APPLICATION NO:
F/2001/5447

LOCATION:
Rushtons Farm Warren House Road, Wokingham.

APPLICANT:
Mr/Mrs S Lane C/O Colin Dawson & Associates

PROPOSAL:
Proposed conversion of barn to dwelling with single storey extension to building plus detached garage.

EARLIEST DATE FOR DECISION: **11/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
11/03/2002

CASE OFFICER: **Elaine Vashi**

05

563

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs S Lane
C/O Colin Dawson & Associates
1 Malvern Way
Twyford
Reading
Berks
RG10 9PY

Application Number: F/2001/5447

Parish: **HURST**

Location: **Rushtons Farm, Warren House Road, Wokingham.**

Proposal: **Proposed conversion of barn to dwelling with single storey extension to building plus detached garage.**

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

Reason
1. The proposed change of use of the outbuilding to residential would be inappropriate as no evidence has been provided to demonstrate that business re-use of this site has been investigated or such use would be inappropriate. As such the proposal is contrary to policies OS1 and C2 of the Berkshire Structure Plan, policy LTV2 of the Loddon Area Local Plan and to policies WOS2, WOS3, WCC1 and WCC5 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. The proposed extension to the outbuilding due to its scale, bulk and massing is out of keeping with the character of the original building and the character and setting of the adjacent listed farmhouse, and would be detrimental to the character of the countryside. As such the proposal is contrary to policies OS1, EN4 and C2 of the Berkshire Structure Plan, policies LTV2, LC20, LC2, LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS2, WOS3, WCC1, WCC5, WHE12 and WHE13 of the Wokingham District Local Plan (Deposit Draft).

Reason
3. It has not been demonstrated that the proposed development would not have an unacceptable impact upon the local bat and newt community. As such the proposal is contrary to policy EN8 of the Berkshire Structure Plan.

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 EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policy WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 08/03/2002

Notice checked by: _____

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

RUSHTONS FARM - BARN CONVERSION.

Trevor,

I have spoken to Conrad re the possibility of conversion to holiday rental units. His feeling is that we may be able to support the principle of such a use under policy WR24 : GUEST HOUSES & BREAKFAST ACCOMMODATION ~~provided that it does not detract from the character of the property~~ This policy allows for small scale visitor accommodation provided that it does not detract from the character of the property or residential amenity of neighbours. As the building in question is within the curtilage of a listed building, Conrad feels that we can further support the application in terms of its retention & enhancement, provided Harold is happy with the design. There is a question over the size of the proposed new build that forms part of the scheme & how much, in terms of % increase would be considered acceptable. Harold & I have arranged to have a chat tomorrow regarding this issue. I hope this helps

Thanks
Elaine.

P.S I have held onto the plan for our discussion tomorrow.

① RUSHTON'S FARM
WARREN HOUSE ROAD
(MAIDENHEAD ROAD)

ADDRESS

Hurst 1-4-86

PARISH ~~WOK/WITHOUT~~

PLOT No. Old Property Listed Building

ORD. SHEET No. SU.8270 (6

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
75/49	Mr. S. D. Gladstone	Alterations to Cow Shed	8.3.49	App. App
PD/81/59	Mr. P. Marshall-Roberts	Dutch Barn	14.4.59	App. N/A
73/59	"	Cottage for Shepherd at Rushton's Farm	9.6.59	App. App
PD/349/66	Forest Estates Ltd	Poultry Rearing House	15.6.66	App. N/A
PD/253/70	"	Implement & General Store Building	23.6.70	App. N/A
26347	WESSEX CONSOLES LTD	AGR. BLDG. TO JOINERY WORKSHOP	1.10.86	TP 31.10.8
26581 LBC	MRS. C. WYNNE-JONES	ALTS. & EXT. TO FORM DWELLING/ EXT. ELEVATIONS TO MATCH BARN/ DEM. OF O/BLDGS.	26.11.86	C/A
[illegible]132				
BRA 3891	FOREST ESTATES	4 TOILETS	18.11.87	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

33738	FOREST ESTATES	BARN TO RES	2-8-89	C/A
32192	AIM ENG. & WESSEX CONSOLES	SIGN	18.1.89	REF

② RUSHTON'S FARM
WARREN HOUSE ROAD

ADDRESS

PARISH Hurst

PLOT No.

ORD. SHEET No. SU.8270 62

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
34310	WESSEX CONSOLES	RENEWAL JOINERY WORKSHOP		TP
34309	A.L.H. ENGINEERING	RENEWAL 26347	22.11.89	31.10.94
[illegible]270	WESSEX CONSOLES LTD.	RENEWAL 34310	11.10.94	31.10.94
43273	AIM ENGINEERING	" WORKSHOP	11.10.94	31.10.99
43562	B/B/B AUTO SPARES	AGR. BLDG. TO STORAGE	20.1.95	30.10.99 TP
43716	FOREST ESTATES LTD.	RENEWAL 33738 (BARN TO RES.)	23.4.96	C/A
97/65912/F	Mr. A. Goodwin THE OLD BARN	"	25.3.98	C/A
UW/97/0051	MR GOODWIN "	CONVERSION		
FP97/6590	" "	BARN TO RES	27.8.97	C/A
98/68706/F	" "	Construct earth bund	21.9.99	REF
99/70603/LA	Mr. Gibson & Mrs. Baker	Convert Bldgs to School D1 Use	3.12.99	REF
99/70609/F	"	C. of U. Bldgs to School	6.12.99	REF

DATE OF COMPLETION

MINISTRY DECISION 68706 - APPEAL DISMISSED - 10/2/00

SPECIAL ORDERS PD. C. of U. to Day School - 9/8/99 - Laurie Tytel

DRAINAGE

091074

~~F/2000/1078~~

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 18 March, 2003
My ref: EV/F/2001/5447
Your ref:

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

Mr C Dawson
Colin Dawson Associates
Malvern House,
1 Malvern Way
Twyford
Reading
Berkshire
RG10 9PY

Dear Mr Dawson

RE: PROPOSED EXTENSION AND CONVERSION OF BARN TO HOLIDAY RENTAL ACCOMMODATION, RUSHTONS FARM, WARREN HOUSE ROAD, WOKINGHAM

I refer to you letter of 23rd December 2002 and apologise for the inordinate delay in replying.

I write to inform you that the principle of converting the dis-used outbuilding to provide short lease holiday accommodation is considered acceptable. Policy WR24 of the Wokingham District Local Plan (as proposed to be amended) states that change of use of existing buildings to small-scale visitor accommodation will be acceptable provided that it does not detract from the character of the property or the residential amenity of neighbouring residents.

Furthermore proposals such as this one that propose the re-use of redundant rural buildings will be expected to comply with other policies in the LDP that relate to re-use and adaptation of rural buildings and impact of development upon the historical setting and character of Rushtons Farm House. It is no this point that the current scheme concerns the Local Planning Authority. It is considered that the proposed extension to the outbuilding is too large and bulky in relation to both the character of the listed farmhouse and the surrounding countryside and should be designed so that it appears subservient to the original building.

I hope this information is of use to you. Should you wish to discuss the matter further please do not hesitate to contact either myself on the above number or Mr Sanders, the Council's Conservation Officer on 0118 9746465.

Yours sincerely

E.V.

ELAINE VASHI
Planning Officer

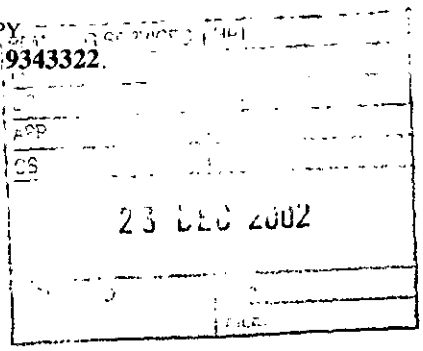
WOKINGHAM UNITARY
Aiming for Excellence

64584

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

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



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

For the attention of Mr H Sanders

Our Ref; CED/BK/628
17th December 2002

Dear Sir

RE; RUSHTONS FARM – BARN CONVERSION

Please find attached a copy of my drawing D628-06 indicating alternative proposals for conversion of the barn and replacement of the existing garages with a holiday unit.

I have maintained the proposed extensions within the footprint of the existing building and purposely minimised the roof pitch so as to minimise the impact on the original building from the west elevation.

I would appreciate your comments and observations with regards to acceptability in submitting a formal Application for the council's consideration.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng
Enc;

HAROLD
Thursday.

Tel. (0118) 974 6451 (Direct Line)
Fax. (0118) 974 6484
Email. Elaine.vashi@wokingham.gov.uk
Date June 5, 2002

My ref. EV/smv/Preapp57112
Your ref.

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

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

Dear Sir / Madam

Letter I.D Number: **57112**

Details of Proposal: **Barn restoration to include two storey extension to replace the existing single storey garage and workshop extension.**

Address of Site: **Rushtons Farm, Warren House Road, Wokingham.**

Your request for an informal officer opinion on the above proposal was received on June 5, 2002.

The Case Officer who will be dealing with your enquiry is Elaine Vashi.

In some cases it is necessary to seek to views of consultees (e.g. Highway Engineers) before an opinion can be formed on the acceptability of the proposal.

It is the Council's aim to seek to respond to requests for pre application advice within 1 month from the date of receipt. This may take longer though in the case of more complex proposals or where there is substantial input required from consultees.

A full response will be sent to you as soon as possible. If in the interim you would like to discuss this matter, then please contact the officer named above.

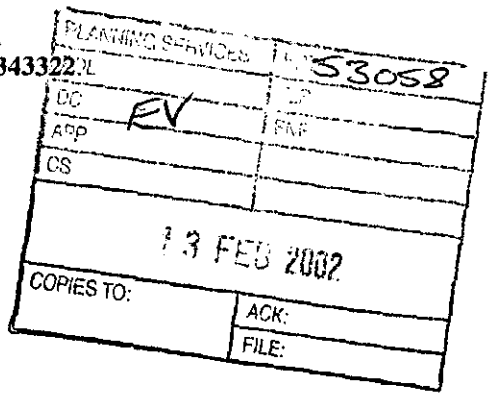
Yours faithfully

pp Principal Development Control Officer

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

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



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

For the attention of Mrs E Vashi

Our ref; CED/BK/628
12th February 2002

Dear Madam

RE; PLANNING APPLICATION F/2001/5447
RUSHTONS FARM, WARREN HOUSE ROAD,
WOKINGHAM, BERKSHIRE

I am in receipt of a letter from the Environment Agency regarding consultation with regards to the above application.

I have responded as the enclosed letter and drawings indicating the position of the culverted watercourse (Ashbridge Stream) which is outside of the application site.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng
Encs;

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

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

The Environment Agency
Swift House
Frimley Business Park
Camberely
Surrey GU16 7SQ

For the attention of Ms S Paxman

Our Ref; CED/BK
12th February 2002

Dear Madam

RE; CONVERSION OF BARN AND DWELLING WITH SINGLE STOREY EXTENSION AND DETACHED GARAGE, RUSHTONS FARM, WARREN HOUSE ROAD, WOKINGHAM, BERKS

I refer to your letter of the 5th February reference SP/2002/005184-1/1 regarding your consultations by Wokingham District Council on a Planning Application for the above proposals.

I enclose a copy of my amended drawing D628-02 with the drainage ditch and culverted drainage marked in red which is evident on site.

I can find no other culverted drains and trust this is the drain to which you refer.

As you can see, the drain lies outside the application site and there are no buildings either existing or proposed that impinge upon it.

I have forwarded a copy of these drawings to the Planning Officer for his knowledge.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng
Encs;

Received by Wokingham District Council

Application No: F/2001/5447

Proposal:
Proposed conversion of barn to dwelling with single storey extension to building plus detached garage.

Location:
Rushtons Farm, Warren House Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5447 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/02/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

18 January 2002

Tel: (0118) 974 6451

Date: 26/2/02

My ref: F/2001/5447

WOKINGHAM UNITARY
Aiming for Excellence

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: F/2001/5447
Rushtons Farm, Warren House Road, , Wokingham.
Proposed conversion of barn to dwelling with single storey extension to building plus detached garage.

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 **Elaine Vashi** on **(0118) 974 6451**. 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 8/3/02

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2001/5447**
Rushtons Farm, Warren House Road, , Wokingham.
Proposed conversion of barn to dwelling with single storey extension to building plus detached garage.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: A Drake Date: 2.3.02

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.

Applicationo	Name & Addres
F/2002/5447	Ian Richardson Hinton Farm House Hinton Road HURST RG10 0BP
Application Refused	Letters sent 14.03.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Elaine Vashi

Application Number : F/2001/5447

Applicant : Mr/Mrs S Lane C/O Colin Dawson & Associates.

Location : Rushtons Farm, Warren House Road, , Wokingham.

Proposal : Proposed conversion of barn to dwelling with single storey extension to building plus detached garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 14/01/2002

Earliest Date for Decision : 11/02/2002

Latest Consultation Date/Site Notice Expiry Date : 11/02/2002

This application <u>will have expired on</u>: <u>11/03/2002.</u> 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: recommend cond.
E-HEALTH: see comments on file - concerns re noise from A329(M): require further info.
POLICY & PLANS: see detailed comments on file re- business reuse; cheranter of L.B. etc.
CON. ARCH: cannot support app. see detailed comments
ENV. AGENCY: request addl. info.
THE GEORGIAN GROUP: no comment - see file.
OBS LETTERS - 1 rec.
Planning Issues :
* IMPACT UPON CHAR OF BUILDING & CHAR & SETTING OF ADJ. LISTED FARMHOUSE.
* IMPACT UPON CHAR. OF AREA.
* BATS/NEWTS - local wildlife.

Application no. F/2001/5447

Appraisal:

The application being considered proposes the modification of a disused agricultural building at Rushtons Farm, Warren House Road, Wokingham, plus an extension and its conversion to a residential unit. Rushtons Farm lies outside the built up settlement boundary in an area designated as rural area and separation of settlement.

Planning History

An application for conversion of the outbuilding, which is the subject of this application, was approved in 1989. This involved a more minor extension to the outbuilding, but was never implemented. Given that 12 years have elapsed since the previous approval and the fact that policy has changed, it is not considered that this has any bearing on the existing proposal.

Principle of Development

The application proposes the modification of the existing barn, which forms a curtilage building of the adjacent, listed farmhouse, and the extension of this building so that it can be adapted to form a three bedroom dwelling. Policy WCC1 of the Wokingham District Local Plan makes provision for re-use and adaptation of existing buildings in the countryside. This policy must be read in conjunction with policy WCC5, which states that conversion for residential use in the countryside, will not be permitted unless, amongst other things, the applicant has:

- Made an attempt to secure suitable business re-use and efforts to do so are supported in an accompanying statement;
- Residential conversion is a subordinate part of the scheme for business re-use;
- The building is suitable for residential re-use without major rebuilding or alterations, and the form, bulk and general design of the building is in keeping with its surroundings.

With regards to re-use of the outbuilding in question, no evidence has been given that an exercise to investigate this has been undertaken. The other points above shall be discussed later in the report.

<u>Impact upon the character of the building and the character and setting of the adjacent listed building</u>

The outbuilding to be converted is currently a single storey building with varying rooflines and ridge heights. The building at present is used for storage and garaging. The scheme proposes retaining the highest part of the building in its current form and the modification of the part of the outbuilding which extends out to the south of the site to provide ground and first floor accommodation. The existing garage area of the building is to be demolished and a single storey extension is to be constructed to project out from the existing building to the west of the site. The scheme also includes a double detached garage located just beyond the proposed extension.
At present the highest part of the outbuilding is just over 6m to the ridge and the lowest is approximately 2.5m. Although the proposed modifications and extensions

to the building will also result in varied roof lines, the highest of which will not be any greater than 6.2m a greater area of the roof will be this height.
It is considered that although the new build would result in a relatively minor increase in floor area (approx.15%), given the overall increase in the bulk, mass and siting of built form it is considered that this would significantly change the character of the building such as would have an adverse impact upon the building and upon the setting and character of the adjacent listed farmhouse.

Impact upon the character of the area

The area in which the application site is located is designated as rural and also as setting of settlement. The proposed new build and modifications to the existing outbuilding will result in the spread of built form beyond the existing building line further to the west of the site. Given this and the overall increase in mass and bulk it is considered that the proposed scheme will have an urbanising affect upon the area and will therefore have a negative impact upon the character of the surrounding countryside.

Additional information

In order to adequately assess the impact of the proposed development upon the character of the local environment additional information is required. Due to the proposed partial demolition of the existing outbuilding and the proximity of the pond to the north of the building, the development may have implications upon the local bat and newt community. No supporting information has been submitted to confirm that these areas have been investigated.

RECOMMENDATION: refuse planning permission.

Application Number: F/2001/5447

Appraisal :

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

Application Number F/2001/5447
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			The proposed C.O.U. of the outbuilding to residential would be inappropriate as no evidence has been provided to demonstrate that business re-use of this site has been investigated or such use would be inappropriate. As such the proposal is contrary to policies OS1 & C2 of the BSP, policy LTV2 of the LALP & policies WOS2, WOS3, WCC1 & WCC5 of WDLP (DD)
2.			The proposed extension to the outbuilding due to its scale, bulk & massing is out of keeping with the character of the original building & the character and setting of the adjacent listed building farmhouse, & would be detrimental to the character of the countryside. As such the proposal is contrary to policies OS1 & EN4 & C2 of the BSP, policies LTV2, LC20, LC2, LBE1, & LBE2 of the LALP & policies WOS2, WOS3, WCC1, WCC5, WHE12 & WHE13 of WDLP (DD)
3.			~~The proposal is unacceptable in lack of supporting evidence to demonstrate the full impact of the development~~ upon the local bat & newt community. As such the proposal is contrary to policy EN8 of the BSP.
	N16.	BSP LBE1 LBE2 LALP WBE 1 WDLP. EN 1	It has not been demonstrated that the proposed development would not have an unacceptable impact

8.3.02



RECORD OF SITE VISIT

SITE ADDRESS: Rushtons Farm
Warren House Road Wokingham.

APPLICATION NUMBER: F/2001/5447

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 4/2/02

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
Rural area
close to A329 (M)

3. DESCRIPTION OF SITE/BUILDING
farm building adj. to farmhouse
used as storage facility

4. RELATIONSHIP TO ADJOINING PROPERTIES
see site plan.

5. SITE CONSTRAINTS

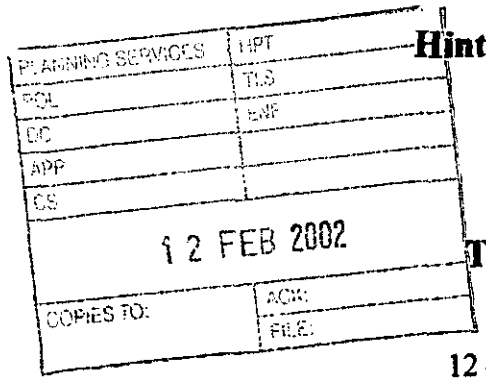
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



Hinton Farm House
Hinton Road
Hurst
Reading
RG10 0BP
Tel:01189341113

12 – 2 – 2002

The Planning Officer
Environmental Services Department
Planning Services
Wokingham District Council
Shute End
Wokingham.

Planning Applications LB2001/5448
& F2001/5447

Dear Sir

Rushtons Farm, Hurst

I have looked at the plans for the above application, these are very poor and give inadequate information for any detail comment but one aspect does need serious consideration.

The barn is an old structure and because it is listed should be retained and be visible from inside or out. The part of the building shown as offices appear to have exposed beams inside but the external elevation could be any odd modern building made worse by very plain windows.

I appreciate that this is a renewal of a 1987 application, a time when people were not as sensitive to the visual aspect being in keeping with the general surroundings, now is an opportunity to put it right on this building.

Yours Faithfully

Ian Richardson

Ian Richardson

Copy to Clr Annette Drake

ENVIRONMENT AGENCY

Our Ref : SP/2002/005184-1/1
Your Ref : F/2001/5447

Date : 05 February 2002

PLANNING SERVICES	HPT 52913
POL	TLS
DC RV	ENF
APP	
OS	
08 FEB 2002	
COPIES TO:	ACK:
	FILE:

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

Dear Sir/Madam

CONVERSION OF BARN AND DWELLING WITH SINGLE STOREY EXTENSION AND DETACHED GARAGE
RUSHTONS FARM, WARREN HOUSE RD, WOKINGHAM

Thank you for your letter dated 18 January 2001, received on 22 January 2001. Please quote the following reference in any correspondence: SU87SW/3/7. The Environment Agency has the following comments:

Environment Agency maps show the existence of a culverted watercourse (Ashbridge Stream) near or through the site. In order to be able to comment further on this proposal, I will need to see a plan showing the line of the culvert in the area of the application site. This is to ensure that the proposed building is not over the line of the culvert. Agency policy opposes any building over the top of culverts, as this prevents access to the culvert for maintenance.

The Environment Agency will comment further on this application once the position of the culverted watercourse at the site is known.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

CC: Colin Dawson & Associates

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

Elaine Vashi

From: Andy Glencross
Sent: 28 January 2002 11:42
To: Elaine Vashi
Subject: RE:

Hi Elaine

English nature have suggested that we need to ensure we have sufficent information on which to determine an application with regards to protected species. They have also objected to the council dealing with protected species by conditions in the past. In this case because we are dealing with a habitat (the pond) that may support a population of great crested newts (in our recent survey around 25% of ponds were found to support great crested newts), I think it is essential that we have the results of the survey prior to determining the application.

In terms of the 8 week deadline we could refuse on the grounds of insufficient information.

Sorry it's not better news.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

-----Original Message-----
From: Elaine Vashi
Sent: 25 January 2002 11:22
To: Andy Glencross
Subject:

Dear Andy

Thank you for your comments on the application for Rushtons Farm (F/2001/5447) for the demolition and conversion of farm buildings. Could you confirm whether or not the survey on the pond which you have advised can be dealt with by way of condition. The reason being that the application expires on 11th March- given that the survey can only be carried out from March to July, it is doubtful that we would have the survey in time to make a decision within the 8 weeks.

Thanks

Kind regards

Elaine Vashi

Policy and Plans Consultation

Date: 24th January 2002
Case Officer: Elaine Vashi
Location: Rushtons Farm, Warren House Road, Wokingham
Proposal: Proposed demolition of garage and conversion of listed barn to dwelling with extensions
Application Number: F/2001/5447 & LB/2001/5448
Applicant: Mr S Lane C/O Colin Dawson Associates

Relevant policies in the WDLPDD applicable to this application:

WOS1 - Sustainable Development
WOS2 - General Development Principles
WCC1 - Development in the Countryside
WCC2 - Green Gaps and Wedges (outside the Metropolitan Green Belt)
WCC5 - Re-use and adaptation of buildings for residential purposes outside settlement boundaries (and outside the Metropolitan Green Belt)
WHE10 - Retention and Restoration of Listed Buildings
WHE11 - Retention of setting of Listed Buildings
WHE13 - Extensions/Alterations to Listed Buildings

This application may conflict with policies WOS2 and WCC1 as the site is located outside an identified settlement and within the countryside, where development will only be allowed under exceptional circumstances. Although Policy WCC1(D) indicates that the re-use and adaptation of existing buildings is acceptable, there are a range of criteria which need to be fulfilled. These are outlined in Policy WCC5.

To comply with Policy WCC5, the applicant needs to demonstrate that all potential for schemes for a business re-use have been investigated. I am not aware that such evidence has been submitted. In addition, any re-use proposal should not entail major reconstruction or alteration of the building. It is noted that significant alterations are proposed for the building, which may conflict with this policy.

Furthermore, as the proposal involves works to a Listed Building, there is a need to ensure the works reflect character and setting of the building. On this matter, it is not considered that the proposal accords with the requirements of Policy WHE13 (b) and (c). The extension is felt to be neither subservient nor sympathetic to the Listed Building. Consequently, the proposal also conflicts with this Policy.

Since the applicant has not demonstrated that a business use for the building is not appropriate, the proposal is unacceptable in Policy terms. Furthermore, it is noted that the proposal also involves significant rebuilding which is also contrary to Policy. In addition, the scheme is felt to be harmful to the Listed Building.

Although the Local Plan Inspector has recommended changes to some of the policies listed above, they are not considered to affect the overall conclusion regarding the acceptability of the proposal in policy terms.

Graham Ritchie
Policy and Plans
25th January 2002

Elaine Vashi

From: Andy Glencross
Sent: 23 January 2002 17:35
To: Elaine Vashi
Subject: Planning Application F/2001/5447 Rushtons Farm Warren House Rd Wokingham

Hi Elaine

All buildings have potential to act as roost sites for bats which are legally protected species. These buildings are to be demolished/converted and consequently I would advise that the developer submits a survey of the both buildings due to be demolished and the barn due for conversion by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

In addition it would be advisable this pond is a potential great crested newt breeding site. Consequently I would advise that the developer submits a survey of the pond by at trained and licenced ecologist. **This survey can only be carried out March -July inclusive.**

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Elaine Vashi
Development Control

Your Ref: F/2001/5447
LB/2001/5448

From: Tom Payne
Environmental Health

My Ref: 20016655

Date: 23 January 2002

PROPOSED CONVERSION OF BARN TO DWELLING WITH SINGLE STOREY EXTENSION TO BUILDING PLUS DETACHED GARAGE.

RUSHTONS FARM, WARREN HOUSE ROAD, HURST

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

The site is located close to the A329(M), this is a busy road and hence I have concerns that the dwelling will experience excessive levels of noise from the traffic due to its proximity to the road. In order to fully assess this a noise assessment needs to be carried out in accordance with the guidance contained in PPG 24. It may not be possible to adequately mitigate this noise with the current proposals so an acoustic assessment should be carried out and submitted prior to any consent being granted.

Results should be contained in a report which sets out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; comparison of noise levels with appropriate criteria. Where criteria are exceeded at any location the applicant should explain why that excess is immaterial or what further mitigation will be undertaken to ensure that criteria will be met.

Generally the design and site layout should aim to reduce the impact of road traffic noise both internally and externally (in gardens for example). This may be done by careful positioning of structures so that they act as noise barriers, positioning of sensitive rooms furthest from noise sources, the use of single aspect dwellings and siting of gardens furthest from the noise source.

I would not recommend approval of this application until further information has been received and assessed. However, should this application be granted planning consent I recommend that the following conditions be imposed:

1. Development shall not begin until a scheme for protecting the proposed dwellings and gardens/private amenity open space from road traffic noise adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The approved scheme shall be retained and maintained for the duration of the use.

Reason - To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings and garden areas.

Should the proposal be refused wholly or partly on grounds given above, I would be grateful to be consulted on the wording of the decision notice relating to my comments.

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

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

To:
Harold Sanders
Urban Design And Conservation Officer

From: Elaine Vashi

Date: 18 January 2002 21 JAN 2002

Application Number: F/2001/5447

Proposal: Proposed conversion of barn to dwelling with single storey extension to building plus detached garage..

Site Address:
Rushtons Farm, Warren House Road, , Wokingham.

Applicant:
Mr/Mrs S Lane C/O Colin Dawson & Associates.

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

---

1. THE BARN, C16, 6 FRAMED BAYS WITH A WAY THROUGH TO THE FORMER YARD.

A DETAILED STRUCTURAL AND CONDITION SURVEY SHOULD BE PROVIDED AS PART OF THIS SUBMISSION, I.E. AMPLIFICATION OF DRAWING NO. D628.01.

2. EXTENSIONS SHOULD BE SUBSERVIENT TO THE ORIGINAL HOST BUILDING. THE PROPOSED EXTENSION HAS A SCALE AND MASS WHICH WOULD BE DISPROPORTIONATE, AND SHOULD NOT BE PERMITTED.

3. I CONSIDER THE PROPOSED EXTENSION WOULD MATERIALLY CHANGE THE CHARACTER OF THIS BARN, WHICH COMPLEMENTED THE ORIGINAL FARMHOUSE AND ITS SETTING.

4. ANY PROPOSAL SHOULD INCLUDE THE RETENSION AND RESTORATION OF THE END BAY — NOTED AS A STORE ON THE PROPOSAL DRAWING (SITE PLAN)

5. I CANNOT SUPPORT THIS PROPOSAL.

Harold Sanders.

04.02.02.

SU 87 SW | WOKINGHAM WITHOUT | WARREN HOUSE ROAD (east side)

6/23 | Ruston's Farmhouse

G.V. | II

Farmhouse, now house. C15, extended and altered early C16, extended C17 and C20. Timber frame with brick infill, partly brick and part underbuilt in brick; old tile gabled roofs of different heights. T-plan of 3 x 2 bays crosswing, jettied on south but underbuilt in brick probably C16; and C17 pent roof extension on north and a large 2-storey C20 extension on right not of special interest. 2 storeys. Chimney on ridge in centre. Entrance front:- Main part underbuilt in brick on ground floor. Scattered C19 and C20 casements. Entrance door to left of centre with C20 gabled porch. C20 French casement doors with glazing bars on left hand corner. One bay gabled crosswing on right with tile hanging in gable, 3-light casement first floor and C20 French casements under cut into old brickwork underbuilt to former jetty. Interior:- fine quality frame exposed with large tension braces on ground floor, jowled posts and 2 old 3-light diamond mullioned windows on former external wall in third framed bay from left on both floors. Roof partly queen post and partly simple coupled with trenched purlins.

SU 87 SW | WOKINGHAM WITHOUT | WARREN HOUSE ROAD (east side)

6/21 | Barn at Ruston's Farm, approximately 5 metres west of the farmhouse

G.V. | II

Barn, now domestic store. C16. Timber framed, part brick infill, part weatherboard, old tile gabled roof 6 framed bays, the second bay from the north now forms a way through to the former yard. Queen post roof, large curved braces. Jowls on posts.

SU 87 SW | WOKINGHAM WITHOUT | WARREN HOUSE ROAD (east side)

6/22 | Cart shed at Ruston's Farm approximately 22 metres south of the Farmhouse

G.V. | II

Cart shed, now stables. C18 timber framed, painted weatherboarding; hipped clay pantile roof. Rectangular plan of 3 framed bays. 3 stable doors on west side, small arch braces on north. Queen post roof truss with clasped purlins. Included for group value.

HIGHWAYS CONSULTATION SHEET

n: Elaine Vashi **Date:** 18 January 2002

Application Number: F/2001/5447

Proposal: Proposed conversion of barn to dwelling with single storey extension to building plus detached garage.

Parish: HURST PARISH

Site Address:
Rushtons Farm, Warren House Road, , Wokingham.

Applicant:
Mr/Mrs S Lane C/O Colin Dawson & Associates.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049
C122, R122

Signed: _____ **Print name:** ADAM 24/01/02

F

Application Number : ~~NEW~~/2001/5447	Map No : 61 + 62
Case Officer : EV	Site Area : 0.13
Valid Date : 14 JAN 2002	Received Date: 10/12/2001

Level : Delegated Application

Description : Proposed conversion of barn to dwelling with single storey extension to building plus detached garage.

Location : Rushtons Farm, Warren House Road, , Wokingham.

Parish : SA Ward : HUR

Applicant : Mr/Mrs S Lane C/O Colin Dawson & Associates.

Fee Required: £190 Fee Received: £190 (1)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	~~Small window shown next to stairs (behind [illegible]) on G.F. plan [illegible] shown on W. elevation.~~	✓ phoned	
FLOOR PLANS	~~W. window over stairs~~ missing on W elevation	2/10	✓ 14/1
NO SCALE OR SCALE IS IMPERIAL		to follow	
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☑ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No See LB application.

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees ✓

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans ✓

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

CPRE ✓

Royal Berks Fire & Rescue ✓

Dinton Pastures ✓ - Demolition.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ New Septic Tank.

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

S/N + See map

.....

.....

.....

.....

.....

.....

OTHERS

.....

Green Gap & Wedges
Rural Area
Countryside

.....

.....

.....

.....

.....

Pre-app attached to listed building application.

14 JAN 2002 5447

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

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

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

For the attention of Mrs Rivers

Our Ref; CED/BK/628/
10th January 2002

Dear Sir/Madam

RE; RUSHTONS FARM, WARREN HOUSE ROAD, WOKINGHAM

I refer to our telephone conversion regarding the window inadvertently omitted on the west elevation together with clarification of the north elevation, please find attached 12 copies of my drawing D628-02A as amended.

I would appreciate if you could place these with the recently submitted full Planning Application and Listed Building Planning Application sent to you on the 4th December 2001.

I would appreciate if you could place these drawings with the applications in preference to those previously submitted for consideration.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng
Encs;

Rec'd 7/12/01 by hand.

14.JAN.2002 5447

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

1.	**APPLICANT'S NAME**	Mr & Mrs S Lane
	ADDRESS	Rushtons Farmhouse, Warren House Road, Wokingham, Berks
	POST CODE	**PHONE** 9894442
	AGENT'S NAME	
2. If the applicant has an agent, all correspondence will be sent to the agent		Colin Dawson & Associates
	ADDRESS	1 Malvenr Way, Twyford, Reading, Berks
	POST CODE	RG10 9PY **PHONE** 0118 9343322
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**	The Old Barns, Rushtons Farm, Warren House Road, Wokingham, Berks
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Conversion of existing barn and extensions to form new dwelling (RENEWAL OF APPROVAL 26581 1 MAY 1987.)
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	0.07 hectares
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	Owner
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	D628-01 Plans as existing D628-02 Plans as proposed

DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☑	**REDEVELOPMENT**	☐
ERECTION OF NEW BUILDING	☐	**ALTERATION or EXTENSION**	☑

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

OUTLINE PERMISSION	☐	**See question 10**
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	**State relevant outline permission number Also complete Question 10**
TEMPORARY PERMISSION	☐	**State period required**
RELAXATION OF CONDITIONS	☐	**State relevant application number Conditions to be relaxed**

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?	N/A	**SITING**	☐
EXTERNAL APPEARANCE	☐	**DESIGN**	☐
MEANS OF ACCESS	☐	**LANDSCAPING**	☐

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

Private resiential

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

White painted brickwork to match existing walls with red clay tiles to match existing roofs. Natural Oak windows to match adjacent Farmhouse.

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.

As existing - close boarded fence

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Soakaways

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system — YES/NO: No

If no, please give details: New septic tank

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

~~As existing private drive access from Warren House Road~~
Private drive access from Warren House Road with four parking spaces

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

To Part M Building Regulations

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	1 / 6 *	*	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

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

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

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

£190.00

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 [signature] ON BEHALF OF Mr D Lane DATE 4th December 2001

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

1769c

PLANNING APPLICATION

PART 2

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

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

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

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

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

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1789/a

SECTION 66 CERTIFICATE

Application No. 14.JAN.2002* 1447

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

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

CERTIFICATE A

I certify that:

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

  (b) .....

  .....

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

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

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

on (d) . . . . . .

(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).

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . ~~Mr.~~ S. Lane . . . . . .

Date . . 4th. December .2001 . . . . . .

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

① RUSHTON'S FARM
WARREN HOUSE ROAD

Hurst 1-4-96

ADDRESS (MAIDENHEAD ROAD) PARISH ~~WOK/WITHOUT~~

PLOT No. Old Property LISTED BUILDING ORD. SHEET No. SU.8270(62)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
75/49	Mr. S. D. Gladstone	Alterations to Cow Shed	8.3.49	Opp. Opp.
PD/81/59	Mr. P. Marshall-Roberts	Dutch Barn	14.4.59	Opp. N/A
73/59	"	Cottage for Shepherd at Rushtons Farm	9.6.59	Opp. Opp.
PD/349/66	Forest Estates Ltd.	Poultry Rearing House	15.6.66	Opp. N/A
PD/253/70	"	Implement & General Store Building.	23.6.70	Opp. N/A
26347	WESSEX CONSOLES LTD	AGR. BLDG. TO FOUNDRY WORKSHOP	1.10.86	TP 31.10.89
26581 LBC	MRS C. WYNNE-JONES	ALTS. & EXT. TO FORM DWELLING/ EXT. ELEVATIONS TO MATCH BARN/ DEM. OF O/BLDGS.	26.11.86	C/A
28132	FOREST ESTATES	LL TOILETS	18.11.87	APP
BLA 3891				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

~~33738~~ DRAINAGE	FOREST ESTATES	BARN TO RES	2-8-89	CLA
32192	AIM ENG. & WESSEX CONSOLES	SIGN	18.1.89	REF

② RUSHTONS FARM
ADDRESS WARREN HOUSE ROAD PARISH HURST

PLOT No. ORD. SHEET No. SU.8270 62

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~32810~~	WESSEX CONSOLES	RENEWAL 26347	22.11.89	TP
34309	A.I.M. ENGINEERING	RENEWAL 34310	11.10.94	31.10.94
32270	WESSEX CONSOLES LTD.	" WORKSHOP	11.10.94	31.10.94
32273	AIM ENGINEERING	AGR. BLDG. TO STORAGE	11.10.94	31.10.99
43562	B/B/B AUTO SPARES	RENEWAL 33738 (BARN TO RES.)	20.1.95	30.1.99
43716	FOREST ESTATES LTD.	"	23.4.96	C/A
97/65912/F	Mr. A. Goodwin THE OLD BARN	"	25.3.98	C/A
LW/97/6057	MR. GOODWIN "	CONVERSION		
FP97/6590	" "	BARN TO RES	27.8.97	C/A
98/68706/A	" "	Construct earth bund	21.9.99	REF
99/70603/LA	Mr. Gilson + Mrs. Baker	Convert Bldgs to School D1 Use	3.12.99	REF
99/70609/F	"	C. of U. Bldgs to School	6.12.99	REF

DATE OF COMPLETION

MINISTRY DECISION 68706 - APPEAL DISMISSED - 10/2/00

SPECIAL ORDERS PD. C. of U. to Day School - 9/8/99 - Laurie Tyrtel

DRAINAGE

091074

(3) 1933 RUSHTONS FARM

ADDRESS Warren House Road PARISH Hurst

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TL/2000/0904				
F/2000/1078	Mr. S. Lane	S/SH/S/R+F/PL/R ext.	11.7.00	APP
LB/2000/1082	Mr. S. Lane	S/SH/S & R & H/PL/R & Ext. Alts to listed bldg	11.7.00	APP
TL/2000/1760	L. Ellett	115 m. telecoms mast + 3 dual polar ant., 2 dish ants & 1 radio equip. cabi	19.7.00	+
F/2000/2493	Luff Farms Ltd.	Sound attenuation & ground improvement works	7.2.01	REF

MINISTRY DECISION

SPECIAL ORDERS

+ does not require approval

14.JAN.2002 5448

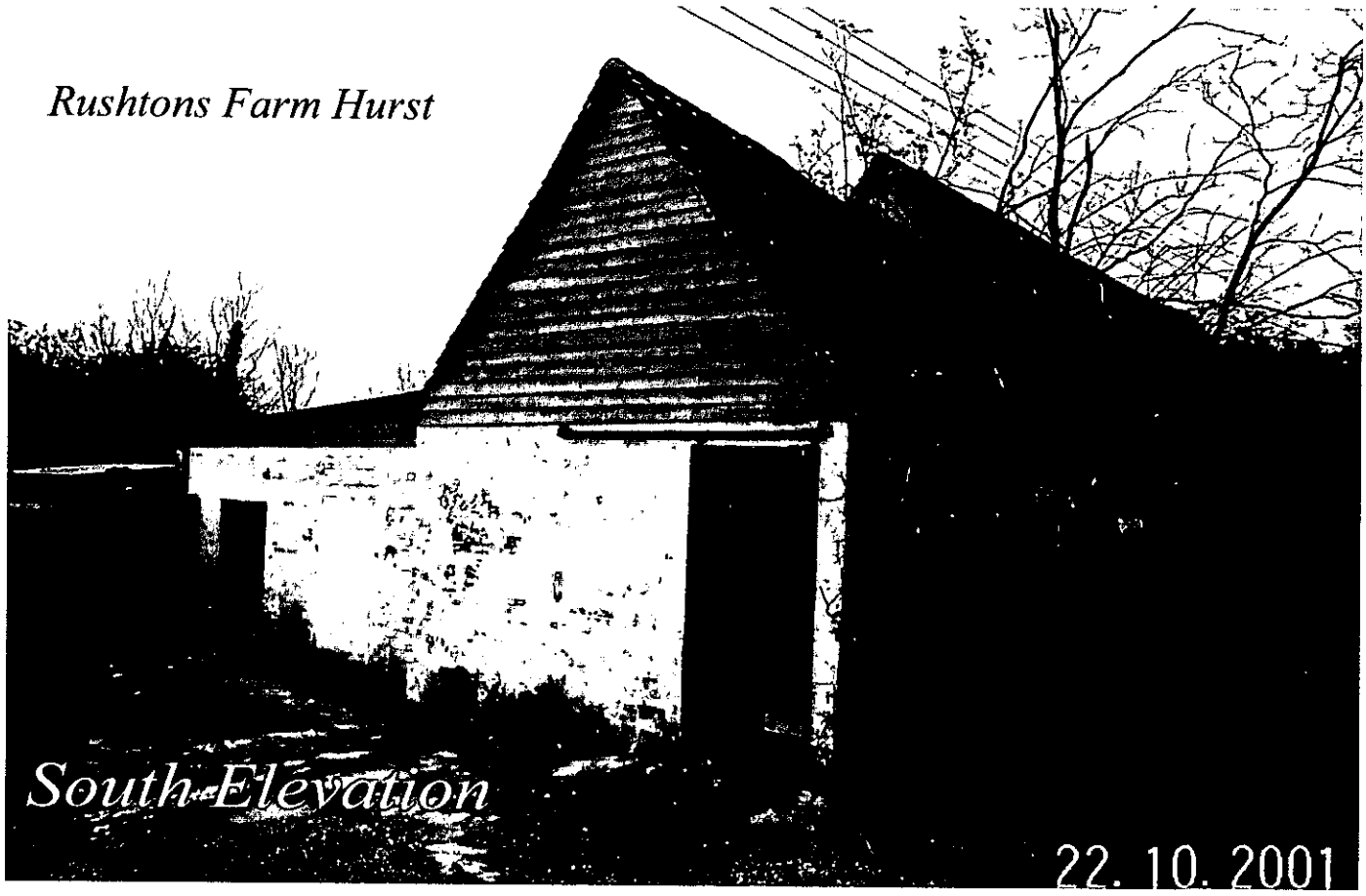
Rushtons Farm Hurst

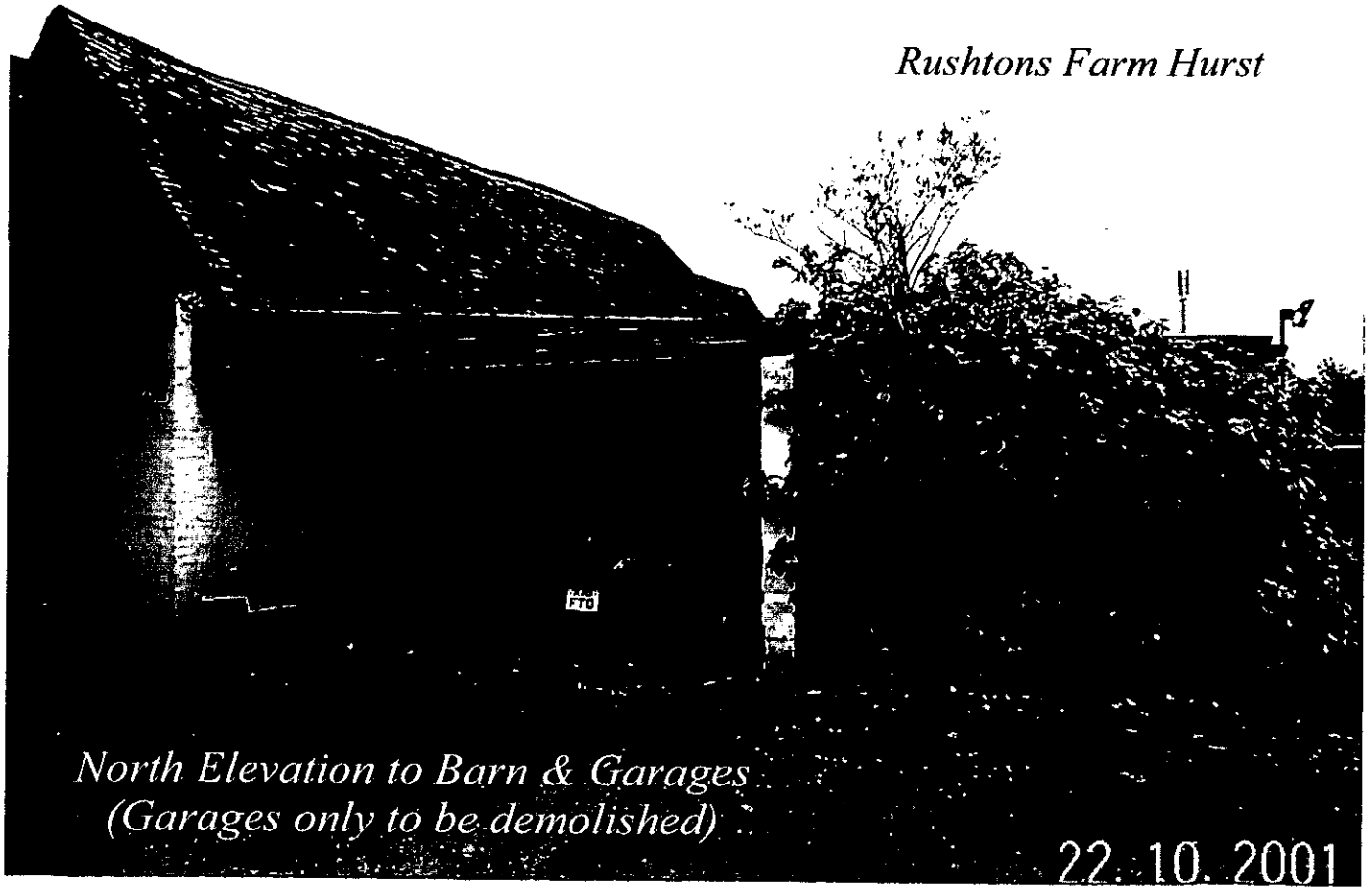


Rushtons Farm Hurst

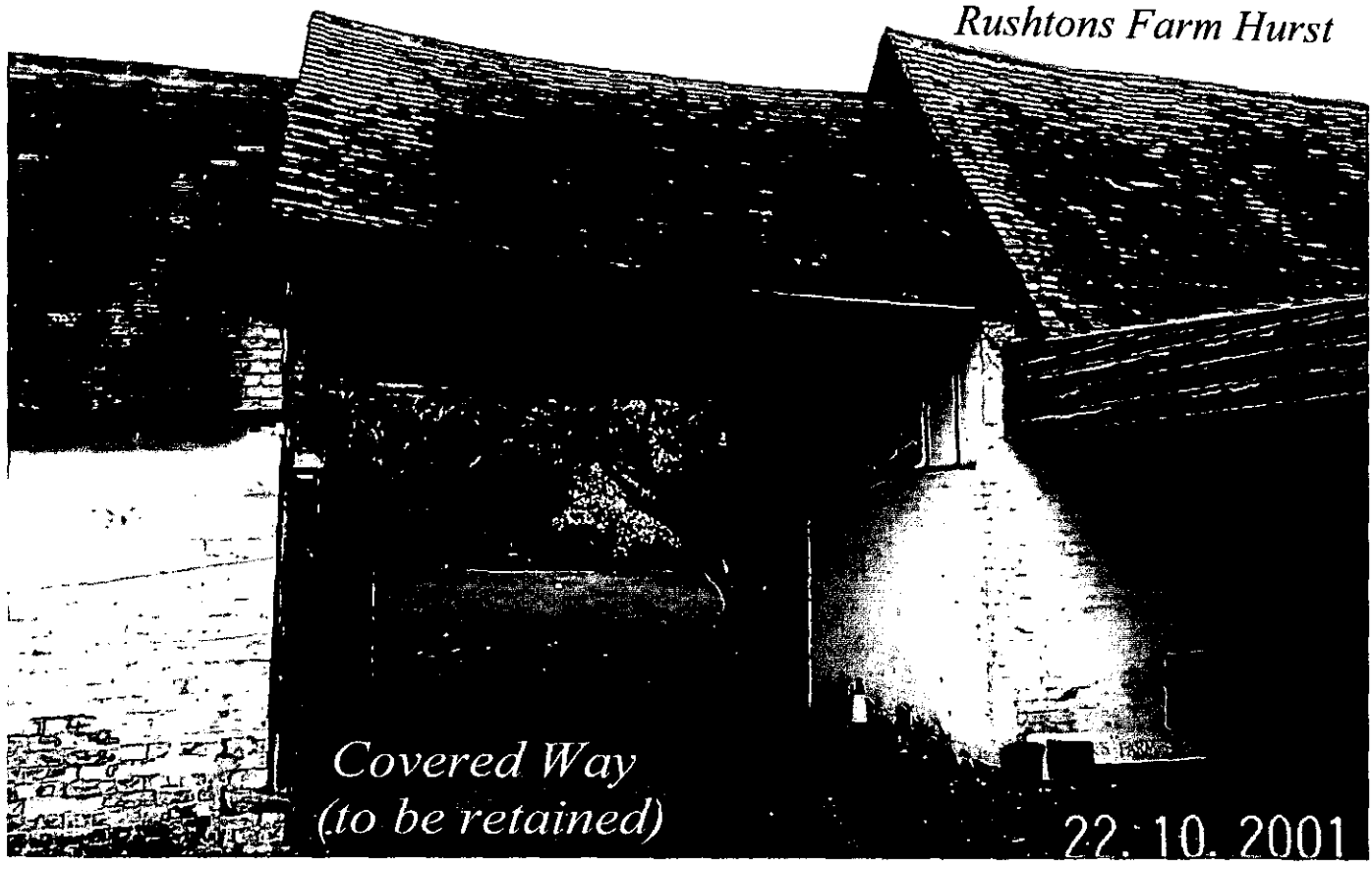


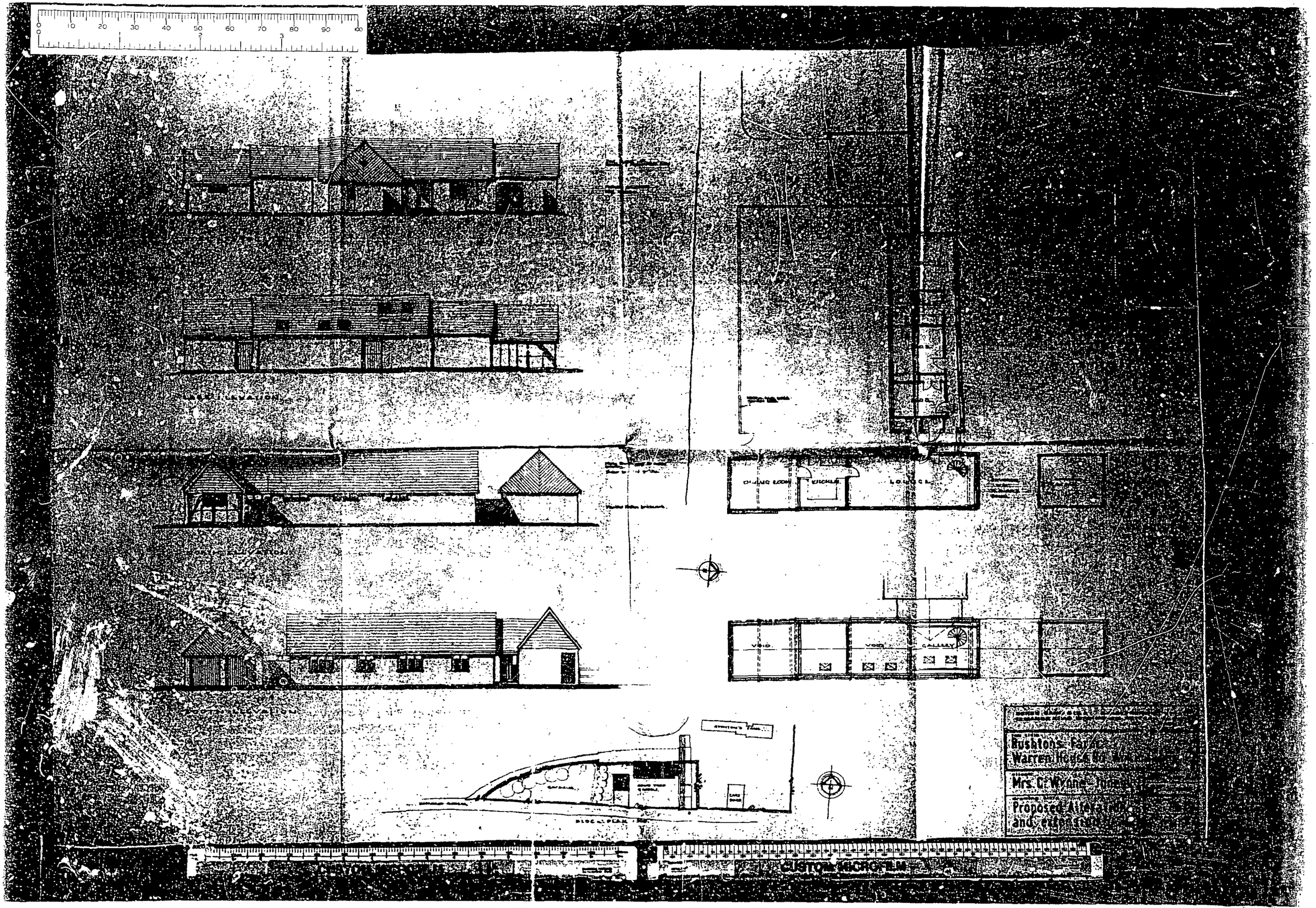
14 JAN 2002 5448



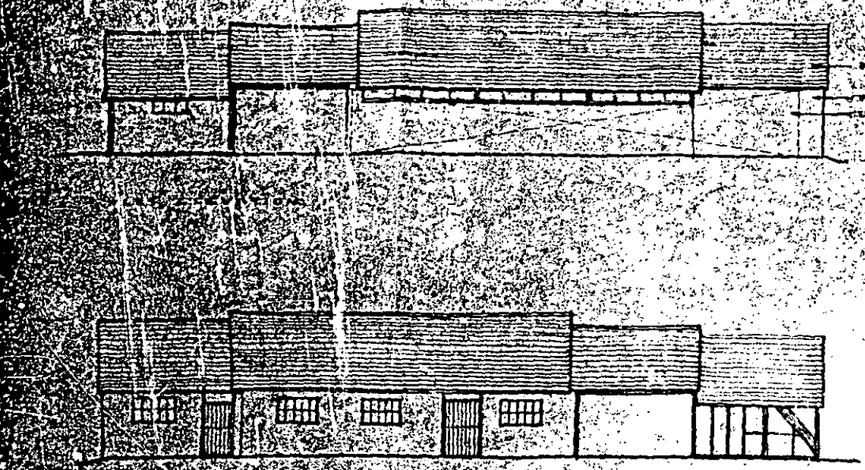



Typical Internal Truss
(All to be retained)


Rushtons Farm Hurst
Covered Way
(to be retained)
22. 10. 2001



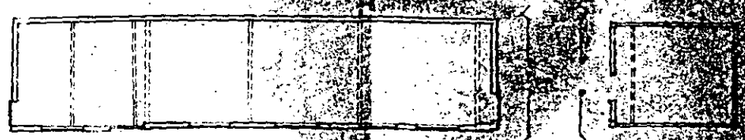
Rushtons Farm
Warren House Rd
Mrs. C. Wynne-Jones
Proposed Alteration
and extension
CUSTOM MICROFILM



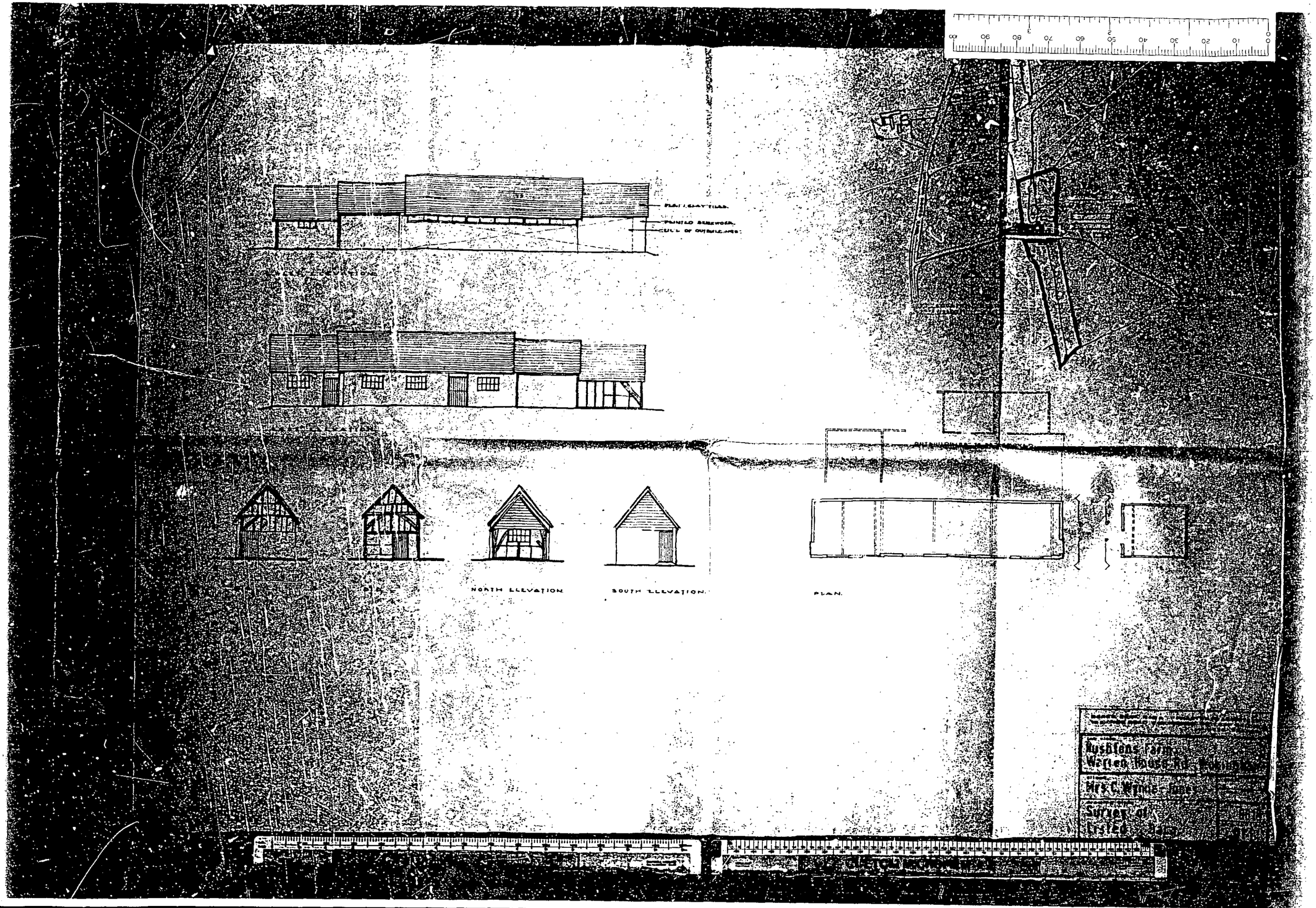


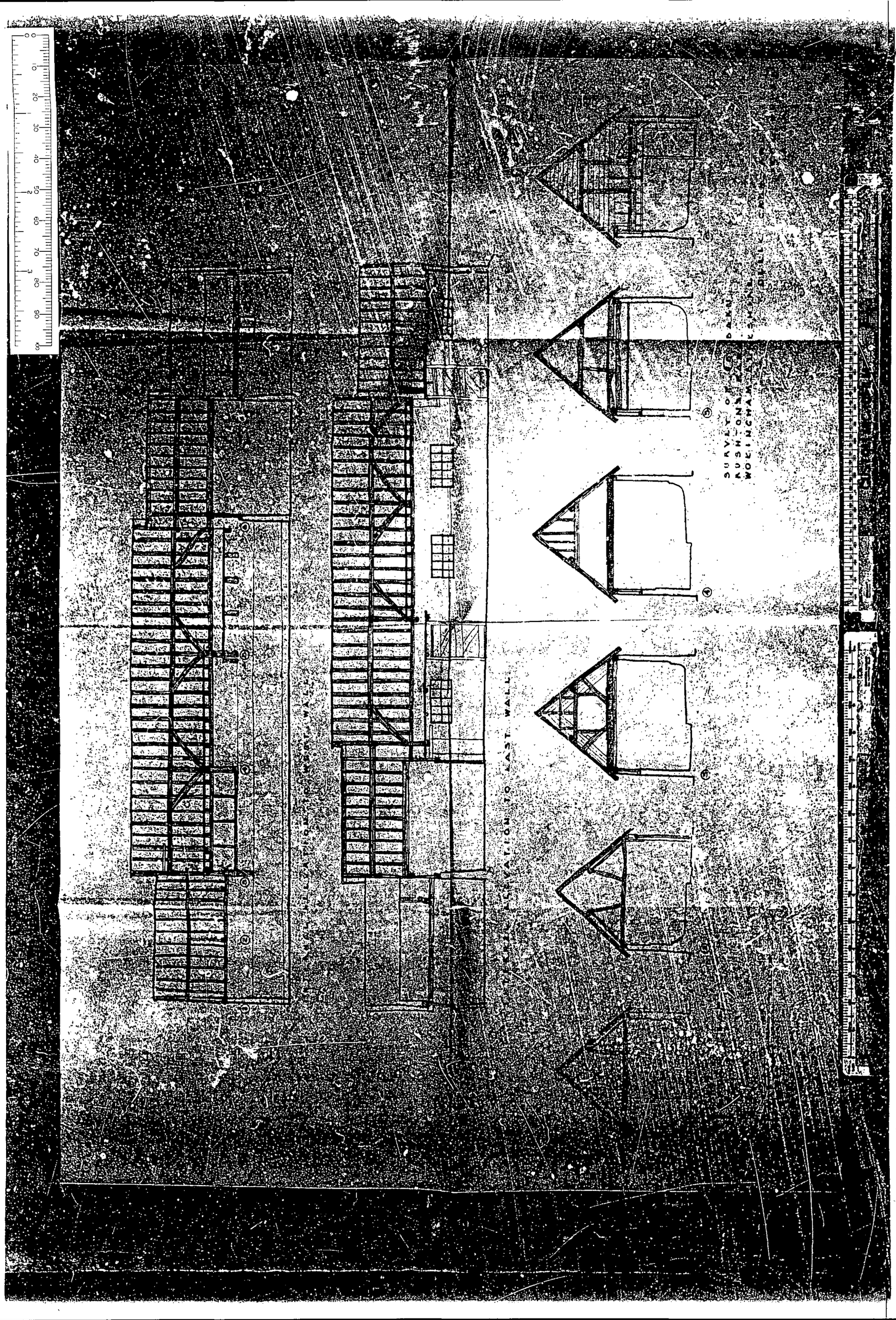
NORTH ELEVATION

SOUTH ELEVATION

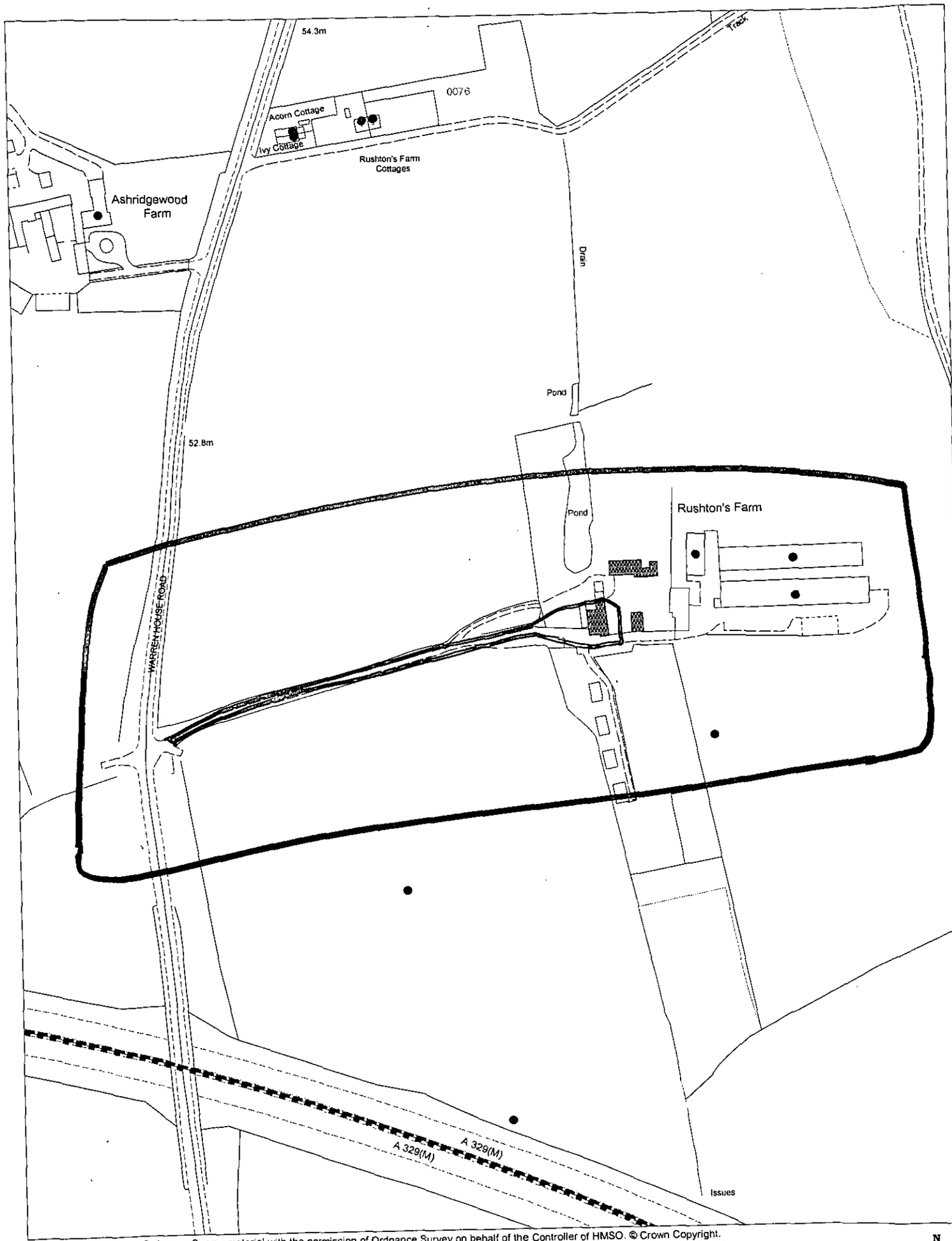


PLAN


PLAIN CLAY TILES.
PAINTED BRICKWORK.
LINE OF OUTBUILDINGS.
NORTH ELEVATION.
SOUTH ELEVATION.
PLAN.
Rushtons Farm
Warren House Rd.
Mrs C. Wynne-Jones
Survey of
Listed


SURVEY OF
RUSH-ONS
WOKINGHAM
ELEVATION TO EAST WALL

14. JAN. 2002* 5447



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Development Control Section, Environmental Services, Wokingham District Council.
13 December 2001

Scale: 1 : 2500

N
W E
S

LISTED BUILDING CONSENT

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

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

To: MRS C E WYNNE-JONES
C/O MARTIN & POLE
7 BROAD STREET
WOKINGHAM
BERKS RG11 1AY

PART I - Particulars of application
Application No. 26581 (LBC)

Date of application 01-09-86

Particulars and location of proposed works:
ALTERATIONS AND EXTENSION TO FORM A SINGLE DWELLING HOUSE; EXTERNAL ELEVATIONS OF THE EXTENSION TO COMPRISE OF MATERIALS TO MATCH EXISTING BARN; DEMOLITION OF OUTBUILDINGS
RUSHTONS FARM WARREN HOUSE ROAD ST NICHOLAS HURST

PART II - Particulars of decision
The Wokingham District Council in pursuance of their powers under the above mentioned Acts hereby GRANT LISTED BUILDING CONSENT for the execution of the works referred to in Part I in accordance with the above mentioned application and accompanying plans subject to compliance with the following conditions the reasons for which are specified hereunder.
(N.B. See Note attached to this form.)

01 The works hereby permitted shall be commenced within five years from the date of this consent.(410)

01 REASON This condition is deemed to be attached by virtue of Section 56A of the Town and Country Planning Act 1971.(410R)

02 The existing "Listed" building shall be retained in its present structural form and character and no part shall be demolished or removed except insofar as the alterations and extensions hereby approved necessitate the removal of certain parts of the existing structure as shown on the approved drawings.(411)

02 REASON The need to protect and preserve the "Listed" building; and in the interests of amenity.(411R)

03 Before any work is undertaken in pursuance of this consent adequate steps and measures shall be taken to secure, during the progress of the permitted works, the safety and stability of the existing building and to provide adequate protection against the weather during the progress of work.(412)

continued/-

Application 26581 continued

03 REASON The need to protect and preserve the "listed" building, and in the interests of amenity.(411R)

04 The existing timber frame of the building shall be maintained in its present state and form and no work of any sort whatsoever in connection with the conversion of the building into a dwelling shall be carried out to the existing timber frame unless details of the work have first been submitted to and approved in writing by the District Planning Authority. Furthermore, the existing timber frame where at present exposed whether externally or internally shall not be covered over in any way whatsoever without the prior approval in writing of the District Planning Authority.(415)

04 REASON In order to help protect the structure and character of the "Listed" building.(412R)

05 Seven days notice of the commencement of the work and development hereby approved shall be given, in writing, to the District Planning Authority.(416)

05 REASON To help ensure the satisfactory control of the work to the "Listed" building.(413R)

Date..... 01 MAY 1987 .....

.....
District Secretary

Note: (i) A statement of the applicant's rights is attached.

(ii) Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

APPLICATION WORK/REPORT SHEET

Application No. 26581 Date received: 08/09/86

App-Type: LBC
ALTERATIONS AND EXTENSION TO FORM A SINGLE DWELLING HOUSE; EXTERNAL ELEVATIONS OF THE EXTENSION TO COMPRISE OF MATERIALS TO MATCH EXISTING BARN; DEMOLITION OF OUTBUILDINGS
RUSHTONS FARM WARREN HOUSE ROAD ST NICHOLAS HURST

MRS C E WYNNE-JONES
C/O MARTIN & POLE
7 BROAD STREET
WOKINGHAM
BERKS RG11 1AY

Designation: L

Local Plan:
Hurst District Plan

T.P.O.	Conservation Area/Listed Building	Departure/Agricultural
	None / Grade II	None

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

Advertisements:

OFFICER'S COMMENTS:-

Now Otec

See 26580.

OBSERVATIONS RECEIVED:-
1 R.C.C conservation Architect - No objection
2 Historic Monuments Commission - No objection
3 Hurst Village Soc. - No objection
4 Ancient Monuments Soc. - No adverse observation
5 Council for Brit Archaeology - No objection

RECOMMENDATION:- C/A

CONDITIONS/REASONS/INFORMATIVES OVERLEAF:-

1 M410
2 M411
3 M412
4 M415
5 M416

H. GODWIN ARNOLD
B. ARCH., A.R.I.B.A., F.S.A.
ARCHITECT
97 NORTHCOURT AVENUE, READING, RG2 7HG
874204

PLANNING DEPT.
JS
ACKNOWLEDGED 2/10
FILE No.

The Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG11 1BN

29th September 1986

Dear Sir

APPLICATION NO. 26580
RUSHTONS FARM, WARREN HOUSE ROAD, ST. NICHOLAS, HURST

Thank you for notifying me, on behalf of the Council for British Archaeology, of this application.

I have examined these plans and recommend approval. The principle adopted for re-use of the barn, to subdivide it as little as possible and to add in consequence as few new doors and windows as possible, seems to me highly desirable and provides good and sufficient reason for accepting what might otherwise appear a large extension. The design proposed for the extension is sufficiently plain not to overwhelm the old.

I am returning the papers you sent me in connection with this application.

Yours faithfully

Jill Grainger

pp H. Godwin Arnold