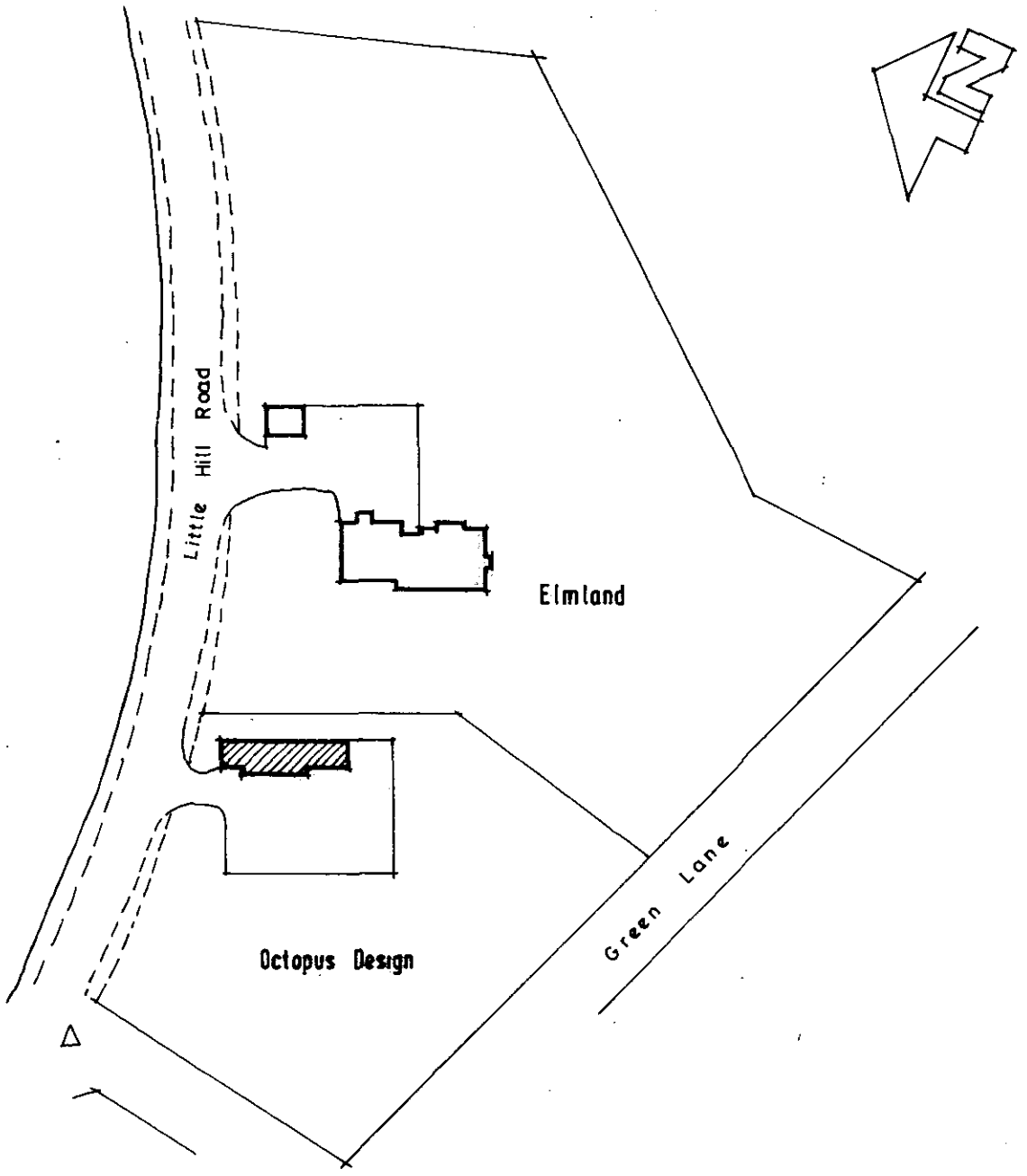
No

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **VAR/2000/2983**
CASE OFFICER: **Emy Circuit**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



SITE PLAN 1:1000
OCTOPUS DESIGN

Dwg. No. 00/415/02 A.
Date. nov. 2000

Rev. A. June '01 Minor amendment.

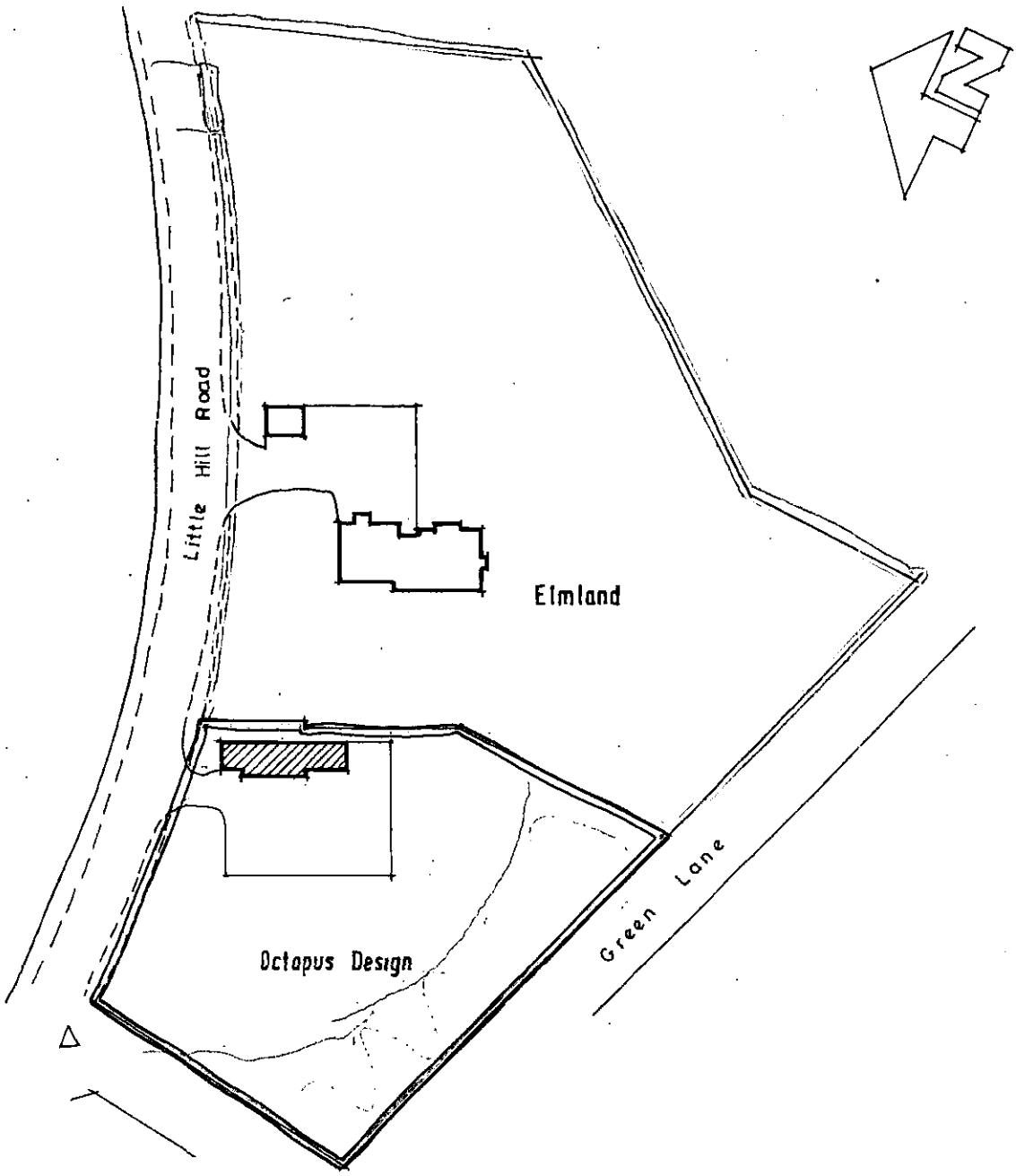
Jacqueline Easton
MSGD

ARCHITECTURAL AND GARDEN DESIGN

©

10 ROSEBAY WOKINGHAM BERKSHIRE RG40 5YT
Tel: 0118 989 2241

05.DEC.2000* 2983



APPROVED

SITE PLAN 1:1000
OCTOPUS DESIGN

Dwg. No. 00/415/02
Date. nov. 2000

Jacqueline Easton
MSGD
ARCHITECTURAL AND GARDEN DESIGN
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10 ROSEBAY WOKINGHAM BERKSHIRE RG40 5YT
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