APPLICATION NO:
F/2000/1359

LOCATION:
Little Court Charvil Lane, Sonning Reading.

APPLICANT:
. University Of Reading Haslams C/O John Garlick

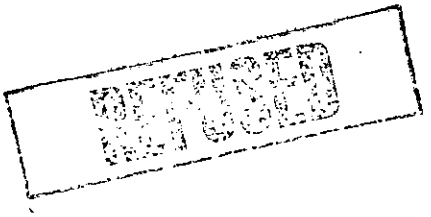
PROPOSAL:
Proposed erection of 2 dwellings conversion of farm building to 3 dwellings and demolition of laboratory.

04/07

EARLIEST DATE FOR DECISION: **05/06/2000**

APPLICATION EXPIRY DATE: **29/06/2000**

CASE OFFICER: **Lynette Baker**



WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

University Of Reading
Haslams C/O John Garlick
156 Friar Street
Reading
Berks
RG1 1HH

Application Number: F/2000/1359

Parish: **SONNING**

Location: **Little Court, Charvil Lane, Sonning, Reading.**

Proposal: **Proposed erection of 2 dwellings conversion of farm building to 3 dwellings and demolition of laboratory.**

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 development, by reason of the introduction of new dwellings within a Green Gap/Countryside location would erode the open and rural character of the area to its detriment. No special circumstances have been demonstrated to override this policy objection. As such, the proposal is contrary to policies C2 and C6 of the Berkshire Structure Plan, policies LTV2, LC1 and LC2 of the Loddon Area Local Plan and policies WOS2, WCC1 and WCC2 of the Wokingham District Local Plan (Deposit Draft) as modified.

Reason
2. The applicant has failed to provide the strongest justification for the demolition of the curtilage building known as the laboratory. This will have a detrimental impact upon the special architectural and historic interest of the Grade II listed building and to its setting. As such, the proposal is contrary to policy EN4 of the Berkshire Structure Plan, policy LBE18 of the Loddon Area Local Plan and policies WOS10 and WHE10 of the Wokingham District Local Plan (Deposit Draft) as modified.

Reason

3. The development, by reason of the introduction of an additional dwelling at the southern end of the site, intrudes upon the landscaped space which defines and is integral to the open character of the entrance into Sonning Village. The development would fail to preserve, and be detrimental to, the character and appearance of Sonning Village Conservation Area and the character of the area in general. As such, the proposal is contrary to policy EN5 of the Berkshire Structure Plan, policies LBE1, LBE2, LBE12, LBE14 and LBE15 of the Loddon Area Local Plan and policies WOS3, WBE2 and WBE4 of the Wokingham District Local Plan (Deposit Draft) as modified.

Reason

4. The introduction of a substantial two storey dwelling and a three bay carport to the south of the Little Court fails to protect the setting of the grade II listed building by reason of siting, bulk and location. As such, the proposal is contrary to policy EN4 of the Berkshire Structure Plan, policy LBE18 of the Loddon Area Local Plan and policies WOS10 and WHE10 of the Wokingham District Local Plan (Deposit Draft) as modified.

Reason

5. The applicant has not demonstrated that the traffic generated by the development can be accommodated safely within existing access arrangements. As such, the proposal is contrary to policy LD5 of the Berkshire Structure Plan, policies LH1 and LT5 of the Loddon Area Local Plan, and policies WOS3, WH1 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified.

Reason

6. The applicant has provided no justification for the conversion of the outbuildings to residential rather than commercial use. In addition, the buildings are not considered to be capable of conversion to residential use without major rebuild or alteration. The proposed development fails to respect the fabric and rural character of the barn and sheds. As such, the proposal is contrary to policy LC20 of the Loddon Area Local Plan and policy WCC5 of the Wokingham District Local Plan (Deposit Draft) as modified.

John Mitchell

John Mitchell
Development Control Manager
Date: 14/11/2000

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 : Heather Morgan

Application Number : F/2000/1359

Applicant : University of Reading

Location : Little Court, Charvil Lane, Sonning

Proposal : Proposed erection of 2 dwellings, conversion of farm building to 3 dwellings and demolition of laboratory

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : 12/05/00

Date of Site Visit : 02/06/00 (Green Site Notice)

Date Registered : 04/05/00

Earliest Date for Decision : 05/06/00

Latest Consultation Date/Site Notice Expiry Date : 05/06/00

Application Expiry Date: 29/06/00

Consultation Responses :

Conservation Officer – The demolition of the laboratory must be in question, and permission would be required from English Heritage. A photographic record should be provided now for EH to make a preliminary assessment. The possibility of building a new 4 bed house must also be questioned. It cannot be considered as a replacement of the existing annex building. Detailed comment on the design of the conversion of the barns and new extension is premature until the fundamental planning policy issues have been determined.

Trees and Landscape Officer – No TPO. The proposal is acceptable provided the following information is supplied. The applicant should submit a drawing which specifies those trees to be removed and those to be retained, plus new planting and maintenance. Care should be taken during construction. Ivy on existing trees should be removed. No work should be undertaken on the farm buildings during the nesting season as it may well disturb the birds.

Policy and Plans –The proposal conflicts with various policies due to its location outside the identified settlement, within the countryside, green gap and separation of settlement. The scheme complies with policies encouraging brownfield development and housing mix. The conversion of the farm buildings to dwellings would be supported by policy. However, the development is not appropriate in scale, form, impact etc due to its siting in

the countryside. The site does not lie within a sustainable location and will have an adverse impact upon the character and appearance of the area. The site is subject to a representation at the current local plan inquiry.
Highways - Following a site meeting, additional information is required in the form of a survey and proposals for traffic calming/footway facilities along Charvil Lane. In view of the applicants failure to provide the information requested, the following holding objection is made:
The applicant has not demonstrated to the satisfaction of the Highway Authority that the traffic generated by the proposed development can be accommodated in safety and without delay within the existing access arrangements.
English Heritage – Little Court is a grade II listed building and is linked to the laboratory by a link. The latter is clearly listed as part of its cutrilage. English Heritage would need to be convinced there is no possibility of retaining the laboratory before agreeing to its demolition. It does not appear to be in immediate danger of collapse. The proposal to alter the frontage building back to residential is welcomed and subject to methods, materials and detailing, no objection is raised in principle.
Sonning Parish Council – Pleased to see a proposal to renovate Little Court. Concerns regarding the development of the farm buildings and the erection of a new, large house. The existing access is on a busy through road which is inadequate. The development will increase traffic movements in an area which are at present limited. Turning right from the development is potentially hazardous so close to the existing bend. The proposed site for the new house is very wet due to watercourses in the area and is unsuitable for development. Design is out of keeping with the adjoining Conservation Area. Refuse the application.
Council forBritish Archeology – Listing description forwarded. No further response received.
Consultation responses – 1 (1) object to the loss of the laboratory which is a well-proportioned building worthy of retention (2) exit from the farm is blind and hazardous.

Planning History :

The property is owned by the University of Reading. Little Court has 2 flats and B1 offices, the farm buildings are currently redundant and the outbuildings are used as laboratories (B1b). There has been an extensive history on the site, the majority of which relates to alterations and extensions to the buildings. Two applications of note are:
39336 – Outline application for the erection of 15 dwellings.
Refused 1/7/92.
39337 – Outline application for the erection of 4 dwellings.
Refused 1/7/92.
Both were refused as contrary to policy resulting in inappropriate development in the countryside, prematurity, inadequate sight lines, additional entrance detrimental to streetscene, listed building and Conservation Area.
Representations were made as part of the previous local plan process to include the site within the identified settlement. The Inspector concluded that

the site should not be included as a housing site and should remain in the countryside.

Planning Issues :

(1) Development in the countryside, green gap, setting of settlement.
(2) Impact upon the listed building, curtilage buildings, Conservation Area and character of the area.
(3) Impact upon highway safety and parking provision.
(4) Re-use of redundant farm buildings.
(5) Other issues.

Appraisal :

(1) Countryside, green gap, setting of settlement
The site lies outside the identified settlement, within the countryside. Due to its critical importance in preventing the coalescence of settlements, the site also lies within the green gap. Policies WCC1 and WCC2 state that development will only be allowed in exceptional circumstances and will be strictly controlled. The alteration of Little Court back to one single residence and the conversion of barns and sheds are dealt with in sections 2 and 4 below.

Within green gaps it is especially important to ensure that development does not detract from the open and rural character of the area, which is measured both in terms of physical and visual separation. A new dwelling is proposed well back into the site, in the approximate location of the tennis courts. To the west lies the rear garden of Uppfield, before the village of Sonning proper is reached. The introduction of an additional, substantial two storey dwelling in this location would have a detrimental impact upon the open nature of the green gap. It would extend the built development beyond the settlement edge, which is well defined at the present time. As a result, it would have an adverse impact upon the aim of the green gap to prevent coalescence.

The introduction of a building in this location could not be viewed as infilling under PPG 7, as it does not represent a sensitive infilling of a small gap in an otherwise built up frontage. No justification has been put by the applicant that this, or the below, is enabling development to allow restoration of the listed building. Another new building is proposed on the 'third' side of the barnlike structures to form a courtyard development.

The proposal is contrary to policies C2 and C6 of the BSP, LTV2, LC1 and LC2 of the LALP, and policies WOS2, WCC1, WCC2 of the WDLP (DD) as modified.

Listed building, curtilage building, Conservation Area, character of the area
Little Court is a Grade II listed building which is currently used as offices and 2 flats. The proposal to revert back to one residence is welcomed, subject to details to ensure works do not adversely affect the listed building.

The scheme proposes the demolition of the existing laboratory, which is linked to Little Court. It is therefore a curtilage building and benefits from the same protection as the main house. Both English Heritage and the Conservation Officer have advised that there is no reason to demolish this structure. The building was constructed approximately contiguous with the frontage building and is solidly built. English Heritage advise that there is no risk of immediate collapse. No structural evidence has been provided from the applicant to demonstrate the building cannot be repaired and converted in some from or other. PPG 15 and other guidance advises against the total demolition of listed structures unless completely and convincing justified. The applicant has failed to provide any evidence. An in principle objection is therefore raised.

The curtliage of the listed building currently incorporates the tennis courts and the pond towards the southern end of the site. This open area forms part of the character of the setting of the building. The proposed introduction of a substantial 2 storey dwelling would within the grounds, without any justification, fails to protect the setting of the listed building by reason of its size, bulk and location.

Siting details are also given of a triple garage immediately to the rear of Little Court. No elevations have been provided although it is assumed that the dimensions are similar to the garage proposed for the new dwelling i.e. 9.7m wide, 5m deep and 5m to ridge level. It is considered that this is totally out of scale with the adjoining listed building and would be detrimental to its setting.

The application site also lies within Sonning Village Conservation Area. The area is characterised by red brick buildings, a number of which have first floors in the roof. Buildings tend to be located on the back edge of pavement, in groups along the roads. The application site, along Charvil Lane, forms the eastern approach. Specific reference is made in the Conservation Area study to "larger properties including the well landscaped spaces of Little Court, Slipe and Garden House. These are all set back from the road with large garden frontages providing a green entrance to the village".

The additional dwelling would intrude upon one of these well landscaped spaces, resulting in a greater sense of development on the edge of the village. It is considered that this would fail to preserve the open character and the appearance of this section of Sonning Village Conservation Area. For similar reasons, the proposal would also have a detrimental impact upon the character of the area in general.

The proposal is contrary to policies EN1, EN4 and EN5 of the BSP, policies LBE1, LBE2, LBE12, LBE14, LBE15 and LBE18 of the LALP, and policies WOS3, WOS10, WBE1, WHE2, WHE4, WHE10 and WHE11 of the WDLP(DD) as modified.

Highway safety and parking provision

The site lies along Charvil Lane, which is a narrow road. However, it forms one of the main entry points into the village of Sonning and is an exceptionally busty through road. The existing access arrangements to the application site

comprise a narrow entrance. The development will result in increased traffic movements onto an inadequate road. Sonning PC also refer to the proximity of the access to an existing bend.

Highways Officers undertook a site visit in July and requested that additional information be provide in the form of a survey and proposals for traffic calming and footway facilities along Charvil Lane. No information has been forthcoming.

The applicant has not demonstrated that the traffic generated by the development can be accommodated safely within existing access arrangements. As such, the proposal is contrary to policy LD5 of the BSP, policies LH1 and LT5 of the LALP, and policies WOS3, WH1 and WT7 of the WDLP (DD) as modified.

Re-use of redundant farm buildings

Policy WCC5 of the WDLP(DD) deals with the re-use and adaptation of buildings for residential purposes. Conversion to such uses will not be permitted unless the applicants have made every attempt to secure suitable business re-use or that the residential element is a subordinate part of a scheme for business re-use.

The applicants have provided background to the submission of this application. A separate application for change of use of a grain store was deferred to allow for negotiation on Little Court itself and B1 activities there. Meetings took place and the current application is a result of these. Reference is made in correspondence to the fact that residents and members would not look favourably upon conversion to business use. However, no justification has been submitted other than this for conversion to residential. The scheme therefore fails to comply with policy WCC5. No special circumstances have been forwarded sufficient to override policy.

Even if this were to be the case, the second element of policy WCC5 refers to residential conversion without major rebuilding or alterations. The structures are open on one side and supported by posts. The bricks are single skinned and will need to have an inner wall erected. The walls do not possess damp proof courses. The scheme proposes the introduction of full height glazed entranceways with gables which run into the roof. I the case of both the barn and the and the sheds the floors are proposed to be reduced by 250mm in order to achieve sufficient roof height. The alterations to the barn will result in the insertion of an additional floor.

The level of alteration required to convert these buildings to residential use is such that major rebuilding may well be required. Certainly the insertion of substantial glazed entrance ways to provide light fail to respect the character of the buildings. As such the scheme is deemed to be unacceptable. The proposal is contrary to policy LC20 of the LALP and policy WCC5 of the WDLP (DD) as modified.

Other issues

Sonning PC have raised the issue of watercourses in the vicinity of the site of the new dwelling. The site does not lie within the floodplain and the existing pond feature is to be retained. The plans do not indicate any watercourses in the actual vicinity of the new house. Development which directly affects any watercourse would e dealt with separately by the Environment Agency.

Recommendation : Approval: ☐ **Refusal:** ☑

(tick appropriate box)

Application Number
Reasons for Refusal

No	Std Con	Std Reas	Reasons for Refusal
1			The development, by reason of the introduction of new dwellings within a Green Gap/Countryside location would erode the open and rural character of the area to its detriment. No special circumstances have been demonstrated to override this policy objection. As such, the proposal is contrary to policies C2 and C6 of the Berkshire Structure Plan, policies LTV2, LC1 and LC2 of the Loddon Area Local Plan and policies WOS2, WCC1 and WCC2 of the Wokingham District Local Plan (Deposit Draft) as modified.
2			The applicant has failed to provide the strongest justification for the demolition of the curtilage building known as the laboratory. This will have a detrimental impact upon the special architectural and historic interest of the Grade II listed building and to its setting. As such, the proposal is contrary to policy EN4 of the Berkshire Structure Plan, policy LBE18 of the Loddon Area Local Plan and policies WOS10, WHE10 of the Wokingham District Local Plan (Deposit Draft) as modified.
3			The development, by reason of the introduction of an additional dwelling at the southern end of the site, intrudes upon the landscaped space which defines and is integral to the open character of the entrance into Sonning Village. The development would fail to preserve, and [illegible] be detrimental to, the character and appearance of Sonning Village Conservation Area and the character of the area in general. As such, the proposal is contrary to policy EN5 of the Berkshire Structure Plan, policies LBE!, LBE2, LBE12, LBE14 and LBE15 of the Loddon Area Local Plan and policies WOS3, WBE2 and WBE4 of the Wokingham District Local Plan (Deposit Draft) as modified.
4			The introduction of a substantial two storey dwelling and a three bay carport to the south of the Little Court fails to protect the setting of the grade II listed building by reason of siting, bulk and location. As such, the proposal is contrary to policy EN4 of the Berkshire Structure Pan, policy LBE18 of the Loddon Area Local Plan and policies WOS10, WHE10 of the Wokingham District Local Plan (Deposit Draft) as modified.

5	The applicant has not demonstrated that the traffic generated by the development can be accommodated safely within existing access arrangements. As such, the proposal is contrary to policy LD5 of the Berkshire Structure Plan, policies LH1 and LT5 of the Loddon Area Local Plan, and policies WOS3, WH1 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified.
6	The applicant has provided no justification for the conversion of the outbuildings to residential rather than commercial use. In addition, the buildings are not considered to be capable of conversion to residential, use without major rebuild or alteration. The proposed development fails to respect the fabric and rural character of the barn and sheds. As such, the proposal is contrary to policy LC20 of the Loddon Area Local Plan and policy WCC5 of the Wokingham District Local Plan (Deposit Draft) as modified.

RECORD OF SITE VISIT

SITE ADDRESS
Little Court, Charvil Lane, Sonning

APPLICATION NUMBER: F/2000/1359

OFFICER: Heather Morgan

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? 2/6/00 Green Site Notice erected.

2. DESCRIPTION OF SURROUNDINGS
Outside the settlement boundary. Comprises property with large residential curtilage to the rear. Open land to the south. Sonning village to the west. Charvil Road to the north. Countryside and Green Gap.

3. DESCRIPTION OF SITE/BUILDING
Grade II listed building, used as 2 flats plus a B1 office. Laboratory attached and capable of conversion (conversation with H. Sanders). Redundant farm buildings and barn which are in a poor state of repair.

4. RELATIONSHIP TO ADJOINING PROPERTIES
N/A

5. SITE CONSTRAINTS

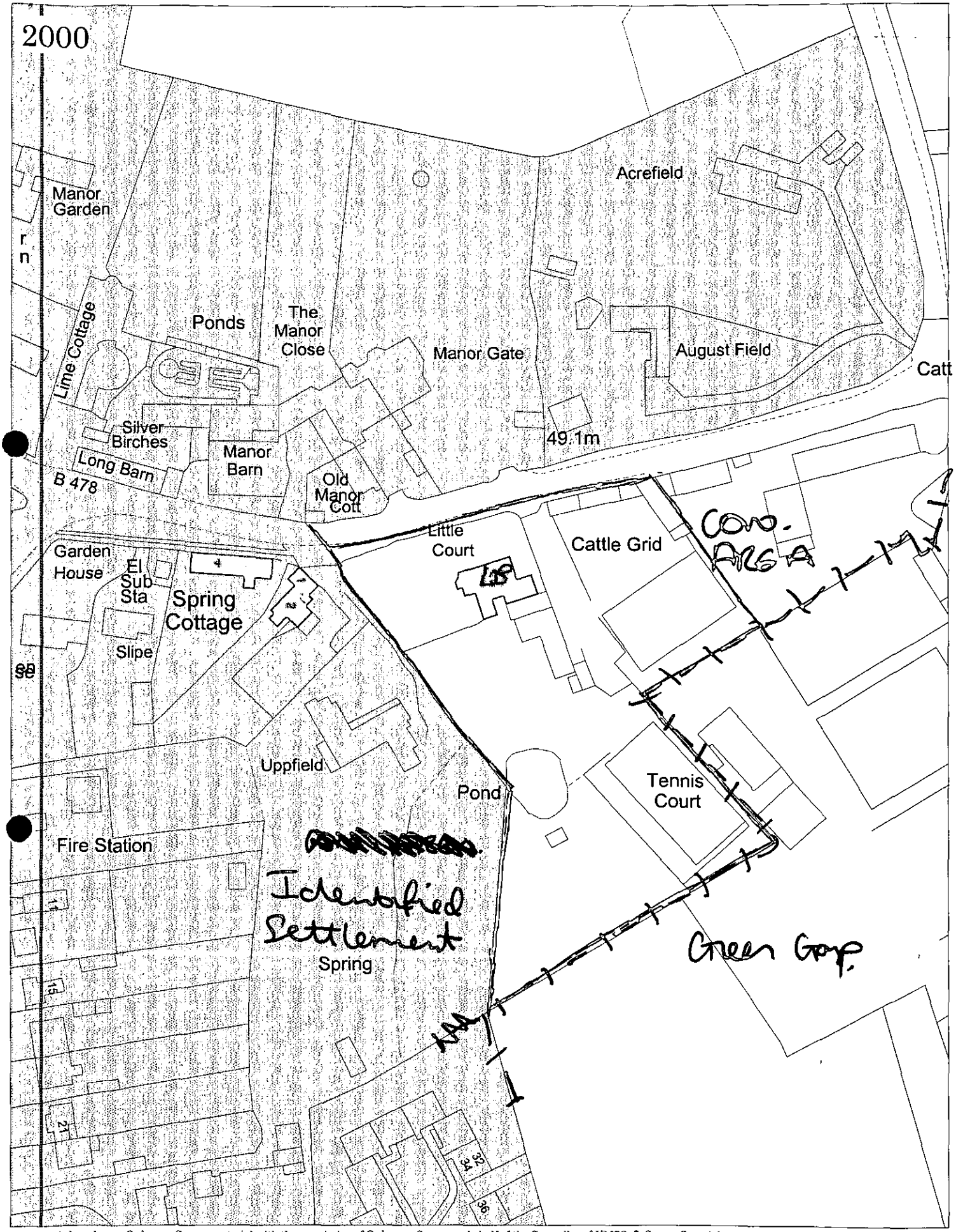
TREES – at the entrance to the site

ACCESS/PARKING – existing access onto Charvil Lane close to bend in road

LEVELS – reasonably level site, slopes down towards the south

BOUNDARY TREATMENT – n/a

OTHERS



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Urban Design Section, Environmental Services, Wokingham District Council.
20 July 2000 Scale: 1 : 1250

Applicationo	Name & Address
F/2000/1359	Mr M Bodley Scott Uppfield Charvil Lane Sonning RG4 6TH
F/2000/1359	Mr & Mrs Rose 2 Spring Cottages Charvil Lane Sonning RG4 6TL

App. refused
Letter sent 20/11/00

Received by Wokingham District Council

Application No: F/2000/1359

Proposal:
Proposed erection of 2 dwellings conversion of farm building to 3 dwellings and demolition of laboratory.

Location:
Little Court, Charvil Lane, Sonning, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/06/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

12 May 2000

Tel: (0118) 974 6447

Date: 6/11/00

My ref: F/2000/1359

CONFIDENTIAL

Councillor N Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1359
Little Court, Charvil Lane, Sonning, Reading.
Proposed erection of 2 dwellings conversion of farm building to 3 dwellings and demolition of laboratory.

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

If you have any questions please do not hesitate to contact ~~Lynette Baker~~ Heather Magan on **(0118) 974 6447**.
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 16/11/00

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM Heather Magan.
Case officer: ~~Lynette Baker~~ Application Number: **F/2000/1359**
Little Court, Charvil Lane, Sonning, Reading.
Proposed erection of 2 dwellings conversion of farm building to 3 dwellings and demolition of laboratory.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 12-11-00

Councillor N Rose

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

Tel: (0118) 974 6447

Date: 6/11/00

My ref: F/2000/1359

CONFIDENTIAL

Councillor N Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1359
Little Court, Charvil Lane, Sonning, Reading.
Proposed erection of 2 dwellings conversion of farm building to 3 dwellings and demolition of laboratory.

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 ~~Lynette Baker~~ Heather Mogan on **(0118) 974 6447.**
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 16/11/00

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM Heather Mogan.
Case officer: ~~Lynette Baker~~ Application Number: **F/2000/1359**
Little Court, Charvil Lane, Sonning, Reading.
Proposed erection of 2 dwellings conversion of farm building to 3 dwellings and demolition of laboratory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor N Rose

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

Your Ref:

Our Ref: JG/NRW/17356

Date: 27 October 2000

PLANNING SERVICES 35952
DC HM
APP
CS
31 OCT 2000
COPIES TO: ACK: FILE:

HASLAMS

156 Friar Street Reading
Berkshire RG1 1HH

Tel: 0118 960 1010
Fax: 0118 960 1022

Email: info@haslams-surveyors.co.uk
Web: www.haslams-online.co.uk

Direct Line: 0118 960 1018
Mobile Telephone: 07879 600062
Direct Email: jg@haslams-surveyors.co.uk

Ms Heather Morgan
Planning Services
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM RG40 1WR

BY FAX & POST: 9778735

Dear Ms Morgan

RE: PLANNING APPLICATION NO F/200/1359 LB/200, 1360
LITTLE COURT CHARVIL LANE SONNING

I confirm the telephone message left with your office this morning. The University of Reading do not wish to withdraw this application and I should be grateful if you will proceed in the normal way.

If you wish me to come in and see you to discuss this matter I shall be pleased to do so and in this regard perhaps you would telephone my secretary Nicky Will on 0118 960 1070 to make a mutually convenient appointment.

Yours sincerely

N.R. Will

John Garlick FRICS
HASLAMS

Associates
Christopher D Moore FRICS
Conrad R B Hill ARICS

Consultants
David J Pantling MA MRTPI ARICS TP
Matt Andrews RIBA FFB
James H Attewell
Stephen P Woodford

Partners
Steven D R Smith BSc (Est Man) FRICS FCIArb
John H Short BSc (Est Man) FRICS
John Garlick FRICS
Keith Walker DipArb FRICS
Matthew S Ward BSc (Hons) ARICS
Ian L Brindley ARICS

Practice & Marketing Manager
Sandra Brown

Chartered Surveyors & Valuers
Corporate Property Consultants
Business Space Agents
Planning & Development Consultants
Building Surveyors & Project Designers
Managing Agents & Arbitrators

Established 1838

With Haslams Estate Agents & Auctioneers

Eng. Heritage's letter?

Date: 29 June 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1359

Location: Little Court, Charvil Lane, Sonning, Reading.

Proposal: Proposed erection of 2 dwellings conversion of farm building to 3 dwellings and demolition of laboratory.

Applicant: University Of Reading Haslams C/O John Garlick.

Case Officer: Lynette Baker

The new plans show the following: Existing: Survey. Drawing no 3306-002, -003, -004.

For information only.

Should you have any queries regarding this application please contact the case officer Lynette Baker on (0118) 974 6447.

(RING ONE)

1970

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

App No. F/2000/1359 (Planaps) / 26/2000/1360 (Ludhouse) Date Rec. 20:06:00

Location: Little Court, Church Lane.

Parish Sonning

Applicant:

Description of attached plans Existing: Survey.

Drawing No's: 3356-002-003-004

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ____ ☐
2. NK (Env. Design) Harrod ✓
3. XA (Highways) ____ ☐
4. NF (Building Control) ____ ☐
5. BC/DC Liaison ____ ☐

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

NEIGHBOURS:

Date for Responses —

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER LAB.

Consultations Sent by Admin. on 29.06.PS

Yellow - Part One Copy
Green - Officer's Copy

SUTTON GRIFFIN
& MORGAN

Chartered Architects
Project Managers · Planners · Interior Designers · Landscape Designers
25 MANCHESTER SQUARE · LONDON W1M 5AP
TELEPHONE 020 7486 9486 · FAX 020 7486 8487
email@sgm-london.demon.co.uk

PLANNING SERVICES	HPT
POL	TLS
DC KGB	ENF
APP	
CS	
20 JUN 2000	
COPIES TO:	ACK:
	FILE:

Ref: PN 3306-B/1

30771

Peggy Ann Munroe
English Heritage, South East Office
4th Floor, Berkeley House
London Square
Cross Lanes
Guildford
GU1 1XL

19 June 2000

ADDITIONAL PLAN

1359

1360

Dear Ms Munroe,

Planning Application Number F/200/1359 LB/200, 1360
Littlecourt, Charvil Lane, Sonning

We were asked, at a meeting on Friday 16 June with Lynette Baker and Harold Sanders of Wokingham District Council, to send you some additional information regarding the application.

Enclosed are copies of our drawings, numbered 3306 – 002, 003 and 004, which show Littlecourt House and the adjoining 'laboratory' building as existing.

Also enclosed are two sheets of photographs showing the condition of the laboratory building and its relationship to Littlecourt.

Please let me know if you need any additional information.

Yours sincerely,

Paul Notley.

Paul Notley Dipl AA RIBA
Director, for Sutton Griffin & Morgan

encl

cc John Garlick – Haslams
Lynette Baker – Wokingham District Council

I HEREBY CERTIFY THAT THE MICROFILM IMAGE IS A COMPLETE AND ACCURATE REPRODUCTION OF THE ORIGINAL DOCUMENT FORMING PART OF THE RECORD KEPT BY: WOKINGHAM D.C. IN THE ORDINARY COURSE OF THE BUSINESS.

TODAYS DATE: 14.10.98 NAME: STANSFELD

REFUSAL OF PLANNING PERMISSION

F
GR

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1990

To: UNIVERSITY OF READING
C/O HASLAMS
156 FRIAR STREET
READING
BERKS RG1 1HH

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

Application No. 39336 (O)

Proposal:
ERECTION OF 13 DWELLINGS
SONNING FARM CHARVIL LANE SONNING

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to grant planning permission in respect of the above development as described in the application and the accompanying plans submitted by you to the Council, for the following reasons:

01 The proposed development is contrary to policies H1 and LH2 of the Replacement Structure Plan for Berkshire and the Loddon Area Local Plan respectively in that the site is not identified as an area for housing provision to meet the levels of provision specified for this District.(738F)

02 The proposed development is contrary to policies H3 and LH1 of the Replacement Structure Plan for Berkshire and the Loddon Area Local Plan respectively in that the site is not within an identified settlement with regard to the Local Plan and could not be considered to be "Rounding off" with regard to the Structure Plan as the proposed development would harm the physical and rural character of the settlement and the relationship between the settlement and the surrounding landscape.(739F)

03 The proposed development is contrary to policies EN4 and H5 of the Replacement Structure Plan for Berkshire in that it would significantly increase the visual intrusion by buildings on the surrounding countryside by developing land outside the defined settlement in an area which is not identified for housing development in the Local Plan. (740F)

04 The proposed development is contrary to policies EN6 and LC1 of the Replacement Structure Plan for Berkshire and the Loddon Area Local Plan respectively in that it would detract from the undeveloped appearance of an area which is essential to the maintenance of the physical and visual separation of distinct settlements.(741F)

continued/-

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TODAYS DATE: 14.10.98 NAME: STEVE SEWARD

Application 39336 continued

05 The proposed development is contrary to policies EN12 and LC12 of the Replacement Structure Plan for Berkshire and the Loddon Area Local Plan respectively in that it would result in the development of higher grade agricultural land for non agricultural purposes. The proposal would also fragment the farm holding which contains higher quality land. (742F)

06 The proposed access road would have a harmful effect on the setting of the Listed Building, Little Court, and also the Conservation Area by developing the attractive wooded curtilage to the detriment of visual amenity in the locality.(743F)

07 The proposed development site does not allow adequate provision for visibility splays at the junction between the access road and the B478 Charvil Lane to the detriment of highway safety.(744F)

Date 02 OCT 1992

R. F. Wilson

District Planning Officer

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

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

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TODAYS DATE: 14.10.98 NAME: [illegible]

Application Nos. (a) 39336 'O' Received SONNING
(b) 39337 'O' 06.04.92 North Team

Applicant : UNIVERSITY OF READING
Location : SONNING FARM, CHARVIL LANE
Proposal : (a) ERECTION OF 15 DWELLINGS
(b) ERECTION OF 4 DWELLINGS

Introduction and Planning History - Both applications are in outline form with all matters reserved for future consideration at the detailed stage. Reading University made representations at the Local Plan Inquiry putting forward this site as a suitable one for housing. The Local Plan Inquiry Inspector's Report is expected very soon, at which time the success, or otherwise, of the University's representations will be known. The University has chosen however to have these two applications considered before the Inspector's Report is received.

The Proposal - (a) Is to erect 15 dwellings; (b) is to erect 4 dwellings. In both proposals a combination of houses and bungalows is suggested, and vehicular access is taken from the B478 Charvil Lane. Both proposals are based on a cul-de-sac layout.

Consultations - Local residents objections.
MAFF - No comment.
Highway Authority - Request conditions.
Parish Council objection - Agricultural land/highway danger/outside settlement precedent/wrong type of houses
County Archaeological Officer - High potential for archaeological evidence. Evaluation exercise requested.
Engineer - Requires informatives and a condition.
Thames Water Utilities - No comment.

Appraisal - The site is not identified for residential development in the Local Plan. The site lies within an area of grade 2 agricultural land and therefore development of that land would be contrary to Policy IC12 of the Loddon Area Local Plan and Replacement Structure Plan Policy EN12 which both seek to protect such land from non-agricultural development. The site is also within an area defined as important to the separation of settlements, within which it occupies a prominent location, and its development is therefore contrary to Loddon Area Local Plan Policy IC1 and Replacement Structure Plan Policy EN6. It is not considered that the proposal can be accepted as 'rounding off' because the development would harm the existing relationship between the Sonning village settlement and the surrounding landscape. As an unidentified housing site the development would be contrary to the appropriately defined development of areas stipulated in policies LH2 and H1 of the Loddon Area Local Plan and Replacement Structure Plan respectively. The Department of the Environment has confirmed that during this period between the Local Plan Inquiry and the receipt of the Inspector's Report, proposals which do not comply with the Draft Local Plan and which could prejudice the outcome of the local plan process may be refused on the grounds of prematurity.

As details of access are reserved for future consideration the Highway Authority are stipulating that their standards and requirements be satisfied as part of the detailed submission of a reserved matters application. It would however be impossible to satisfy the Highway Authority's sight line requirements within the present red lined (application site) area, although it would be possible within the University's land ownership with the removal of obstructions to visibility including part (at least) of one of the farm buildings. Local residents have been very concerned about the increase in risk of accidents on the B478 as a result of the new access and traffic generation, but the Highway Authority are satisfied that a safe junction could be provided within land

ADR SYSTEMS
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TODAYS DATE: 14.10.98 NAME: STEVE WELLARD

under the control of the applicants but not at this time part of the application site.

The illustrative plans submitted show that on both schemes a layout of the dwellings can be achieved on the size and shape of land, which would satisfy the guideline standards of the Authority; however, the proposal as a whole remains contrary to policy and is likely to prejudice the proper implementation of the Local and Structure Plan policies.

Recommendation - REFUSE permission on both applications for the reasons outlined above, ie: contrary to policies of the Loddon Area Local Plan and Replacement Structure Plan; prematurity with regard to the local plan process; and the inadequacies of the application site to enable the provision of the necessary highway sight lines, and the additional reason that the entrance road would have an unacceptable and detrimental impact on the street scene and setting of the conservation area and adjacent listed building.

GR/TAM
18.06.92

39336

Latrobe Street
Elizabeth Street
Lane
Palm
Palm
Palm


SONNING FARM
1
Existing Wall
2
3
4
5
7
8
9
10
11
12
13
14
15
footpath
verge
pond
Little Court
sight lines 2·4 x 90·00m
trees removed
Proposed Reside
Little Court, Ch

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TODAYS DATE: 14.10.98 NAME: STEVE WELLARD

PLANNING DEPT.
11 JUN 1992

NRA
Fax Number (0734) 393301
National Rivers Authority
Thames Region

8th June 1992

District Planning Officer,
Wokingham District Council,
Planning Department,
P.O. Box No. 157, Council Offices,
Shute End, Wokingham,
Berkshire, RG11 1WR.

Your Reference : 39336/39337
Our Reference : SU77NE/2/4/AMC/DR
Please Reply to : Ms. A.M. Crane
Direct Telephone : 535785

Dear Sir,

PROPOSED : ERECTION OF FIFTEEN DWELLINGS (39336)
ERECTION OF FOUR DWELLINGS (39337)
LOCATION : SONNING FARM, CHARVIL LANE, SONNING
APPLICANT : READING UNIVERSITY

Thank you for your letter dated 14th May 1992. We have circulated the above proposal to various departments within the National Rivers Authority and now have the following comments to make:-

Advice to Applicant

Water Resources : Contact S. Fisher on Telephone 0734 535313

The applicant should ensure that no aspect of the proposed operations (particularly dewatering) results in any adverse change in flows or levels in any rivers, streams, ditches, springs, lakes or ponds in the vicinity.

Our records show that the following bores or wells exist on the application site. If it is planned to abandon these bores/wells, this should be done to National Rivers Authority specifications. The applicant should contact the above to discuss such specifications for infilling/abandonment at the earliest convenient time.

Index Number	NGR	Location	Aquifer	Status
SU77/18	7621 7541	Sonning Farm	Chalk	Licensed

The fa[illegible]e to abandon a well/bore correctly may, as well as posing safety problems, result in contamination of groundwater, for which the owner may be liable, under the terms and conditions of the Water Resources Act 1991.

Yours faithfully

c.c. Haslams,
156, Friar Street,
Reading,
RG6 2AH.

for Technical Planning Manager

Kings Meadow House
Kings Meadow Road
Reading
Berks RG1 8DQ
Tel: Reading (0734) 535000
Telex: 849614 NRATHA G
Fax: (0734) 500388

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TODAYS DATE: 14.10.03 NAME: STEVE SELLARS

F
GR

REFUSAL OF PLANNING
PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1990

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

To: UNIVERSITY OF READING
C/O HASLAMS
156 FRIAR STREET
READING
BERKS RG1 1HH

Application No. 39337 (O)

Proposal:
ERECTION OF FOUR DWELLINGS
SONNING FARM CHARVIL LANE SONNING

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to grant planning permission in respect of the above development as described in the application and the accompanying plans submitted by you to the Council, for the following reasons:

01 The proposed development is contrary to policies H1 and LH2 of the Replacement Structure Plan for Berkshire and the Loddon Area Local Plan respectively in that the site is not identified as an area for housing provision to meet the levels of provision specified for this District.(738F)

02 The proposed development is contrary to policies H3 and LH1 of the Replacement Structure Plan for Berkshire and the Loddon Area Local Plan respectively in that the site is not within an identified settlement with regard to the Local Plan and could not be considered to be "Rounding off" with regard to the Structure Plan as the proposed development would harm the physical and rural character of the settlement and the relationship between the settlement and the surrounding landscape.(739F)

03 The proposed development is contrary to policies EN4 and H5 of the Replacement Structure Plan for Berkshire in that it would significantly increase the visual intrusion by buildings on the surrounding countryside by developing land outside the defined settlement in an area which is not identified for housing development in the Local Plan. (740F)

04 The proposed development is contrary to policies EN6 and LC1 of the Replacement Structure Plan for Berkshire and the Loddon Area Local Plan respectively in that it would detract from the undeveloped appearance of an area which is essential to the maintenance of the physical and visual separation of distinct settlements.(741F)

continued/-

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TODAYS DATE: 14.10.92 NAME: [illegible]

Application 39337 continued

05 The proposed development is contrary to policies EN12 and LC12 of the Replacement Structure Plan for Berkshire and the Loddon Area Local Plan respectively in that it would result in the development of higher grade agricultural land for non agricultural purposes. The proposal would also fragment the farm holding which contains higher quality land. (742F)

06 The proposed access road would have a harmful affect on the setting of the Listed Building, Little Court, and also the Conservation Area by developing the attractive wooded curtilage to the detriment of visual amenity in the locality.(743F)

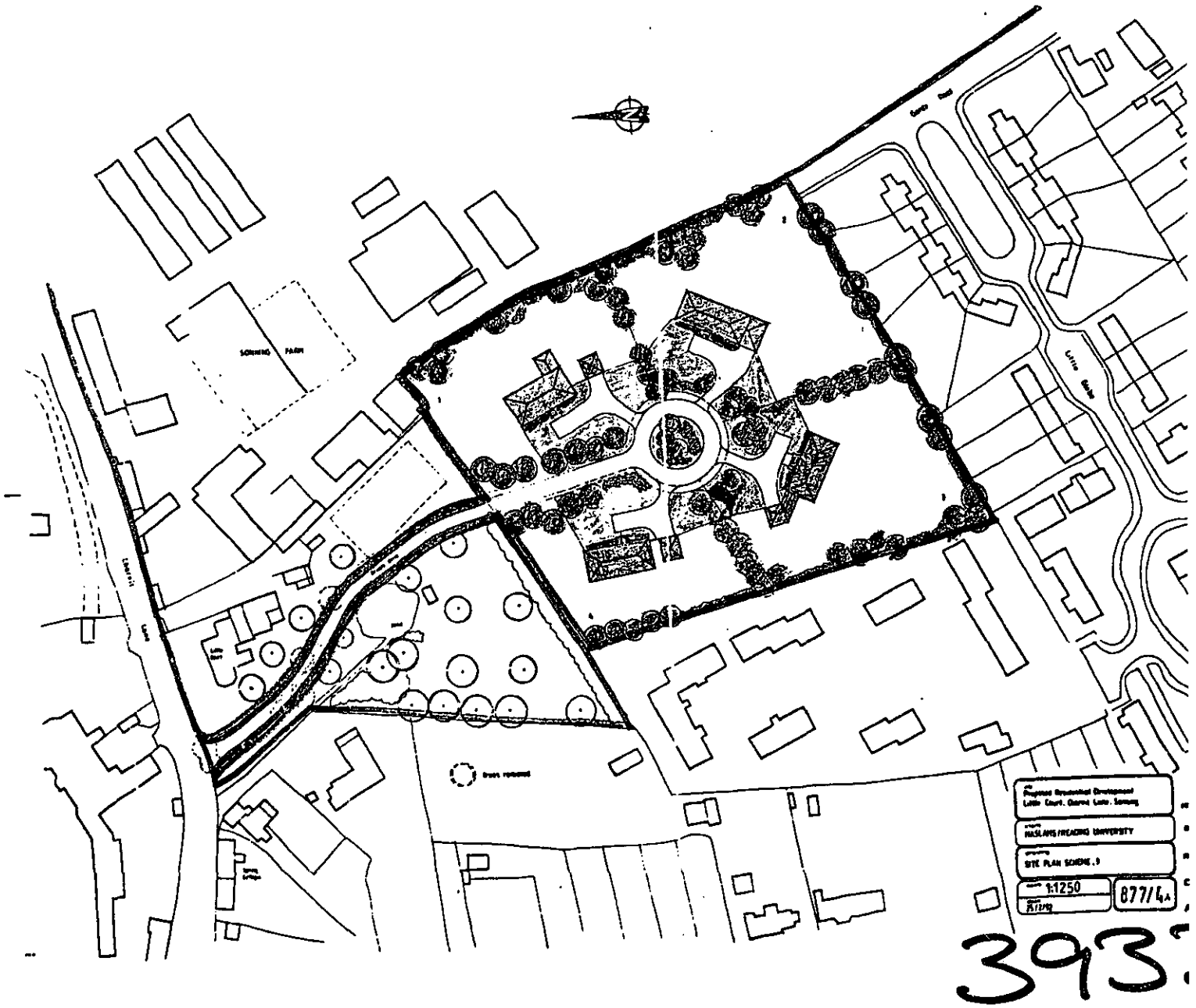
07 The proposed development site does not allow adequate provision for visibility splays at the junction between the access road and the B478 Charvil Lane to the detriment of highway safety.(744F)

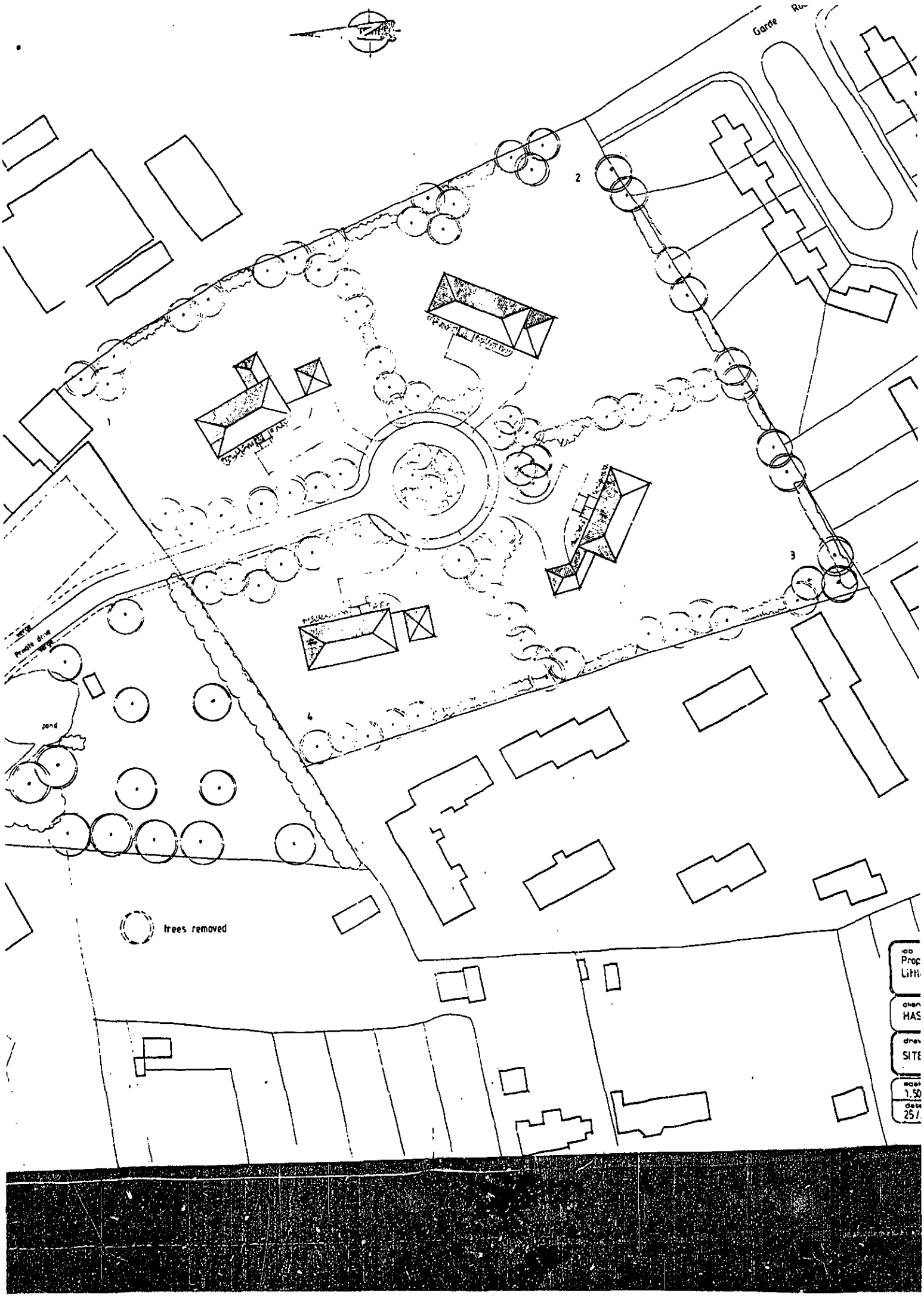
Date 05 OCT 1992

R.F. Wilson
District Planning Officer

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

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


SONNING FARM
Little Court
Proposed Residential Development
Little Court, Queens Lane, Sonning
MASLAMS/READING UNIVERSITY
SITE PLAN SCHEME 3
1:1250
877/4A
393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TODAYS DATE: 14.10.98 NAME: STAVELAND

Local Plan Objection

3) Land, rear of Little Court, Charvil Lane, Sonning

Objector's Case

3.764 The site, a rectangular grass field comprising about 1.5 ha, is well enclosed by residential development to the west and south. Little Court a listed building to the north with the Sonning Farm complex forming the northern part of the eastern boundary. Both Little Court and the farm are owned by the University.

3.765 Although the residential development to the west and south is within the settlement boundary it is not understood why Little Court and Sonning Farm are excluded whereas the conservation area boundary extends beyond the settlement boundary to include Little Court and part of the farm complex.

3.766 Development would not conflict materially with the council's criteria for housing site assessment. It is 'rounding off' under RSPB Policy H3(ii). Although included within Policy LC1 it is not considered essential to the separation of Sonning and Charvil. The eastern boundary would not be any closer to Charvil than the existing settlement boundary. A new access can be provided to Charvil Lane (B478) through the grounds of Little Court which would not affect signifcantly the setting of the listed bilding. Adequate sight lines can be achieved.

3.767 The site should be included as an identified site within Policy LH2 for 25 to 30 units.

Response

3.768 When judged against the council's criteria the site conflicts with 5 out of 7. It is Grade 2 agricultural land and the boundary of the Sonning Conservation Area coincides with the northern boundary (Criterion 1). The site is notated within Policy LC1 and is considered essential to the physical and visual separation of Sonning and Charvil (Criterion 3). The site is clearly visible from the A4 across flat and open countryside with no effective screen to the eastern boundary. Therefore, any residential development would be prominent in the landscape (Criterion 4). Since development would close up an open area which allows views into and out of the settlement it would harm the existing relationship between the settlement and the surrounding landscape. Therefore, it cannot be accepted as 'rounding off' (Criterion 5). Relating to Criterion 6, although objecting originally,

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TODAYS DATE: 14.10.98 NAME: STEVE WELLARD

the Highway Authority now accepts the proposed access in principle provided that improved sight lines can be achieved to the east which would involve demolition of some farm outbuildings. However, the council is concerned that the proposed alignment through wooded grounds of Little Court could affect detrimentally the setting of the listed building. In addition, no surface water sewer is available.

3.769 The reason why the settlement boundary excludes Little Court and Sonning Farm is that they possess physical and visual characteristics which relate more appropriately to the rural area outside the settlement particularly from the east. The conservation area boundary is drawn around an area whose interest derives from both development and open areas of land.

Inspector's Comments and Conclusions

3.770 As stated in Paragraph 3.148 the council's criteria for housing site assessment require a judgement on their validity to be made on a site inspection. From the location of the site in relation to the existing settlement on two sides together with quite substantial development to the north and particularly the farm complex to the north east, the objectors argue that the site should be considered favourably as 'rounding off' under RSPB Policy H3(ii). However, my inspection revealed that, due to the very exposed eastern boundary, the bungalow development to the west is very exposed not only from within the site but also from quite long distances to the east and south east, particularly from the A4. Therefore, I conclude that development on the site would be contrary to RSPB Policy EN4 i) in that it would increase significantly the visual intrusion by buildings on the surrounding countryside and consequentially would harm the relationship between the settlement and the countryside contrary to Policy H3(ii).

3.771 The exposed eastern boundary coupled with the flat countryside leads me to conclude also that it is appropriate for the site to be retained within Policy LC1. Due to the smallness of the site I place little weight on its inclusion within Policy LC12 but since no evidence was offered by objectors I consider the notation should be retained.

3.772 Having noted that a new access to Charvil Lane is now acceptable in principle to the Highway Authority I am concerned that the proposed estate road would pass through the wooded curtilage of Little Court. I conclude that this would have an harmful effect on the setting of this listed building which is also within the Sonning Conservation Area.

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TODAYS DATE: 14.10.98 NAME: [illegible]

Recommendation

R 140 That land to the rear of Little Court, Charvil Lane, Sonning be not identified under Policy LH2 and be retained within Policies LC1 and LC12.

4) Marsh Farm Playing Fields, Lower Earley

Inspector's Initial Comments

3.773 There are two interlinked objections. These are that the land is not identified under Policy LH2 and that it should not be identified as open space under Proposal PWE2 and is suitable for alternative uses. Therefore, it is appropriate for both objections to be reported on together.

Objector's Case

3.774 The objection site under Policy LH2 comprises some 8.92 ha of University playing fields. There is a further area, mostly in playing field use to the south, of some 2.5 ha bounded by the Earley Peripheral Road. It is considered that this latter area should be developed for retail use and/or petrol filling station.

3.775 The whole site which is roughly rectangular is bounded to the north by WDC owned land used for fairs and carnivals. Access to both sites is from Cutbush Lane further north. This access is extended along the western boundary of the objection site by a well screened track, the former access to Marsh Farm, now demolished. Adjacent to the west is residential development with a public open space at the southern end having frontages to Meldreth Way and the Earley Peripheral Road. The southern boundary of the Policy LH2 site is marked by a strong line. Running from the north, adjacent to the east is land owned by WDC notated as a housing commitment under Proposal PWE1. Further south on the eastern side is undeveloped land, owned by Thames Water, formerly the Marsh Farm Sewage Works now containing a pumping station and an overflow pond. In addition, the objectors own land to the south of Earley Peripheral Road and a triangular site to the west of the junction of Meldreth Way and the Earley Peripheral Road.

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 26 September, 2000
My ref. F/2000/1359 & 1360
Your ref. JG/NRW/17356

Mr. J. Garlick,
Haslams,
156 Friar Street,
Reading,
Berks.
RG1 1HH.

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) 977 8909
DX: 33506 – Wokingham

Dear Mr. Garlick,

PROPOSED ERECTION OF 2 DWELLINGS, CONVERSION OF FARM BUILDING TO 3 DWELLINGS AND DEMOLITION OF LABORATORY
LITTLE COURT, CHARVIL LANE, SONNING

I refer to the duplicate applications in respect of the above, your letter dated 21 August 2000 and my subsequent telephone conversation with a colleague regarding progress.

I understand that you are awaiting instructions from your client as to whether they wish to proceed. I would appreciate written confirmation that the application is to be withdrawn as soon as possible.

Yours sincerely,

HEATHER MORGAN
Senior Planning Officer

TEL. CON 5/9

Spoke to Mr. Garlick's Sec.

Apparently he's awaiting his clients instructions on whether to intervene the application.

(Note on file that he agrees with LO.)

Mr. G or Secretary will get back to me.

1327

WOKINGHAM DISTRICT COUNCIL

To Heather

Date 15/8 Time 11.10

WHILE YOU WERE OUT

Name David Williams

Of Lynden Homes

Phone No. 01883 334434 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: 34 Hurst Rd. Twyford.

Signed Helen

Your Ref: Leb/F/2000/1359

Our Ref: JG/NRW/17356

Date: 21 August 2000

PLANNING SERVICES | REF 33363
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DC | ENF
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CS
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156 Friar Street Reading
Berkshire RG1 1HH

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Fax: 0118 960 1022

Email: info@haslams-surveyors.co.uk
Web: www.haslams-online.co.uk

Direct Line: 0118 960 1018
Mobile Telephone: 07879 600062
Direct Email: jg@haslams-surveyors.co.uk

Mrs L Baker
Senior Planning Officer
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Mrs Baker

RE: LITTLECOURT SONNING; F/2000/1359 AND F/2000/1360

Thank you for your letter of 8 August which arrived during my absence on holiday.

I agree that in order to accommodate the matters discussed on site with you, it would be necessary to submit a fresh application.

As regards withdrawal of the existing application, I am currently awaiting my client's instructions and will advise you further.

Yours sincerely

John Garlick FRICS
HASLAMS

Associates
Christopher D Moore FRICS
Conrad R B Hill ARICS

Consultants
David J Pantling MA MRTPI ARICS TP
Matt Andrews RIBA FFB
James H Attewell
Stephen P Woodford

Partners
Steven D R Smith BSc (Est Man) FRICS FCIArb
John H Short BSc (Est Man) FRICS
John Garlick FRICS
Keith Walker DipArb FRICS
Matthew S Ward BSc (Hons) ARICS
Ian L Brindley ARICS

Practice & Marketing Manager
Sandra Brown

Chartered Surveyors & Valuers
Corporate Property Consultants
Business Space Agents
Planning & Development Consultants
Building Surveyors & Project Designers
Managing Agents & Arbitrators

Established 1838

With Haslams Estate Agents & Auctioneers

Tel. 0118 974 6447 (Direct Line)
E-mail: Lynette.Baker@wokingham.gov.uk
Date. 8 August, 2000
My ref. Leb/F/2000/1359
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) 977 8909
DX: 33506 – Wokingham

John Garlick,
Haslams,
156 Friar Street,
Reading,
RG1 1HH

Dear Mr. Garlick,

LITTLE COURT, SONNING: F/2000/1359 AND F/2000/1360

Following our discussions with regard to the above applications, we have some concerns about the proposals, summarised as follows;

- The loss of the outbuilding to the rear of Little Court is not acceptable, as it is an integral part of the listed building and its curtilage
- The proposed new dwelling to the rear of the site is unacceptable because of the detrimental impact it has on the character of the area, settlement edge and listed building.
- The treatment of the barns at the front of the site is also unacceptable because it does not sufficiently protect their existing character.

In view of these concerns, the application as it stands would be refused. Any changes to overcome these concerns would be materially different, requiring a new application. I suggest therefore that the most constructive way forward would be for you to withdraw the current applications.

I look forward to hearing from you before the end of August.

Yours sincerely,

LYNETTE BAKER
Senior Planning Officer

Cc: Harold Sanders, Conservation Officer.

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design

Lynette Baker DATE: 12th June 2000

Location: Little Court, Charvil Lane, Sonning.

Proposal: Proposed erection of two dwellings, conversion of farm building to 3 dwellings and demolition of laboratory.

Application Number: LB/2000/1360 and F/2000/1359.

In response to your consultation dated 12th May 2000 for the above application, the landscape comment is as follows:

The proposal is acceptable, provided that the information requested below is supplied. The proposal will improve this site which is currently semi-derelict and should provide a better visual and landscape amenity for the neighbourhood.

There is insufficient information on the application drawings concerning the landscape proposals. The applicant should submit a drawing which specifies those trees to be removed and those to be retained, with details of new planting proposals. A note should be included on this drawing of the intended maintenance of new trees, and the care to be taken during construction of the trees which are to be retained. Ivy is growing into some of the trees to be retained, and a note should be added to remove this ivy.

The applicant must also note on the drawing/s that no work is to be carried out at the farm buildings during the nesting season that might disturb the birds nesting there.

Patricia Green.

Patricia Green
Landscape Consultant

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 12 May 2000

Application Number: F/2000/1359

Proposal: Proposed erection of 2 dwellings conversion of farm building to 3 dwellings and demolition of laboratory.

Parish: SONNING PARISH

Site Address:
Little Court, Charvil Lane, Sonning, Reading.

Applicant:
. University Of Reading Haslams C/O John Garlick.

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).

FOLLOWING A SITE MEETING ON WED 26TH JULY WITH THE APPLICANTS AGENT, ADDITIONAL INFORMATION IS TO FOLLOW IN THE FORM OF A SURVEY & PROPOSALS FOR TRAFFIC CALMING/FOOTWAY FACILITIES ALONG CHARVIL LANE.

R 2/8/00

IN VIEW OF THE APPLICANT NOT PROVIDING THE ADDITIONAL INFO REQUESTED I RECOMMEND THE FOLLOWING HOLDING OBJECTION:—

THE APPLICANT HAS NOT DEMONSTRATED TO THE SATISFACTION OF THE H.A THAT THE TRAFFIC GENERATED BY THE PROPOSED DEVELOPMENT CAN BE ACCOMODATED IN SAFETY & WITHOUT DETRIMENT WITHIN THE EXISTING ACCESS ARRANGEMENT).

R 1/11/00

31538

LEB

ENGLISH HERITAGE

SOUTH EAST REGION

FILE:

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

Tel: 01483 306730

Your ref: 0/00547/LBC

5th July 2000

Dear Sir

Notification under Environment Circular 14/97
Application for Listed Building Consent

ADDRESS: Little Court, Charvil Lane, Sonning

Thank you for the additional information regarding the application for listed building consent for the above site.

Little Court was a late 18th Century farmhouse, much altered in the 19th century and recently used as university offices. It is a listed building, and although the link between Little Court and the rear extension known as the laboratory is omitted from the survey drawings, it clearly shows in the enclosed photographs.

The laboratory was built approximately contiguously with the frontage building and is clearly listed as part of its curtilige. English Heritage would need to be persuaded that there is no possibility of retaining the laboratory before agreeing to its total demolition. It appears to be solidly built and not in immediate danger of collapse and already forms part of the original building complex.

The proposal to alter the frontage building back to residential use is welcomed. Subject to appropriate methods, materials and detailing, English Heritage would have no objection if this part of the application were approved. We await further information, however, regarding the proposed demolition of the laboratory building.

Yours sincerely

pp S. Angell

Mrs P A Monroe
Historic Buildings Consultant
South East Region

CC Sutton Griffin & Morgan

For Plans see Part One or Officer File.

Date: 29 June 2000

To: H Sanders, Environmental Design

We have received Additional Plans for the following planning application:

Application Number: F/2000/1359

Location: Little Court, Charvil Lane, Sonning, Reading.

Proposal: Proposed erection of 2 dwellings conversion of farm building to 3 dwellings and demolition of laboratory.

Applicant: University Of Reading Haslams C/O John Garlick.

Case Officer: Lynette Baker

The new plans show the following: Existing: Survey. Drawing no 3306-002, -003, -004.

For information only.

Should you have any queries regarding this application please contact the case officer Lynette Baker on (0118) 974 6447.

No action required — or comment.

Harold Sanders.

3. July. 00.

SUTTON GRIFFIN
& MORGAN

Chartered Architects
Project Managers · Planners · Interior Designers · Landscape Designers
25 MANCHESTER SQUARE · LONDON W1M 5AP
TELEPHONE 020 7486 9486 · FAX 020 7486 8487
email@sgm-london.demon.co.uk

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20 JUN 2000	
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Ref: PN 3306-B/1

307771

Peggy Ann Munroe
English Heritage, South East Office
4th Floor, Berkeley House
London Square
Cross Lanes
Guildford
GU1 1XL

19 June 2000

ADDITIONAL PLAN

1359

1360

Dear Ms Munroe,

Planning Application Number F/200/1359 LB/200, 1360
Littlecourt, Charvil Lane, Sonning

We were asked, at a meeting on Friday 16 June with Lynette Baker and Harold Sanders of Wokingham District Council, to send you some additional information regarding the application.

Enclosed are copies of our drawings, numbered 3306 – 002, 003 and 004, which show Littlecourt House and the adjoining 'laboratory' building as existing.

Also enclosed are two sheets of photographs showing the condition of the laboratory building and its relationship to Littlecourt.

Please let me know if you need any additional information.

Yours sincerely,

Paul Notley.

Paul Notley Dipl AA RIBA
Director, for Sutton Griffin & Morgan

encl

cc John Garlick – Haslams
Lynette Baker – Wokingham District Council

To:
Conservation Officer

16 MAY 2000

From: Lynette Baker

Date: 12 May 2000

Application Number: F/2000/1359

Proposal: Proposed erection of 2 dwellings conversion of farm building to 3 dwellings and demolition of laboratory..

Site Address:
Little Court, Charvil Lane, Sonning, Reading.

Applicant:
. University Of Reading Haslams C/O John Garlick.

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

SEE DETAILED COMMENTS ON
LB/2000/1360. — LISTED BUILDING APPLICATION.

1509/ab

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	UNIVERSITY OF READING
	ADDRESS	WHITEKNIGHTS, P O BOX 217
		READING, BERKSHIRE
	POST CODE	RG6 6AH Tel No.
2. If you have an agent and wish all correspondence to be sent to them	AGENT'S NAME	JOHN GARLICK, HASLAMS
	ADDRESS	156 FRIAR STREET
		READING, BERKSHIRE
	POST CODE	RG1 1HH Tel No. 0118 9601010
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	LITTLE COURT, THAMES STREET
		SONNING
		BERKSHIRE
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.742 hectares
5. Give brief details of the proposal	ABOUT THE APPLICATION	Erection of two new dwellings, conversion of redundant farm building and demolition of laboratory
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

04 MAY 2000 * 1359

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

SEE COVERING LETTER

PLANS/DRAWINGS

1:25000 Location Plan [ ]
1:500 Block Plan [ ]
1:100 Elevations [ ]
1:100 Floor Plan [ ]
Other [ ]

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE [x]
CONSTRUCTION OF NEW BUILDING [x]
ALTERATION or EXTENSION [x]
DEMOLITION [ ]
OTHER [ ]

9. What type of Planning application are you applying for ?

RESERVED MATTERS	[ ]	Go to Question 10.
OUTLINE PERMISSION	[ ]	State relevant outline permission No. Go to Question 10.
FULL PERMISSION	[x]	Go to Question 11.
TEMPORARY PERMISSION	[ ]	State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION	[ ]	State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS	[ ]	State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE [ ]
MEANS OF ACCESS [ ]
SITING [ ]
DESIGN [ ]
LANDSCAPING [ ]

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.	PART B1, PART RESIDENTIAL AND PART REDUNDANT AGRICULTURAL
12. ARE THERE ANY TREES ON THE SITE ? IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.	YES ~~XX~~ NO
13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.	EXTERNAL WALLS RED BROWN STOCK BRICKS, CLAY TILE ROOF, EXTERNAL JOINERY STAINED SOFT WOOD
14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ? If NO, please give details of any new system to be constructed.	YES ~~XX~~ NO
15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ? If NO, please give details of any new system to be constructed.	YES ~~XX~~ NO
16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ? Please show details of the existing access and any proposed changes on the plans.	YES ~~XX~~ NO
17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ? If YES, please show details of any changes on the plans.	~~XXS~~ ~~XX~~ Yes
18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ? If YES, please show the route and any proposed alternative on the plans.	~~XXS~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table. YES ~~XX~~ NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	3
	3	
	4	2
	5 or more	
	TOTAL	5
Nos. of residential units lost through demolition or conversion		2
	NET CHANGE	3

20. HAS PROVISION BEEN MADE FOR THE DISABLED ? If YES, please show on the submitted plans what is to be provided. YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ? If YES, please complete PART 2 of the form. ~~YES~~ / NO

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.(INCLUDING SCRAP YARDS) ? If YES, complete PART 3 of the form and submit whole application to Wokingham District Council. ~~YES~~ / NO

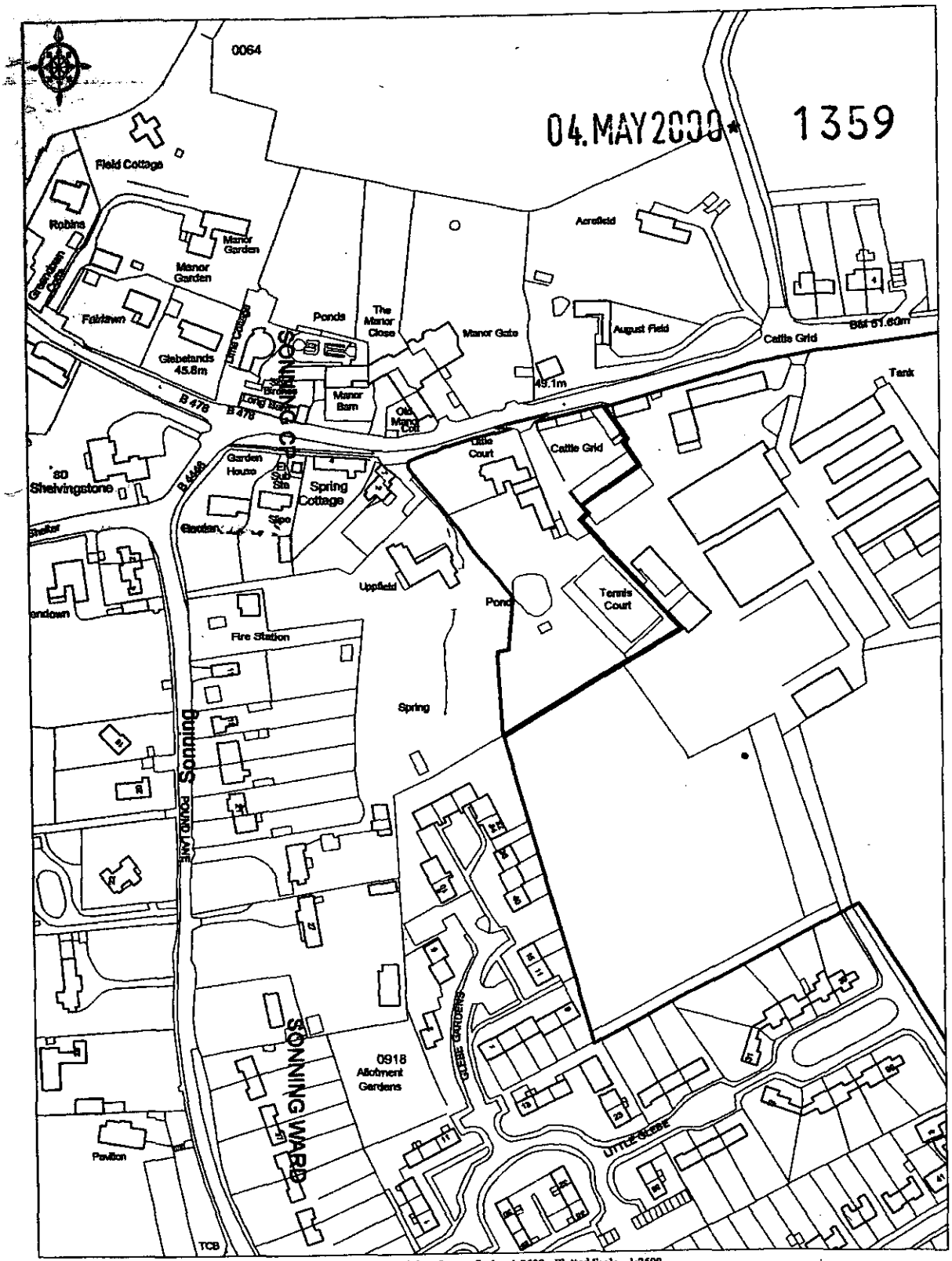
23. THE FEE ENCLOSED IS £ 950

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED Haslams ON BEHALF OF University of Reading DATE 12.04.2000

Before submitting this application check that you have answered all the relevant questions 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.

Sonning Farm
University of Reading
Location Plan 1/2500



© Crown Copyright 2000 Based on Ordnance Survey digital data Survey Scale - 1:2500 Plotted Scale - 1:2500
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

PRODUCED BY HASLAMS Chartered Surveyors.

Ordnance Survey
Value Added Reseller

Your Ref:

Our Ref: *JG/NRW/17356*

Date: 22 June 2000

HASLAMS

156 Friar Street Reading
Berkshire RG1 1HH

Tel: 0118 960 1010
Fax: 0118 960 1022

Email: info@haslams-surveyors.co.uk
Web: www.haslams-online.co.uk

Direct Line: 0118 960 1018
Mobile Telephone: 07879 600062
Direct Email: jg@haslams-surveyors.co.uk

Mrs L Baker
Planning Services
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM RG40 1WR

30976

PLANNING SERVICES	HPT
POL	TLS
DC LeB	INF
APP	
CS	
23 JUN 2000	
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	FILE:

Dear Mrs Baker

RE: PLANNING APPLICATION NO F/200/1359 LB/200, 1360
LITTLECOURT CHARVIL LANE SONNING

I refer to our meeting at your offices on 16 June together with Paul Notley of Sutton Griffin & Morgan, and Harold Saunders your Conservation Officer.

I have noted the following points:

1. You advised that your consultations were not complete and, in particular, you had received no response from Sonning Parish Council or your Highways Officer, Mr Tom Callaghan.

2. You advised that English Heritage required further information regarding Littlecourt House and the adjoining "laboratory" building as existing. (Paul Notley has sent additional survey drawings and photographs direct to Peggy Ann Munroe at English Heritage South East office.

3. Harold Saunders requested an internal inspection of Littlecourt house. My secretary is liaising with you, Harold Saunders and Paul Notley to arrange a convenient time for inspection.

4. You offered little comment in relation to the new detached house other than to confirm that it is outside the existing boundary settlement for Sonning village. I made the point that this boundary is under review in the context of the Local Plan Inquiry. I also felt that it would be more appropriate to site a single substantial dwelling in this location than to the frontage of Charvil Lane, which would clearly interfere with the setting of the listed building and the property adjacent.

Associate
Christopher D Moore FRICS
David A Thompson Dip Surv ARICS

Consultants
David J Pantling MA MRTPI ARICS TP
Matt Andrews RIBA FFB
James H Attewell
Stephen P Woodford

Partners
Steven D R Smith BSc (Est Man) FRICS FCIArb
John H Short BSc (Est Man) FRICS
John Garlick FRICS
Keith Walker FRICS MCIArb
Matthew S Ward BSc (Hons) ARICS
Ian L Brindley ARICS

Practice & Marketing Manager
Sandra Brown

Chartered Surveyors & Valuers
Corporate Property Consultants
Business Space Agents
Planning & Development Consultants
Building Surveyors & Project Design
Managing Agents & Arbitrators

Established 1838

With Haslams Estate Agents & Auctioneers

HASLAMS

5. You pointed out that the proposed barn conversions were also outside the settlement boundary. You felt, however, that there was justification in policy terms for alternative use to ensure their conservation.

6. Your preference is for B1 rather than residential use being consistent with your policy relating to the reuse of redundant farm buildings. I pointed out that we had not made a B1 application in view of the strong objections from both local residents and your elected members to such use when considering the application for the new crop research building and your members' insistence that Littlecourt itself should be returned to residential use. I think it would be helpful if you could obtain some guidance from the Committee in relation to this point as on our present understanding of members' concerns, we would consider it a complete waste of our client's time and money to promote a B1 application in this location.

7. Harold Saunders expressed concern about the treatment of the barns in the context of providing access headroom and daylighting. When you and I last met with Carol Humphreys, she expressed a desire to ensure that roof lights were not placed into the roof slope of the barns themselves. There are in fact two existing but we did undertake to ensure that none were incorporated in the refurbishment proposals. Mr Saunders objection appears to relate to the verticality of the dormer construction. Mr Notley has offered to attend to the detail so that the horizontal elements of the existing building are run through this feature. Apart from that amendment, we consider it completely impractical to alter the appearance of our application having regard to the headroom in the principal area of the buildings. You will note that no alterations are made to the exterior of the existing buildings when viewed from Charvil Lane.

8. You advised that no comments from your Highway Officer had yet been received. We discussed the fact that the access and egress from the site is on to a 20mph restricted village street. It is acknowledged that visibility for emerging vehicles is restricted in the Charvil direction. We believe that this could be improved by further traffic calming measures associated with widening the footpath at the opening and extending it along the frontage adjacent to the barns. This would have the effect of deepening the depth of visibility before emerging into the carriageway proper. We are contacting Mr Callaghan to discuss this further.

Yours sincerely

John Garlick FRICS
HASLAMS

cc Robert Ascott, University of Reading
Paul Notley, Sutton Griffin & Morgan

CBA
COUNCIL FOR BRITISH ARCHAEOLOGY

29553

Reply rcvd

Lynette Baker
Wokingham District Council
Planning Services
PO Box 157
Shure End
Wokingham
Berkshire RG40 1WR

URGENT REQUEST

Admin
Can you sort this one please?
Ta, Lynne

17 May 2000

Dear Ms Baker

LITTLE COURT, CHARVIL LANE, SONNING, READING
APPLICATION NO. LB/2000/1360

Thank you for consulting us on the above application for listed building consent. Unfortunately a copy of the listing description was not enclosed with the consultation and I would be grateful therefore if you could arrange to have this sent to me as soon as possible. For your convenience our fax number is 01904 671384.

I note from your letter that you require a response by 3June, and would be pleased if this request could be dealt with as a matter of urgency.

not handed

Thank you for your assistance.

Yours sincerely

Carole Barrowclough

Carole Barrowclough
Conservation Assistant

✓ replied using desk 19/6/00 CH

COUNCIL FOR BRITISH ARCHAEOLOGY
Bowes Morrell House, 111 Walmgate, York YO1 9WA · Telephone: 01904 671417 · Fax: 01904 671384
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CBA
COUNCIL FOR BRITISH
ARCHAEOLOGY

29553

Lynette Baker
Wokingham District Council
Planning Services
PO Box 157
Shure End
Wokingham
Berkshire RG40 1WR

Reply rqd

URGENT REQUEST

17 May 2000

Dear Ms Baker

LITTLE COURT, CHARVIL LANE, SONNING, READING
APPLICATION NO. LB/2000/1360

Thank you for consulting us on the above application for listed building consent. Unfortunately a copy of the listing description was not enclosed with the consultation and I would be grateful therefore if you could arrange to have this sent to me as soon as possible. For your convenience our fax number is 01904 671384.

I note from your letter that you require a response by 3June, and would be pleased if this request could be dealt with as a matter of urgency.

Thank you for your assistance.

Yours sincerely

Carole Barrowclough
Conservation Assistant

COUNCIL FOR BRITISH ARCHAEOLOGY
Bowes Morrell House, 111 Walmgate, York YO1 9WA · Telephone: 01904 671417 · Fax: 01904 671384
email: archaeology@compuserve.com · web: http://www.britarch.ac.uk

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Patron: HRH The Prince of Wales

To:
Trees

From: Lynette Baker

16 MAY 2000

Date: 12 May 2000

Application Number: F/2000/1359

Proposal: Proposed erection of 2 dwellings conversion of farm building to 3 dwellings and demolition of laboratory..

Site Address:
Little Court, Charvil Lane, Sonning, Reading.

Applicant:
. University Of Reading Haslams C/O John Garlick.

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

NO TPO

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/1359

Proposal:
Proposed erection of 2 dwellings conversion of farm building to 3 dwellings and demolition of laboratory.

Location:
Little Court Charvil Lane Sonning Reading

This application is being advertised in the Reading Chronicle newspaper on the 02/06/2000 for the following reason(s);

SITE IS A LISTED BUILDING AND IS IN A CONSERVATION AREA

The application can be inspected at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

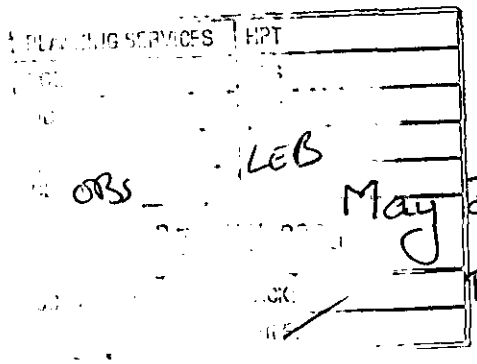
Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **23/06/2000** from the date of this notice. Written comments submitted will become available for public inspection.

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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 02/06/2000

2, Spring Cottages,
Charvil Lane,
Sonning,
Reading
RG4 6TL
Phone/Fax 0118 9691311

Your Ref:.
Lynette Baker,
F/2000/1359 OBS



May 30 2000

Dear Madame,

Application F/2000/1359

I wish to strongly object to the above application.

I live next door to little Court, and as such am familiar with the site. I have resided here for 28 years.

The building referred to as "the Laboratory" is in fact a beautifully proportioned building with beamed upper floor and which equally beautifully compliments little Court. It would appear they are of a similar date. Demolition of such a building could be a disgraceful disregard for the character of the property.

I have also witnessed over the years the number of accidents on this most dangerous of village roads. The exit from the farm is both blind and hazardous when exiting.

A development here would be ill conceived.

Yours Sincerely,

P.N. Rose.

01189 697753

PLANNING SERVICES | HPT 30267
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DC LEB | ENF
APP |
06 JUN 2000
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WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION APPLICATION No. F/2000/1359/60

Officer LYNETTE BAKER

Parish SONNING

Proposal ERECTION OF 2 DWELLINGS, CONVERSION OF FARM BUILDING TO 3 DWELLINGS & DEMOLITION OF LABORITORY

Address LITTLE COURT, CHARVIL LANE

Applicant UNIVERSITY OF READING, HASLAMS C/O JOHN GARLICK

The Parish Council has the following comments.

1. The Council is pleased to see a proposal to renovate Little Court; a beautiful building which has suffered from much neglect.

2. The Council does however have concerns regarding the development of the farm buildings and the erection of a further, large, house.

3. The existing access onto Charvil Lane, an exceptionally busy through road, is inadequate and the development will increase traffic movements in an area, which at present are limited. Turning right from the development onto Charvil Lane, so close to the existing bend, is potentially hazardous. Traffic speeds in Charvil Lane remain fast in spite of the introduction of the speed ramps and the speed of vehicles, leaving the village along Charvil Lane, increases once they have negotiated the mini-roundabout at the junction with Pearson Road.

4. The proposed site for the additional house is very wet due to the many watercourses in the area and is unsuitable for development. Further the design is out of keeping adjoining, as it does, the Sonning Conservation Area.

5. For the above reasons the Parish Council urges WDC to refuse this application.

L. A. Bates (Clerk to the Council). 5 June 2000

30219

HS

REPLY REQUIRED

ENGLISH HERITAGE

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

SOUTH EAST REGION

Tel: 01483 306730

Your ref: LB/2000/1360

1st June 2000

PLANNING SERVICES	HPT
POL	[illegible]
DC	[illegible]
APP	
CS	
05 JUN 2000	
COPIES TO:	ACK:

FOR LYNETTE BAKER.

Dear Sir

Notification under Environmental Circular 14/97
Application for Planning Permission/Listed Building Consent

Address of building or site: *Little Court, Charvil Lane, Sonning, Reading*

Thank you for notifying English Heritage of the application for listed building consent for the above site.

In our view, the information you have sent with the notification letter is insufficient to provide a full understanding of the impact of the proposal. In line with the guidance given in PPG15 Annex B and Appendix C of the circular we recommend that you seek the following information:

- Survey Drawing
- Plans, including site location plan of either existing or proposed building
- Information regarding any demolition
- Information regarding which farm building is to be converted
- Information on the two new houses

Without this information we do not think it possible to fully judge the effect of the proposals on the special interest of the building.

If you encounter any difficulties do not hesitate telephone me to let us know if we can assist in any way.

Yours sincerely

pp S. Angell.

Mrs P A Monroe
Historic Buildings Consultant
South East Region

Policy and Plans Consultation

Location: Little Court, Charvil Lane, Sonning.

Proposal: Proposed Erection of 2 Dwellings, Conversion of Farm Building to 3 Dwellings & Demolition of laboratory.

Application Number: F/2000/1359.

Applicant: University of Reading, Haslams c/o John Garlick.

Potentially the following policies could apply to this site:

Berkshire Structure Plan (BSP)
Policy LD1: Sustainable Development
Policy LD3: Environmental Impact of Development
Policy C1: Rural Development
Policy C2: Development outside Built-up Areas and Settlements
Policy C6: Green Wedges and Gaps
Policy EN2: Protection from Environmental Nuisance
Policy EN4: Development Proposals Related to Buildings of Special Character & Interest
Policy EN5: Areas of Special Character Including Conservation Areas
Policy H5: Development within Settlements and Redevelopment/Change of Use
Policy H9: Variety of Housing
Policy BU3: Development Proposals Involving Other Uses for Business, Industrial, Distribution & Storage Land & Premises

Wokingham District Local Plan Deposit Draft (WDLPDD)
Policy WOS1: Sustainable Development
Policy WOS2: General Development Principles
Policy WOS3: Development Control Principles
Policy WOS5: Environmental Improvements
Policy WCC1: Development in the Countryside
Policy WCC2: Green Gaps and Wedges
Policy WCC5: Re-Use & Adaptation of Buildings for Residential Purposes Outside Settlement Boundaries
Policy WLL4: The Thames Valley
Policy WBE1: Development in its Local Context
Policy WHE2: Retention & Enhancement of Features Within Conservation Areas
Policy WHE4: New Buildings in Conservation Areas
Policy WHE11: Retention of Setting of Listed Buildings
Policy WH4: Conversions/Sub-Division of Housing, Including Bedsits/Multi-Occupation
Policy WH6: Variety of Housing

Policy WEM18: Alternative Uses for Land & Premises with a Commitment for, or in Existing, B1 – B8 Use
Policy WT4: Environmental Aspects of Traffic

Loddon Area Local Plan (LALP)
Policy LTV1: Identified Settlements
Policy LTV2: Development in Rural Areas
Policy LH4: Conversions of Residential Properties
Policy LH8: Variety of Housing
Policy LC1: Separation of Settlements
Policy LC20: Conversion of Buildings in Rural Areas to Dwellings
Policy LBE1: Design of New Development
Policy LBE2: Inappropriate Design
Policy LBE12: Protection & Enhancement of Conservation Areas
Policy LBE14: Inappropriate Development in Conservation Areas
Policy LRV1: Development in the Vicinity of the Thames

The proposal conflicts with BSP Policy C6, WDLPDD Policy WOS2 and WCC2, and LALP Policy LTV1, LTV2 and LC1. This is because the site is located outside the 'identified settlement' of Sonning, and within the countryside, Green Gap/Wedge and Separation of Settlement.

It conforms with WDLPDD Policy WOS5 which encourages development on brownfield sites, and the housing mix complies with BSP Policy H9, WDLPDD Policy WH6 and LALP Policy LH8. Although, these do not outweigh the general presumption against development in the countryside.

The conversion of the farm buildings to dwellings would be supported by BSP Policy C2, H5 and BU3; WDLPDD Policy WCC1, WH4 and WEM18; and LALP Policy LH4 and LC20. These permit the re-use of rural buildings for residential purposes. However, the development is not appropriate in scale, form, impact, character and siting to its location in the countryside, and therefore conflicts with these policies as well as WDLPDD Policy WCC5.

The proposal also conflicts with BSP Policy LD1, LD3, C1, EN2, EN4 and EN5; WDLPDD Policy WOS1, WOS3, WLL4, WBE1, WHE2, WHE4, WHE11 and WT4; and LALP Policy LBE1, LBE2, LBE12, LBE14 and LRV1. This is because the site is not in a sustainable location, and it will have an adverse effect on the character and appearance of the area, particularly to the conservation area and listed building, visually intrude into the countryside, and increase traffic levels to the detriment of local roads.

In addition, the site was the subject of representations at the last Local Plan Public Inquiry in 1990/91 and has been re-submitted at the current inquiry. The previous Inspector recommended that it should remain within the identified settlement and not identified as a proposed housing site.

Recommend – **CONDITIONAL REFUSAL**.

Andrew Astin
Policy & Plans, Ex. 6462

WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID

Start date: ~~[illegible]~~ 4/5/00	Map No. ..... Site 0.54
Officer: LEB	Application No. F/2000/1359
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF 2 DWELLINGS CONVERSION OF FARM BUILDING TO 3 DWELLINGS AND DEMOLITION OF LABORATORY

Location: LITTLE COURT ~~THAMES STREET~~ Chanel Lane 12/7

Parish: SONNING Ward: .....

Applicant: UNIVERSITY OF READING

Fee Received 950-00 Required ..... Additional ..... Refund .....

(3)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	Is agric holdings cert correct? (agricultural?) (KD - Site 1) not Agricultural holding	17/4	under form of the T+CP act 3/5/2000
5	Elevation plans	1) Elevations of new garage for Little Court House - none supplied 2) only 2 elevations supplied for garage with New House 3) W. elevation of Breakfast & Drawing Room windows (New House) different from floor plans 4) S. elevation of Breakfast room - window shown larger on floor plan 5) Existing floor plan for Little Court House shows kitchen/dining extension - is this to be demolished?		
6	Floor plans			
7	Metric scale disclaimer		17/4	
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ..... Sonning .....

Listed Building 1 (2) 2*

Advertisement Required ..... See LB application .....

Date Site Notice Sent : 12.5.05 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

Rural Area
Green Gap

..... No pre-apps .....

NEIGHBOURS:

S/N t. Little Court, Thames Street, Sonning
1 & 2 Spring Cottages, Charvil Lane, Sonning
Uppfield, Charvil Lane, Sonning
Augustfield, Charvil Lane, Sonning
Manor Gate " "
Manor Close " "
Old Manor Cottage, " "
Manor Barn, " "
16, 18, 20, 22, 24, 26, 28, 30, Glebe Gardens, Sonning

Your Ref:

Our Ref: JG/mhs

Date: 03 May 2000

HASLAMS

156 Friar Street Reading
Berkshire RG1 1HH

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Direct Line: 0118 960 1018
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Direct Email: jg@haslams-surveyors.co.uk

Mrs C Hurst
Senior Technical Assistant
Development Control Admin
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

04 MAY 2000 * 1559

Dear Mrs Hurst

RE: PLANNING APPLICATION UNIVERSITY OF READING LITTLECOURT SONNING FARM

I refer to your letter of 17th April and your subsequent telephone conversation with Paul Notley of Sutton Griffin & Morgan.

I enclose six copies of drawing 3306P011A, P014A and P015A for use in connection with the detailed planning application and five copies of the same drawings for use for the Listed Building Application, making a total of eleven drawings in all.

I do not understand your reference at Paragraph 9 to the Section 66 Certificate. The property is not an agricultural holding as defined under the Agricultural Holdings Act 1986. I therefore consider that the Certificate has been properly completed.

If you have any further queries would you please telephone me. I should be pleased to issue a notice of registration and the site notice for erection

Yours sincerely

J Garlick FRICS
HASLAMS

Cc: P Notley Esq

Associate
Christopher D Moore FRICS
David A Thompson Dip Surv ARICS

Consultants
David J Pantling MA MRTPI ARICS TP
Matt Andrews RIBA FFB
James H Attewell
Stephen P Woodford

Partners
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John H Short BSc (Est Man) FRICS
John Garlick FRICS
Keith Walker FRICS MCIArb
Matthew S Ward BSc (Hons) ARICS
Ian L Brindley ARICS

Practice & Marketing Manager
Sandra Brown

Chartered Surveyors & Valuers
Corporate Property Consultants
Business Space Agents
Planning & Development Consultants
Building Surveyors & Project Design
Managing Agents & Arbitrators

Established 1838

With Haslams Estate Agents & Auctioneers

Your Ref:

Our Ref: JG/NRW/17356

Date: 12 April 2000

HASLAMS

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Direct Line: 0118 960 1018
Mobile Telephone: 07879 600062
Direct Email: jg@haslams-surveyors.co.uk

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

04 MAY 2000 * 1359

Dear Sirs

RE: UNIVERSITY OF READING – SONNING FARM
RESIDENTIAL DEVELOPMENT – PLANNING APPLICATION

We enclose the following for your attention:

1. Full detailed planning application comprising the following:

   1.1. 1 copy Section 66 Certificate.

   1.2. 1 cheque for £950.

   1.3. 6 copies of the application forms.

   1.4. 6 copies of the following drawings:

1:2500 Ordnance Survey sheet extract
3306P/002 - Existing site survey
3306P/003 – Little Court House, existing ground and first floor plans
3306P/004 – Little Court House, existing elevations
3306P/005 – Courtyard, existing plans and sections
3306P/006 – Courtyard, existing elevations
3306P/007 – Site plan, proposed layout ground floor
3306P/008 – Site plan, proposed layout first floor
3306P/009 – Site plan, proposed layout roof plan
3306P/010 – Little Court House, ground and first floor plans proposed
3306P/011 – Little Court House, proposed elevations
3306P/012 – Courtyard, residential units proposed plans
3306P/013 – Courtyard, proposed elevations
3306P/014 – New Court House, proposed plans
3306P/015 – New Court House, proposed elevations

Associate
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HASLAMS

2. Application for Listed Building Consent comprising:

2.1. 1 copy of Certificate A.

2.2. 5 copies of Application forms.

2.3. 5 copies of the following drawings:

1:2500 Ordnance Survey sheet extract
3306P/002 - Existing site survey
3306P/003 – Little Court House, existing ground and first floor plans
3306P/004 – Little Court House, existing elevations
3306P/005 – Courtyard, existing plans and sections
3306P/006 – Courtyard, existing elevations
3306P/007 – Site plan, proposed layout ground floor
3306P/008 – Site plan, proposed layout first floor
3306P/009 – Site plan, proposed layout roof plan
3306P/010 – Little Court House, ground and first floor plans proposed
3306P/011 – Little Court House, proposed elevations
3306P/012 – Courtyard, residential units proposed plans
3306P/013 – Courtyard, proposed elevations
3306P/014 – New Court House, proposed plans
3306P/015 – New Court House, proposed elevations

3. One copy of Sutton Griffin & Morgan's supporting material and design statement.

At a meeting of the Development Control Sub-Committee on 3 February 1999 the Committee deferred consideration of an application by the University for a change of use of grain store to office (research) accommodation to allow further negotiation concerning the future of Little Court where B1 activities are currently carried out.

On 8 February Mr Garlick met Carol Humphries and Lynette Baker to discuss the Committee's request and for your assistance we enclose a copy of Mr Garlick's letter of 8 March 1999 to Mrs Baker.

This application reflects the comments of the University at that time and also Mr Garlick's update meeting with Mrs Humphries on 11 October 1999.

In preparing this application a site meeting was held on 25 January 2000 with the Conservation Officer.

The writer is now on holiday until Tuesday 2 May but would appreciate a meeting with

HASLAMS

the Planning Officer on his return to include the University's architects Sutton Griffin & Morgan. Mr Garlick's secretary will be in touch to make appropriate arrangements.

Yours faithfully

John Garlick FRICS
HASLAMS

cc D Fulford Esq., University of Reading
P Notley Esq., Sutton Griffin & Morgan

Encs

Your Ref:

Our Ref: JG/NRW/17356

Date: 18 April 2000

19 APR 2000

156 Friar Street Reading
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Mrs C Hurst
Wokingham District Council
Planning Services
Development Control Admin
P O Box 157
Shute End
WOKINGHAM RG40 1WR

04.MAY2000* 1359

Dear Mrs Hurst

RE: PLANNING APPLICATION – SONNING FARM

Thank you for your letter of 17 April regarding our above application. We note your further requirements and these will be supplied as soon as possible.

Yours sincerely

N.R.Lill

Secretary to John Garlick FRICS
HASLAMS

Associate
Christopher D Moore FRICS
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1995

(3) UNIVERSITY FARM & FARMHOUSE - NOW SONNING FARM

ADDRESS CHARVIL LANE **PARISH** SONNING

PLOT No. **ORD. SHEET No.**

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
FP/94/2188	DR & MRS J. BOWMAN	GARAGE & GARDEN ROOM AT FARMHOUSE	4.4.94	APP
42412	UNIV. OF READING FARM	DEM. EX. BUILDINGS & ERT. TO ER. CUBICLE HOUSE	11.4.94	CL
42615	" "	COVERED YARD FOR CATTLE	10.5.94	CL
42733	" "	SLURRY STORE	27.5.94	CL
44191	W/DR.			
95/60280/F	"			
44249	"	" (42737)	25.4.95	CL
95/60338/F		INCREASE HEIGHT		
98/68541/F	UNIVERSITY OF READING.	CH. USE GRAINSTORE → OFFICE ACCOM.	24/3/99.	GR
FP99/8850	"	"	20/7/99	APP

MINISTRY DECISION

SPECIAL ORDERS

① ADDRESS NOW SONNING FARM UNIVERSITY FARM, CHARVIL LANE. PARISH Sonning

PLOT No. INCLUDING 'LITTLE COURT' ORD. SHEET No.

BUILDER LITTLE COURT = LISTED BUILDING

Plan No.	Applicant	Description of Development	Date of Decision	Decision
06118	UNIVERSITY OF READING	UNDERGROUND CHAMBER/HUT OBS - RENEWAL TIME LIMIT	14.4.77	N/A T.P. 31.12.8
BR 7720	"	P.C. PORTAL FRAMES ETC.	10.1.78	APP. W/K
113/71				
BR 9854 09711 } SEE LITTLE COURT	"	EXT. TO STORE AT 'LITTLE COURT'	6.12.78	APP. C/A N/A
217/71	U. of Reading	Ext. Sunny Farm	18.3.71	N/A P.D
634/72	Dept. of Agriculture	Alter. Laboratory	11.5.72	App C/A
372/73	U. of Reading	4 Private Garages	22.3.73	— C/A
837/73	" "	Dutch barn + lean-to	5.7.73	— C/A
BR 2060	" "	2 BULL BOXES	19.2.75	
02117	" "	" "	20.3.75	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

② ADDRESS UNIVERSITY FARM (House) NOW SONNING FARM CHARVIL LANE PARISH SONNING

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15026	Mr Rado.	Change of use part of dwelling as restaurant	12.3.81	MA Re
BR 25134	MR & MRS J. BOWMAN	ALT & EXT	9.8.85	APP N/A
27980	UNIV. OF READING	CUBICLE HOUSE FOR COWS	5.8.87	C/A
BRA 10813	MR & MRS J. BOWMAN	S/ST. EXT. AT THE FARMHOUSE	11.10.91	APP
39336 } APPEAL	UNIV. OF READING O/L	15 DWELLINGS	1.7.92	Re
39337 }	" O/L	4 "	1.7.92	Re
41114	MR & MRS J. BOWMAN FARMHOUSE	GARDEN ROOM/WORKSHOP/ COVERED WAY	23.6.93	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

41870 DR & MRS BOWMAN AMEND 41114 — GARDEN ROOM/REPL. GARAGE/ COVERED WALKWAY 26.11.93 C/A

1509/ab

PLANNING APPLICATION PART 1

04. MAY 2000

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	UNIVERSITY OF READING
	ADDRESS	WHITEKNIGHTS, P O BOX 217
		READING, BERKSHIRE
	POST CODE	RG6 6AH Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	JOHN GARLICK, HASLAMS
	ADDRESS	156 FRIAR STREET
		READING, BERKSHIRE
	POST CODE	RG1 1HH Tel No. 0118 9601010
3. On the plans outline the whole site in RED. *Any OTHER land in your Ownership or control* outline in BLUE.	SITE LOCATION	LITTLE COURT, THAMES STREET
		SONNING
		BERKSHIRE
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.742 hectares
5. Give brief details of the proposal	ABOUT THE APPLICATION	Erection of two new dwellings,
		conversion of redundant farm building
		and demolition of laboratory
6. What is your interest in the application *site, e.g. owner, prospective purchaser,* a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

SEE COVERING LETTER

PLANS/DRAWINGS

1:25000 Location Plan		1:100 Floor Plan	
1:500 Block Plan		Other	
1:100 Elevations			

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE	x	ALTERATION or EXTENSION	x
CONSTRUCTION OF NEW BUILDING	x	DEMOLITION	
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	x	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

PART B1, PART RESIDENTIAL AND PART REDUNDANT AGRICULTURAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES ~~/ NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

EXTERNAL WALLS RED BROWN STOCK BRICKS, CLAY TILE ROOF, EXTERNAL JOINERY STAINED SOFT WOOD

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES ~~/ NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES ~~/ NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES ~~/ NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

~~YES / NO~~ Yes

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

~~YES~~ NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	3
	3	
	4	2
	5 or more	
	TOTAL	5
Nos. of residential units lost through demolition or conversion		2
	NET CHANGE	3

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

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 (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 950

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED Haslams ON BEHALF OF University of Reading DATE 12.04.2000

Before submitting this application check that you have answered all the relevant questions 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.

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) .....

.....

(b) Insert description of steps taken

● 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

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.

Agricultural Holdings Certificate

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 ..H.aslam.S.....

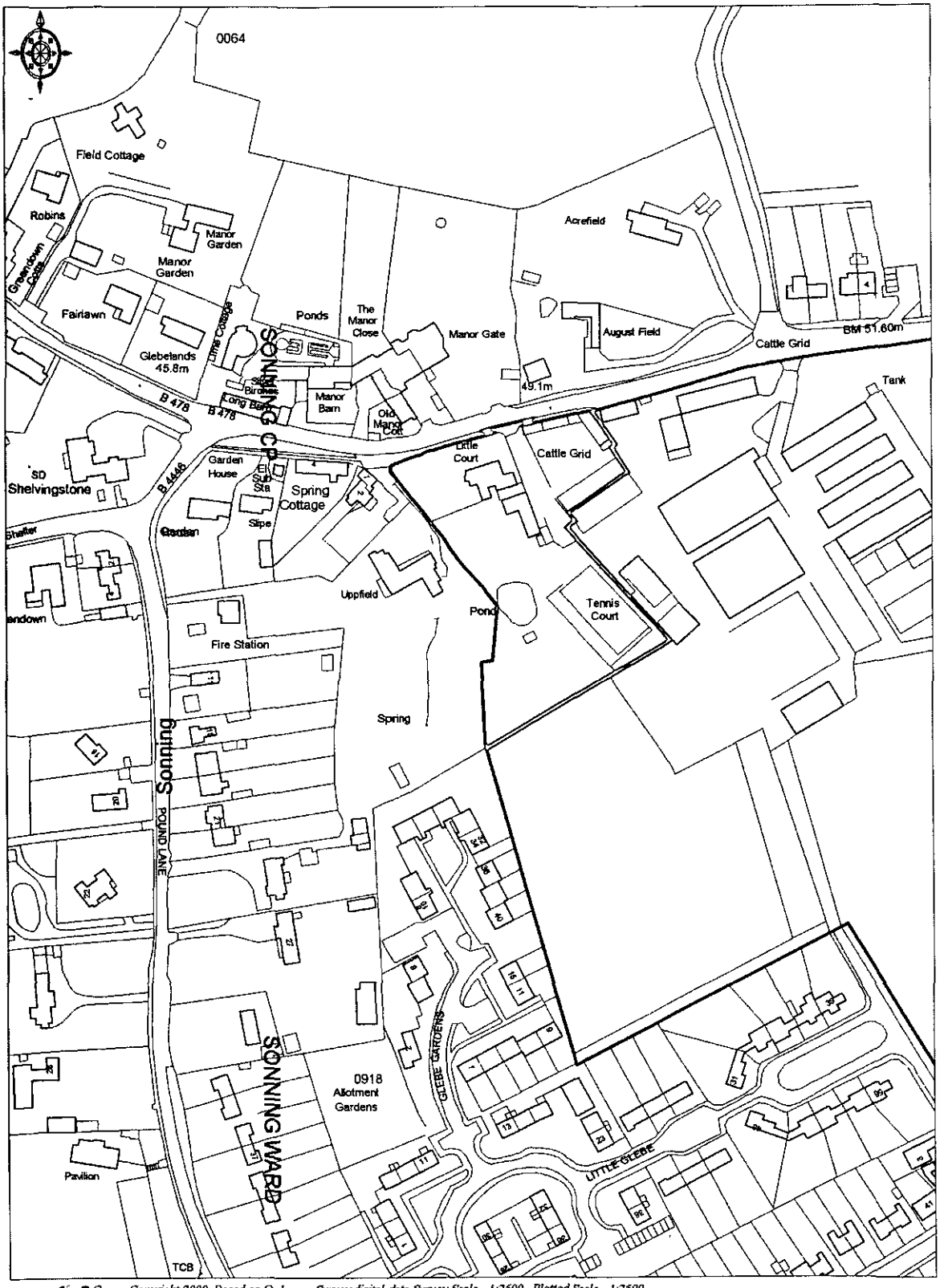
On behalf of UNIVERSITY OF READING

Date ..12./.4./.2000.....

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

Sonning Farm
University of Reading
Location Plan 1/2500

04.MAY2000* 1359



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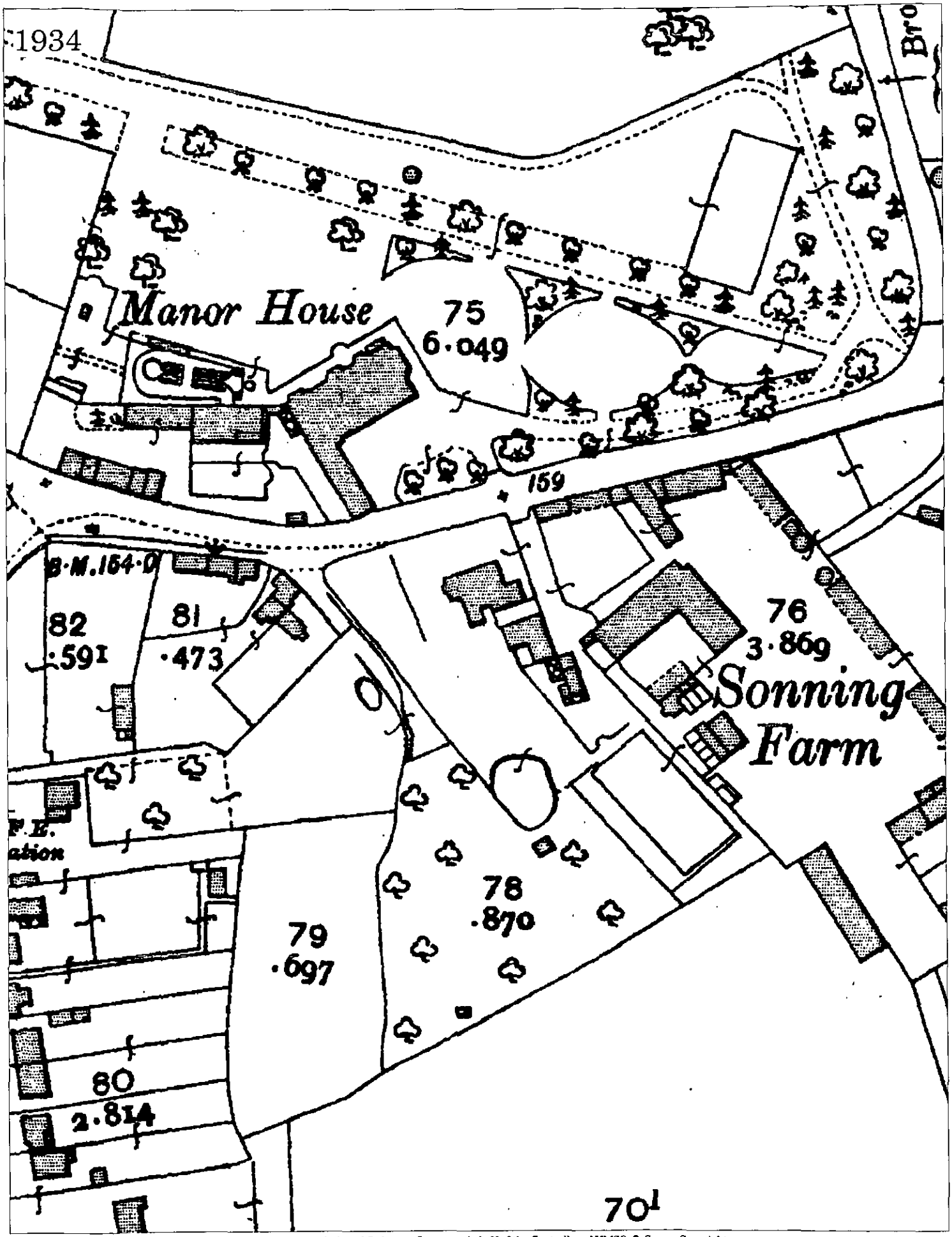
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

PRODUCED BY HASLAMS Chartered Surveyors.

Ordnance Survey
Value Added Reseller



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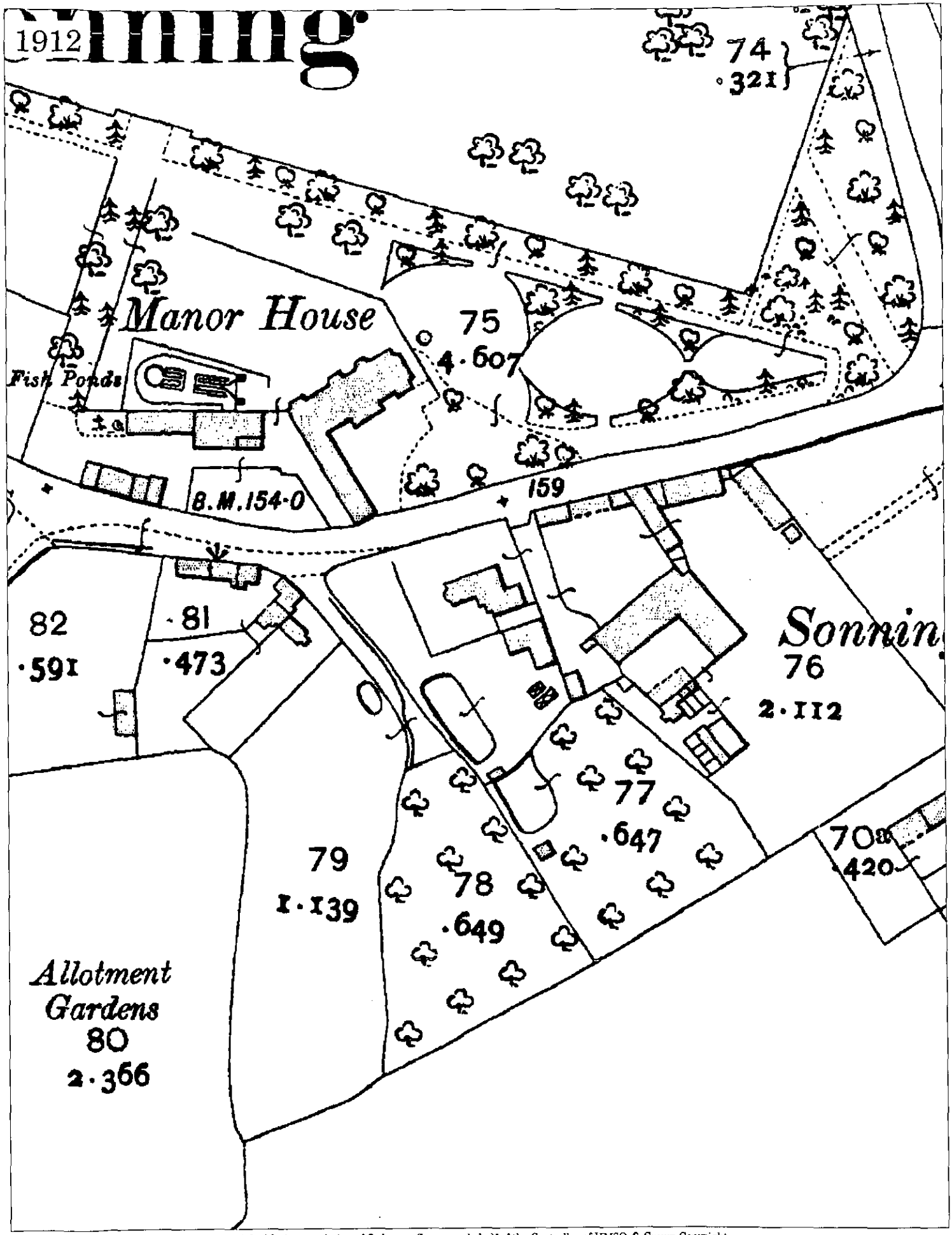

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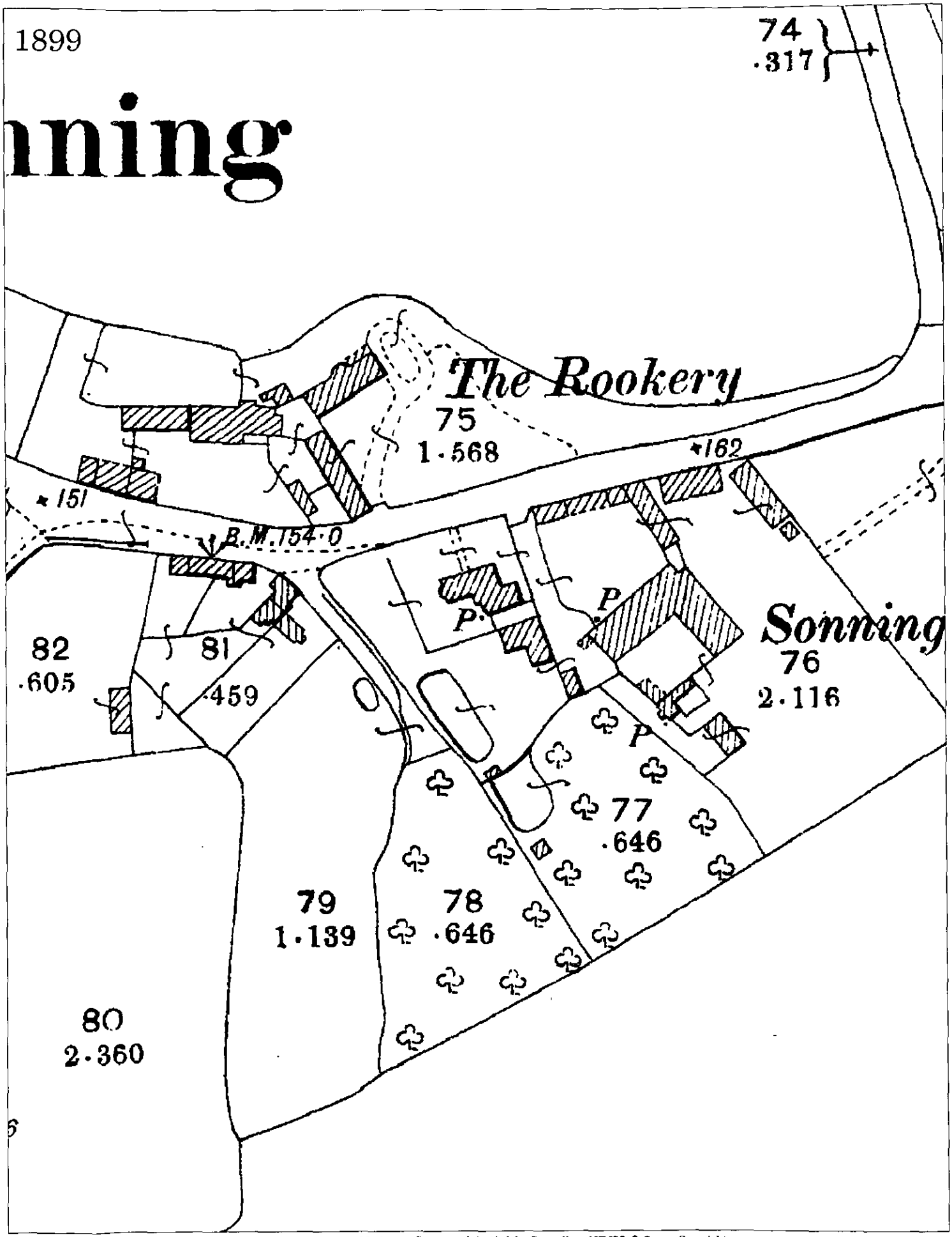

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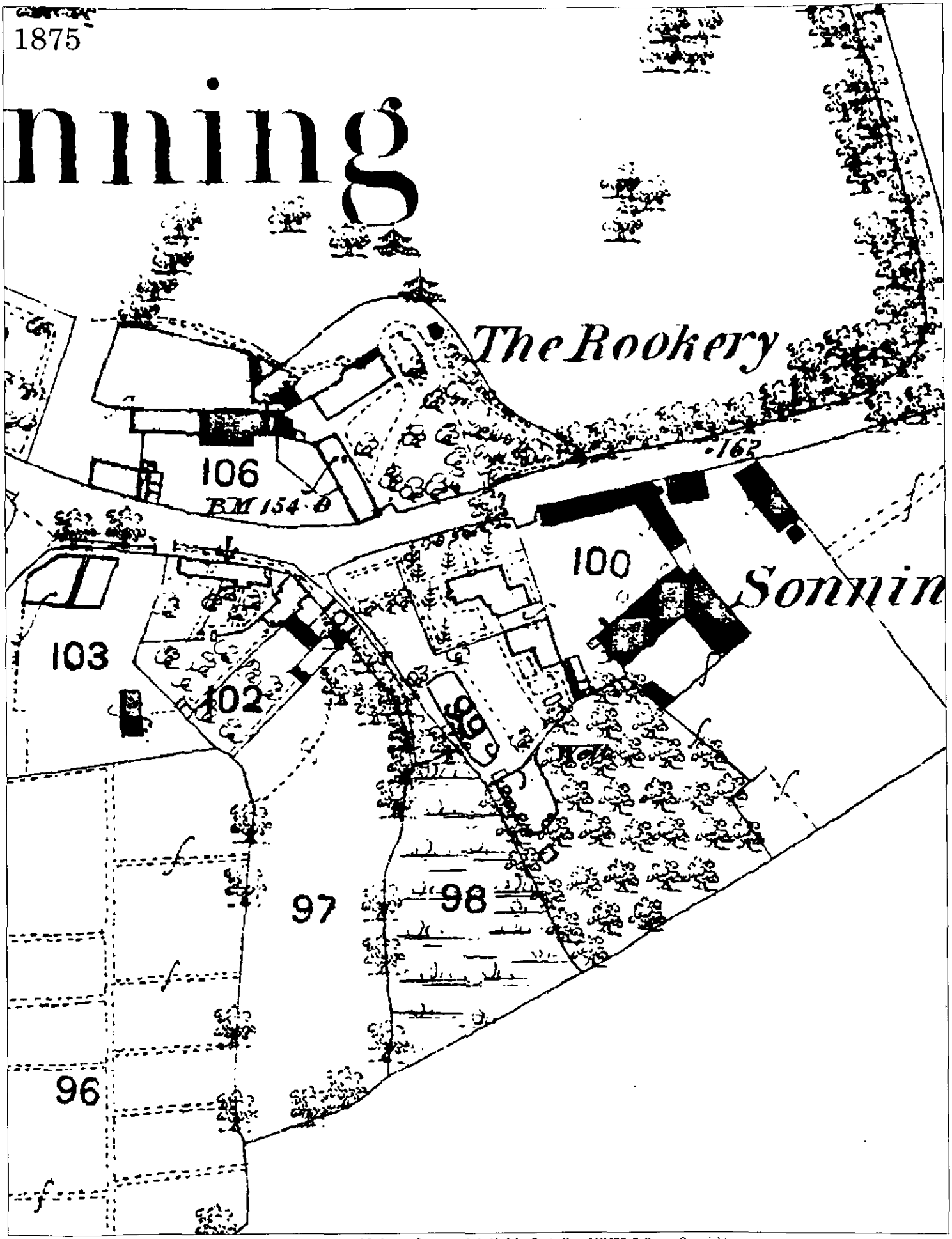

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N W E S

04 MAY 2000 1359

PROPOSED RESIDENTIAL DEVELOPMENT

AT

SONNING FARM

FOR

THE UNIVERSITY OF READING

SUPPORTING INFORMATION

SUTTON GRIFFIN
& MORGAN

APRIL 2000

SUTTON GRIFFIN
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University of Reading, Sonning Farm Residential Development

Design Statement

Introduction

The site is located at the western end of the Farm premises and is accessed from the B478 by an existing lane. The proposed residential development is made up of three component parts as follows:

1. Little Court House

   The house is an elegant Grade II Listed two storey Georgian building that at the moment is divided into two flats with B1 use on ground floor and the adjacent laboratory outbuilding. It is proposed that the house be returned to its previous use as a single dwelling. Features that have been added to the house over time will be removed. These include the additional front door that provided access to the first floor flat, the steel fire escape stair to the rear and the boiler room and chimney.

   In order to return the house to its prominent setting it is proposed that the existing laboratory building to the rear of Little Court House be demolished. The space created would become part of the garden to the house containing a parking court and a three car parking 'barn'.

2. Courtyard Houses

   The existing timber framed farm outbuildings are no longer used and are in a dilapidated state. It is proposed that the single storey shed that runs parallel with the main road and the two-storey barn at right angles to it, be restored and converted into residential units. Each unit would contain two bedrooms, living room, kitchen/dining room etc.

   The conversion would be carried out within the existing envelope using existing materials. The timber frame will be retained and, in the case of the two-storey barn, reinstated in an appropriate way. Because of the limited head height in both buildings the existing floor levels will be lowered by approx. 250mm. This will allow sufficient headroom under the retained timber beams in the single storey shed and permit the insertion of an additional floor in the barn.

   Walls to enclose the units will be carefully inserted behind the timber structure and will be clad in stained timber boarding. Because the houses are single aspect and the eaves height is low there is a need for daylighting into the principal rooms. This is achieved by the introduction, at appropriate points, of timber bay windows with high level glazing.

Sutton Griffin & Morgan – A practice within Architectural Partnerships plc

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A new single storey wing again containing a two bedroom residential unit will form the third side of the courtyard. The form, materials and detail of the new unit will match that of the existing buildings.

The communal space formed by the north, west and east wings will be landscaped and planted. A new 2.4m high brick wall will form the southern boundary, which physically and visually separate the development from the remainder of the Farm. Access for vehicles and pedestrians will be via the existing lane with parking spaces provided for both residents and visitors.

3. New Court House

The grounds to Little Court House will be divided into two plots. One for Little Court itself and the other for a new build house. The boundary between the two plots will be marked with a new beech hedge. The existing features of the plot such as the pond, watercourse, mature trees and pump house will be retained and incorporated into a new landscape garden.

The new house will be located in the southeast corner of the plot on the site of the abandoned tennis courts. Access for vehicles and pedestrians will be from the existing lane through new gates into an entrance court.

The proposed new two-storey house has a simple double square plan with a pitched roof and two projecting bays to the garden [west] side. There are four double bedrooms, two with ensuite bathrooms. Each bedroom has a balcony overlooking the garden.

The house will be constructed of traditional materials appropriate to its location. External walls will be red/brown stock bricks, the roof will be clay tiles and the joinery stained softwood.

The design intentions behind this proposed development can be summarised as follows:

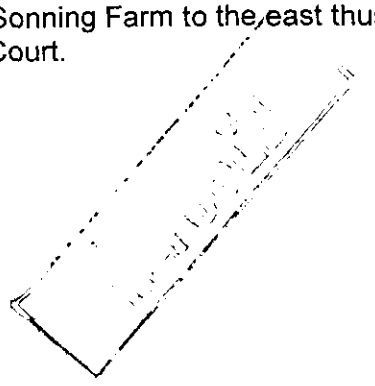
1. To remove the existing B1 use and return Little Court to its original purpose as a single house that occupies an important position at the entrance to Sonning Village.

2. To make use of otherwise redundant farm outbuildings again that occupy an important position at the entrance to the village.

3. To develop underused land in a modest way.

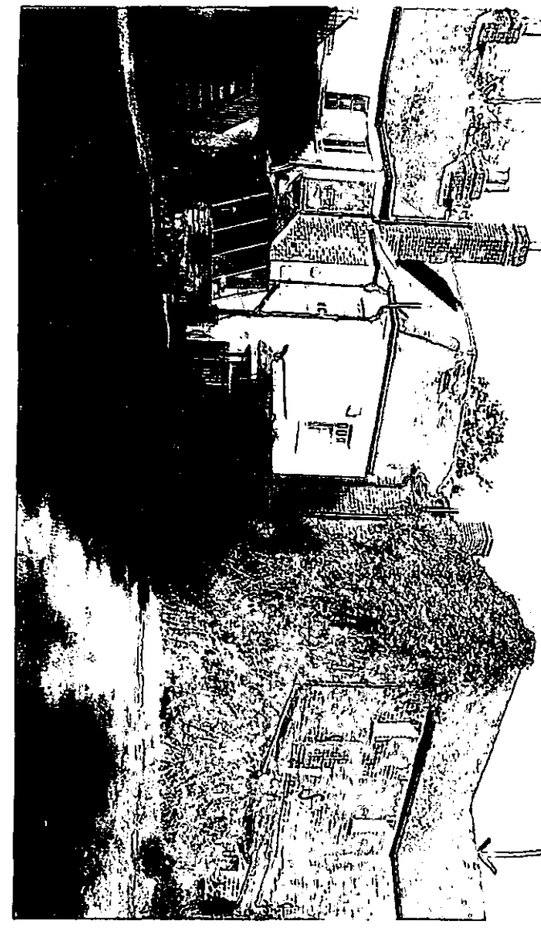
4. To produce an overall scheme that is a 'good neighbour' and is in harmony with the local context.

5. To confine farm traffic to the main entrance to Sonning Farm to the east thus reducing traffic levels on the access into Little Court.



LITTLE COURT

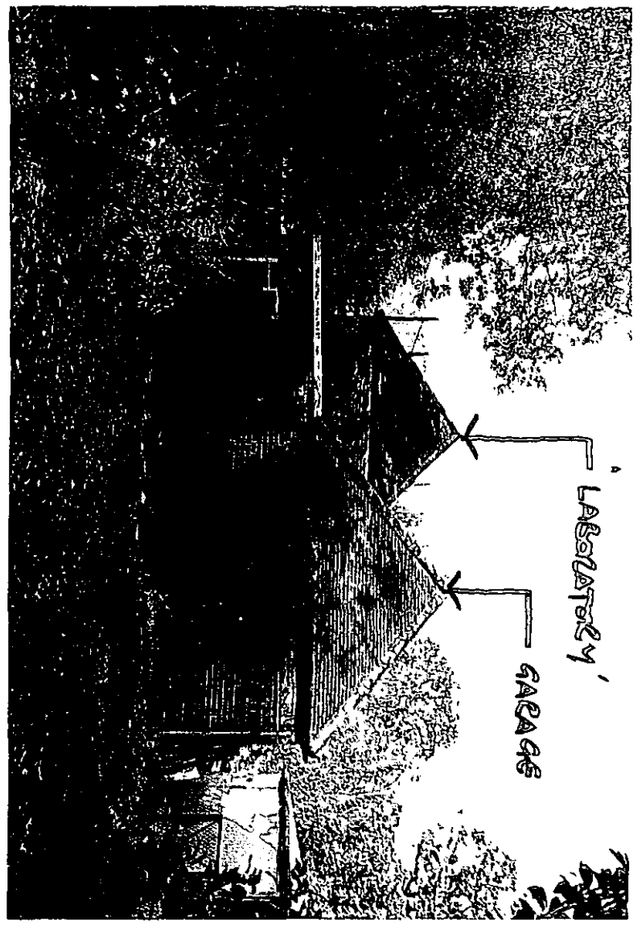
LABORATORY



(5) VIEW FROM THE REAR.

LABORATORY

GARAGE



(7) VIEW FROM GARDEN.

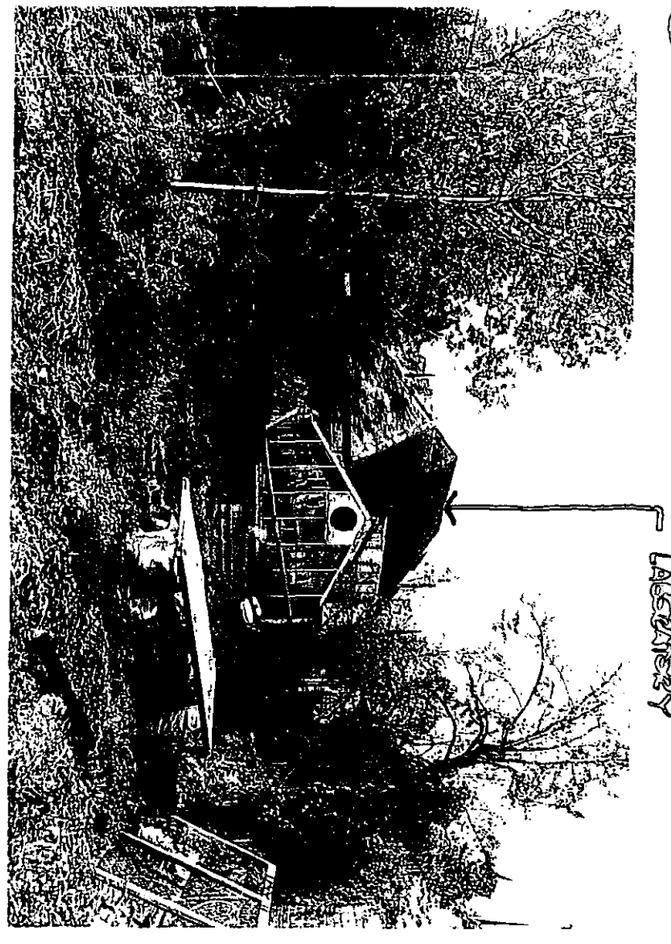
LITTLE COURT

LABORATORY



(6) VIEW FROM THE REAR.

LABORATORY



(8) VIEW FROM GARDEN

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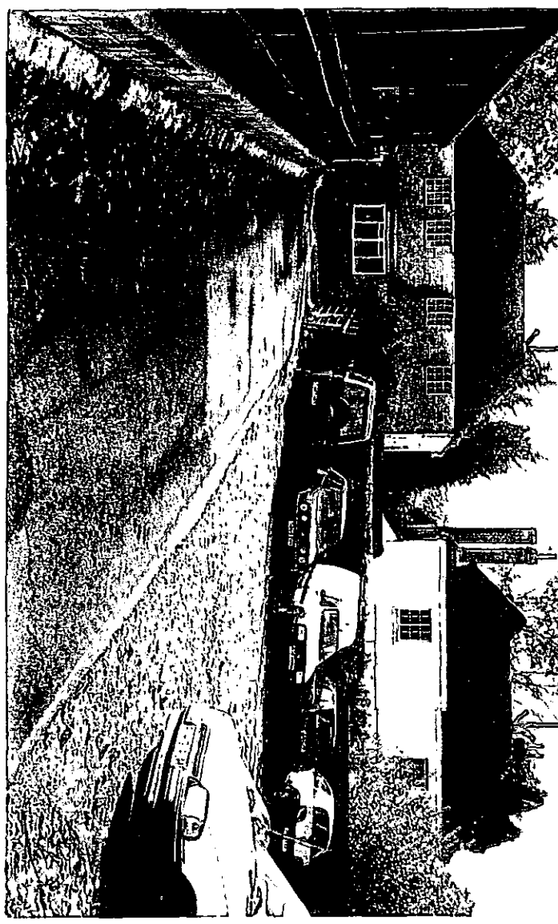
3306.

LABORATORY

LITTLE BARN



LABORATORY

LITTLE COURT.

(2) VIEW TOWARDS MAIN ROAD.

LABORATORY

LITTLE BARN



(3) VIEW FROM MAIN ROAD

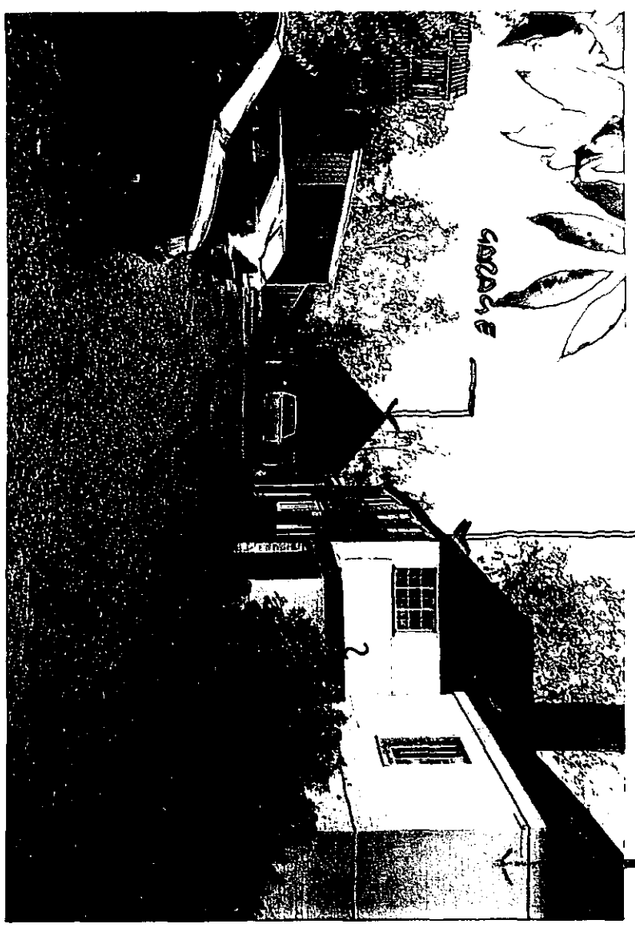
(4) VIEW FROM MAIN ROAD

VIEW FROM COURT YARD.

(1) LABORATORY

GARAGE

LITTLE COURT



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