APPLICATION NO:
F/2002/5969

LOCATION:
Oakley Farm Pound Lane, Hurst Reading.

APPLICANT:
Mr B Barrett C/O Peter Cumming C/O Barrett Ceilings Ltd

PROPOSAL:
Proposed two storey front / side extension to dwelling.

EARLIEST DATE FOR DECISION: **28/03/2002**
Made Listy date: 1/4/02
APPLICATION WILL HAVE EXPIRED ON:
18/04/2002

CASE OFFICER: **Richard Kelly**

APPROVED

1086

DO

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr B Barrett
C/O Peter Cumming
Barrett Ceilings Ltd
Unit 6
The Business Centre
Molly Millars Lane
Wokingham
Berks RG41 2QZ

Application Number: F/2002/5969

Parish: **HURST**

Location: **Oakley Farm, Pound Lane, Hurst, Reading.**

Proposal: **Proposed two storey front / side extension to 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. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative
1. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
2. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Informative
3. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Informative
4. 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:

Loddon Area Local Plan Policies LBE1, LBE2 and LC19.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WCC7.

Anna Cronin
Head of Planning & Transportation
Date: 17/04/2002

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.

WORK SHEET FOR : Richard Kelly

Application Number : F/2002/5969

Applicant : Mr B Barrett C/O Peter Cumming C/O Barrett Ceilings Ltd.

Location : Oakley Farm, Pound Lane, Hurst, Reading.
Proposal : Proposed two storey front / side extension to dwelling.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 21/02/2002

Earliest Date for Decision : 28/03/2002

Latest Consultation Date/Site Notice Expiry Date : 28/03/2002

This application <u>will have expired on</u>: <u>18/04/2002.</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 :

Cllr. Drake: contact if recommended to refused.
Parish Council: no comment

Planning Issues :

Application Number: F/2002/5969

Appraisal :

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

INFORMATIVES:

- Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.
- No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.
- Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Application Number F/2002/5969
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: Oakley Farm Pound Lane Hurst Reading.

APPLICATION NUMBER: F/2002/5969

OFFICER: Richard Kelly

DATE OF SITE VISIT: 4/4/2

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Farm in open countryside. Quite old with several outbuildings.

3. DESCRIPTION OF SITE/BUILDING Substantial farmhouse.

4. RELATIONSHIP TO ADJOINING PROPERTIES 1 small bungalow to E, otherwise open.

5. SITE CONSTRAINTS

TREES line of mixed trees on front boundary c.10m high

ACCESS/PARKING Adequate.

LEVELS Flat.

BOUNDARY TREATMENT trees to front, 1.8m loose boarded fence to E.

OTHERS

Application Number: F/2002/5969 – Oakley Farm, Pound Lane, Hurst

Appraisal:

This application is for a two storey front and side extension to a dwelling. The increase in accommodation will be minimal, as the main reason for the application is to rebuild a subsiding section of the property. The site is in a rural area. This application raises three issues:

Impact on adjoining properties: LBE1, WBE1

The nearest adjoining property is Pound Lane cottage, a bungalow some 20m to the east. It is not considered that this relatively modest proposal will have an adverse impact on this property.

Impact on streetscene: LBE1, LBE2, WBE1, WOS3

The property is set back from the road by approximately 12m. The alteration to the elevation of the property is minimal, and it is not considered that this will have an adverse impact on the streetscene. Additionally, there are trees on the front boundary providing some screening whilst being far enough from the proposal (approximately 8m) to not be harmed by this proposal.

Impact on rural area: LC19, WCC7

Local Plan policy does provide for extensions to existing dwellings in rural areas provided they do not adversely affect the rural nature and ecology of the area. Whilst this farmhouse has been extensively extended in the past, it is not considered that this proposal would cause undue harm to the rural area.

Approve ~~**Refuse**~~

10% increase in floorspace over existing but 108% increase in floorspace over original.

Tel: (0118) 974 6229

Date: 04 March 2002

My ref: F/2002/5969

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5969
Oakley Farm, Pound Lane, Hurst, Reading.
Proposed two storey front / side extension to dwelling.

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

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely

Trevor Watson

Development Control Manager

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2002/5969**
Oakley Farm, Pound Lane, Hurst, Reading.
Proposed two storey front / side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: ~~GRANT~~/REFUSAL and my reasons are:

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/~~NO~~ Let me know if refusal via phone please

Signed: A Drake Date: 5.3.02

Councillor A Drake

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Richard Kelly DATE: 9th May 2002

Location:	Oakley Farm, Pound Lane, Hurst, Reading
Proposal:	Proposed two storey front/side extension to dwelling
Application Number:	F/2002/5969

In response to your consultation dated 10th April 2002 for the above application, the tree and landscape comments are as follows:

A belt of trees are growing to the north and east of the existing farm house. However, these are growing sufficiently distant from the proposed two storey extension so as not to be directly affected. However, whilst none of the trees are protected by a TPO they are an important local feature and can be viewed from Pound Lane and contribute to the visual amenity of the area.

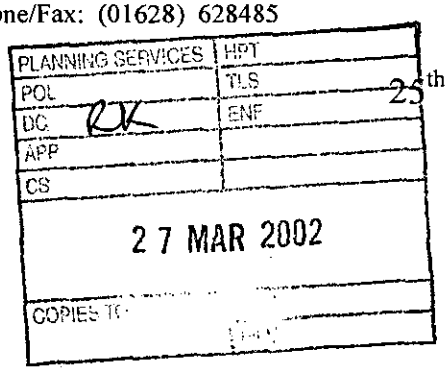
In order to ensure their successful retention under the development proposal the applicant should be required to submit for approval protective fencing details in accordance with BS 5837 : 1991 - Trees in Relation to Construction.



ROBERT PETROW
Consultant Landscape Architect

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



25th March, 2002

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

For the attention of Richard Kelly

Dear Mr. Kelly,

Application No. F/2001/5969

I refer to the above-mentioned Application by Mr. B. Barrett of Oakley Farm, Pound Lane, Hurst; proposed two storey front/side extension to dwelling

My Council have no adverse comment to make on the Application.

Yours sincerely,

Clerk

Received by Wokingham District Council

Application No: F/2002/5969

Proposal:
Proposed two storey front / side extension to dwelling.

Location:
Oakley Farm, Pound Lane, Hurst, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5969 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/03/2002. 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

04 March 2002

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	21 FEB 2002
Officer: RK	Application No. F/2002/5969

Map No. 49 Site 0.22
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY FRONT/SIDE EXTENSION TO DWELLING

Location: OAKLEY FARM POUND LANE

Parish: HURST Ward: HURST

Applicant: MR B. BARRETT

Fee (1) Received 95-00 Required ..... Additional ..... Refund .....

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	other 2 small elevations	4/03	
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees 16.4.02
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: Note to Offices:
Site lies within a Groundwater Protection Zone. See guidance notes from Policy & Plans for planning informatives.
Also – Rural Area Countryside

NEIGHBOURS:

SIN + see map
(incl sites inside red line)
Pls include Grange Farm, Churchmans Farm & Churchmans Farm kennels (no address points on map)
No pre-apps.

5969

21.FEB.2002 5969

BARRETT CEILINGS LTD

Design ∘ Manufacture ∘ Installation

Unit 6, The Business Centre,
Molly Millars Lane, Wokingham
Berkshire.
RG41 2QZ

Tel: 0118 977 1755
Fax: 0118 977 2305
E-mail: info@bcl.uk.net
Web: www.bcl.org.uk

E.Mail: chrissie@bcl.uk.net
WDC.01.Feb02

Attention of Environmental Services Dept
Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

20th February 2002

Dear Sirs,

Re: Proposed Two Storey Extension To Farmhouse
At Oakley Farm, Pound Lane, Hurst, Berks

Further to the writer's informal discussions, regarding the above, with Louise Smith at your offices in January, I am pleased to enclose the Application for Planning Approval accordingly.

To this end, I attach the following:-

a) Six copies of the Application form, signed and dated.
b) A cheque in the sum of £95.00 to cover the fee.
c) Six copies of the relevant drawings:-
Drwg No. OF/LP/01 rev. B 1:2500
Drwg No. OF/BP/01 rev.C 1:500
Drwg No. OF/01 1:100/1:50
Drwg No. OF/SK3 1:100

The drawings are hatched and coloured as required, and certificate B has been deleted, as I am advised by your offices that Certificate A is relevant regardless of the property being a farmhouse.

The farmhouse has been the subject of a subsidence insurance claim which relates to an area of the building where the extension is now proposed. Due to the subsidence, the external wall locally is badly cracked, but as the insurance only allows for repairing the cracks, Mr Barrett would prefer to rebuild the walls to the two part-elevations. In doing so he would like to extend outwards approximately 1200mm only, in order to improve the accommodation to the relevant rooms to the ground and upper floors. I trust that this will meet with the Council's approval.

I look forward to your acknowledgement in the near future and should be pleased to deal with any queries which you may have.

Yours faithfully,

P C H Cumming

Environmental Services

For office use only.
Application number: 21.FEB.2002. 5969

Householder planning application form

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

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	BRIAN BARRETT OAKLEY FARM POUND LANE HURST RG10 0RS. 0118-934-0933
	Agent's Name Address and postcode Phone number	PETER CUMMINS C/O BARRETT CEILINGS LTD. UNIT 6, THE BUSINESS CENTRE MOLLY MILLARS LANE WOKINGHAM RG41 2QZ
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	OAKLEY FARM POUND LANE HURST. RG10 0RS
4	Give brief details of the proposal for example, two storey side extension. About the application	2 STOREY EXTENSION TO PART OF FRONT AND SIDE ELEVATIONS. - SEE SITE PLAN OF/BP/01 (REV C)
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	NONE Yes ☑ No ☐
6	Please list the external materials you will use, for example, red brick to match any existing bricks and dark stained timber.	WHITE RENDER TO WALLS & RED CLAY TILES TO ROOF — ALL AS EXISTING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans. ONLY ADJACENT THOROUGHFARES	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red. ✓		
	• 1:500 scale site layout plan. ✓		
	• 1:100 or 1:200 scale floor plans and elevations. ✓		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: P. CUMMINS on behalf of BRIAN BARRETT

Date 20/2/02.

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

ADDRESS OAKLEY FARM POUND LANE PARISH HURST

PLOT No. ORD. SHEET No.

BUILDER ~~[illegible]~~ R/63/61 C/A 0/183/64 Ref

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 9428	MR. G. CLARKE	S/STOREY EXTENSION	21.9.78	REF. & APP.
09286	"	"	14.12.78	N/A REF.
14621	"	"	18.12.80	N/A CLA
BR 19692	"	ALTERATIONS & EXTENSION	16.11.82	REF APP
18574	"	"	13.1.83	N/A CLA
22864	MR. B. BARRETT	S/S & 2/S EXTS. REPL. DAIRY, GARAGE & COMBINED MILKING PARLOUR	30.1.85	N/A CLA
BR 24509	"	"	25.6.85	APP N/A
BR 24764	"	S/S EXT, ALTS & REPAIRS	7.6.85	APP N/A

36355 W/DR.

37573 APPEAL BARRETT CEILINGS LTD REDUNDANT AGR. BLDGS. TO STORAGE (B8) & GARAGE (C1) NEW ACCESS 29.9.91 REF

DATE OF COMPLETION

MINISTRY DECISION

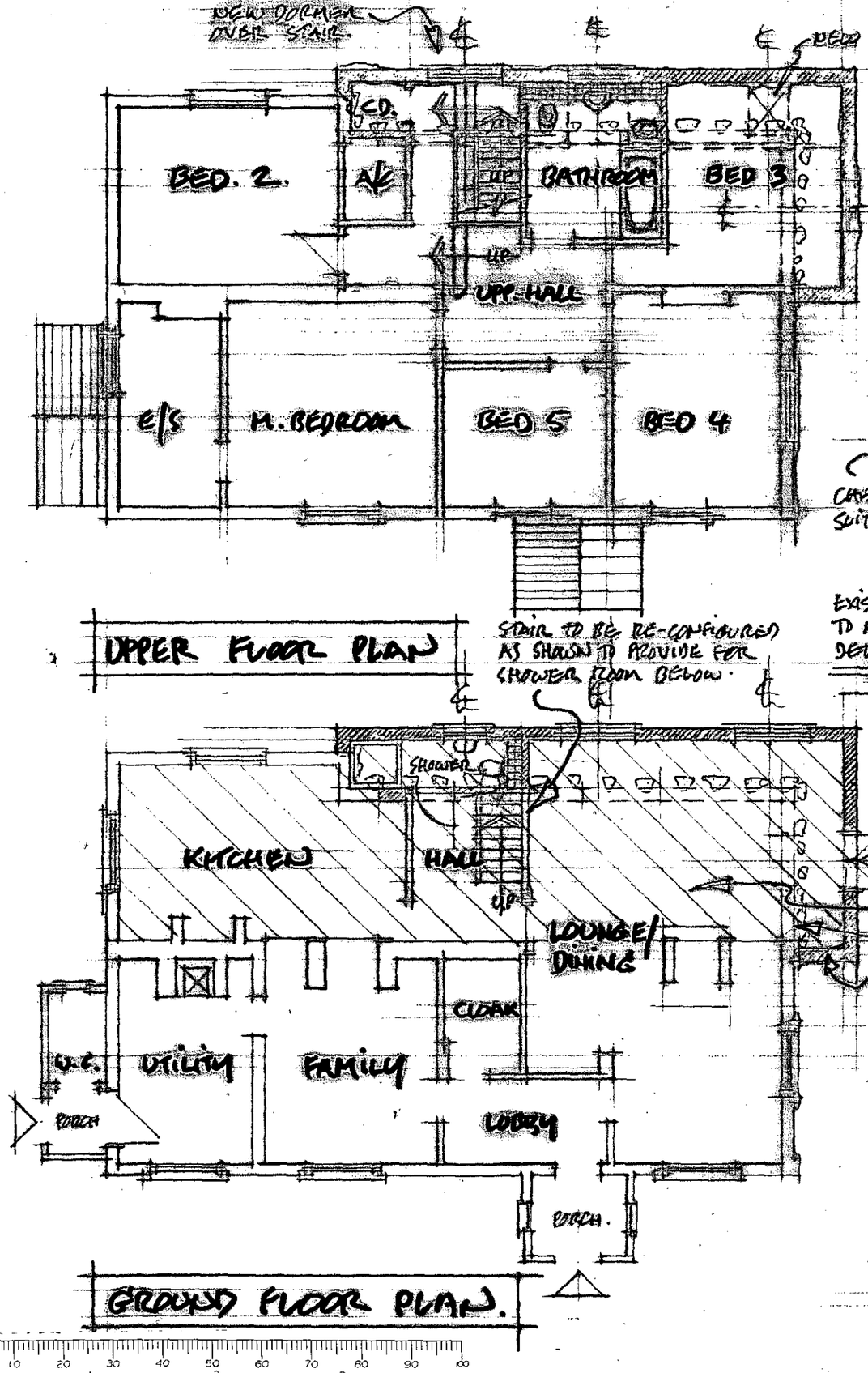
SPECIAL ORDERS 37593 – APPEAL ALLOWED – PT 2.92

98/67991/F

091074

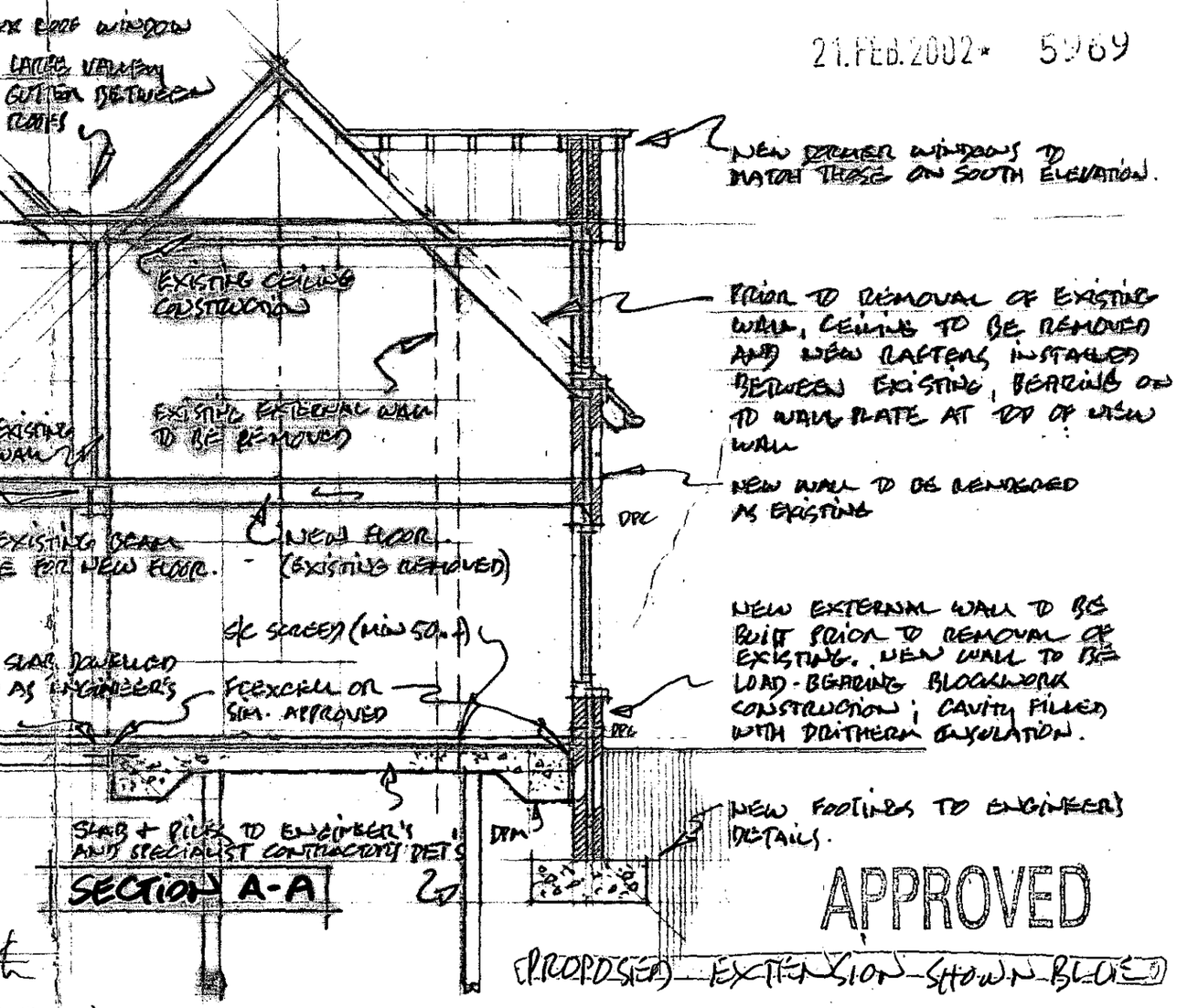
F/2002/5969 Mr. B. Barrett 2 St/F/S ext.

21.FEB.2002* 5969



UPPER FLOOR PLAN

GROUND FLOOR PLAN.



SECTION A-A

APPROVED

(PROPOSED EXTENSION SHOWN BLUE)

HATCHING DENOTES AREA REQUIRES UNDERPINNING.

FINE HATCHING DENOTES NEW WALL (EXISTING WALLS TO BE REMOVED) SHOWN BROKEN LINES.

* SEQUENCE (SUBJECT TO AGREEMENT):-

1. INSTALL FOUNDATIONS TO SUIT NEW EXTERNAL WALLS.
2. UNDERPIN EXISTING KITCHEN WALLS, LEAVING KITCHEN INTACT (IF POSSIBLE).
3. ERECT NEW EXTERNAL WALL; ENSURE (a) OPENING LEFT FOR PILING RIG (b) NEW WALL TIED TO EXISTING.
4. REMOVE 1ST FL. CEILING & INSTALL NEW RAFTERS.
5. DEMOLISH EXISTING EXTERNAL WALL (+ 1ST FLOOR)
6. INSTALL NEW PILES / SLABS.
7. INSTALL NEW 1ST FLOOR

UNDERPINNING AND RENOVATIONS AT **OAKLEY FARM**, POUND LANE, HURST; FOR G. BARNETT ESQ.

PLANS + SECTIONS
1:100 + 1:50 (APPROX)
OE.01

21.FEB.2002* 5969



NORTH ELEVATION (FACING POUND LANE)

APPROVED

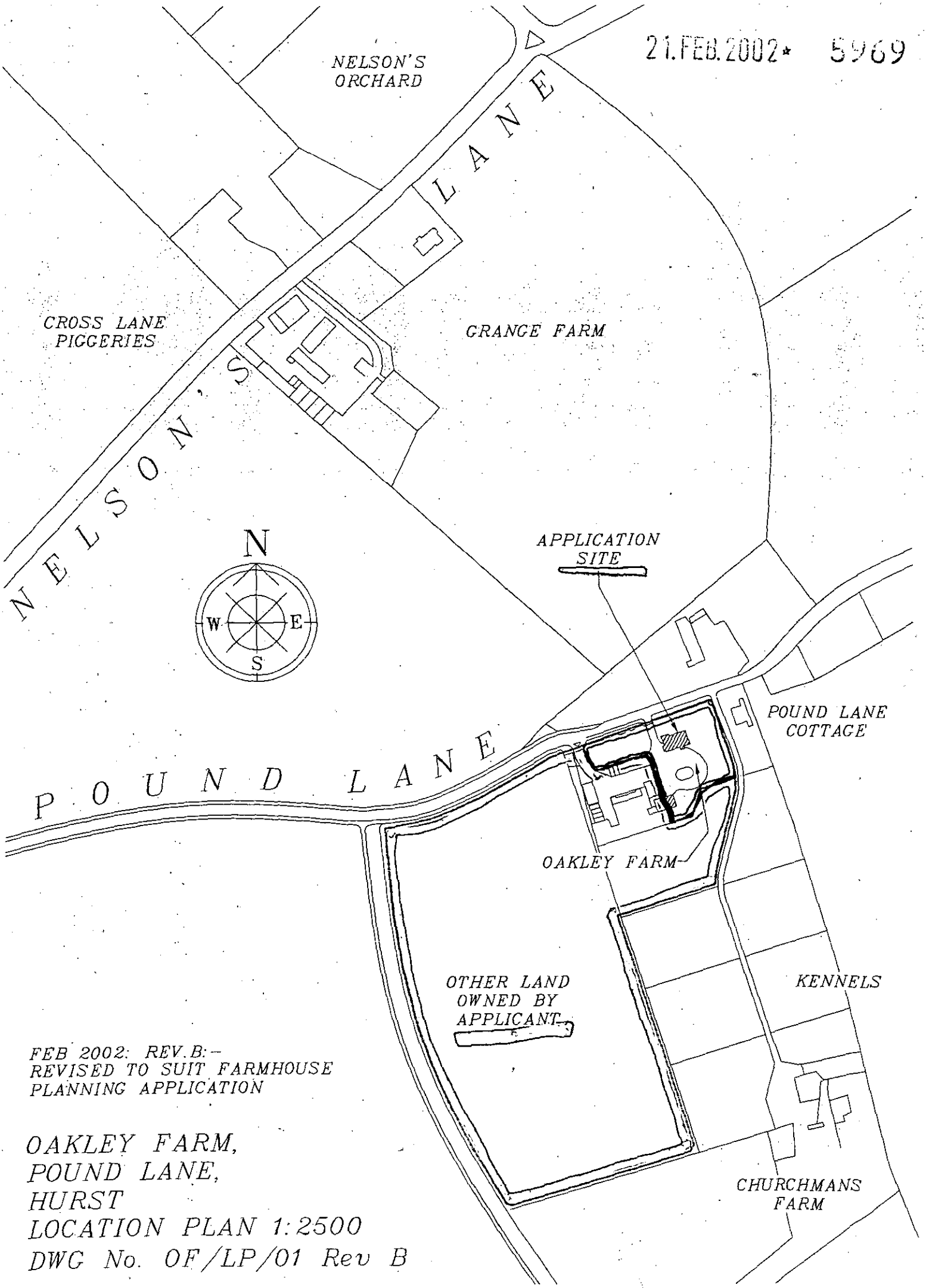


EAST ELEVATION (FACING PATIO)

TITLE : SKETCH ELEVATIONS AS PROPOSED.
SCALE : 1:100 (APPROX).
DRWG. NO. : **OF. SK3**

UNDERPINNING & RENOVATIONS AT
OAKLEY FARM, POUND LANE, HURST.
FOR B. BARRETT ESQ.

21.FEB.2002* 5969



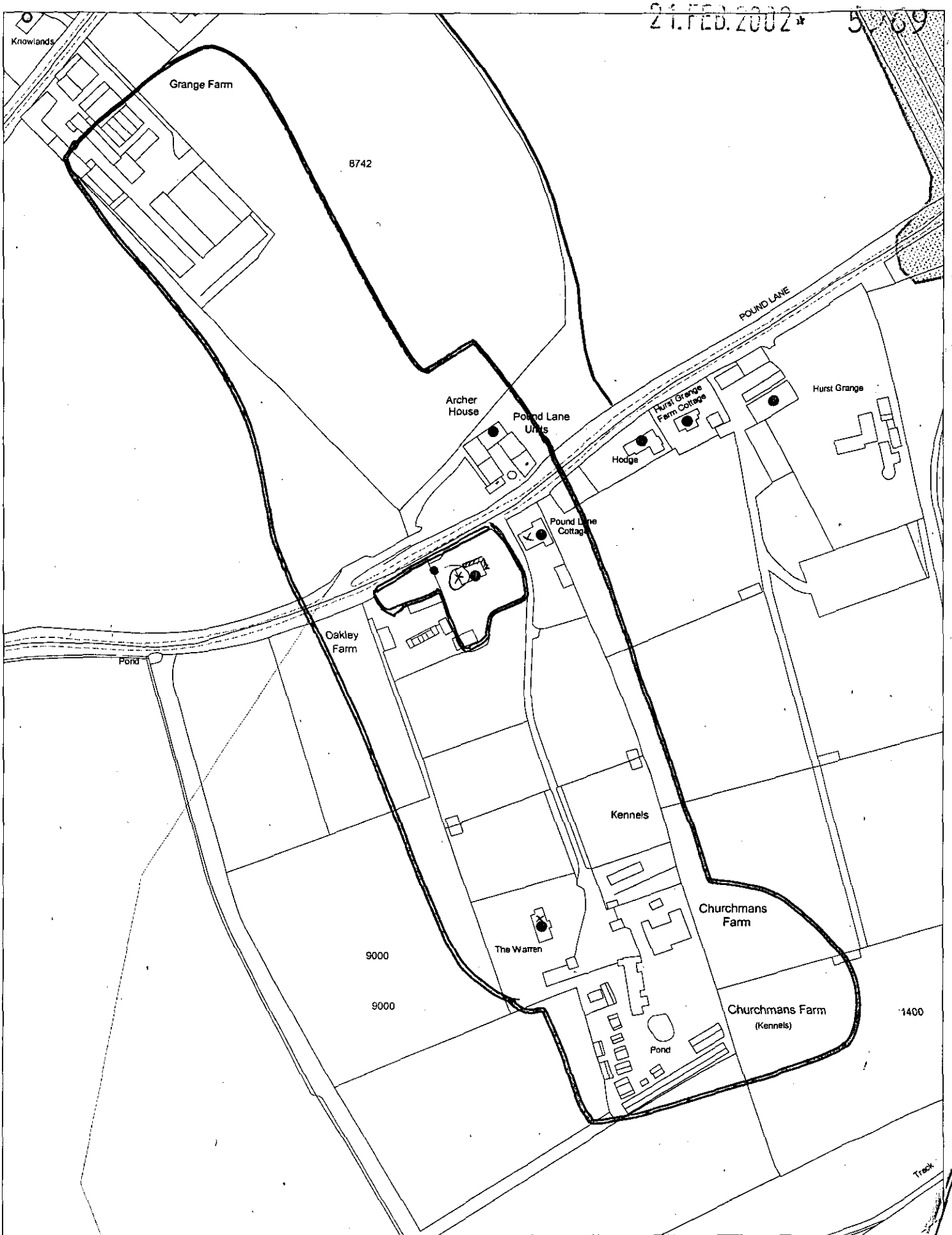
FEB 2002: REV.B:-
REVISED TO SUIT FARMHOUSE
PLANNING APPLICATION

OAKLEY FARM, POUND LANE, HURST

LOCATION PLAN 1:2500

DWG No. OF/LP/01 Rev B

21.FEB.2002* 5.69



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Development Control Section, Environmental Services, Wokingham District Council.
26 February 2002 Scale: 1 : 2500