

From: [REDACTED]
To: [REDACTED]
Subject: RE: RFS 2024 089472 1 Hill House Cottages
Sent: 26/09/2024 12:25:00

Dear Sebastian,

Good afternoon and thank you for your email.

I have been able to make a visit to the site but have not yet had the opportunity to discuss this application with my manager since my visit to the site.

Due to high workloads, this application is unlikely to be determined much before the target determination date of 07/10/2024. A copy of my officer report will be made available on our public website following the determination of this application.

Kind Regards,

cc: [REDACTED]

Rowan Reynolds [BSc, MSc](#)
Planning Officer – Development Management & Compliance
Wokingham Borough Council

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Website: www.wokingham.gov.uk



Please submit your application via the Planning Portal website at <https://www.planningportal.co.uk>. To ensure that your application is valid when we receive it, please check the Council's Local Validation List and ensure you respond to any requests for information within 28 days or we will close the application. We have provided a 'Frequently asked questions' page on our website to help with understanding the planning process.

Please note this email constitutes an Officer's opinion only. It is given without prejudice and does not constitute any formal determination under the Town and Country Planning Act.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Sebastian Charles [REDACTED]
Sent: 26 September 2024 12:18
To: Rowan Reynolds [REDACTED]
Subject: RE: RFS 2024 089472 1 Hill House Cottages

My client is getting increasingly annoyed by the land at the cottages being used as remote storage for business premises. The Lamborghini has been up and down multiple times this morning. May we have an update on the application. As soon as a report is produced may we see a copy of it please.



7:31



 Search for "Land Rover Ran

Filters  Sort 



AWAITING PHOTOS

01189 406121

info@bonnevilles.co.uk

Lamborghini Huracan

5.2 V10 LP 640-4 EVO Spyder 2dr Petrol LDF 4WD Euro...

2021

11,000 miles

5.2 ltr

Automatic

Petrol

£180,000

£1,608.13 / monthly

Finance

Details

Finance Representative - PCP subject to an annual mileage, excess mileage fees may apply.

Product

Cash Price



Sebastian Charles
For and on behalf of Ambruk Planning Law

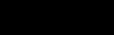


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Ambruk Planning Law is a solicitor (practice regulated by the Solicitors Regulation Authority solicitation number 127366)
Directors: Sebastian Charles and Jane Rogers
Registered office (also for deliveries) : Parnon Close, Eton, Northants, NN6 8QJ. T: 01604 43 90 90.
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From: Sebastian Charles
Sent: Friday, September 6, 2024 9:46 AM
To: Rowan Reynolds
Subject: RE: RFS 2024 085472 1 Hill House Cottages

Thank you. My client is also seeing that cars are being parked on the land which are also for sale through the applicant's business Bornvevilles. This is commercial use, not residential use. Further confirming the points we have made. If you want evidence you can go along and see the cars and then see that they are the same ones advertised on the website.

Sebastian Charles
For and on behalf of Ambruk Planning Law



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From: Rowan Reynolds
Sent: Friday, September 6, 2024 9:50 AM
To: Sebastian Charles
Subject: RE: RFS 2024 085472 1 Hill House Cottages

Dear Sebastian,

Good morning and thank you for your email.

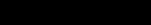
I am yet to properly discuss this application with my manager, but I will be meeting with him on Monday morning. I will ensure to discuss the points that you have raised in your email.

The consultation period has now ended on this application. However, I would encourage you to put the points in your email as comments on the application, I will still take them into account as you did provide them prior to the consultation period ending. And the information you have provided will be most helpful in us coming to our conclusion on this application.

Kind Regards,

cc: reynolds@wokingham.gov.uk

Rowan Reynolds BSc, MSc
Planning Officer - Development Management & Compliance
Wokingham Borough Council



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From: Sebastian Charles
Sent: 30 August 2024 15:29
To: Rowan Reynolds
Subject: RE: RFS 2024 085472 1 Hill House Cottages

You don't often get email from sebastian.charles@ambrukplanninglaw.co.uk, so we suspected that this is for a commercial use. It is separate from and not in any way connected or ancillary to the cottage. We also note that it is the registered office for two businesses. Accordingly, it would not have been permitted development even if it had been under 2.5m. We also contend that it is not within residential curtilage. Although our client agrees it was substantially complete more than 4 years ago, applying the *Murfit* principle, recently confirmed in *Caldwell*, where works are carried out for an unlawful use, the relevant enforcement time period is 10 years not 4 and the statement confirms the use did not commence more than 10 years ago. Accordingly the certificate application should be refused. We would comment that we have no particular objection to the building per se, and if a planning application were made to regularise it, that would be supported on the basis that the building looks better than a flat roofed PD compliant alternative, but subject to conditions prohibiting commercial use (of the building and any associated land), that it only be occupied by the person also in occupation of the cottage and not let separately, and that PD rights are removed to prevent an accumulation of built development (the cottage already have been extended). We say extension under NPPF green belt has already gone beyond that is proportionate and is masked out.

Sebastian Charles
For and on behalf of Aurbark Planning Law



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Aurbark Legal Services Limited (registered in England, company registration number 0979411) trading as Aurbark Planning Law
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Director: Sebastian Charles and Ian Reynolds
Registered office (also for deliveries) : Park View, Elm, Wokingham, RG40 3JG. T: 01484 41 94 90.
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From: Rowan Reynolds
Sent: Wednesday, August 28, 2024 12:29 PM
To: Sebastian Charles
Subject: RE: RFS 2024 088472 1 Hill House Cottages

Dear Sebastian,

Good afternoon and thank you for your email.

Apologies for my delayed response, I was away on leave last week.

We do have the statement/declaration on our system, but it appears it was accidentally left as an internal document when the application was made valid. I've now amended this so that the declaration will appear online on our website, and I have also attached a copy to this email for your convenience.

Kind Regards,

R Reynolds

Rowan Reynolds BSc, MSc
Planning Officer - Development Management & Compliance
Wokingham Borough Council



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From: Sebastian Charles
Sent: 16 August 2024 16:57
To: Rowan Reynolds
Subject: FW: RFS 2024 088472 1 Hill House Cottages

Hi Rowan,

Please see my query below.

Sebastian Charles
For and on behalf of Aurbark Planning Law



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Sent: Friday, August 30, 2024 12:41 PM
To: Sebastian Charles
Subject: RE: RFS 2024 088472 1 Hill House Cottages

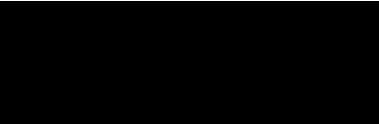
Dear Mr Charles,

Please liaise with the allocated planning officer for anything related to the planning application - Rowan Reynolds

They will be able to assist with any queries you have.

I have looked on the document you are referring to, and I too can only see a plan.

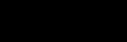
Kind regards,



From: Sebastian Charles
Sent:
Subject: RE: RFS 2024 088472 1 Hill House Cottages

The application documents online include a document call exhibit to statutory declaration, which is just a plan, but there is no copy of the declaration itself. If one was submitted with the application can it be uploaded and/or a copy sent to us for review please.

Sebastian Charles
For and on behalf of Aurbark Planning Law



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