[redacted]

EX SYSTEMS LTD

APPLICATION NO:
F/2000/2807

LOCATION:
The Barn Swallowfield Road, Arborfield Reading.

APPLICANT:
Mr & Mrs McCallum C/O D P Bates

PROPOSAL:
Proposed conversion of garage to study and barn to garage, pool, games room with staff accommodation over. Addition of windows in main dwelling and landscaping.

EARLIEST DATE FOR DECISION: **15/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 16/01/2001

CASE OFFICER: **Elaine Connor**

D.P.Bates Architecture, Planning & Interior Design Consultant,
The Gatehouse, Sonning Lane, Sonning–on-Thames, Berkshire, RG4 6ST
Phone & Fax 0118 969 7753

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Elaine Vashi,
Planning Dept.,
Wokingham Unitary,
Shute End,
Wokingham,
RG40 1WR.

5/4/03

Dear Elaine,

The Barn Swallowfield Road Arborfield, Conversion of the Redundant Agricultural Barn

I would like to confirm that my client wishes to withdraw the above planning application Ref: F/2000 2807.
Thank you for your help in this matter.

SX3 amended

Yours sincerely,

D.P.Bates (Agent)

Sent by FAX transmission 4/7/03

Development Control Ref No:	Received	Listed by:	Parish
F/2000/2807	02/11/00		Arborfield
LB/2001/5494	14/12/01		

Applicant: Mr & Mrs McCallum
Location: The Barn, Swallowfield Road, Arborfield
Proposal: F/2000/2807- Proposed single storey front and side extensions and insertion of 4 velux windows in the rear elevation of The Barn, bin store and landscaping.
LB/2001/5494- Proposed part demolition and repair works to listed barn

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Elaine Vashi

SUMMARY:

Planning History –The site is located on the north west side of Swallowfield Road, outside the settlement boundary, in the Parish of Arborfield. The dwelling, which is the subject of this application, is a converted farm building, which was given consent for conversion to a dwelling in September 1991. The site adjoins Whites Farm House to the north east, which is a grade 2 Listed building. It is apparent that the two sites were originally one, and that the outbuildings (being considered in this application), now in the ownership of the residents of 'The Barn,' once formed curtilage buildings to 'Whites Farm House.' Although the original farm buildings have been severed from Whites Farm House, its residents still maintain right of way through the farm yard, in order to gain access to the field at the rear of their property (which remains in the ownership of Whites Farm House).

The planning application currently being considered is a revision to the original scheme submitted in November 2000 and which was presented to the committee on 1st August 2001. The application as originally submitted proposed the conversion of the barn which lies between the application dwelling (called 'The Barn') and Whites Farm House (to the north east) to a swimming pool, games room and changing area, a single storey front and side extension to 'The Barn' and the insertion of four additional velux windows in its rear elevation, plus the erection of a bin store and landscaping scheme. The application was deferred by the committee for a site visit, which was to take place after a structural engineers report confirming the fitness of the barn for conversion was received. This report was prepared and submitted to the Council and as a result it was considered by officers that the outbuilding was not fit for conversion and was an unsafe structure. As a result of this negotiations have been ongoing.

Proposal – This revised planning application and listed building application propose the partial demolition of the barn, which was originally proposed to be converted, and the footprint lost (by demolition) replaced by the erection of an extension to the main dwelling. The extension to the dwelling will form a swimming pool and changing area at ground floor level, and galleried area at first floor level overlooking the swimming pool along with the replacement of the existing garage with a larger one to accommodate an

office/study. The extension proposed would project approximately 18.1m from the front of the dwelling. The existing double garage projects approximately 5.9m out from the front of the dwelling. However, this would be replaced by the swimming pool block and would be added to the end of it.

At present there is a 4m wide gap between the existing dwelling at 'The Barn' and the outbuilding proposed to be demolished. The residents of Whites Farm House have right of way through this to gain access to their fields, which lie to the rear of the application site. Although the existing gap would essentially be closed over by the proposed extension, it would be replaced in the space where the barn demolition is to take place. Therefore, the access through the site would be retained. The application proposes that at 1.1m five bar gate be constructed across this gap for security reasons.

The listed building application also proposes the restoration and repair to the remaining part of the barn. The works involved are detailed on the annotated plan attached (drawing no.RBAR/01/4)

RECOMMENDATION:

GRANT – F/2000/2807- recommend approval subject to a S106 legal agreement and conditions.

LB/2001/5494 – recommend approval subject to conditions

Background Papers
Held by: Planning Reception **Division: Development Control** **Dept: Environmental Services** **Contact No: 0118 974 6428/ 6429** **E Mail:** development.control@wokingham.gov.uk
NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations, which has or is about to take place, will also be reported.

BACKGROUND

3. **Consultations** –

- **Arborfield & Newland Parish Council**- no objection in principle, but would like to see agricultural outbuilding tied to the dwelling.
- **Environment Agency**- no objection subject to an informative
- **Ecologist**- requested a bat survey as the proposal involves partial demolition of a building. This report has been submitted and the Council's ecologist is satisfied that the works will not have an adverse impact upon the local bat population.
- **Highways**- no objection subject to conditions
- **Conservation Officer**- no objection subject to conditions
- **1 letter of objection summarised as follows**
  - proposal does not respect the historic setting of Whites Farm House
  - does not respect the landscape character of the area and would be inappropriate in a rural area
  - would lead to an extension inappropriate in scale, form massing, materials, design and character in its countryside location
  - adverse visual impact in the countryside
  - inadequate information on restoration of barn
  - contrary to policies WCC7 and WHE11
  - impact of proposed swimming pool on water supply and pressure

4. **Appraisal** – The main issues are:

A. Impact upon neighbouring residents (SEALP policies STV2, SBE1 & SBE2; BSP policies OS1 and EN1; WDLP policies WOS2, WOS3 & WBE1)

B. Impact upon the character and setting of the listed building (BSP policies EN4 & WDLP policies WHE11, WHE13)

C. Impact upon the character of the area (BSP policies OS1 & C2, SEALP policies STV2 and SC19; WDLP policies WOS2, WOS3, WCC1 & WCC5)

D. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan policies LPS2 & 3, and Wokingham District Local Plan WIC16 and PPG25).

E. Inspector's report on part 2 of the Wokingham District Local Plan.

A. Impact upon neighbouring residents

The proposed extension to the dwelling at 'The Barn' would be located approximately 8m away from the boundary with the neighbouring property Whites Farm House and approximately 21m away from the rear of the dwelling. The proposed extension would have 2 velux windows in the proposed south east elevation to serve the galleried area overlooking the proposed swimming pool, and one high level window in the proposed north east elevation which will allow light into the proposed garage. Given the size and massing of the proposed extension and its distance from 'Whites Farm House' it is not considered that that it will be overbearing or overlooking upon this dwelling and will not therefore have an adverse impact upon the living condition of the residents.

The proposal will result in the relocation of the right of way through the application site. This right of way will be a similar size than it is at present, but is proposed to be closed off by a gate way, which is required for security reasons. It is considered that this will not affect the residents of Whites Farm House' access through the site to get to their fields at the rear.
It is considered that the partial demolition of the existing outbuilding and the repair work proposed to enhance this building will improve the outlook from the rear of Whites Farm House.

B. Impact upon the character and setting of the listed building.

At present the outbuilding (which was originally proposed to be converted) is considered to be structurally unsafe and in need of repair. The Listed building application proposes the part demolition of this building and the retention of the part of the building which is physically attached to the curtilage buildings which form part of the listing of the neighbouring property 'Whites Farm House.' Given that the conversion of this outbuilding as previously proposed would require extensive rebuilding and which would consequently change the character of the surrounding listed buildings, it is considered the demolition and repair works proposed is an opportunity to enhance the character and setting of the listed buildings at 'Whites Farm House.' Provided that members be minded to grant listed building consent for the partial demolition and repair works to the remainder, it is suggested that any planning permission is subject to a section 106 legal agreement to ensure that the works are carried out

C. Impact upon the character of the rural area

The proposed extension to the dwelling at 'The Barn' would result in an additional 225m^2 of floor area. This amounts to an approximate increase of 54% of the original floor area of the barn conversion. Also the extension proposed will replace that which is being lost through the demolition of the outbuilding, and no more. The Council accepts that the extension is not a minor one but considers that it would be of an appropriate scale and massing, in keeping with the character of the barn conversion, provided that the listed building works are implemented in full. The application also proposes the insertion of 4 additional velux windows in the rear elevation, a bin store located behind the front boundary fence of the application site, and a landscaping scheme. It is considered that these works along with the proposed extension will be in keeping with the character of the existing dwelling, and will not have a negative impact upon the character of the surrounding rural area.

D. Concerns of local residents

It is considered that the concerns of the local resident have been addressed in the above report

D. Flooding issues

The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

E. Inspectors report on part 2 of the Wokingham District Local Plan

The Inspectors recommendations are a material consideration in the determination of applications:

Policy WOS2: The Inspector recommends replacement of this policy by a sequential approach whereby previously developed land and buildings within or on the edges of category A settlements is developed first.
Comment: It is considered that the Inspectors recommendations have been complied with.
Policy WOS3: The Inspector recommends that this policy is amended, but it would impact in a similar way upon the proposed development.
Policy WBE1: The Inspector recommends that the importance of good design be more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspectors comments have been complied with.
Policy WHE11: The Inspector recommends replacement of this policy with one of slightly different wording, which would impact in a similar way on the proposed development.
Comment: It is considered that the Inspectors recommendations are complied with.
Policy WHE13: The Inspector recommends that this policy is amended, but it would impact in a similar way on the proposed development.
Policy WCC1: The Inspector recommends that the wording of this policy be altered to remove the words 'in exceptional circumstances.' The categories in which proposals are to be considered remain the same with slight changes to the wording. The policy will impact in a similar way.
Comment: It is considered that the Inspectors recommendations are complied with.
Policy WCC7: The Inspector recommends the definition of agricultural land in respect of this condition. Otherwise the policy remains the same.

5. **Conclusion** – It is considered that the proposed extension and alterations to the dwelling at 'The Barn' are of an appropriate size and distance from 'Whites Farm House' so as not to be overbearing or overshadowing upon this property. Therefore, the proposed development is unlikely to have a negative impact upon the living conditions of the neighbouring residents. The proposed development is in keeping with the character of the existing dwelling and although big is not of a size or scale which would be considered excessive in this countryside setting. The partial demolition and repair works to the outbuilding which, is physically attached to the curtilage buildings of the neighbouring listed building, 'Whites Farm House,' are considered to be necessary and appropriate and present an opportunity to improve the quality of the existing outbuildings thus, contributing to the character and setting of the adjoining listed building.

6. **Recommendation** – a) **F/2000/2807**
GRANT PLANNING PERMISSION subject to a S106 agreement requiring restoration works to the remainder of the listed barn and the following conditions

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

4. All plant, machinery and equipment (including fans, ducting and external openings) used at the premises shall be so installed, maintained and operated as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises the subject of this permission.

Reasons

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

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

3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

4. To ensure that no nuisance or disturbance is caused to the detriment of the residential amenities of adjoining occupiers.

Informatives

1. This permission relates to the application as amended with revised plans, drawing no. RBAR/01/2A & RBAR/01/1A submitted to the Local Planning Authority on 13/12/01 showing proposed extension to dwelling, bin store, velux windows, landscaping scheme and omission of barn conversion and does not approve the proposals as originally submitted.

2. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:
BSP policies: OS1, EN1 & EN4
SEALP policies: STV1, STV2, SBE1, SBE2 & SC19
WDLP policies: WOS2, WOS3, WBE1, WCC7, WHE11 & WHE13

b) **LB/2001/5494**
GRANT LISTED BUILDING CONSENT subject to the following conditions:

1. Detailed drawings and/or samples of materials, as appropriate, in respect of the new joinery, including full sized moulding profiles, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

2. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reasons

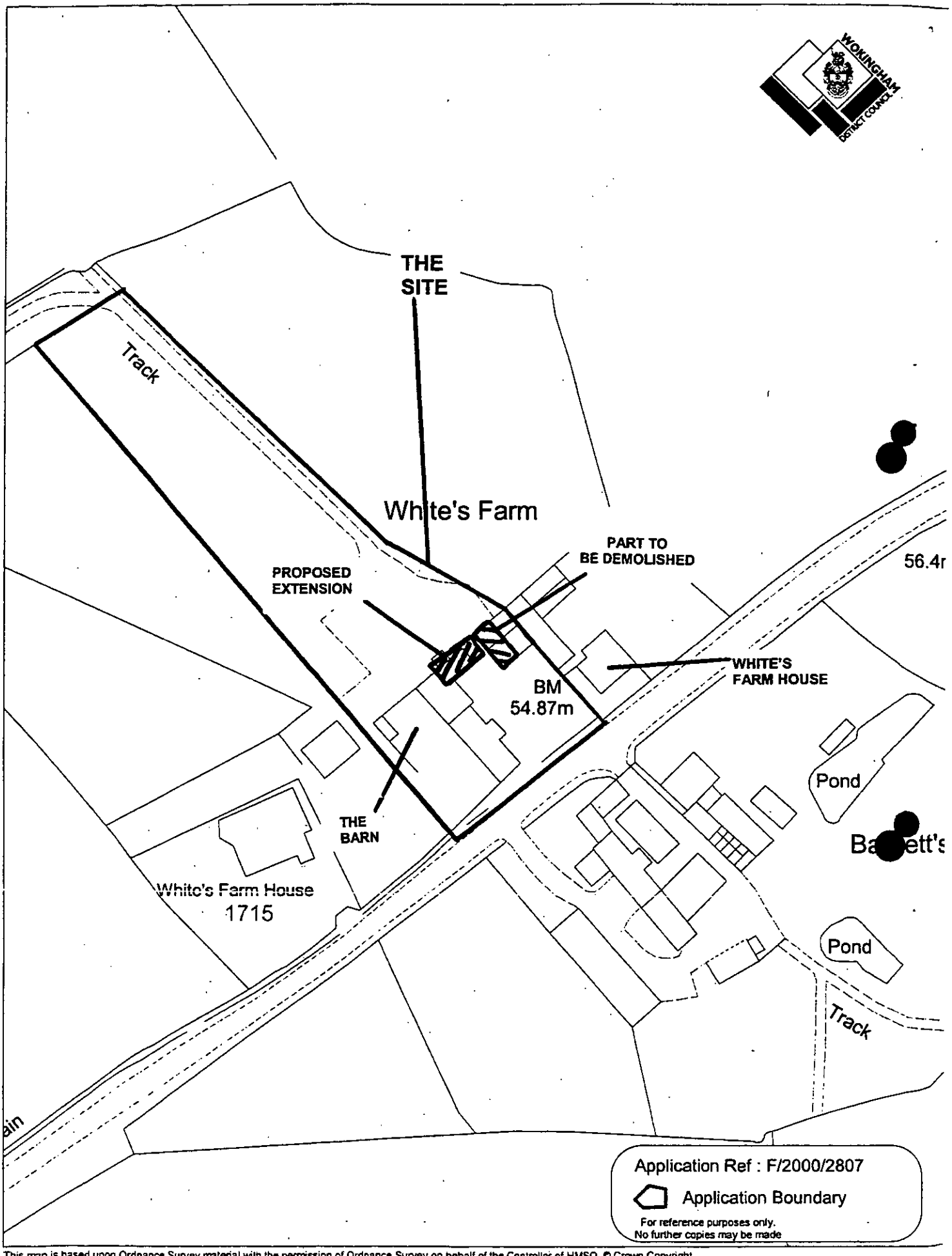
1. In order to safeguard the special architectural or historic interest of the building

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

Informatives

1. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.
2. The works hereby approved are only those specifically indicated on the approved drawings. Any additional works may require a further listed building consent.

3. Attention is drawn to Section 8(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the effect of which is that any demolition may not be undertaken (despite the terms of the consent granted by the Local Planning Authority) until notice of the works has been given to the Royal Commission on the Historical Monuments of England, 23 Savile Row, London, W1X 1AB and they have been given reasonable access to the building for at least one month following the grant of consent, for the purpose of making a record or within that period, they have stated that they have completed their record of the building or that they do not wish to record it.



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Development Control Section, Environmental Services, Wokingham District Council.

20th February 2002 Scale: 1 : 1250

- additional development in countryside is inappropriate in scale, form, materials, design and character
- adverse visual impact upon countryside
- adverse impact upon the residential amenity-overlooking, privacy and noise
- inadequate information

- ***Arborfield & Newland Parish Council-*** have concerns about the application, which are summarised as follows:
  - the access way to Whites Farm must not be compromised
  - the right of way across The Barns' land must be accessible at all times to the owners of Whites Farm
  - the effect of the proposal on the character and appearance of the rural area, adjacent to a listed building
  - the noise from the proposed swimming pool and plant equipment could have an adverse impact upon neighbouring residents.

4. **Appraisal** – The main issues are

   A. Impact upon neighbouring residents
   B. Impact upon the character of the area
   C. Impact upon the setting of the Listed Building

A. Impact upon neighbouring residents

The revised scheme being considered proposes the conversion of the existing dis-used farm building, which adjoins the side boundary of the Barn, to Whites Farm House, to the north east. The original scheme included staff accommodation at first floor level with a dormer window in the north east side elevation overlooking Whites Farm House. This was considered to be an unneighbourly use of the building which would be detrimental to the privacy of the residents of Whites Farm House and was considered to be an inappropriate use in the countryside. However, this element of the scheme has been omitted along with a large extension, which was proposed for the rear of the farm building, which leaves the issue of the conversion of the farm building to a swimming pool and games room, for consideration.

It is considered that this proposed use of the building as a swimming pool, changing area and games room, ancillary to the enjoyment of the residents of The Barn, with no windows to be inserted in the side elevation adjacent to Whites Farm House, will not cause undue harm or loss of privacy to the residential amenity of the neighbouring dwelling.

Concerns have been raised about the prevention of access to the residents of Whites Farm House across the application site in order to get to the land at the rear, which is in the ownership of the residents of Whites Farm House. The original scheme included a link between the existing house and the barn, proposed for conversion. This would have created a solid barrier, which would have denied access across the site. However, this element was considered inappropriate and would have been detrimental to the openness and character of the site. The scheme has therefore been revised omitting

the link between the house and barn, and has been replaced by an openable gate, which provides some means of enclosure to the site for security reasons, whilst retaining the openness of the farmyard and a means of access through the site.

It is therefore considered that the application will not cause any undue harm to the living conditions of the residents of Whites Farm House.

B. Impact upon the character of the area

The original scheme submitted was considered to be overdevelopment of the site. However, given that the link between the house and barn has been omitted and has been replaced by a traditional style fence and gate to provide security on the site, it is considered that this maintains the sense of openness through the site, that would have been an original feature of the farm yard.

The revised plans show a small front extension, approximately 1m forward of the existing building line to provide a slightly larger garage to accommodate two cars. A single storey side extension is also shown to create a study. It is considered that given the siting of the proposed study to the rear of the site it will not have a negative impact upon the character of the area.

The original landscaping scheme for the farmyard fronting the dwelling proposed a formal, manicured scheme, which was considered to be out of keeping with the character and appearance of the farmyard. This has been omitted and a scheme to lay brick pavers on the area between the house and the barn and along the front of the dwelling has been submitted. It is considered that this landscaping will be unobtrusive and will not have a negative impact upon the character of the site.

C. Impact upon the setting of the listed building

The dis-used outbuilding /barn which is proposed to be converted, physically adjoins the outbuildings attached to Whites Farm House. The applicants have confirmed that the barn is in a suitable condition to be converted without the need for major renovation (this is assumed to be correct but is being checked by Officers and will be reported to the Committee). It is considered the proposed fenestration treatment, to retain the large barn door on the front elevation with the insertion of glazed panels will only slightly alter the appearance of the building but will create a sense of light and openness. It is therefore, considered that the changes proposed to be made to the barn will not have an adverse impact upon the character of the adjoining listed building.

5. **Conclusion** - It is therefore considered that the changes made to the scheme are appropriate and the present scheme omits any negative impact upon both the character of the are and the setting of the adjoining listed building and upon the living conditions of the residents of Whites Farm House.

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

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials including those to be used in the ground surface treatment shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the north east elevation of the barn conversion (adjoining Whites Farm House) hereby permitted except for any which may be shown on the approved drawing(s).

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

5. The barn conversion hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of and ancillary to the residential dwelling located on the site.

6. The building hereby approved shall not at any time be used for any habitable purposes, but shall only be used for other purposes incidental to the enjoyment of the dwelling house within the curtilage of which it lies.

7. Before the use hereby permitted commences, the building shall be sound insulated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, and the approved sound insulation shall be retained and maintained for the duration of the use.

8. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Reasons:

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

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

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

4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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5. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

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

7. To safeguard the residential amenities of adjoining residents and the area generally from noise and disturbance.

8. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informatives

1. This permission relates to the application as amended with revised plans, drawing no. BAR/01/2 submitted to the Local Planning Authority on 15th May 2001 showing the omission of staff accommodation, omission of proposed barn extension, omission of link between house and barn, relocation of bin store and addition of proposed single storey side and front extensions to existing dwelling. And does not approve the proposals as originally submitted.

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

   Berkshire Structure Plan policies OS1, C1, C2
   South East Area Local Plan policies LTV2, LBE1, LBE2, LC19
   Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WCC5,WCC7, WBE1, WHE11

Elaine Vashi

ALAN BARNES

Consulting Civil and Structural Engineers

THE STREET, SWALLOWFIELD, READING, BERKS RG7 1QY
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e-mail: reading@alanbarnes.co.uk ▪ www.alanbarnes.co.uk

Ref: B126SR.20301.1308.AB

STRUCTURAL REPORT

ON

FEASIBILITY OF PROPOSED CONVERSION OF

DIS-USED BUILDING AT

THE BARN, SWALLOWFIELD ROAD,

ARBORFIELD

RG2 9JY

Client: Mr & Mrs McCallum
The Barn
Swallowfield Road
Arborfield
Berks
RG2 9JY

Alan Barnes Consulting Engineers
The Street
Swallowfield
Reading
RG7 1QY

Job: 20301

August 2001

1.00: INTRODUCTION

1.1: We were instructed by Mr & Mrs. McCallum to provide a structural assessment to determine whether or not the barn is in a suitable condition to be converted without the need for major renovation.

1.2: This inspection was required to append to the Planning Application (Ref: F/2000/2807) at present being considered by Wokingham District Council.

1.3: The Main Barn was converted to a dwelling in September 1991. The barn which is the subject of this report is ancillary to the dwelling and is attached to a garage and other outbuildings in White's Farm House, the adjacent property. Whites Farm House is a Listed Building. Therefore the outbuildings may be deemed listed since they are within the curtilage of Whites Farm House, albeit detached from it, and therefore the dis-used barn is a sensitive building.

1.4: The dis-used Barn originally served Whites Farm, but has been out of use for a number of years. It comprises an older barn with a slate covered roof, and a side extension with a shallow pitch (asbestos cement profiled covering). Brick walls are provided, with timber barn doors and some timber cladding.

2.00: OBSERVATIONS

2.1: The asbestos/cement roof is fractured in places but there are few significant leaks. In the original barn, which has a first floor, and a partly slate covered roof there are some leaks and locally some floor boards and one or two joists have been affected by wet rot. This is a localised rather than extensive defect.

2.2: The brickwork walls are generally 0.33m (13 ½ in) thick and are 2.8m – 5.5m high. They are robust but with some localised cracking, none of which is indicative of recent or progressive differential foundation movement.

2.3: The brickwork oversails the damp proof course at the north west corner by about 10mm. This results from moisture expansion of the brickwork. The brickwork elevation is in the order of 17m long.
There is a slight horizontal crack also in this corner and this may have resulted from past lateral loads when the barn was presumably used for storage.

2.4: The timber wall plate on the west elevation is rotten in places, but this can easily be addressed in conjunction with the roof works (see below).

2.5: Some individual bricks in the original barn have spalled. This is caused by frost damage where re-pointing has not been undertaken as frequently as necessary and the mortar joints have therefore weathered.

3.00: RENOVATION WORKS

3.1: Any work to the roof covering whether by this renovation work or by normal maintenance will involve disturbance of the profiled asbestos cement covering. In view of its brittle nature where asbestos/cement is disturbed, such disturbance is likely to damage adjacent sheets. Under current Health and Safety Regulations any maintenance would therefore essentially involve complete removal of the cladding, and the cladding would need to be disposed of in compliance with the current Regulations.

3.2: Whilst profiled asbestos/cement is no longer manufactured, similar cladding is manufactured by Eternit in cement fibre and therefore the cladding may be replaced to reflect its present appearance.
The pitch of this part of the roof (about 12 ½ °) is such as to limit the choice of alternative suitable cladding.

3.3: Whilst the timber supports are generally in satisfactory condition for re-use, the need to replace the cladding and to remove the two timber posts (internally) so as to construct the swimming pool results in a requirement to reconstruct the 'lean to' part of the roof over the proposed Swimming Pool.
This can be achieved by using a Solid Timber Decking (supporting the profiled Eternit cladding) with insulation and felt, and bearing either onto steel beams or Glued Laminated Structural Timber Beam.

3.4: Over the original part of the barn where there is a first floor the existing roof which comprises trusses, purlins and rafters can largely remain with localised timber member replacement only where rot is present.

3.5: The main walls of the Barn are in satisfactory condition generally. In the original part of the Barn, where bricks are spalled, some brick replacement is required.

3.6: Since the depth of the swimming pool is likely to be deeper than the existing wall footings underpinning will probably be necessary.

4.00: CONCLUSIONS AND RECOMMENDATIONS

4.1: It is feasible to convert the existing Barn as shown in the proposals and in the appended sketch.

4.2: The additional structural work will be as follows:-

(a) Underpinning of the walls nearest to the Swimming Pool.

(b) Re-covering of the roof so as to accommodate new insulation . The existing roof finishings may however be retained with the profiled asbestos/cement cladding replaced by its modern day equivalent in fibre cement (by Eternit).

(c) Localised repair of cracks and brick spalling.

(d) The removal of the timber posts in the Barn may be achieved by installing new roof beams.

(e) Localised removal of rotten timber (not extensive) will be required in the roof and parts of the first floor.

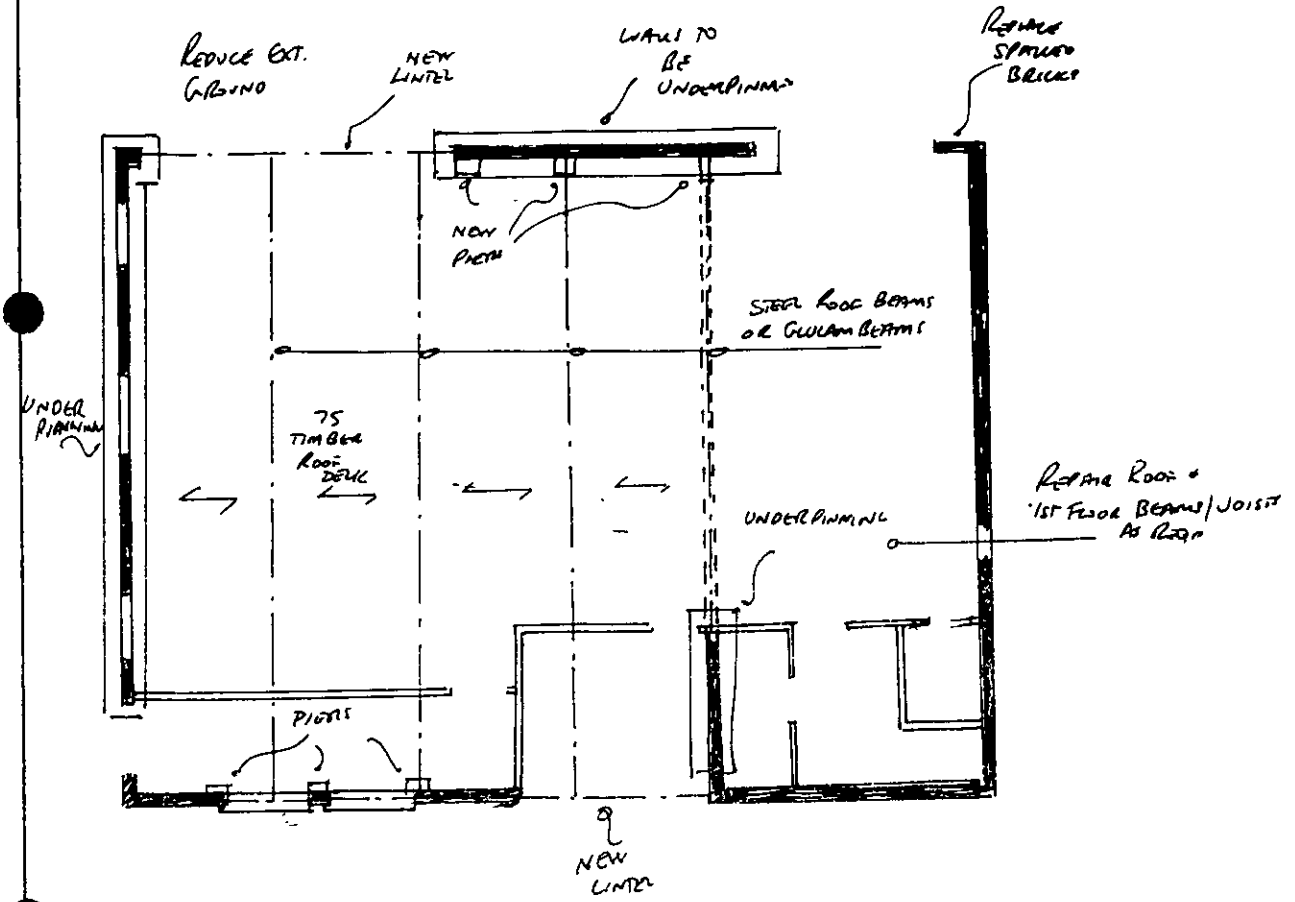


Alan Barnes BSc (Eng) C Eng MICE MI Struct E
ALAN BARNES CONSULTING ENGINEERS

Cc: D.P. Bates
Mr & Mrs McCallum (e-mail & Post)
Wokingham D.C. Planning Dept (E. Vashi – Ref: F/2000/2807)
File

ALAN BARNES
Consulting Civil and Structural Engineers
THE STREET, SWALLOWFIELD, READING, BERKS RG7 1QY
TEL: READING (0118) 988 4010 FAX: (0118) 988 2386

DRAWN: AB	DATE: AUG '01
SCALE: NTS	DRG. No. 20301/SK1
JOB TITLE: THE BARN, SWALLOWFIELD RD, ARBORFIELD	CLIENT: MR & MRS McCALLUM
DRG. TITLE: STRUCTURAL SKETCH SCHEME	



Received by Wokingham District Council

Application No: F/2000/2807

Proposal:
Proposed conversion of garage to study and barn to garage, pool, games room with staff accommodation over. Addition of windows in main dwelling and landscaping.

Location:
The Barn, Swallowfield Road, Arborfield, 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

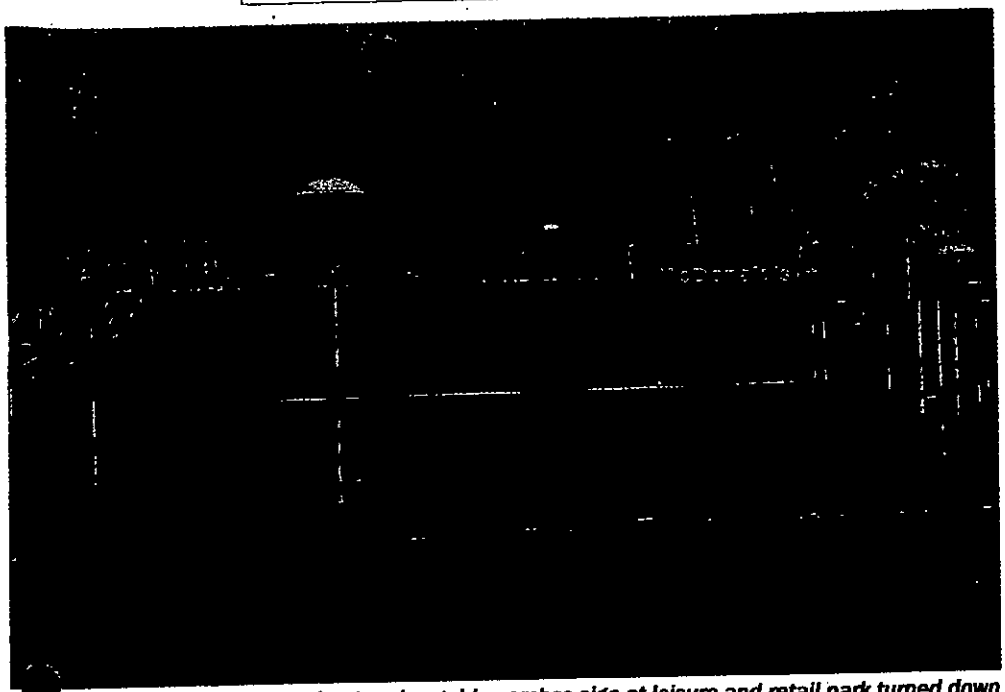
WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/12/2000. 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

21 November 2000



Rugby: advertisement application to raise golden arches sign at leisure and retail park turned down

Court cases

Resident loses claim for damages regarding leisure scheme permitted next to his home

A local resident's claim against Christchurch Borough Council for £850,000 in damages over its decision to grant planning permission for a ski and leisure centre next to his bungalow has been rejected by the Court of Appeal.

Access to the development apparently required part of the resident's property to be used to construct the correct visibility splays. However, it transpired that the property encroached onto the highway, and so no purchase was necessary. The bank subsequently repossessed the property. The complainant argued that the council and developer had colluded over the deal, resulting in loss of amenity and blight.

The county court had dismissed the claim for damages as being out of time. In the Court of Appeal, Lord Justice Keene stated that no new points of principle or practice had been raised. Therefore, the judge ruled, the county court had been entitled to conclude that it had been brought out of time.

Tabram v Christchurch Borough Council; Date: 20 June 2001; **Ref:** A2/2000/3628.

Approval of house extension under delegated powers to be subject to review in High Court

The London Borough of Harrow's decision to grant planning permission for a house extension will be subject to a full hearing in the High Court following a successful application for judicial review by a next-door neighbour.

In court, the neighbour argued that the decision to grant permission under delegated powers conferred upon the chief planning officer conflicted with the scope of those powers. Having regard to the objections made and the apparent conflict with planning policies, he claimed that the application should have been considered by the planning committee.

The council argued that leave to challenge the consent had not been made in time and that judicial review would prejudice the owners' wishes to carry out the extension, for which architects' fees had been paid. Mr Justice Collins concluded that the evidence suggested that the proposed development did conflict with the prevailing planning policies. Although there would be potential prejudice and delay, this did not render the application out of time, he ruled.

Carlton-Conway v London Borough of Harrow; Date: 21 June 2001; **Ref:** CO/4249/2000.

Gypsy families given the right to challenge High Court ruling on human rights grounds

Six gypsy families have been granted permission to challenge a High Court judgement requiring them to vacate a site at Potters Bar, Hertfordshire, and remove their caravans, mobile homes and vehicles (*Planning*, 29 June, p2).

The Court of Appeal heard that the families had moved onto the site following the closure of a local transit site and that there was no space available on authorised sites. The families claimed that if they were moved on they would immediately become homeless and the education of 16 school-age children would be disrupted. They argued that the council's action breached its obligations under article 8 of the European Convention on Human Rights, since it violated their right to respect for their homes, private and family lives.

Lord Justice Sedley agreed that there was an arguable case that the local authority had erred in treating the human rights aspect of the case as a "mere planning consideration" and had therefore failed to carry out a proper balancing exercise in assessing the families' welfare needs. The High Court requiring them to stop using the land was therefore open to challenge, he ruled. A full hearing in the Court of Appeal will now be arranged.

Hertsmere Borough Council v Harty and Others; Date: 21 June 2001; **Ref:** A2/01/0731/A.

Appeal decisions

ADVERTISEMENTS

Bid to raise height of sign at drive-through restaurant rejected as being excessive

McDonalds has failed to secure advertisement consent to increase the height of its corporate "golden arches" pole sign from 5m to 9.1m at the entrance to a new leisure and retail park in Rugby.

The advertisement control officer noted that a large cinema and various stores had signs at relatively high levels, but he judged that these related satisfactorily to the scale and design of the individual buildings. In contrast, he held that a free-standing sign of 9.1m would be excessive at the gateway into the development and would not be visually absorbed against the distant backdrop of retail units. Although there might be some scope for increasing the height of the existing sign, he concluded that the proposal was excessive.

LPA: Rugby Borough Council; **Date:** 12 June 2001; **Advertisement control officer:** Noel Hutchinson; **DCS No:** 52631224; Written representations.

COMMERCIAL AND INDUSTRIAL

Stable conversion turned down on grounds that it would involve major reconstruction

The conversion of a stable block to a doctor's surgery in the Hertfordshire green belt has been rejected after an inspector concluded that the works would involve major reconstruction, notwithstanding a structural survey report to the contrary.

The survey report suggested that the stable buildings were structurally adequate for conversion. But the inspector noted that it contained little detail of the work or repairs required. In particular, it revealed that there was a requirement for a new roof, together with strengthening and partial rebuilding of the walls.

When taken in combination with two new windows and the replacement of an open-fronted canopy with a glazed corridor, the inspector held that the works did not involve a conversion but a major reconstruction which would be contrary to green belt policy. He also held that it would harm the rural character of the area.

LPA: Broxbourne Borough Council; **Date:** 19 June 2001; **Inspector:** John Davies; **DCS No:** 39849127; Written representations.

FOOD AND DRINK

Tables and chairs at Covent Garden found to harm listed building and conservation area

An appeal seeking permission for the siting of tables and chairs in front of a bar and restaurant in Covent Garden has been rejected on the grounds that it would detract from the recently completed extension to the Royal Opera House, designed to recreate and reinforce the original Inigo Jones concept.

Although the appellant had reduced the projected seating area from 2.4m to 1.6m in depth, the inspector ruled that the siting of tables and chairs would harm the setting of the listed buildings and obstruct an appreciation of the arches around the piazza. They would be visually intrusive and inappropriate to their location, he concluded.

LPA: Westminster City Council; **Date:** 15 June 2001 **Inspector:** Malcolm Lewis; **DCS No:** 35455656; Inquiry.

Editor's comment: *Several appeal cases which hav considered the impact of A3 food and drink uses have found they encroach on the architectural and historic character of the Covent Garden piazza. It is possible that we are being a little too precious in ou protection of one of the few British examples of a vibrant continental-style alfresco environment.*

Notice quashed after alterations to pub rule to have preserved remaining historic qualitie

An enforcement notice requiring compliance with a condition imposed on a permission for an extensior to a listed pub in Somerset has been quashed

D.P.Bates Architecture, Planning & Interior Design Consultant,
The Gatehouse, Sonning Lane, Sonning–on-Thames, Berkshire,RG4 6ST.
Phone & Fax 0118 969 7753

Elaine Connor,
Planning Dept.,
Wokingham D.C.,
P.O.Box 157,
Shute End,
Wokingham,
RG40 1WR.

16/3/01

Dear Elaine,

The Barn Swallowfield Road, Arborfield Berks.

Further to our recent meeting with Harold Saunders John Mitchell & yourself, I enclose a sketch scheme based around the ideas put forward at that meeting, as follows:

(a) We have enlarged the garage by 1M. in width & extended it to form a study to the rear.
(b) The barn has a small lean to extension at the rear to accommodate an entrance through the existing door.
(c) The first floor to the rear of the barn is to be a galleried area with 2 no. proposed rooflights, the galley to be used for leisure only.
(d) As part of our revised scheme we would also like you to consider the windows in the existing house / barn as shown in the original application.
(e) We have relocated the bin store, this would be a tiled pitched roof on timber posts, in the position shown.
(f) The gate & fence are also shown together with revised treatment of the landscaping.
(g) We would also like you to consider the rose garden as shown in the original scheme. In our original application.

We look forward to your comments on the revised scheme in the near future so that we can submit a second application as soon as possible.
We also await your refusal of planning permission notice together with copies of the policies forming the main objections to the original scheme, as promised at our recent meeting.

Yours sincerely,

D.P.Bates (Agent)

Copies to:
Harold Saunders
John Mitchell

41381

E.C.

COPIES TO:

ACK:

FILE:

Angela Odell

From: Gary Cowan [gary@cowan24.freeserve.co.uk]
Sent: 16 June 2001 17:10
To: angela odell
Subject: Fw:

Angela can I have this listed Cheers Gary Cowan.
----- Original Message -----
From: "Elaine Connor" <Elaine.Connor@wokingham.gov.uk>
To: <gary@cowan24.freeserve.co.uk>
Sent: Friday, June 15, 2001 4:11 PM

> Dear Mr Cowan
> I refer to your recent email regarding the application at The Barn,
> Swallowfield Road, Arborfield. To answer your query about the 50%
increase,
> the actual amount of extension is minimal and includes a single storey
rear
> extension to form a study and a minor extension to the garage to make it
big
> enough to house two cars. The rest of the application refers to change of
> use of the barn to a swimming pool, games room and changing area. Revised
> plans have been received as a result of extensive negotiations with the
> applicant and it is considered that the scheme overcomes any issues with
the
> neighbouring dwelling. Therefore, we will be recommending approval of the
> application. My appraisal of the scheme is with John Mitchell at the
minute
> and the listing letter will be sent to you shortly. I realise however,
that
> it is your wish to list the application. I am going on leave as of today
> for two weeks so I would ask that you send the listing slip with your
> reasons for listing the application to Angela so that she can set the
> application aside.
>
> Many Thanks
>
> Elaine Connor
>

Tel: (0118) 974 6451

Date:

My ref: F/2000/2807

CONFIDENTIAL

Councillor G Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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/2000/2807
The Barn, Swallowfield Road, Arborfield, Reading.
Proposed conversion of garage to study and barn to garage, pool, games room with staff accommodation over. Addition of windows in main dwelling and landscaping.

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

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/2807**
The Barn, Swallowfield Road, Arborfield, Reading.
Proposed conversion of garage to study and barn to garage, pool, games room with staff accommodation over. Addition of windows in main dwelling and landscaping.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____
_____

Signed: _____ Date: _____

Councillor G Cowan

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

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/2807

Applicant : Mr & Mrs McCallum C/O D P Bates.

Location : The Barn, Swallowfield Road, Arborfield, Reading.

Proposal : Proposed conversion of garage to study and barn to garage, pool, games room with staff accommodation over. Addition of windows in main dwelling and landscaping.

Site Notice Displayed ? :	YES	NO	DATE
	✓		7/12/00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 21/11/2000

Earliest Date for Decision : 15/12/2000

Latest Consultation Date/Site Notice Expiry Date : 15/12/2000

This application will have expired on: 16/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

LANDSCAPE : see file for comments
CONSERV : See file for comments
OBS : 1 letter
POLICY : No comments .
HIGHWAYS : recommend cond . - see file
PARISH C : see file - raised concerns..
EN. AGENCY : recommend cond - see file .

Planning Issues :
IMPACT UPON CHAR OF AREA .
IMPACT UPON LISTED BUILDING.
IMPACT UPON NEIGHB. DWELLINGS.

Application Number: F/2000/2476

Appraisal :

The application being considered is a revision to that which was originally submitted. The original scheme included the insertion of additional windows in the rear elevation of the converted barn; conversion of the existing integral garage to a study; conversion and extension of the adjacent barn to create a garage, store and swimming pool, with living accommodation over; the creation of a covered link between the dwelling and the barn; landscaping and the creation of a bin store. The amended plans received on 5th May 2001 show the omission of the proposed extension to the barn and the proposed living accommodation over, omission of the covered link, the addition of a single storey side extension to the dwelling to create a study, single storey front extension to increase the size of the existing garage, relocation of the bin store and revised landscaping scheme.

Planning History

The dwelling on the application site is a barn conversion, which was given consent in 1991. The site lies adjacent to Whites Farm House, an18th Century, grade two listed building. It is apparent that the two sites were originally one, and that the outbuildings (being considered in this application), now in the ownership of the residents of 'The Barn,' once formed curtilage buildings to 'Whites Farm House.'

Although the original farm buildings have been severed from Whites Farm House, its residents still maintain right of way through the farm yard, in order to gain access to the field at the rear of their property (which remains in the ownership of Whites Farm House).

Impact upon the character of the area

The original scheme submitted was considered to be overdevelopment of the site. However, given that the link between the house and barn has been omitted and has been replaced by a traditional style fence and gate to provide security on the site, it is considered that this maintains the sense of openness through the site, that would have been an original feature of the farm yard.

The revised plans show a small front extension, approximately 1m forward of the existing building line to provide a slightly larger garage to accommodate two cars. A single storey side extension is also shown to create a study. It is considered that given the siting of the proposed study to the rear of the site it will not have a negative impact upon the character of the area.

The original landscaping scheme for the farmyard fronting the dwelling proposed a formal, manicured scheme, which was considered to be out of keeping with the character and appearance of the farmyard. This has been omitted and a scheme to lay brick parlours on the area between the house

PROPOSAL: SUMMARY

- Does not RESPECT HISTORIC SETTING of W.F. HOUSE.
- Does not respect LANDSCAPE CHAR. of the area & INAPPROPRIATE in a rural area.
- Would require MAJOR rebuild/alter. of BARN, not in RESIDENTIAL USE IN COUNTRYSIDE.
- add. dev. in c'side, inapprop. in SCALE, FORM, MAT., DESIGN etc.
- adverse VISUAL impact upon C'SIDE.
- adverse impact upon RESIDENTIAL AMENITY - overlooking, privacy, noise & disturbance

* PART OF THE APP DOES NOT HAVE EXISTING RESIDENTIAL USE ∴ should not be considered as a HOUSEHOLDER app, but C.O.U from ~~residential to agricul~~ agri. to RESIDENTIAL.
* WCC4 - New Buildings Outside s'ment bound. WCC5 - Re-use & adaptation of Buildings
* EXTANT pp. for Cons. @ WHITES FARM.
* GRADE II LISTED BUILDING ∴ outbuildings should be included as having Listed bg. status
* LANDSCAPING - inapprop. to rural setting. Inclu. creation of a driveway & bin store
* COVERED WAY - forms enclosure of a formerly open farmyard
* prop. games room & stuff flat adjoins our Clients boundary - residential amenity
* NO NORT-EAST ELEVATION.
* NOISE & DISTURBANCE.
* Design of conversion inapprop
* BARN EXT considered as new building in c'side as not in residential use

and the barn and along the front of the dwelling has been submitted. It is considered that this landscaping will be unobtrusive and will not have a negative impact upon the character of the site.

Impact upon the character of the adjoining listed building

The ids-used outbuilding /barn which is proposed to be converted, physically adjoins the outbuildings attached to Whites Farm House. The applicants have confirmed that the barn is in a suitable condition to be converted without the need for major renovation. It is considered the proposed fenestration treatment, to retain the large barn door on the front elevation with the insertion of glazed panels will only slightly alter the appearance of the building but will create a sense of light and openness. It is therefore, considered that the changes proposed to be made to the barn will not have an adverse impact upon the character of the adjoining listed building.

Impact upon residential amenity

The original scheme which included residential accommodation in the barn, at first floor level was considered to be unacceptable given its proximity to the Whites Farm House and the likely level of disturbance that it would cause to the living conditions of its residents. Given that this element has been omitted from the scheme, along with the side dormer window, which overlooked Whites Farm House, it is considered that the proposal will no longer cause any undue harm to the neighbouring residents.

The proposed link, which has been removed form the proposal and has been replaced by a simple fence and gate, maintains right of way through the site to the field at the rear.

Conclusion

It is therefore considered that the changes made to the scheme are appropriate and the present scheme omits any negative impact upon both the character of the are and the setting of the adjoining listed building and upon the living conditions of the residents of Whites Farm House.

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

Application Number
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	ROO1	
2.	C012	R012	
3.	C044	R044	INS: roof of the building and 1st floor level or
			above in the N E side elevation overlooking
			Whites Farm House
4.	C049	R049	
5.	C063	R063	change to read, "the barn conversion hereby approved
			shall not at any time be used for any habitable
			purposes including sleeping overnight, but shall only
			be used for other purposes incidental to the
			enjoyment of the dwelling house within the curtilage
			of which it lies"
		N02	INS: BAR/01/2 and BAR/01/1...15th May 2001
			showing revised landscaping to the front of the
			dwelling, resiting of the bin store, omission of garage
			conversion, addition of single storey front and side
			extension to create add. Garage space and study
		N16	BSP: OS1, C1, C2
			LALP: LTV2, LBE1, LBE2,LC20
			WDLPDD: WOS2,WOS3,WBE1,WCC5

RECORD OF SITE VISIT

SITE ADDRESS: The Barn
Swallowfield Road Arborfield Reading.

APPLICATION NUMBER: F/2000/2807

OFFICER: Elaine Connor

DATE OF SITE VISIT: 7/12/00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
rural, countryside area.

3. DESCRIPTION OF SITE/BUILDING
Traditional farm yard appearance
Barn Conversion with garden area to rear
Dis-used outbuilding within app site - adjans neighb. site.

4. RELATIONSHIP TO ADJOINING PROPERTIES
barn adjans (physically) the outbuildings of
Whites farm House & Listed Bldg.
-access to held @ rear through 'The Barn'

5. SITE CONSTRAINTS –

TREES –

ACCESS/PARKING –

LEVELS FLAT

BOUNDARY TREATMENT /

OTHERS /

TO: MIKE THORPE

FAX NO: 01189746484

3 PAGES.

D.P.Bates Architecture, Planning & Interior Design Consultant,
The Gatehouse, Sonning Lane, Sonning-on-Thames, Berkshire, RG4 6ST.
Phone & Fax 0118 969 7753

Mike

Meeting availability for us next week are Thursday 30th pm or Friday 31st - 9.00 am. David needs to get away by 10.30 am.
Call me on 07778998789 if these are ok. Thanks Andy

Mike Thorpe,
Planning Dept.,
Wokingham D.C.,
Shute End,
Wokingham,
RG40 1WR

22/8/01

Dear Mr. Thorpe,

The Barn Swallowfield Road, Arborfield

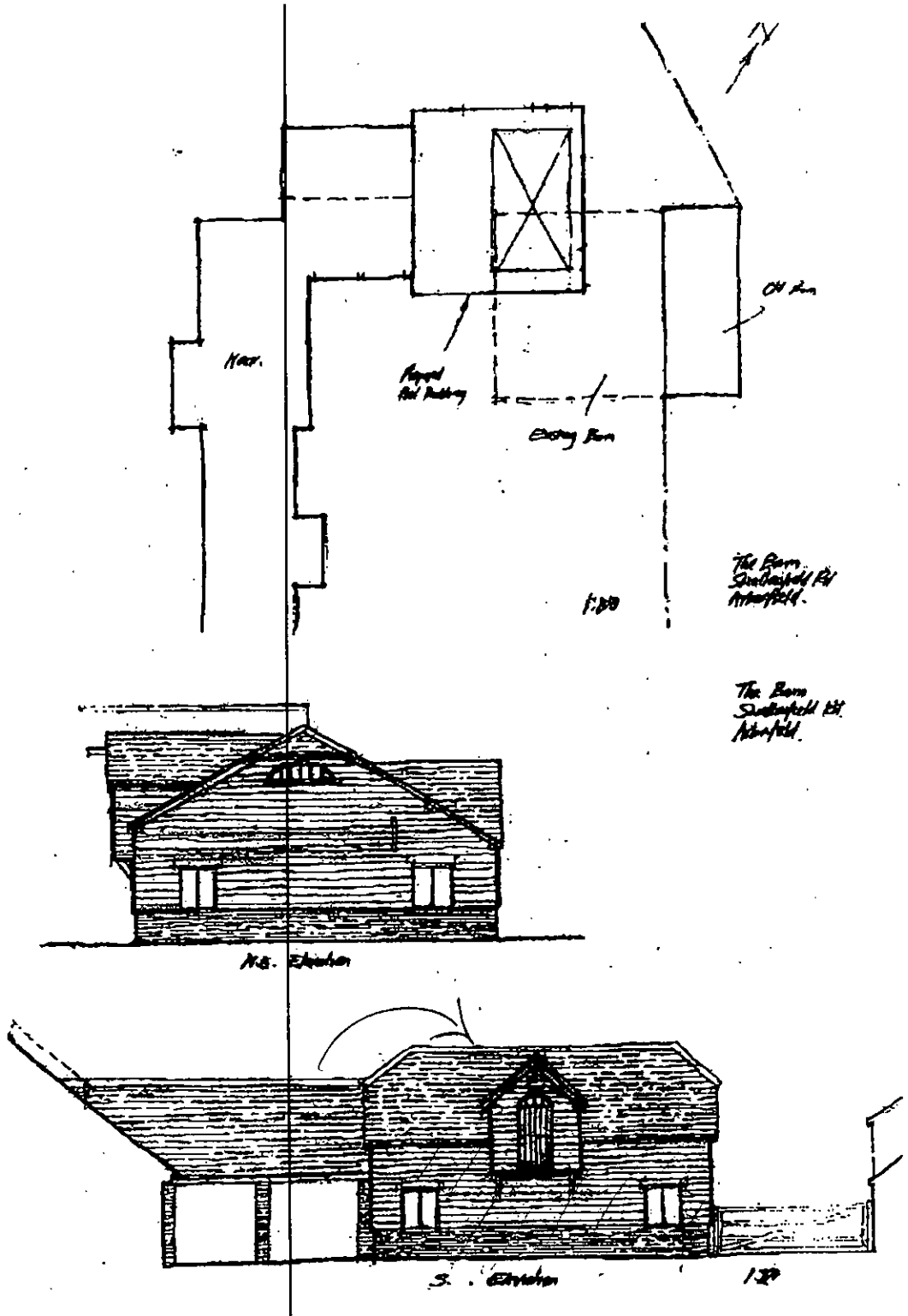
Further to your recent telephone conversation with my client Mr. McCallum, regarding the above application, I enclose our revised sketch scheme.

We look forward to hearing from you with a date & time for the suggested meeting with yourself, Harold Saunders & Elaine Vashi. We are obviously very keen to meet & discuss the application as soon as possible.

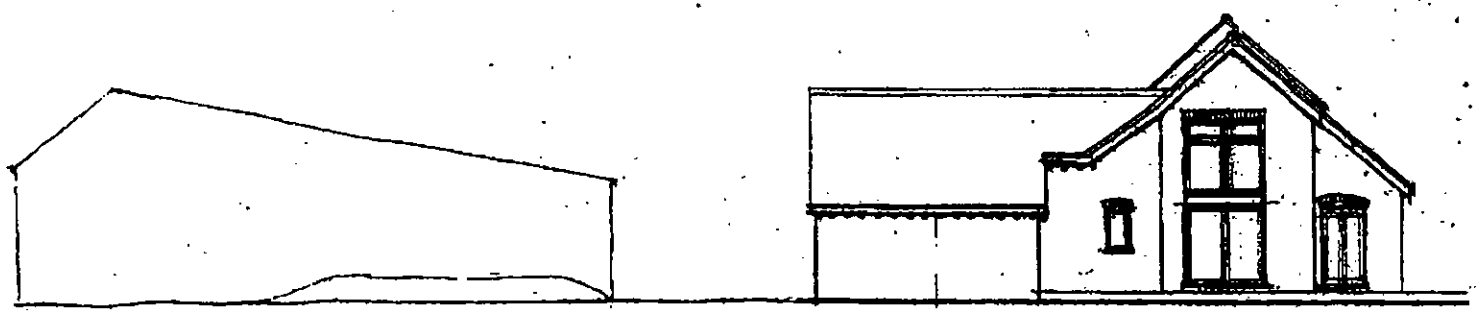
Yours sincerely,

D.P.Bates (Agent)

* Garden remains must be same as existing


Existing Barn
The Barn
Shadowfield Rd
Arborfield.
The Barn
Shadowfield Rd
Arborfield.
N.E. Elevation
S. Elevation

NO.847 P003



NW Elevation of Existing House



NW Elevation of Existing House Showing Study Extension

The Barn
Southfield Rd
Ashbyfield.
1:200

24/08/2001 08:49

* new app.
- demolition of add on → 60's
- restoration of remainder
- erection of new swimming pool.

* footprint of swimming pool should be no greater than what is being demolished

* We will require a legal agreement to ensure demolition of bit to go & restoration of listed part.

must submit details of restoration with application as this is the grounds for justifying granting / supporting this app.

- normally against policy but prepared to recommend it on basis of the benefit to the listed Bldg.
- hope neighbours will have no objections

What do they want to do next.

→ pre app.

→ app. Time?

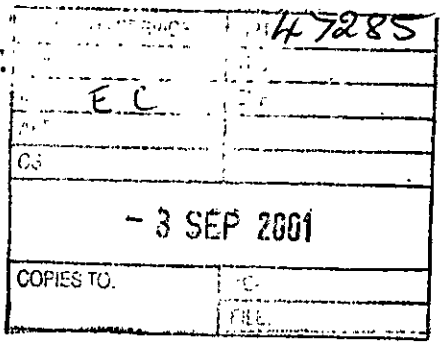
* FLOOR PLANS - 1st fl.? increase in footprint.

will require access to 'Whites farm House' in order to carry out restoration works to barn.

MIKE EVANS
6454

EC

D.P.Bates Architecture, Planning & Interior Design Consultant,
The Gatehouse, Sonning Lane, Sonning–on-Thames, Berkshire, RG4 6ST.
Phone & Fax 0118 969 7753



Elaine Vashi,
Planning Dept.,
Wokingham D.C.,
Shute End,
Wokingham,
RG40 1WR.

29/8/01

Dear Elaine,

The Barn, Swallowfield Road, Arborfield

I spoke to Mike Thorpe today , regarding the above project & I can confirm the following:

a. *My client is happy for your department to contact neighbours to discuss the project & to explain the rationale of the revised siting of the proposed building.*
b. *My client is prepared to enter into a legal agreement to reinstate the listed barn back to its original status as an independent building & carry out repairs, as agreed with the historic buildings officer.*
c. *The current application will be put on hold until such time as an approval is granted for the latest Scheme / application, at which time the original application will be withdrawn.*

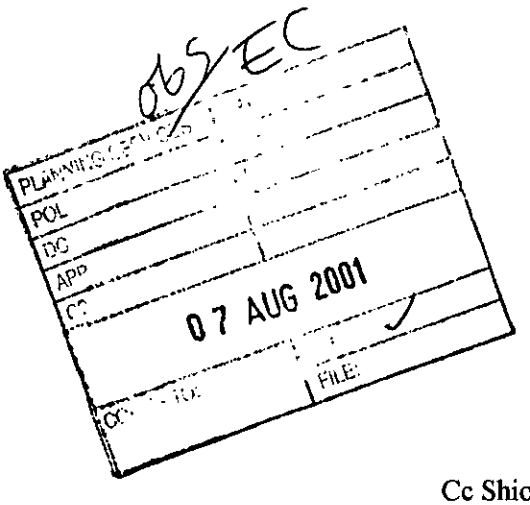
I will call you on Monday 3rd. Sept. to find out when you & Harold Saunders can attend a meeting to discuss the details of the latest scheme. We are very keen to arrange the meting at the earliest possible time. Mike Thorpe has explained that he will not be attending our next meeting.

Thanks for your help in this matter.

Yours sincerely,

David Bates

D.P.Bates (Agent)



The Barn
Swallowfield Road
Arborfield
RG2 9JY

Elaine Vashi
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Cc Shioban Daly – White's Farm House
Katie Triggs – Charles Strang

6th August 2001

Dear Mrs Vashi,

Application No: F/2000/2807

Further to the Development Control Committee meeting on the 1st of August, I am writing in response to some of the issues that were raised by Katie Triggs of Chris Strang to hopefully clarify matters.

1. **Windows overlooking the White's Farm House garden.**

   All new windows on the SW elevation face the road and do not intrude on the neighbour. The existing window in the gable is high enough that the view is limited to the White's Farm House's roof.

2. **Access to the White's Farm House field at the rear.**

   Like several neighbours near us, we have suffered a burglary in the last 12 months and it is apparent how easy it is to park at the rear of our property and be totally secluded. We have been advised by the police to make our property more secure and in keeping with the open plan we are proposing a 5 bar gate which will generally be locked. However the neighbour will have a key and will have access to their field as stipulated in the covenants of the property and as the neighbour currently enjoys. We have never blocked the neighbour's access and do not intend to do so in the future.

3. **Access to the existing barn door and White's Farm House's garage.**

   The covenants of the property clearly stipulate the parking rights of the neighbours and that the barn door should be kept clear at all times. This has caused considerable friction between the neighbour and us as on a regular basis the barn door has been blocked. This is a civil matter and not a planning matter. However it is worth mentioning that the proposed change of use will mean that the doors will be used to access storage on an occasional basis rather than the four or more times it has been used daily over the past year. Hopefully this will go some way to alleviating the problems.

4. **The noise level**

   The barn has been in constant use and has never been disused. Up to 3 years ago it was used as a grain drying barn and my understanding from the neighbours at Bartlett Farm that even barn dances have been

held there. From then and until the time we bought the property it was used for storing the pheasant food and hay for Farley Farms. This required regular access with farm vehicles. As an agricultural building there is no reason why turkeys can't currently be kept there so under current use the barn could become very noisy indeed!

We are proposing to use the barn for family leisure use and as we agree to provide reasonable sound proofing we cannot see why this would be an inconvenience to our neighbours.

5. Residential use

Our current residence has ample bedrooms and we have no intentions of increasing the size of our family! We have agreed that the barn will not be used for residential use and David Bates on his return from holiday will submit the floor plan of the gallery.

6. Improvement

The barn is currently run down with all the windows, outside cladding, pipes etc broken or falling down. We would expect that the building and landscaping work will improve the character and the appearance of the building, improve the setting and actually have a positive impact on our neighbours as any visitor to White's Farm House will see an attractive building as they enter the driveway.

I am copying the neighbours and Katie Triggs of Charles Strang in this letter in case there are any other objections I have not covered. Our architect has contacted Charles Strang to discuss these matters and he was advised make contact directly with our neighbour at White's Farm House. He has called several times and left messages but has received no reply.

I trust these comments cover the main issues.

Yours sincerely,

Andy McCallum

Rec'd 8.50AM 14.8.01.

D.P.Bates Architecture, Planning & Interior Design Consultant,
The Gatehouse, Sonning Lane, Sonning–on-Thames, Berkshire, RG4 6ST.
Phone & Fax 0118 969 7753

Elaine Vashi,
Planning Department,
Wokingham D.C.,
P.O.Box 157,
Shute End,
Wokingham,
RG40 1WR.

13/8/01

Dear Elaine,

The Barn Swallowfield Road Arborfield Appl. No. F/2000/2807

Mr. Mc Callum has asked me to forward further details requested by Harold Saunders & yourself. I hope the information is sufficient.
I look forward to the outcome of the Councillors' site visit, in connection with the above application.

Yours sincerely,

D.P.Bates (Agent)

Christopher Strang Associates

TOWN & COUNTRY PLANNING CONSULTANTS

36 Donnington Square, Newbury, Berkshire RG14 1PP
Telephone: Newbury (01635) 580092 Fax: 01635 31181
Email: crwstrang@aol.com

EC

47781

EC

COPIES TO

Reply Req

14 September 2001

Mrs Elaine Vashi
Wokingham District Council
Planning Services
PO Box 157
Shoot End
Wokingham
RG40 1WR

Dear Mrs Vashi,

THE BARN, SWALLOWFIELD ROAD, ARBORFIELD
APPLICATION NO: S/2000/2807

Further to our telephone conversation last week, I understand that The Barn is not suitable for the proposed conversion as the Council's Building Control Inspector is of the view that a complete rebuild would be required.

I understand that unless the Applicant withdraws the application you will recommend the application for refusal.

Given the continuing uncertainty for our Client in these circumstances, we consider it appropriate for you to write to the Applicant giving them 14 days to withdraw the application, if you have not already done so. If no reply is received, the application can be refused under delegated powers.

We should be grateful to be kept informed as to whether the application is withdrawn or refused.

Yours sincerely

pp KATY TRIGG

Cc: Ms S. Daly

47591

D.P.Bates Architecture, Planning & Interior Design Consultant,
The Gatehouse, Sonning Lane, Sonning –on-Thames, Berkshire, RG4 6ST
Phone & Fax 01189 697753

PLANNING DEPT
MLT
11 SEP 2001
COPIES TO:
FILE:

FAX. Cover Sheet

Fax to: ***Mike Thorpe Planning Dept, Wokingham D.C.***

Date: ***7/9/01***

From: ***David***

Sheets Inclusive: 5

Ref. *The Barn Swallowfield Road Arborfield*

Further to a meeting yesterday with Harold Saunders & Elaine Vashi, It was agreed that I should send details of the proposed floor plans & revised elevations, in line with our joint discussion to you, to consider. Elaine is away for a week & Harold may be called for Jury duty over the next two weeks, so neither can respond in the short term.
We are obviously keen to submit the revised application as soon as possible, so we would be grateful for a response from you during next week, if have time.

Regards,

D.P.Bates (Agent)

Please copy to: Elaine Vashi & Harold Saunders

ELAINE.
TO MIKE
FOR CHECKING.

seems OK - what is the change?

Christopher Strang Associates

TOWN & COUNTRY PLANNING CONSULTANTS

36 Donnington Square, Newbury, Berkshire RG14 1PP
Telephone: Newbury (01635) 580092 Fax: 01635 31181
Email: crwstrang@aol.com

6 November 2001

Mrs Elaine Vashi
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shoot End
Wokingham
RG40 1WR

Dear Mrs Vashi,

Application no:F/2001/4984
The Barn, Swallowfield Road, Arborfield, Reading
Proposed single storey extension to garage plus swimming pool enclosure

Further to our fax to you dated 30th October 2001, we set out below our Client's objections to the above proposed development.

The revised proposal at The Barn involves the demolition of an existing agricultural barn and an extension to the side and rear of the existing dwelling.

Background

You will note from the Council's history files that planning permission was granted in August 1995 for the conversion of the existing barns to a residential dwelling, including the change of use of land at the rear from agricultural to residential, at the application site, reference 44413. For your information we enclose a copy of the site plan for that application, drawing no. 829/10. You will see from the plan that the barn and the triangular piece of land to the rear (hatched red) that forms part of the current planning application, was not included in the previous change of use application.

Part of the application you are considering now, specifically, "*proposed demolition of part of an agricultural barn and repairs to a listed barn*", the barn in question does not have existing residential use and in our view is still an agricultural barn and its demolition should not justify a large residential extension to the existing property.

Our Client's property, Whites Farmhouse, is a Grade II listed building. The outbuildings within the curtilage of the listed building and the curtilage walls should therefore be treated as having listed building status. Given that the part demolition of the barn and repairs to the remainder of

Christopher Strang BSc. (Hons), MRTPI
Isabel Strang

the barn adjoins our Client's outbuildings, the proposals should be assessed against Local Plan policy WHE11 "Retention of Setting of Listed Buildings".

As the proposal involves a large extension to the existing property, located outside any designated settlement boundary the proposal should also be assessed against Local Plan policy WCC7 "Extensions to Dwellings in the Countryside".

Extensions to Dwellings in the Countryside

Local Plan policy WCC7 seeks to restrict extensions to dwellings in the countryside that impact on the surrounding countryside or significantly increase the scale of built development on the site. The policy states that such extensions should be acceptable if:

> *"a) There are no adverse visual, physical or ecological impacts on the undeveloped character of the surrounding countryside.*
>
> *b) There is no significant alteration to the scale of the dwelling and the scale of development on site.*
>
> *c) The design respects the context of the development, including local or regional building traditions and materials."*

The existing south-east elevation shows a typical rural barn and an existing double garage attached to the dwelling. The proposed south-east elevation shows a large two-storey extension to the dwelling spanning the entire width of the former farmyard of Whites Farm save for the proposed gate entrance. The sheer scale and massing of the proposed extension would dominate the existing dwelling, the former open farmyard of Whites Farm and the existing open aspect when viewed from the Swallowfield Road. The design and appearance of the proposed extension is to the detriment of the rural character of the area. As such, the proposal does not conform with Criterion A of Local Plan policy WCC7.

The existing dwelling is a typical rural barn conversion. The form of the property is a long and narrow barn with a relatively small double garage to the side. The proposed side and rear extension would totally alter the character and appearance of the existing dwelling altering the long and narrow existing barn to a much larger 'L' shaped property, encompassing a significant amount of ground area. The proposed leisure building together with the proposed garage and office is approximately 208m^2 in floor area. The existing garage, which would be incorporated within the proposed leisure building, is approximately 36m^2. The existing agricultural barn proposed to be demolished has a floor area of approximately 132m^2. In our view, given that the existing agricultural barn does not have residential use and is clearly a typical building located within the rural countryside, its demolition should not justify a significant domestic extension to the existing dwelling in the countryside.

In view of the above, taking into account the existing garage at the property the proposed extension would provide the property with an additional 172m^2 of ground floor area. Even if the

existing agricultural barn to be demolished were included within the calculation the proposed extension would still increase the ground floor area at the property by 40m^2.

The proposed extension would significantly increase the amount of ground floor development at the property. In addition, the scale and massing of the proposed extension is such that it would have a significant adverse impact on the open character of the former farmyard of Whites Farm, the setting of the listed building and the character and appearance of the wider countryside. The height of the existing double garage at the property is 5.4 metres. The proposed garage is higher at 6.1 metres and the adjacent leisure building is higher still at 7 metres. The significant increase in the height of the proposed extension and the amount of floor area proposed significantly alters the appearance and the scale of the dwelling itself and the overall scale of the existing development at the site. As such, the proposal does not conform with Criterion B of policy WCC7.

The existing south-east elevation, as stated previously, is typical in a rural area forming part of the original outbuildings of a former farm. However, the proposal given its size in terms of not only increased floor area but height, scale and massing does not respect but dominates the adjacent former farm buildings of Whites Farm and as such adversely affects the setting of the Grade II listed building.

The proposed five windows on the south-east elevation urbanises the appearance of the building and is therefore inappropriate in this rural location. The proposal does not therefore conform with Criterion C of policy WCC7.

Listed Building

The application drawing implies that repairs will take place to a listed barn. However, no details have been provided regarding the proposed works. The part of the barn that adjoins our Client's outbuildings should be treated as having listed building status and as such, in our opinion, any proposed works would require Listed Building Consent.

In addition to the above, no indication has been made by the applicants as to the proposed use of this barn. Clearly, as this barn is still in agricultural use any form of residential or domestic use of the barn would require change of use permission. As this part of the proposal adjoins our Client's property its proposed use is clearly of concern to our Client and we therefore request that the Council seek clarification from the applicants regarding its use. Our Client should also be consulted on the proposed restoration of the barn as it is likely that in order to carry out any restoration works, access to our Client's property may be required.

Local Plan policy WHE11 states that any development adjacent to listed buildings would be considered against the following criteria:

"a) Must respect the historic setting of the listed building.

b) Should be sympathetic in scale to the listed building, be subservient to its massing, and respect its proportions and fenestration pattern.

c) Should respect the roof form/height of the listed building.

d) Should be finished in materials sympathetic to it."

Clearly, any work to the barn adjacent to our Client's outbuildings should conform with Local Plan policy WHE11. As mentioned previously the scale and the massing of the proposed extension, the fenestration proposed, and the proposed height are such that the proposal does not respect the historic setting of the listed building and as such does not conform with the criteria in Local Plan policy WHE11.

Summary

The current proposal is unacceptable as it:

- Does not respect the historic setting of Whites Farmhouse, a Grade II listed building.
- Does not respect the landscape character of the area and would be inappropriate in a rural area.
- Would lead to an extension to an existing dwelling in the countryside inappropriate in scale, form, massing, materials, design and character to its location in the countryside.
- Would have an adverse visual impact on the countryside.
- Inadequate information has been provided regarding the restoration of part of the agricultural barn. This information is essential to assess how the proposal may affect our Client as it is this part of the barn that adjoins our Client's property.
- Would, therefore, be contrary to Local Plan policies WCC7 and WHE11.

Other Issues

Should Officers be minded to recommend approval for the proposal our Client is concerned that there is no mains water service and water is supplied from Farley Farm. The proposed swimming pool is likely to significantly affect both the supply of water and the pressure of water to our Client's property.

The proposed extension and restoration works to the barn adjacent to our Client's property is likely to involve a significant amount of building work and hence disruption to our Client. In the circumstances, it would be appropriate to impose a condition on any planning permission issued restricting the working hours at the site and ensuring that no work is carried out during weekends and bank holidays.

Would you please keep us informed of the progress of the application. If you have any queries regarding the above, please do not hesitate to contact the writer at the above office.

Yours sincerely

CHRISTOPHER STRANG

Cc: Ms S. Daly
The Clerk, Arborfield and Newland Parish Council
Mr Harold Saunders, Conservation Officer
Councillor Cowan

Rec'd P+P 22/11

JS

36914

REPLY REQUIRED 6/12

To:
Policy And Plans Section

From: Elaine Connor

Date: 21 November 2000

Application Number: F/2000/2807

Proposal: Proposed conversion of garage to study and barn to garage, pool, games room with staff accommodation over. Addition of windows in main dwelling and landscaping..

Site Address:
The Barn, Swallowfield Road, Arborfield, Reading.

Applicant:
Mr & Mrs McCallum C/O D P Bates.

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

Please see Part 1 for plans.

No policy comments.

23/11/00

Date: 23 May 2001 24 MAY 2001

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2000/2807

Location: The Barn, Swallowfield Road, Arborfield, Reading.

Proposal: Proposed conversion of garage to study and barn to garage, pool, games room with staff accommodation over. Addition of windows in main dwelling and landscaping.

Applicant: Mr & Mrs McCallum C/O D P Bates.

Case Officer: Elaine Connor

The new plans show the following: Plans showing omission of extension to existing barn, omission of link between house & barn, relocation of proposed bin store, proposed single storey side & front extension to dwelling to provide a study area & adapation of existing garage to double capacity.

Comments are required by 02/06/2001.

Should you have any queries regarding this application please contact the case officer Elaine Connor on (0118) 974 6451.

- THE PLANNING PRINCIPLES DISCUSSED WITH THE AGENT AND OWNER APPEAR TO HAVE BEEN DEVELOPED FOR THIS NEW APPLICATION.
  THE ADDITIONAL WINDOWS IN THE EXISTING BARN APPEAR ACCEPTABLE — DETAILS OF CONSTRUCTION TO BE PROVIDED.
- I CONSIDER THE SPACE BETWEEN THE BARN AND PROPOSED LEISURE BUILDING WITH 2 NO FIVE BAR GATES — NOT FENCING + GATE.
- I CONSIDER THE GLAZING TO THE CONVERTED BARN

AND PROPOSED STUDY SHOULD BE RECONSIDERED TO REFLECT THE CHARACTER OF THE ORIGINAL AGRICULTURAL BUILDING.

LARGE PANES OF GLASS ARE INAPPROPRIATE TO THIS TYPE OF RURAL STRUCTURE.

- I UNDERSTOOD THE STAFF ACCOMMODATION WAS TO BE OMITTED FROM THE SCHEME. 'GAMES ROOM WITH STAFF ACCOMMODATION' SHOULD BE OMITTED FROM THE DESCRIPTION.

I BELIEVE THE PRINCIPLE HAS BEEN ACCEPTED, THE DETAILED DESIGN — NOT.

Harold Sanders

06.06.01.

INFORMATIVE.

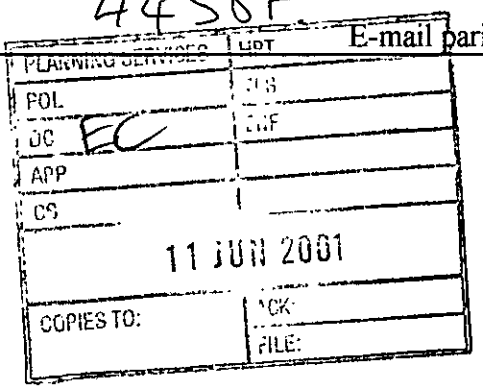
THE SCHEME SHOULD BE CONSIDERED NOW BY THE BUILDING CONTROL TEAM TO DETERMINE THE EXTENT OF 'NEW WORKS' REQUIRED TO COMPLY WITH CURRENT BUILDING REGULATION.

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
E-mail parishclerk@arborfield.org.uk

5th June 2001

44587



Ms Elaine Connor
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Connor

Reference: Planning Application F/2000/2807, The Barn, Swallowfield Road

The Parish Council has difficulty in understanding the revised plans in the context of the proposal and would appreciate a much clearer indication as to what is actually being proposed for the site.

We have requested that our District Councillor lists this application and that a site visit is arranged to allow members to understand the complex layout of the unconverted barn and the adjacent Grade II listed building known as Whites Farmhouse.

We reiterate our concerns of the original application: -

- The access to Whites Farm must not be compromised.
- The right of way across The Barns' land must be accessible at all times to the owners of Whites Farm to enable them to reach their rear garden.
- The effect of the proposed development on the character and appearance of the rural area including the adjacent listed building.
- The noise from the proposed position of the swimming pool and plant equipment could have an adverse impact on the neighbouring property.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

D.P.Bates Architecture, Planning & Interior Design Consultant,
The Gatehouse, Sonning Lane, Sonning -on-Thames, Berkshire, RG4 6ST
Phone & Fax 01189 697753

REVISED PLAN
2807 1

With Compliments

8. 5. 01

PLANNING SERVICES	HPT 13257
POL	TLS
DC EC	ENF
ARR	
CS	

15 MAY 2001

Dear Elaine,

Enclosed 6 additional copies of the proposals, as revised.

If you require any more information, please give me a call

Regards

Paul Bates

D.P.Bates Architecture, Planning & Interior Design Consultant,
The Gatehouse, Sonning Lane, Sonning–on-Thames, Berkshire,RG4 6ST.
Phone & Fax 0118 969 7753

Elaine Connor,
Planning Dept.,
Wokingham D.C.,
P.O.Box 157,
Shute End,
Wokingham,
RG40 1WR.

Copy

16/3/01

Dear Elaine,

The Barn Swallowfield Road, Arborfield Berks.

Further to our recent meeting with Harold Saunders John Mitchell & yourself, I enclose a sketch scheme based around the ideas put forward at that meeting, as follows:

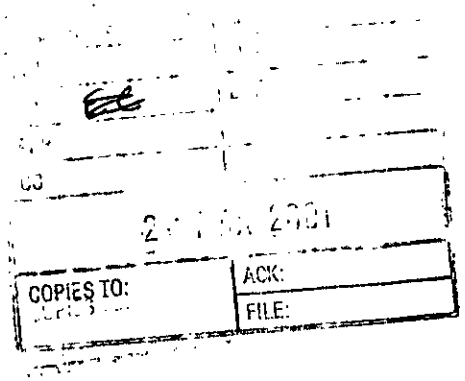
(a) We have enlarged the garage by 1M. in width & extended it to form a study to the rear.
(b) The barn has a small lean to extension at the rear to accommodate an entrance through the existing door.
(c) The first floor to the rear of the barn is to be a galleried area with 2 no. proposed rooflights, the galley to be used for leisure only.
(d) As part of our revised scheme we would also like you to consider the windows in the existing house / barn as shown in the original application.
(e) We have relocated the bin store, this would be a tiled pitched roof on timber posts, in the position shown.
(f) The gate & fence are also shown together with revised treatment of the landscaping.
(g) We would also like you to consider the rose garden as shown in the original scheme. In our original application.

We look forward to your comments on the revised scheme in the near future so that we can submit a second application as soon as possible.
We also await your refusal of planning permission notice together with copies of the policies forming the main objections to the original scheme, as promised at our recent meeting.

Yours sincerely,

D.P.Bates (Agent)

Copies to:
Harold Saunders
John Mitchell
GC



MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 1 AUGUST 2001 FROM 7.00 PM TO 8.10 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr TP Dredge, Mr JL Earnshaw, Mrs MA Long, Mr ND Rose and Mr AJ Ross.

Also present under Standing Order 39: Mr AW Spratling.

PART I

46. MINUTES

The Minutes of the meeting of the Committee held on 11 July 2001 were confirmed as a correct record and signed by the Chairman subject to the inclusion of Mrs DC Beatty as being present at the meeting.

47. APOLOGIES

Apologies for absence were submitted from Mr. MJ Bryant and Mr RH Cundy.

Members also noted that the location of White's Farm House shown on Agenda page 514 was incorrect and that the location of White's farm House shown on Agenda page 514 was incorrect and that White's Farm House is actually to the North East of the application site.

Mrs. Trigg, representing a local resident attended the meeting and spoke in opposition to the proposal.

Mr. Mc Callum, the applicant attended the meeting and spoke in favour of the proposal.

Members expressed a wish to see this site to assess the impact of the proposed development and in the circumstances it was;

RESOLVED: That Application No: 2000/2807 be deferred to enable a site visit to be undertaken.

49. APPLICATION NO: 2000/2807, PROPOSED SINGLE STOREY FRONT AND SIDE EXTENSIONS TO DWELLING, ADDITION OF 4 VELUX WINDOWS IN REAR ELEVATION, CONVERERSION OF BARN TO SWIMMING POOL GAMES ROOM AND CHANGING AREA, ERECTION OF BIN STORAGE AND LANDSCAPING SCHEME, THE BARN SWALLOWFIELD ROAD ARBORFIELD

The Committee considered a report about this application set out on Agenda pages 509 to 518.

In explaining the report, the Head of Planning & Transportation informed Members that officers from Building Control had yet to visit the site and requested that if Members were minded to approve the application, officers be delegated such powers to determine the suitability of the barn for conversation without the need for major renovation if Building Control Officers confirm that the barn is capable of being converted without major structural alteration.

Application No.	Received	Arborfield	Listed by Cllr
F/2000/2807	21/11/00		Cowan

Applicant: Mr & Mrs Mc Callum
Location : The Barn, Swallowfield Road, Arborfield
Proposal : Proposed single storey front and side extensions to dwelling, Addition of 4 velux windows in rear elevation, conversion of Barn to swimming pool, games room and changing area, Erection of bin store and landscaping scheme.

1. **Planning History** – The site is located on the north west side of Swallowfield Road, outside the settlement boundary, in the Parish of Arborfield. The dwelling, which is the subject of this application, is a converted farm building, which was given consent for conversion to a dwelling in September 1991. The site adjoins Whites Farm House to the north east, which is a grade 2 Listed building. It is apparent that the two sites were originally one, and that the outbuildings (being considered in this application), now in the ownership of the residents of 'The Barn,' once formed curtilage buildings to 'Whites Farm House.' Although the original farm buildings have been severed from Whites Farm House, its residents still maintain right of way through the farm yard, in order to gain access to the field at the rear of their property (which remains in the ownership of Whites Farm House).

2. **Proposal** - The application being considered is a revision to that which was originally submitted. The original scheme included the insertion of additional windows in the rear elevation of the converted barn; conversion of the existing integral garage to a study; conversion and extension of the adjacent barn to create a garage, store and swimming pool, with living accommodation over; the creation of a covered link between the dwelling and the barn; landscaping and the creation of a bin store. The amended plans show the omission of the proposed extension to the barn and the proposed living accommodation over, omission of the covered link, the addition of a single storey side extension to the dwelling to create a study, single storey front extension to increase the size of the existing garage, relocation of the bin store and a revised landscaping scheme.
The application has been listed by Cllr Cowan due to concerns about the impact of the development upon the neighbouring dwelling.

3. **Consultations** -
   - ***Policy & Plans***- no comment
   - ***Conservation Officer***- recommend conditions
   - ***Highways***- recommend conditions
   - ***Letters of objection*** –1 , summarised as follows
     - landscaping scheme out of character with rural farmyard
     - proposed gate would prevent access for residents of Whites Farm to land at rear
     - development does not respect the historic setting of Whites Farm House
     - Development does not respect the landscape character of the area
     - would require major rebuilding & alteration of barn

- additional development in countryside is inappropriate in scale, form, materials, design and character
- adverse visual impact upon countryside
- adverse impact upon the residential amenity-overlooking, privacy and noise
- inadequate information

- ***Arborfield & Newland Parish Council-*** have concerns about the application, which are summarised as follows:
  - the access way to Whites Farm must not be compromised
  - the right of way across The Barns' land must be accessible at all times to the owners of Whites Farm
  - the effect of the proposal on the character and appearance of the rural area, adjacent to a listed building
  - the noise from the proposed swimming pool and plant equipment could have an adverse impact upon neighbouring residents.

4. **Appraisal** – The main issues are

   A. Impact upon neighbouring residents
   B. Impact upon the character of the area
   C. Impact upon the setting of the Listed Building

A. Impact upon neighbouring residents

The revised scheme being considered proposes the conversion of the existing dis-used farm building, which adjoins the side boundary of the Barn, to Whites Farm House, to the north east. The original scheme included staff accommodation at first floor level with a dormer window in the north east side elevation overlooking Whites Farm House. This was considered to be an unneighbourly use of the building which would be detrimental to the privacy of the residents of Whites Farm House and was considered to be an inappropriate use in the countryside. However, this element of the scheme has been omitted along with a large extension, which was proposed for the rear of the farm building, which leaves the issue of the conversion of the farm building to a swimming pool and games room, for consideration.

It is considered that this proposed use of the building as a swimming pool, changing area and games room, ancillary to the enjoyment of the residents of The Barn, with no windows to be inserted in the side elevation adjacent to Whites Farm House, will not cause undue harm or loss of privacy to the residential amenity of the neighbouring dwelling.

Concerns have been raised about the prevention of access to the residents of Whites Farm House across the application site in order to get to the land at the rear, which is in the ownership of the residents of Whites Farm House. The original scheme included a link between the existing house and the barn, proposed for conversion. This would have created a solid barrier, which would have denied access across the site. However, this element was considered inappropriate and would have been detrimental to the openness and character of the site. The scheme has therefore been revised, omitting

the link between the house and barn, and has been replaced by an openable gate, which provides some means of enclosure to the site for security reasons, whilst retaining the openness of the farmyard and a means of access through the site.

It is therefore considered that the application will not cause any undue harm to the living conditions of the residents of Whites Farm House.

B. Impact upon the character of the area

The original scheme submitted was considered to be overdevelopment of the site. However, given that the link between the house and barn has been omitted and has been replaced by a traditional style fence and gate to provide security on the site, it is considered that this maintains the sense of openness through the site, that would have been an original feature of the farm yard.

The revised plans show a small front extension, approximately 1m forward of the existing building line to provide a slightly larger garage to accommodate two cars. A single storey side extension is also shown to create a study. It is considered that given the siting of the proposed study to the rear of the site it will not have a negative impact upon the character of the area.

The original landscaping scheme for the farmyard fronting the dwelling proposed a formal, manicured scheme, which was considered to be out of keeping with the character and appearance of the farmyard. This has been omitted and a scheme to lay brick pavers on the area between the house and the barn and along the front of the dwelling has been submitted. It is considered that this landscaping will be unobtrusive and will not have a negative impact upon the character of the site.

C. Impact upon the setting of the listed building

The dis-used outbuilding /barn which is proposed to be converted, physically adjoins the outbuildings attached to Whites Farm House. The applicants have confirmed that the barn is in a suitable condition to be converted without the need for major renovation (this is assumed to be correct but is being checked by Officers and will be reported to the Committee). It is considered the proposed fenestration treatment, to retain the large barn door on the front elevation with the insertion of glazed panels will only slightly alter the appearance of the building but will create a sense of light and openness. It is therefore, considered that the changes proposed to be made to the barn will not have an adverse impact upon the character of the adjoining listed building.

5. **Conclusion** - It is therefore considered that the changes made to the scheme are appropriate and the present scheme omits any negative impact upon both the character of the are and the setting of the adjoining listed building and upon the living conditions of the residents of Whites Farm House.

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

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials including those to be used in the ground surface treatment shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the north east elevation of the barn conversion (adjoining Whites Farm House) hereby permitted except for any which may be shown on the approved drawing(s).

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

5. The barn conversion hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of and ancillary to the residential dwelling located on the site.

6. The building hereby approved shall not at any time be used for any habitable purposes, but shall only be used for other purposes incidental to the enjoyment of the dwelling house within the curtilage of which it lies.

7. Before the use hereby permitted commences, the building shall be sound insulated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, and the approved sound insulation shall be retained and maintained for the duration of the use.

8. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Reasons:

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

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

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

4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

5. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

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

7. To safeguard the residential amenities of adjoining residents and the area generally from noise and disturbance.

8. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

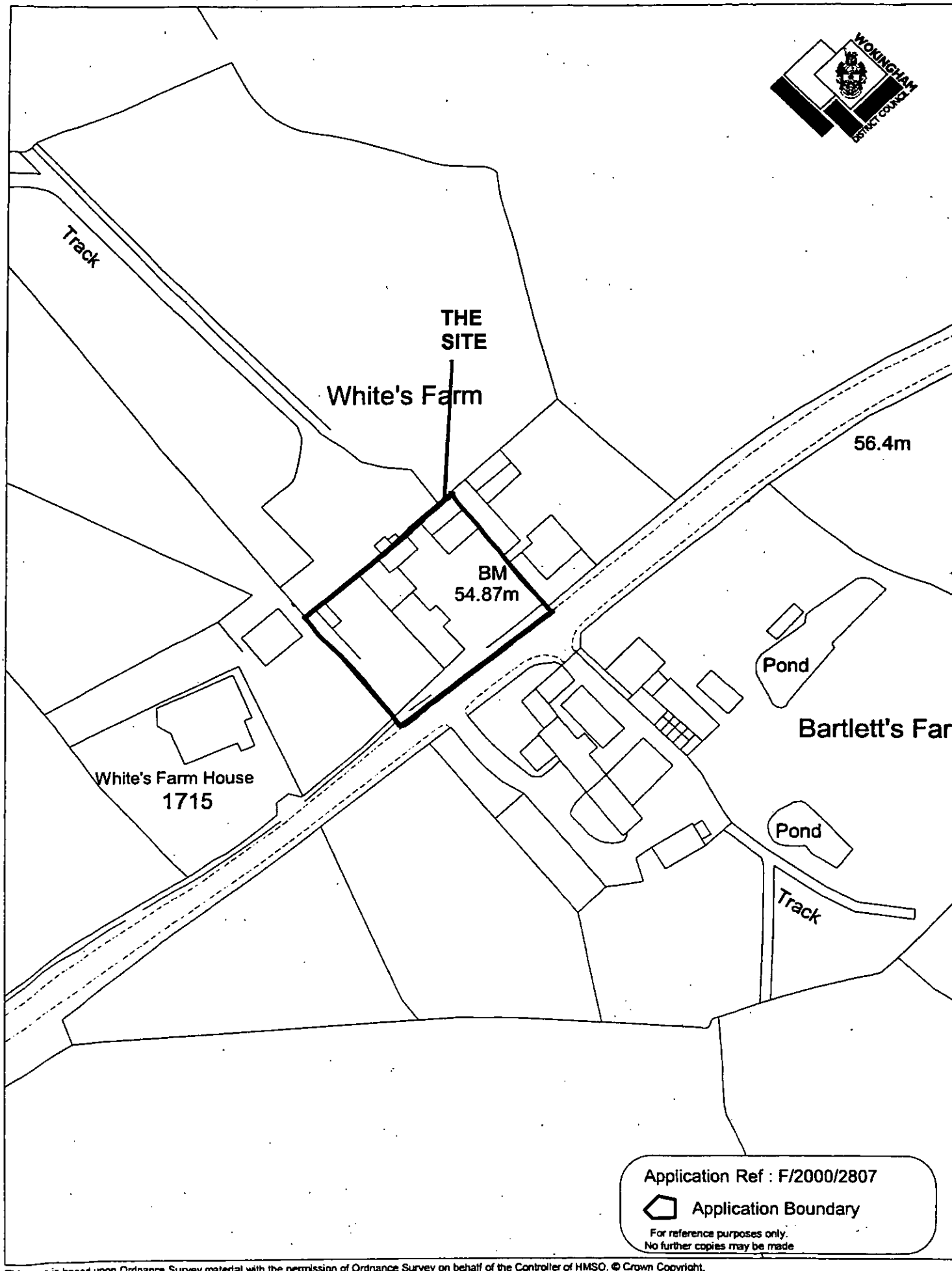
Informatives

1. This permission relates to the application as amended with revised plans, drawing no. BAR/01/2 submitted to the Local Planning Authority on 15th May 2001 showing the omission of staff accommodation, omission of proposed barn extension, omission of link between house and barn, relocation of bin store and addition of proposed single storey side and front extensions to existing dwelling. And does not approve the proposals as originally submitted.

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

   Berkshire Structure Plan policies OS1, C1, C2
   South East Area Local Plan policies LTV2, LBE1, LBE2, LC19
   Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WCC5,WCC7, WBE1, WHE11

Elaine Vashi



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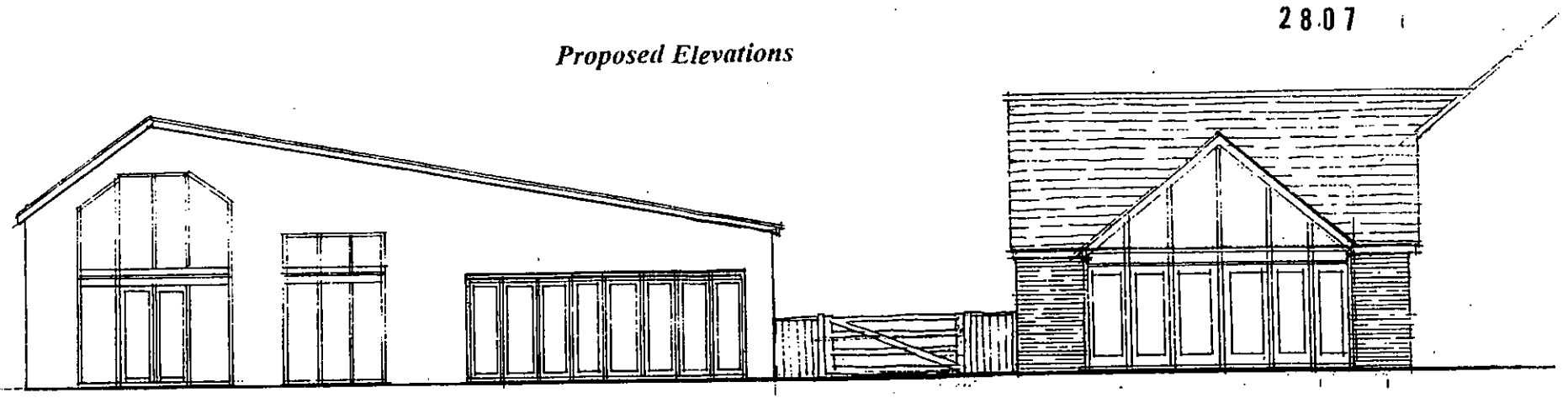
Development Control Section, Environmental Services, Wokingham District Council.

1st August 2001

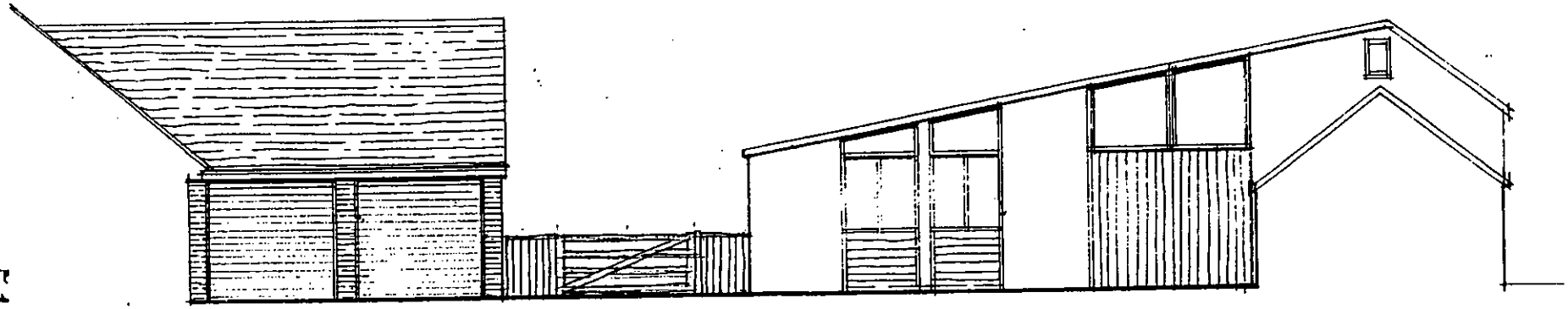
Scale: 1 : 1250

REVISED PLAN
28.07

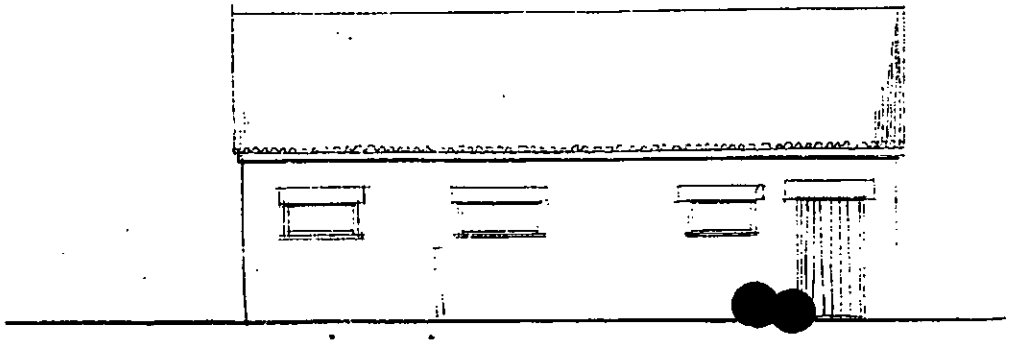
Proposed Elevations

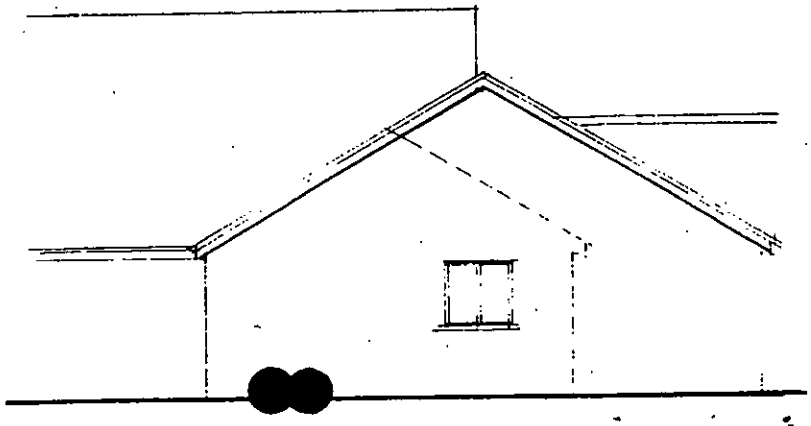


N.W. Elevation



S.E Elevation





N.E. Elevation

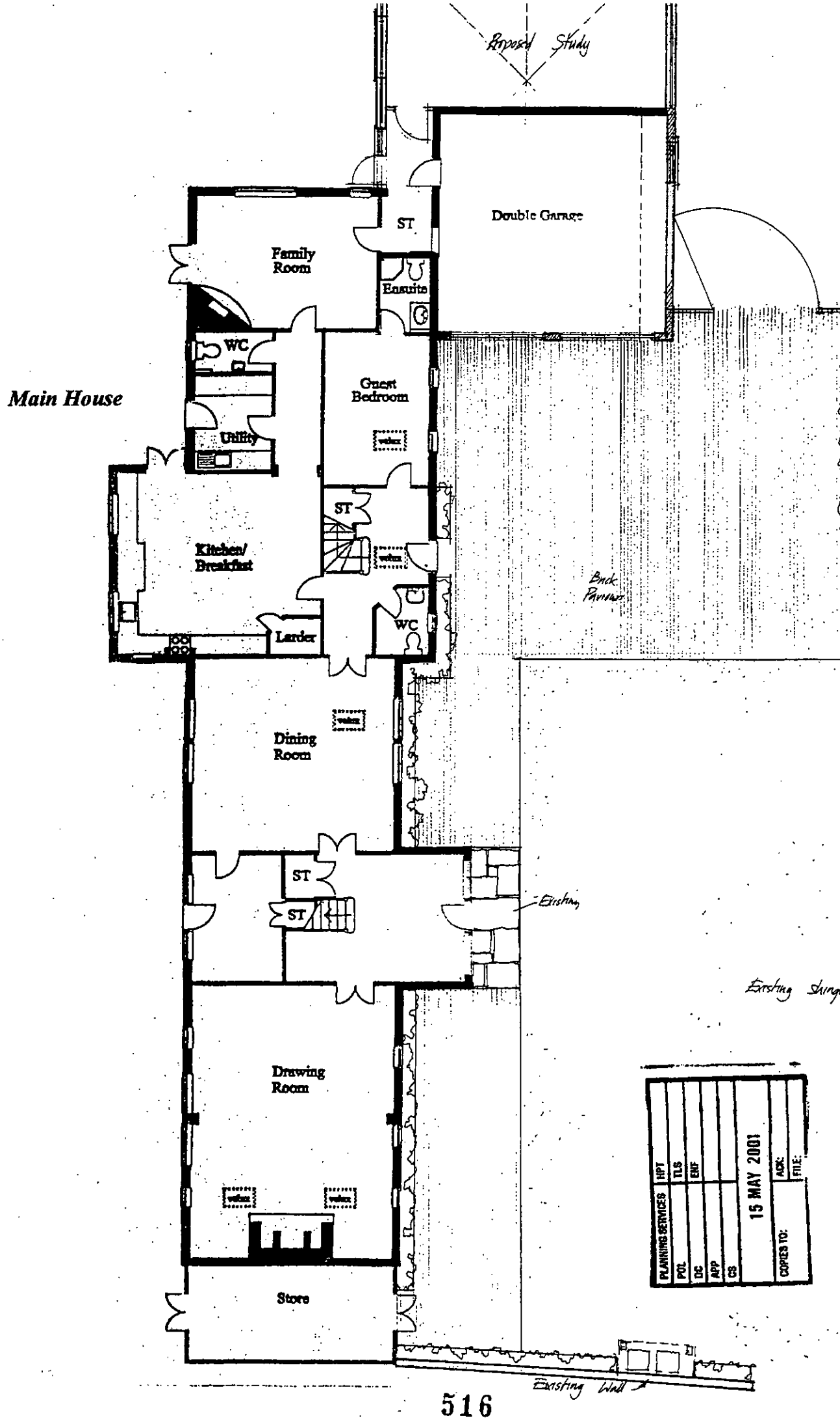
Revised

The Barn
Swallowfield Rd.,
Arborfield

Site:
1:100
Scale

Bar/01/2
Dwg. No.

515


Proposed Study
Double Garage
ST
Family Room
Ensuite
WC
Main House
Guest Bedroom
Utility
ST
Kitchen/ Breakfast
Brick Pavior
WC
Larder
Dining Room
ST
ST
Existing
Existing Shing
Drawing Room
Store
Existing Wall
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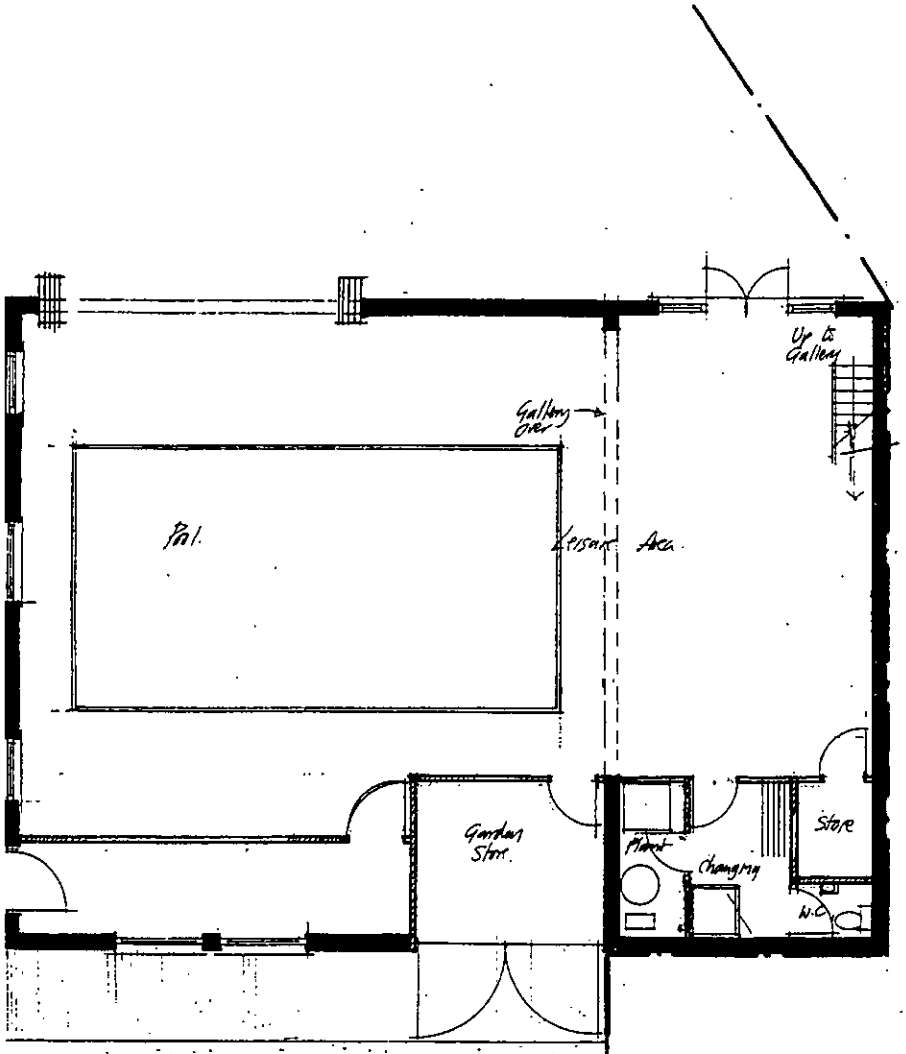
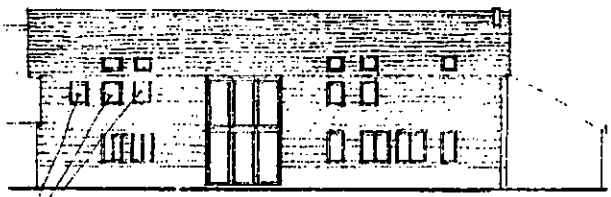


Barn Proposed Leisure Building



S.W. Elevation of Existing House Showing the Proposed Additional First Floor Windows, 1:200

Ground Floor Plan

Courtyard.

Revised

D.P.Bates
Architecture, Planning & Interior Design Consultant,
The Gatehouse, Sonning Lane,
Sonning -on-Thames, Berkshire, RG4 6ST
Phone & Fax 0118 969 7753

Mr. & Mrs. A. McCallum
The Barn,
Swallowfield Road,
Arborfield,
Berks.

Client:

Proposed Conversion
Of Existing Barn to
Leisure Use & Garage
& Study Extensions.

Project:

March 2001

Date:

1:100

Scales:

D.P.Bates 0118 969 7753

Drawn:

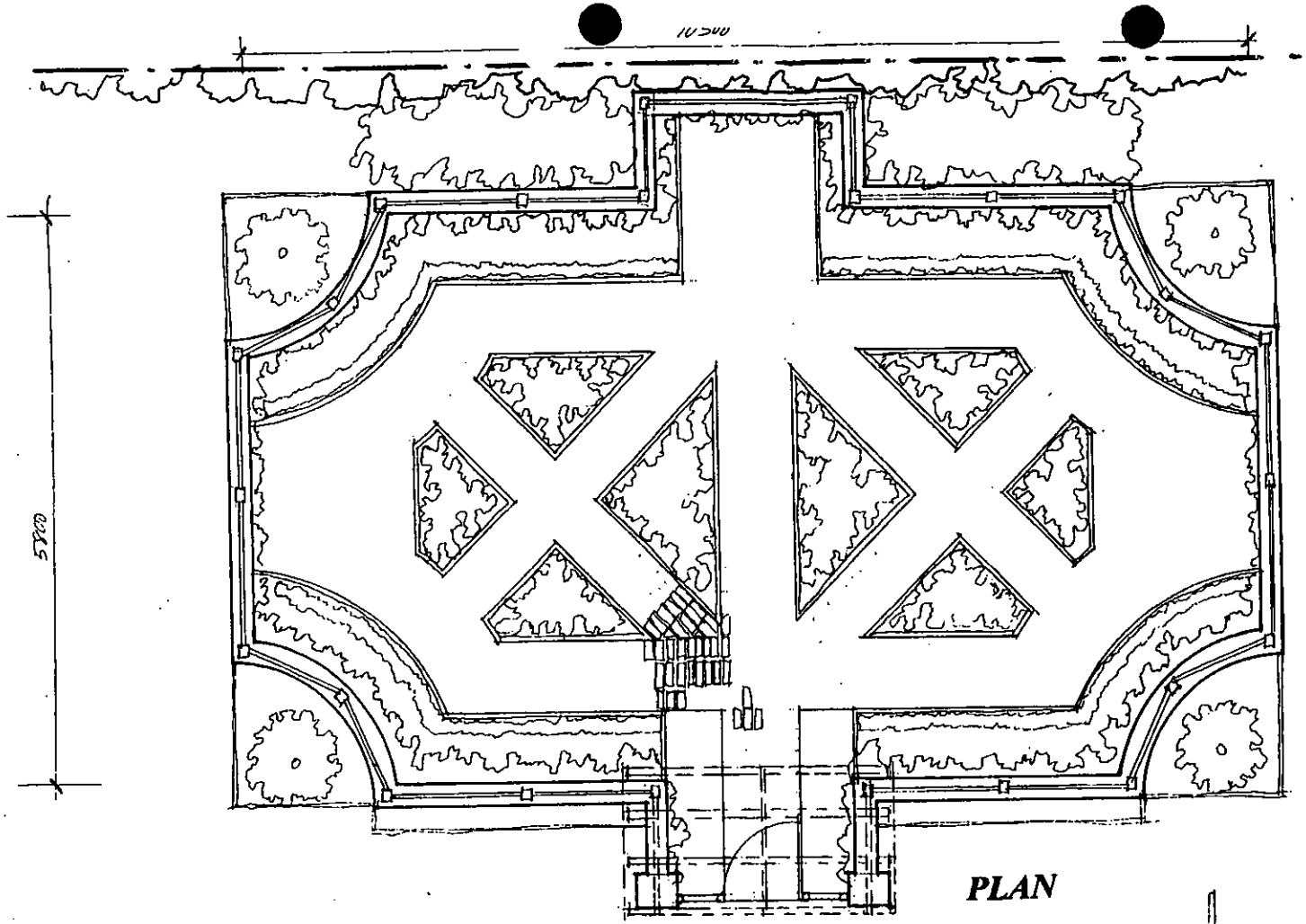
Proposals

Dwg. Title:

Rev/01/1

REVISED PLAN
2807
517

21.NOV.2000* 2807



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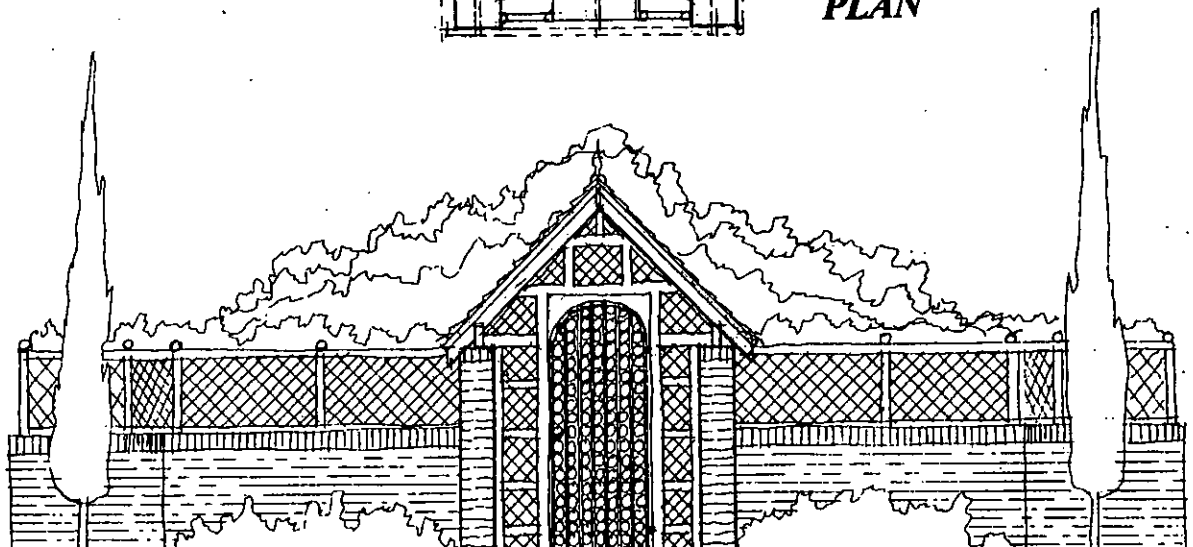

D.P.Bates
Architecture, Planning &
Interior Design Consultant,
The Gatehouse, Sonning Lane,
Sonning -on-Thames, Berkshire, RG4 6ST
Phone & Fax 0118 969 7753

Mr. & Mrs. A. McCallum
Client:
Proposed Rose Garden
The Barn,
Swallowfield Road,
Arborfield.

Scale 1:50

218

D.P.Bates Architecture, Planning & Interior Design Consultant,
The Gatehouse, Sonning Lane, Sonning-on-Thames, Berkshire, RG4 6ST.
Phone & Fax 0118 969 7753

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Elaine Vashi,
Planning Dept.,
Wokingham Unitary,
Shute End,
Wokingham,
RG40 1WR.

5/4/03

Dear Elaine,

The Barn Swallowfield Road Arborfield, Conversion of the Redundant Agricultural Barn

I would like to confirm that my client wishes to withdraw the above planning application Ref: F/2000 2807.
Thank you for your help in this matter.

SX3 onerted

Yours sincerely,

D.P.Bates (Agent)

Sent by FAX transmission 4/7/03

01189692753
07-APR-03 21:43 David Bates 01189692753 PAGE: 1

Christopher Strang Associates

TOWN & COUNTRY PLANNING CONSULTANTS

36 Donnington Square, Newbury, Berkshire RG14 1PP
Telephone: Newbury (01635) 580092 Fax: 01635 31181
Email: crwstrang@aol.com

31 May 2001

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Ms Elaine Connor
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

Dear Ms Connor

THE BARN, SWALLOWFIELD ROAD, ARBORFIELD, READING
PROPOSED CONVERSION OF GARAGE TO STUDY AND BARN TO GARAGE, POOL, GAMES ROOM WITH STAFF ACCOMMODATION OVER. ADDITION OF WINDOWS IN DWELLING AND LANDSCAPING
APPLICATION NO. F/2000/2807

Thank you for your letter dated 23rd May received on the 25th May, informing us that revised/additional plans have been received by the Council for the above proposal.

A letter of objection to you dated 20th December 2000, still stands and in addition to that letter, we set out below our client's objections to the revised proposals.

We note from your letter that the description of the proposal states: "*Proposed conversion of garage to study and barn to garage, pool, games room with staff accommodation over. Addition of windows in main dwelling and landscaping.*" Given the proposed amendments to the scheme this description is now inaccurate and should be amended to reflect what is actually now proposed.

Drawing No. BAR/01/1 - that the former farmyard is no longer proposed to be landscaped and the majority of the former farmyard area would remain as shingle courtyard. However, part of the former farmyard area is now proposed to be covered with brick paviors. No details have been provided regarding the type and colour of the brick paviors. We consider that such hard landscaping around the former farmyard, is out of keeping with the existing rural character of the barn and White's farm and is wholly inappropriate to this rural setting. Although the barn is now in residential use, the open character of the yard and the access to the fields behind both properties is rural, open, spacious and uncluttered. The hard landscaping in the form of brick paviors would be harmful to the countryside and does not respect the landscape character of the area.

The proposed gate would block the right of way our client has over this land and would prevent our client from gaining access to her land to the rear of her garden.

No first floor plan has been provided for the proposed gallery area. Originally at first floor level, in addition to a gallery, was the provision of a staff flat. As this is no longer shown on the revised drawings we assume that the proposed staff flat has now been removed from the scheme. If this is not the case, would you please contact us with the proposed details. As no first floor plan has been provided, it is not clear how the gallery area will function and whether or not any windows are proposed. This information is vital, as it is this part of the barn conversion, which directly adjoins our client's boundary and is therefore likely to have an adverse impact on her enjoyment of her property.

In addition to no first floor plan being provided there is still no north-east elevation of the barn proposed to be converted. The only north-east elevation provided is that of the existing dwelling together with the double garage and the proposed study. Clearly, the proposed north-east elevation of the barn is essential in order to establish whether any windows are proposed to be inserted in this elevation that would directly overlook our client's garden. We note from the south-east elevation that the existing barn window at first floor level is proposed to be retained, presumably serving the proposed gallery area. This is not acceptable, as it may be possible to stand at first floor level in the gallery area and look directly into our client" kitchen and garden area. When our client" conservatory is built, under permission 99/7/0510/F, privacy and residential amenity would be affected further.

The proposed plant room, changing room with WC and the storeroom, are positioned at the end of the barn closest to our client's house, adjoining her boundary. Clearly, this would intensify activity and noise in this area and would have an adverse effect on the residential amenities of White's Farm. You will be aware that plant rooms for swimming pools can be extremely noisy at all times during the day and night. Are any vents proposed? If so, these need to be shown on the application drawings.

The proposal would bring domestic activity close to our client's property, up to the boundary. The potential noise and disturbance generated by a leisure building together with the associated plant and equipment, would adversely affect our client's residential amenity and will be an invasion of privacy.

The proposed external alterations to the barn are extensive and in the insertion of a number of windows on all elevations (it is not clear what is proposed on the north-east elevation of the barn as the north-east elevation provided shows the existing dwelling together with the double garage and proposed study) completely alters the design of the building and adversely affects the rural character of the area. The original application form states that the proposed materials would match the main house. It is not clear from the drawings what materials will be used and where. The design is inappropriate and is not in keeping with its surroundings. In particular, the proposed south-east and north-west elevations, creates a frontage to the detriment of the original buildings and to the detriment of the rural landscape. In addition, the alterations to the barn are detrimental to the setting of the Grade II listed Whites Farmhouse.

The doors to the proposed garden store would, when opened, obstruct our client's garage doors and would prevent our client's easy access to her garage.

The proposal in its revised form is unacceptable as it:

- Does not respect the historic setting of Whites farmhouse, a Grade II listed building.
- Does not respect the landscape character of the area and would be inappropriate in a rural area.
- Would require major rebuilding and alteration of a barn not in existing residential use in the countryside.
- Would lead to additional development in the countryside, inappropriate in scale, form, materials, design and character to its location in the countryside.
- Would have an adverse visual impact upon the countryside.
- Would have adverse impact on residential amenity in terms of overlooking, privacy and potential noise and disturbance caused by the use of the leisure building.
- Inadequate information has been provided, there is no first floor plan showing the proposed gallery area and any proposed windows. There is no north east elevation drawing of the barn to be converted to a leisure building. This information is essential to assess how the proposal will affect our client, as it is this part of the barn that adjoins our client's property.
- Would, therefore, be contrary to Local Plan policies WHE11, WLL7, WCC1 and WCC5.

Would you please keep us informed of the progress of the application. If you have any queries regarding the above, please do not hesitate to contact the writer at the above office.

Yours sincerely



CHRISTOPHER STRANG

Cc Mrs S Daly
Councillor Cowan

505

Christopher Strang Associates

TOWN & COUNTRY PLANNING CONSULTANTS

36 Donnington Square, Newbury, Berkshire RG14 1PP
Telephone: Newbury (01635) 580092 Fax: 01635 31181
Email: crwstrang@aol.com

31 May 2001

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Ms Elaine Connor
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

Dear Ms Connor

THE BARN, SWALLOWFIELD ROAD, ARBORFIELD, READING
PROPOSED CONVERSION OF GARAGE TO STUDY AND BARN TO GARAGE, POOL, GAMES ROOM WITH STAFF ACCOMMODATION OVER. ADDITION OF WINDOWS IN DWELLING AND LANDSCAPING
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- Would lead to additional development in the countryside, inappropriate in scale, form, materials, design and character to its location in the countryside.
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- Would, therefore, be contrary to Local Plan policies WHE11, WLL7, WCC1 and WCC5.

Would you please keep us informed of the progress of the application. If you have any queries regarding the above, please do not hesitate to contact the writer at the above office.

Yours sincerely

CHRISTOPHER STRANG

Cc Mrs S Daly
Councillor Cowan

Date: 23 May 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2807

Location: The Barn, Swallowfield Road, Arborfield, Reading.

Proposal: Proposed conversion of garage to study and barn to garage, pool, games room with staff accommodation over. Addition of windows in main dwelling and landscaping.

Applicant: Mr & Mrs McCallum C/O D P Bates.

Case Officer: Elaine Connor

The new plans show the following: Plans showing omission of extension to existing barn, omission of link between house & barn, relocation of proposed bin store, proposed single storey side & front extension to dwelling to provide a study area & adapation of existing garage to double capacity.

Comments are required by 02/06/2001.

Should you have any queries regarding this application please contact the case officer Elaine Connor on (0118) 974 6451.

(RING ONE)

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

App No. 2000/2807 (Planaps) / (Ludhouse) Date Rec. 15/5/01

Location: THE BARN, SWALLOWFIELD ROAD, ARBORFIELD

Parish ARBORFIELD.

Applicant: MR & MRS Mc CALLUM

Description of attached plans: PLANS SHOWING OMISSION OF EXTENSION TO EXISTING BARN, OMISSION OF LINK BETWEEN HOUSE & BARN, RELOCATION OF PROP. BIN STORE & ~~ADDITIONAL~~ PROPOSED SINGLE STOREY SIDE & FRONT EXTENSION TO DWELLING TO PROVIDE A STUDY AREA & ADAPT EXISTING GARAGE TO DOUBLE CAPACITY.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I 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)	HAROLD	✓
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: MRS S DALY, WHITES FARM, SWALLOWFIELD RD, ARBORFIELD, RG2 9JJ & COPY TO AGENT: CHRISTOPHER STRANG ASSOCIATES, 36 DONNINGTON SQUARE NEWBURY, BERKSHIRE, RG14 1PP

Date for Responses: 10 days.

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

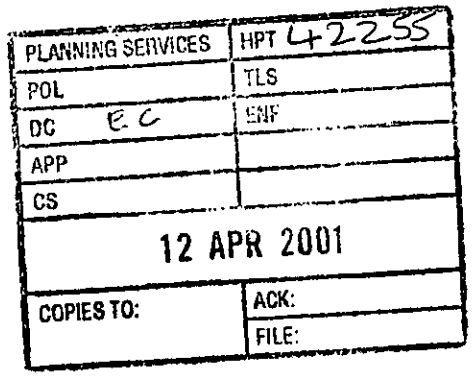
New Description _____

CASE OFFICER: EC.

Consultations Sent by Admin. on: 23.05.PS

Yellow - Part One Copy
Green - Officer's Copy

D.P.Bates Architecture, Planning & Interior Design Consultant,
The Gatehouse, Sonning Lane, Sonning–on-Thames, Berkshire, RG4 6ST.
Phone & Fax 0118 969 7753



Elaine Connor,
Planning Dept.,
Wokingham D.C.,
P.O.Box 157,
Shute End,
Wokingham,
RG40 1WR

11/4/01

Dear Elaine,

The Barn Swallowfield Road, Arborfield

Further to our recent telephone conversation regarding the revised scheme for the above project, I enclose amended details as discussed.
We have omitted the roof windows to the N.E. Elevation of the Barn / Pool Enclosure & I can confirm that there will not be any residential areas in this building.
We have also removed the extension to the Barn / Pool Enclosure & rearranged the inside.
If these revisions are acceptable, we will be applying for the revised scheme, the bin store the additional windows in the main House / Barn, the fence / gate, the rose garden & the landscaping.
I look forward to your response, so that we can submit a new application as soon as possible.

Yours sincerely,

D.P.Bates (Agent)

D.P.Bates Architecture, Planning & Interior Design Consultant,
The Gatehouse, Sonning Lane, Sonning–on-Thames, Berkshire,RG4 6ST.
Phone & Fax 0118 969 7753

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Reply Req

Elaine Connor,
Planning Dept.,
Wokingham D.C.,
Shute End,
Wokingham.
RG40 1WR

Dear Ms. Connor,

The Barn Swallowfied Road Arborfield Ref:F/2000/2807

I am disappointed that you did not contact me on Friday 9th February as you promised, in our telephone conversation on Thursday 8th. February.
The options that you gave me were, to withdraw the application, with a view to discussing a revised scheme & resubmitting, or that you would issue a refusal.
I would like to reiterate what I said to you on Thursday 8th.regarding the way the application had been handled.

- *After submitting the application I contacted you on three occasions to say that I would be prepared to discuss the design & consider amendments if appropriate. In November 2000 You asked for a minor amendment regarding a window, but did not respond with any comments.*
- *I contacted the planning dept. when you were away & an officer read out some internal observations, on file, from the landscape architects dept. I later spoke to the landscape department & I agreed to submit revised details on the elements that we had discussed.*
- *At the same time as talking to the landscape department I was advised to speak to Harold Saunders & was transferred to him. He outlined a number of items of concern regarding the design & I agreed to put together a revised scheme. Mr. Saunders agreed to write to me with his comments so that I could revise the scheme & arrange a meeting with him & yourself. In fact he said that he was at that moment working on his observations on the application & would let me have details as soon as possible. We finished our conversation agreeing that we understood each other & that a satisfactory revised scheme could be achieved.*
- *I tried to speak to you again but you were not available. I left a message for you to the effect that I was waiting for Mr. Saunders' comments & that as soon as I had these I would prepare a revised scheme & convene a meeting.*
- *I left numerous messages for Mr. Saunders to which I received no reply.*
- *After 3 further weeks I sent a FAX to Mr. Saunders asking for his comments, which were holding up the application process.*
- *On Wed 7th. February, I still received no reply. I then made a number of further phone calls to Mr. Saunders. I was told he was on the phone but would call me back, this did not happen. I phoned him again & spoke at last to him, but to be told that he was unable to talk but he would phone me back after 2.30 that day.*
- *I made sure I was in the office by 2.20p.m.only to find a message on the answer phone to say that Mr. Saunders had rung which was timed at 2.18p.m, but he would ring me later that afternoon & give me the observations over the phone. I remained in my office from that moment on, but I did not receive a call for Mr. Saunders.*
- *I phoned again the next day on Thursday 8th.February & left further messages for Mr. Saunders, he did not call me back, but I received the call from you, in which you said That I should either withdraw the application or alternatively, you would refuse it.*

Continued.....

I have tried in every way to find out what objections, if any, that you had with the application. If you & Mr. Saunders had given me the courtesy of a response, then I could have revised the application & we could have discussed the revised scheme & hopefully arrived at an agreeable solution. I understand that there are certain elements that we would have to remove & that some of the external elevations would require changes. All of which my client was prepared to consider.
We have not been given the chance to see this application through.
If we withdraw the application, you suggest that we revise the application & meet with you with a pre application enquiry, then submit a revised application. We have been trying to have that very meeting with you over the past three months. We are well outside the two month decision time, target, so it seems obvious that we have nothing to loose by meeting now. This would save all the paperwork & cost, to both parties, of a new application.
Could you please confirm, whether or not, you are prepared to let us have your observations on the design & meet to discuss any possible amendments.

Yours sincerely,



D.P.Bates (Agent)

Copies to:
Mr. & Mrs. A. McCallum
Anna Cronin
John Mitchell
Councillor Gary Cowan

Christopher Strang Associates

TOWN & COUNTRY PLANNING CONSULTANTS

36 Donnington Square, Newbury, Berkshire RG14 1PP
Telephone: Newbury (01635) 580092 Fax: 01635 31[illegible]
Email: crwstrang@aol.com

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14 February 2001

Ms Elaine Connor
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

Dear Ms Connor

APPLICATION NO. F/2000/2807
THE BARN, SWALLOWFIELD ROAD, ARBORFIELD, READING – PROPOSED CONVERSION OF GARAGE TO STUDY AND BARN TO GARAGE, POOL, GAMES ROOM WITH STAFF ACCOMMODATION OVER. ADDITION OF WINDOWS IN MAIL DWELLING AND LANDSCAPING

I write further to our letter to you dated 20th December 2000, objecting to the above proposal on behalf of our client, Mrs Daly, owner of the adjoining property, White's Farm.

I have left a couple of messages but I understand that you are very busy at the moment and that you are unavailable to take telephone calls this week. I should be very grateful if you would contact me to update me on the current position of the application.

I would appreciate your initial views on the proposal and whether amended plans have been, or are likely to be, submitted. I understand that the application is registered for a delegated decision. In order to protect our client's interests if you are likely to recommend approval, clearly we would prefer the application to go to Committee, and I understand we would have to liaise with Councillor Cowan to achieve this. It would therefore be useful to discuss these issues with you as soon as possible.

I look forward to hearing from you.

Yours sincerely

KATY TRIGG

Cc Mrs Siobhan Daly
Councillor Cowan

D.P.Bates Architecture, Planning & Interior Design Consultant,
The Gatehouse, Sonning Lane, Sonning–on-Thames, Berkshire,RG4 6ST.
Phone & Fax 0118 969 7753

PLANNING SERVICES	HPT 37057
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CS	
27 NOV 2000	
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	FILE:

Elaine Connor,
Planning Dept.,
Wokingham D.C.,
Shute End,
Wokingham.
RG40 1WR.

23/11/2000

Dear Ms. Connor.

The Barn Swallowfield Road Arborfield.Ref: F/2000/2807

Further to our recent telephone conversation regarding the above application, I would like to confirm that we would like to omit the N.E. facing window & small section of roof indicated on the S.E. & N.W. elevations & the proposed first floor, plan of the gallery.

Yours sincerely,

David Bates

D.P.Bates (Agent)

01189 697753

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	FILE:

D.P.Bates Architecture, Planning & Interior Design Consultant
The Gatehouse, Sonning Lane, Sonning –on-Thames, Berkshire, RG4 6ST
Phone & Fax 01189 697753

FAX. Cover Sheet

Fax to: Elaine Connor Planning Dept
0118 974 6484

Date: 23/11/2000

From: DP Bates

Sheets Inclusive 2

Note:-

D.P.Bates Architecture, Planning & Interior Design Consultant,
The Gatehouse, Sonning Lane, Sonning-on-Thames, Berkshire,RG4 6ST.
Phone & Fax 0118 969 7753

Elaine Connor,
Planning Dept.,
Wokingham D.C.,
Shute End,
Wokingham.
RG40 1WR

23/11/2000

Dear Ms. Connor.

The Barn Swallowfield Road Arborfield.Ref: F/2000/2807

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Yours sincerely,

David Bates

D.P.Bates (Agent)

D.P.Bates Architecture, Planning & Interior Design Consultant,
The Gatehouse, Sonning Lane, Sonning–on-Thames, Berkshire,RG4 6ST.
Phone & Fax 0118 969 7753

Mrs. A. Odell,
Planning Dept.,
Wokingham D.C.,
P.O.Box 157,
Shute End,
Wokingham,
RG40 1WR

29/10/2000

21.NOV.2000* 2807

Dear Mrs. Odell,

Barn Adjacent to "The Barn" Swallowfield Road Arborfield

Further to my client, Mr. McCallum's letter, which I believe you received on 16th.May 2000 & your response of 17th. May 2000, I have been instructed to prepare a full planning application for the proposed project.

The proposed use of the building is for a double garage, swimming pool, games area, & ancillary staff flat / granny annex, all ancillary to the main house. Also included in the application are some other proposals. Permitted development has been removed with the original barn conversion approval, so an application for a rose garden, bin store & landscaping is included. My client would like to convert the existing garage to a private study & to install 3 no. windows on the South West elevation of the main house at first floor level. We have spoken to the adjoining South West side neighbour, who has no objection to the additional windows.

The proposals have been considered with a view to retaining the structure & agricultural appearance of the building.

If you would like to discuss the proposals or suggest any revisions, please give me a call at the above.

Yours sincerely,

D.P.Bates (Agent)

D.P.Bates Architecture, Planning & Interior Design Consultant,
The Gatehouse, Sonning Lane, Sonning–on-Thames, Berkshire,RG4 6ST.
Phone & Fax 0118 969 7753

Mrs. C. Hurst,
Development Control Admin,
Wokingham D.C.
Shute End,
Wokingham,
RG40 1WR.

21 NOV 2000

21.NOV.2000* 2807

17/11/2000

Dear Mrs. Hurst,

Barn Adjacent to "The Barn" Swallowfield Road Arborfield

I submitted a planning application for the above project on 29th. October 2000. I received the entire application package back, a few days ago with a request for further information.

While I fully admit that the items requested are necessary to determine the application, I cannot understand how, in a process that is supposed to take 8 weeks, you can afford to take over 2 weeks just to request further information!

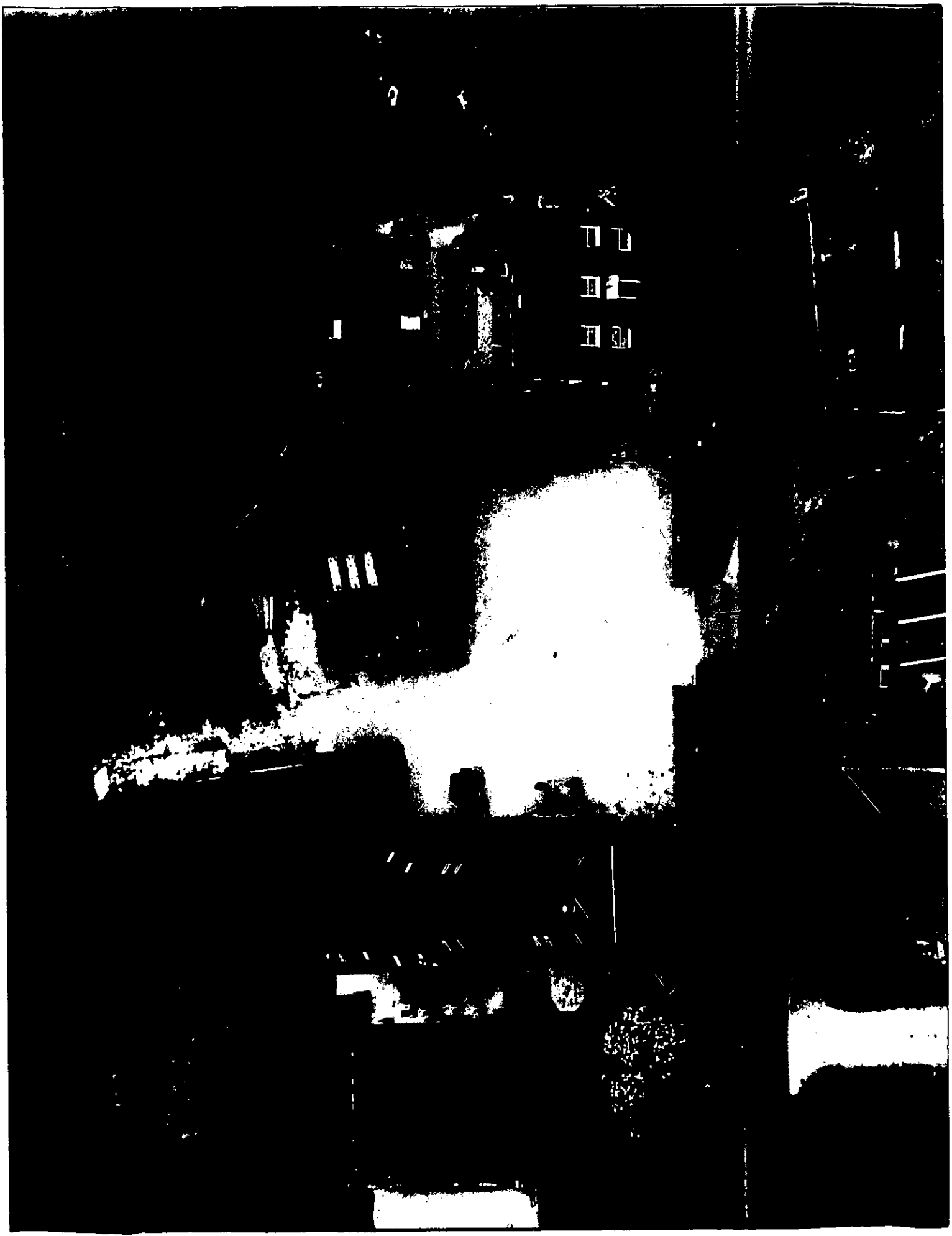
I enclose revised drawings showing the additional details requested & hope that the application can be registered as soon as possible. If further details are required could you please inform me by return.

I have received questionnaires from the Wokingham D.C. planning department asking how I find the whole planning service. Generally, the planning process is very good & improving, but I would suggest that wasting valuable time in this way is letting the whole process down.

Yours sincerely,

D.P.Bates (Agent)

Copies to:
Anna Cronin
John Mitchell
Councillor Nigel Rose



1933

WHITES FARM HOUSE

ADDRESS SWALLOWFIELD ROAD PARISH ARBORFIELD

PLOT No. LISTED ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15,973,	MR. M. SAMUEL	BOUNDARY WALL ABUTTING HIGHWAY	31.7.81	C/A
99/70511/LA	Mrs Daly	S/St R. Ext - Conservatory	26.04.00	C/A
99/70510/F	Mrs Daly	S/St R. Ext - Conservatory	26.04.00	C/A

MINISTRY DECISION

SPECIAL ORDERS

SU 76 NE

ARBORFIELD AND NEWLAND

SWALLOWFIELD ROAD
(south-east side)

9/27

26.1.67
G.V.

Bartlett's Farmhouse

II*

Farmhouse. Late C16 extended on front in C18. Brick with plinth and first floor string; old tile gabled roof, with chimney on left. 2 storeys and attics. Rectangular plan with catslide roof at rear and some timber frame exposed. Entrance front:- 5 bays of which the 3 left hand bays project slightly, the 2 bays on right are in C16 brick. Sash windows with glazing bars in architrave frames, a 6 panelled entrance door in centre with 3-pane rectangular fanlight in doorcase of fluted Doric pilasters supporting entablature with dentil bed mould to cornice hood; approached by 2 stone steps. Interior:- C18, panelling to staircase hall and room to left and in principal bedrooms; stairs with carved balusters and moulded handrail. B.O.E. (Berks) p.66.

SU 76 NE

ARBORFIELD AND NEWLAND

SWALLOWFIELD ROAD
(north-west side)

9/28

White's Farmhouse

G.V.

II

Farmhouse, now house. C18, vitreous brick with red dressings, single course red string over ground floor windows and similar eaves course; old tile roof, chimneys to left and right of centre. 2 storeys and attic. Entrance front:- 3 bays, sash windows with glazing bars. 6 panelled central door with 2-light mullioned fanlight under flat hood on large scroll brackets. Attic light on left gable end. Included for group value.

SU 76 NE

ARBORFIELD AND NEWLAND

SWALLOWFIELD ROAD
(north-west side)

9/29

Yew Tree Cottage

II

Cottage. C15 rebuilt C17. Part timber framed with painted brick infilling part painted brick. Old tile gabled roof with flanking chimneys. Rectangular plan of 2 framed bays. 1½ storeys. Entrance front:- 3 irregular bays of gabled 4-light mullioned and transomed dormers; 2-light C18 casements on ground floor. Ledged door in centre bay with C19 gabled porch, additional 2-light casement on left and single light on right, all with glazing bars. Interior:- Complete frame visible, mostly on first floor with jowl post and truss from C15 remaining.

SU 76 NE

ARBORFIELD AND NEWLAND

SWALLOWFIELD ROAD
(south-east side)

9/27

26.1.67
G.V.

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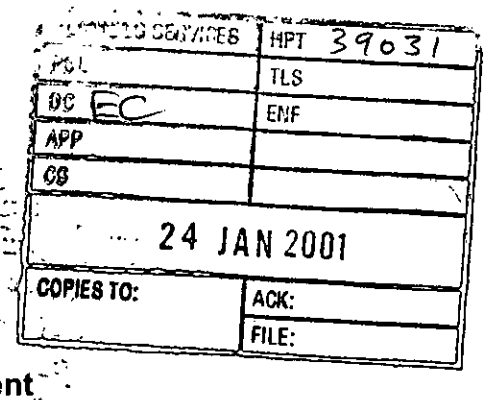
Date: 22 January 2001
Our ref:MMJ/Daly/D0219001
Your ref: Elaine O'Connor



CHARLES PLATEL
AND PARTNERS
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DX: 33510 WOKINGHAM

e-mail address:
mail@charlesplatel.co.uk
Service by e-mail not accepted
website address:
www.charlesplatel.co.uk

Environmental Services Department
Wokingham District Council
Po Box 157
Shute End
Wokingham
RG40 1WR

Dear Sirs

The Barn Swallowfield Road Arborfield Reading
Application number: F/2000/2807
Our client: Mrs S Daly

We act on behalf of Mrs Daly who resides at White's Farm.

Direct Dial: 0118 974 7903

Direct e-mail:
michelle@charlesplatel.co.uk

We understand that Mrs Daly's planning consultant has written to you direct regarding planning objections.

The purpose of this letter is to notify the Council that Mrs Daly does have a legal right of way over part of the land that the neighbours are proposing to develop and we enclose for your information a copy of the plan showing the extent of the right of way edged red.

Please do not hesitate to contact the writer should you require any further information.

Yours faithfully
CHARLES PLATEL & PARTNERS

Directors: CHARLES PLATEL MARC LAZARUS BA (HONS) MCIARB MICHELLE MACHIN-JEFFERIES LL.B (HONS)
Assistant Solicitors: ZOE COOKE LL.B (HONS) JACQUELINE MCDERMOTT

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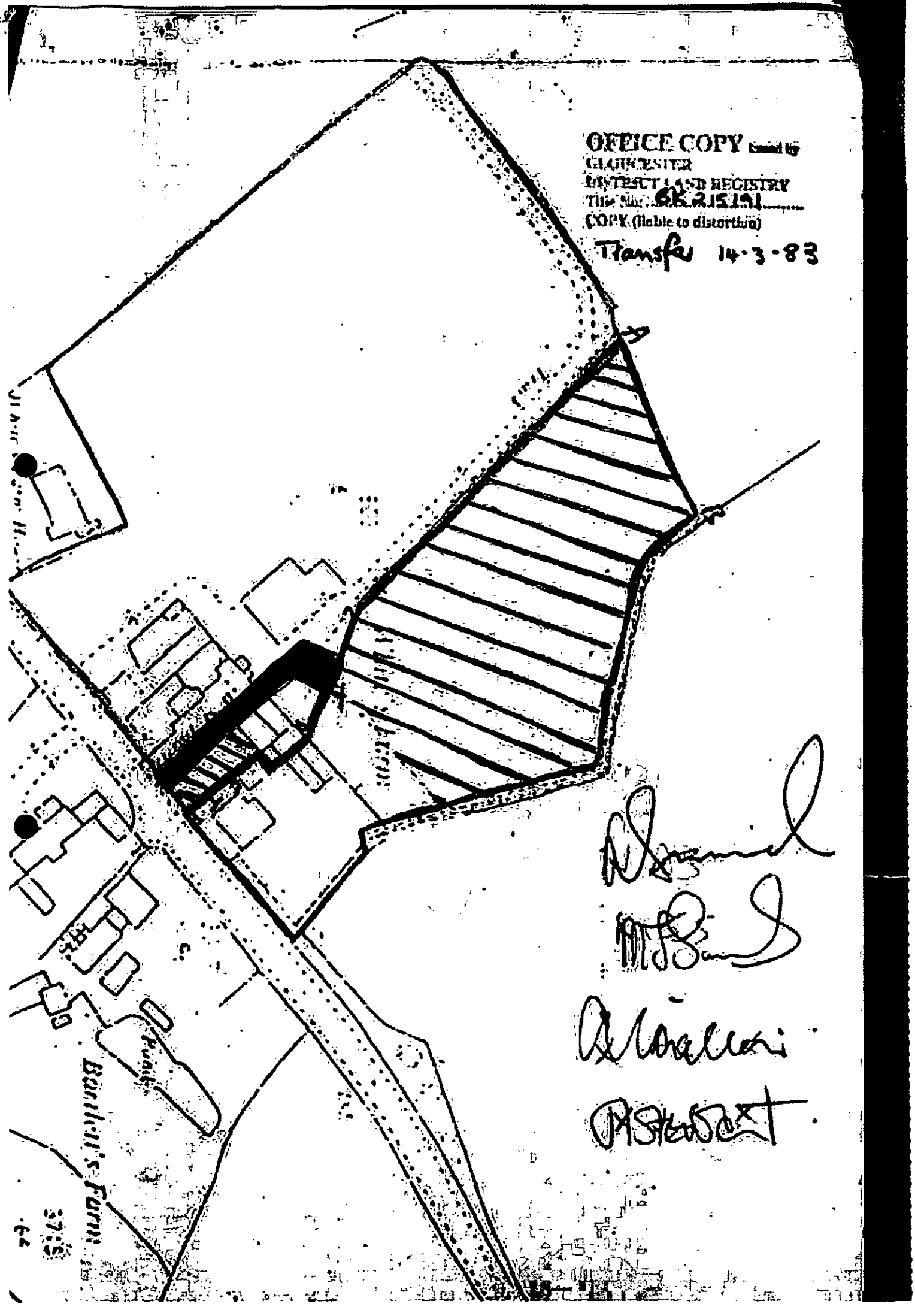

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Christopher Strang Associates

TOWN & COUNTRY PLANNING CONSULTANTS

36 Donnington Square, Newbury, Berkshire RG14 1PP
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Email: crwstrang@aol.com

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20 December 2000

Ms Elaine Connor
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Connor

THE BARN, SWALLOWFIELD ROAD, ARBORFIELD, READING
PROPOSED CONVERSION OF GARAGE TO STUDY AND BARN TO GARAGE, POOL, GAMES ROOM WITH STAFF ACCOMMODATION OVER
ADDITION OF WINDOWS IN MAIN BUILDING AND LANDSCAPING
APPLICATION NO. F/2000/2807

Further to our letter to you dated 7 December 2000, we set out below our client's objections to the above proposed development.

Background – You will note from the Council's history files that planning permission was granted in August 1995 for the conversion of the existing barns to a residential dwelling, including the change of use of land at the rear from agricultural to residential, at the application site, Ref. 44413. For your information we enclose a copy of the site plan for that application Drawing No. 829/10. You will see from the plan that the barn and the triangular piece of land to the rear (hatched red) that forms part of the current planning application, was not included in the previous change of use application.

Part of the application you are considering now, specifically, the conversion of the "barn to garage. pool, games room with staff accommodation over" does not have existing residential use and should therefore not be considered as a "householder" application but, in fact, a change of use application from agricultural to residential use. In this regard, the proposal should therefore be considered against the Council's Local Plan Policy, WCC4 "New Buildings Outside Settlement Boundaries" and Policy WCC5 "Re-use and Adaptation of Buildings for Residential Purposes Outside Settlement Boundaries".

You will also note from the Council's history files that in April this year our Client was granted planning permission for a single storey rear extension to form a conservatory, Ref. 99/70510/F. This is an extant planning permission and is a material consideration when determining the current planning application at The Barn.

Christopher Strang BSc. (Hons), MRTPI
Isabel Strang

Our Client's property, White's Farm House, is a Grade II Listed Building. The outbuildings within the curtilage of the listed building and the curtilage walls should therefore be treated as having listed building status. Given that the proposed barn conversion adjoins our Client's outbuildings and the proposed landscaping, together with the proposed bin store adjoins White's Farm House curtilage walls, the proposal should also be assessed against Local Plan Policy WHE11 "Retention of Setting of Listed Buildings".

We, therefore, set out below the various aspects of the proposal to which our Client objects.

Proposed landscaping of former farmyard and proposed covered way

The proposed landscaping, including the creation of a driveway turning area by providing a landscaped island, is wholly inappropriate to this rural setting. The landscaping around the proposed bin store, against the curtilage wall of the listed White's Farm House, is also inappropriate and is detrimental to the setting of the listed building. The proposed covered way forms an enclosure of the formerly open farmyard, which is to the detriment of the rural character of the area, due to its design and appearance.

The landscaping of the former farmyard, together with the proposed covered way, is out of keeping with the existing rural character of The Barn and White's Farm. We enclose a copy of a photograph that shows clearly that, although The Barn is now in residential use, the open character of the yard and the access to the fields behind both properties, is rural, open, spacious and uncluttered. The proposal would be harmful to the countryside, and does not respect the landscape character of the area. It is therefore contrary to Local Plan Policy WLL7. The works to the former farmyard do not respect the historic setting of White's Farm House, and are therefore also contrary to Local Plan Policy WHE11.

Proposed conversion of barn to garage and games room with staff accommodation over

The barn in question, as stated previously, is not in existing residential use and therefore to be acceptable the proposed conversion should accord with Local Plan Policy WCC5. The policy states that the building to be converted must be suitable for residential use without major rebuilding or alterations, and that the form, bulk and general design of the building should be in keeping with its surroundings. There should also be no overriding amenity objections.

The enclosed photograph shows how the barn in question is attached to our Client's outbuildings. The photograph also shows that the proposed games room and staff flat would actually adjoin our Client's boundary and is likely to have an adverse effect on the residential amenities of White's Farm.

From our inspection of the application drawings, no north-east elevations (existing or proposed) have been provided so it is not clear what is proposed for the elevation that directly overlooks our Client's property. The proposed window in the gallery, shown on the first floor plan, is of

major concern as this is likely to directly overlook our Client's garden and patio area. A section should be provided of this.

The existing barn window is proposed to be retained, to serve the proposed staff accommodation bedroom. This is not acceptable, as the occupier would be able to look directly into our Client's kitchen. When our Client's conservatory is built, under permission 99/70510/F, privacy and residential amenity would be affected further.

The proposal would bring domestic activity close to our Client's property, up to the boundary. The potential noise and disturbance generated by a games room, and by staff accommodation, would adversely affect our Client's residential amenity and would be an invasion of privacy.

The proposed external alterations to the barn are extensive and the insertion of a number of windows on all elevations completely alters the design of the building and adversely affects the rural character of the area. Although the application form states that the proposed materials would match the main house, it is not clear from the drawings what materials would be used and where. The design is inappropriate and is not in keeping with its surroundings. In particular, the proposed south-east and north-west elevations, with the proposed covered link, creates a frontage to the detriment of the original buildings and to the detriment of the rural landscape. The proposal is, therefore, contrary to Local Plan Policy WCC5.

Proposed pool room

The proposed pool room is not part of the barn conversion but would be an extension to it. As the barn is not currently in residential use, the proposed pool room would not be an extension to a dwelling in the countryside but a new building outside a settlement boundary. As such, Local Plan Policy WCC1 and Policy WCC4 would apply in this instance. Policy WCC1 states that development outside settlement boundaries will only be allowed in exceptional circumstances and will be strictly controlled. The policy goes on to state that when development is acceptable in principle, it will only be permitted if it is appropriate in scale, form, materials, design and character to its location in the countryside. Local Plan Policy WCC4 states that any new building must be well sited, designed and integrated into its surroundings so as to have no adverse visual, physical or ecological impacts upon the countryside.

Clearly, the proposed pool room is a large, predominantly glass building, protruding well beyond the existing building line. The block plan submitted does not accurately show the proposed pool compared with the elevation drawings and ground floor plan. This building is not acceptable in terms of design, siting, materials and scale; it would not be integrated into the surrounds, it would be out of character with the rural area and it would adversely impact visually upon the countryside. The proposal is therefore contrary to Local Plan Policies WCC1 and WCC4.

Summary

The proposal is unacceptable as it:-

- Does not respect the historic setting of White's Farm House, a Grade II Listed Building.
- Does not respect the landscape character of the area and would be inappropriate in a rural area.
- Would require major rebuilding and alteration of a barn not in existing residential use in the countryside.
- Would lead to additional development in the countryside, inappropriate in scale, form, materials, design and character to its location in the countryside.
- Would have an adverse visual impact upon the countryside.
- Would have an adverse impact on residential amenity in terms of overlooking, privacy and potential noise and disturbance caused by use of the games room, pool and staff accommodation.
- Would, therefore, be contrary to Local Plan Policies WHE11, WLL7, WCC1, WCC4 and WCC5.

We would be grateful if you would please keep us informed of progress of the application. Please let us know if amended plans are submitted together with north-east elevations and when the application will go to Planning Committee.

If you have any queries regarding the above, please to not hesitate to contact the writer at the above office.

Yours sincerely

K. Trigg

pp **CHRISTOPHER STRANG**

Cc Mrs Siobhan Daly
Councillor Cowan



RED LINE
INDICATES
MRS DALY'S
OWNERSHIP

TO: **DEVELOPMENT CONTROL**
Elaine Connor

FROM: Environmental Design

DATE: 30 November 2000

Location:	The Barn, Swallowfield Road, Arborfield, Reading
Proposal:	Proposed conversion of garage to study and barn to garage, pool, games room with staff accommodation over. Additions of windows in main dwelling and landscaping.
Application Number:	F/2000/2807

In response to your consultation dated 21 November 2000 for the above application, the landscape comments are as follows:

Although the reuse and adaptation of the barn is acceptable within the countryside in principle, in relation to Policy WCC1, the actual proposal is not in keeping with the character and setting of the original farm buildings nor its location within the countryside. I therefore consider that it is not an appropriate solution for the location and should be refused.

At present the yard is retained as an open, simple space, the characteristics of a farmyard in a rural location. The landscape scheme effectively urbanises this space and therefore does not reflect the character or function of a countryside location.

The alterations to the existing barn including the additional extension for the pool room with a large expanse of windows, again creates an urbanising effect in that the proposal changes an agricultural building into a dwelling which will have a wider detrimental impact within the open countryside surrounding the site. The proposed covered way is shown to link two separate buildings to form what would be viewed from Swallowfield Road as a very large building and which is not generally found to the same extent within the farming environment. The actual design of the covered walkway has very urban characteristics and is not considered appropriate in this location.

Catherine Brimble

Catherine Brimble
Landscape Architect

To:
Harold Sanders
Urban Design And Conservation Officer

From: Elaine Connor

Date: 21 November 2000

2 NOV 2000

2 NOV 2000

Application Number: F/2000/2807

Proposal: Proposed conversion of garage to study and barn to garage, pool, games room with staff accommodation over. Addition of windows in main dwelling and landscaping..

Site Address:
The Barn, Swallowfield Road, Arborfield, Reading.

Applicant:
Mr & Mrs McCallum C/O D P Bates.

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

Please see Part 1 for plans.

(A) THE BARN IS AN OBVIOUS PART OF THE FARM COMPLEX, WITH THE FARMHOUSE (WHITE'S FARMHOUSE) THE FOCUS OF SPACE — THE FARM YARD.

THIS APPLICATION RELATES TO THREE ELEMENTS.

(1. WORKS TO THE EXISTING CONVERTED BARN

(2. WORKS TO OUT BUILDINGS TO CONVERT TO GARAGING, POOL ROOM GAMES ROOM WITH STAFF ACCOMMODATION OVER.

(3 EXTENSION OF GARDEN & LAYOUT FOR ROSE GARDEN BY REMOVING WALL + OUTBUILDING.

(B) THE BARN AND OUTBUILDINGS APPEAR CURTILAGE BUILDINGS TO THE ORIGINAL FARMHOUSE (A LISTED BUILDING INCLUDED IN THE 1987 LIST (DATED 29. APRIL. 87))

CLARIFICATION OF POSSIBLE LISTED BUILDING APPLICATION SHOULD BE SOUGHT FROM LEGAL DEPT.

(C) ADDITIONAL WINDOWS IN THE BARN WERE RESISTED AT THE ORINIGINAL CONVERSION STAGE.

THE 1:200 SCALE PART ELEVATION NOW SUBMITTED

DOES NOT SHOW THE PROPOSAL IN THE CONTEXT OF FULL ELEVATION. THIS SHOULD BE PROVIDED.

(D) I AM NOT IN FAVOUR OF THE CONVERSION OF THE DOUBLE GARAGE INTO A STUDY, IN PRINCIPLE. HOWEVER, NO PLAN HAS BEEN PROVIDED — ONLY ROOF PLAN / PART PLAN + ELEVATION (N.W)

FURTHER CLARIFICATION IS REQUIRED IF PLANNING PRINCIPLE IS ACCEPTABLE. (REF. WCC5)

(E) THE LOCATION OF THE BIN STORE IS VISUALLY INSENSITIVE IN RELATION TO THE LISTED BUILDING.

(F) THE LINKING OF THE FORMER BARN TO THE OUT BUILDING SHOULD BE REJECTED.

THE PRINCIPLE OF PHYSICALLY AND VISUALLY LINKING THESE STRUCTURES IS UNACCEPTABLE AND MATERIALLY CHANGES THE SETTING OF THE FARMYARD AND ADJOINING LISTED BUILDING. (REF. POLICY WCC7.)

(G) I HAVE MANY CONCERNS RELATED TO THE CONVERSION OF THE OUTBUILDINGS FOR RESIDENTIAL USE, INCLUDING THE ADDITIONAL STRUCTURE TO ACCOMMODATE A SWIMMING POOL. (WCC7)

I QUESTION IF THIS BUILDING IS SUITABLE FOR RESIDENTIAL USE WITHOUT MAJOR RE-BUILDING AND ALTERATION TO WALLS AND ROOF. (REF WCC 5.) IT MAY BE HELPFUL IF

(H) BEFORE SEEKING FURTHER INFORMATION ON THE STRUCTURE, WHICH MAY BE ABORTIVE, THE PLANNING PRINCIPLES ARE DETERMINED.

Harold Sanders CONSERVATION + DESIGN. 18-07-01.

Christopher Strang Associates

TOWN & COUNTRY PLANNING CONSULTANTS

36 Donnington Square, Newbury, Berkshire RG14 1PP
Telephone: Newbury (01635) 580092 Fax: 01635 31181
Email: crwstrang@aol.com

PLANNING SERVICES
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7 December 2000

Ms Elaine Connor
Environmental Services Department
Planning services
PO Box 157
Shute End
WOKINSHAM
Berkshire
RG40 1WR

BY FAX: 0118 974 6484

Dear Ms Conner

THE BARN, SWALLOWFIELD ROAD, ARBORFIELD, READING
PROPOSED CONVERSION OF GARAGE TO STUDY AND BARN TO GARAGE, POOL, GAMES ROOM WITH STAFF COMMODATION OVER
ADDITION OF WINDOWS IN MAIN BUILDING AND LANDSCAPING
APPLICATION NUMBER: F/2000/2807

Christopher Strang Associates has been instructed by Mrs Daly, owner of White's Farm, Swallowfield Road, to lodge an objection to the above planning application. We would be grateful if you would regard this letter as a holding objection.

As you discussed with Chris Strang earlier this week, we will shortly be writing a letter objecting to the proposal on grounds including overlooking, potential noise disturbance, adverse effect on the setting of the Listed Building and the proposed change of use of the barn and new pool is out of keeping with the rural character of the area.

If you have any queries please do not hesitate to contact me at the above office.

Yours sincerely

R A Simon

pp **KATY TRIGG**

Cc Mrs Siobhan Daly, White's Farm, Swallowfield Rd, Arborfield Cross, Reading RG2 9JY

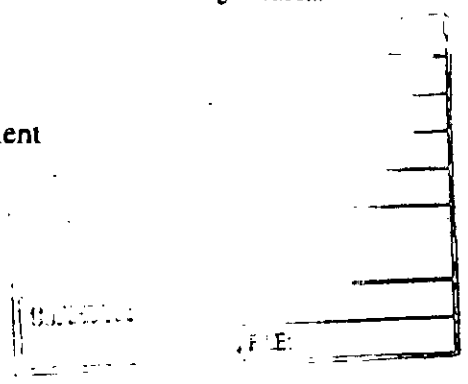
Christopher Strang Associates

TOWN & COUNTRY PLANNING CONSULTANTS

36 Donnington Square, Newbury, Berkshire RG14 1PP
Telephone: Newbury (01635) 580092 Fax: 01635 31181
Email: crwstrang@aol.com

7 December 2000

Ms Elaine Connor
Environmental Services Department
Planning services
PO Box 157
Shute End
WOKINSHAM
Berkshire
RG40 1WR



BY FAX: 0118 974 6484

Dear Ms Conner

THE BARN, SWALLOWFIELD ROAD, ARBORFIELD, READING
PROPOSED CONVERSION OF GARAGE TO STUDY AND BARN TO GARAGE, POOL, GAMES ROOM WITH STAFF COMMODATION OVER
ADDITION OF WINDOWS IN MAIN BUILDING AND LANDSCAPING
APPLICATION NUMBER: F/2000/2807

Christopher Strang Associates has been instructed by Mrs Daly, owner of White's Farm, Swallowfield Road, to lodge an objection to the above planning application. We would be grateful if you would regard this letter as a holding objection.

As you discussed with Chris Strang earlier this week, we will shortly be writing a letter objecting to the proposal on grounds including overlooking, potential noise disturbance, adverse effect on the setting of the Listed Building and the proposed change of use of the barn and new pool is out of keeping with the rural character of the area.

If you have any queries please do not hesitate to contact me at the above office.

Yours sincerely

R A Strang

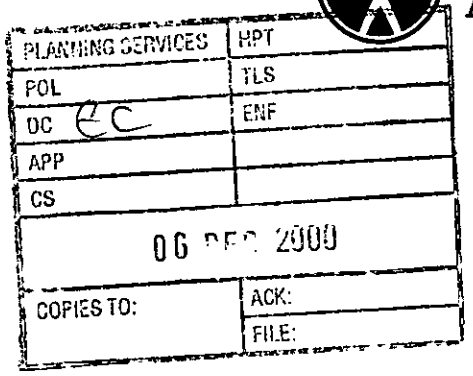
pp **KATY TRIGG**

Cc Mrs Siobhan Daly, White's Farm, Swallowfield Rd, Arborfield Cross, Reading RG2 9JY

Our ref: SP\2000\002740
Your ref: F/2000/2807

Date: 30th November 2000

ENVIRONMENT AGENCY



District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Attention: Elaine Connor

Dear Madam

PROPOSED BARN CONVERSION TO LEISURE USE, LANDSCAPING & ALTERATIONS TO EXISTING HOUSE AT THE BARN, SWALLOWFIELD RD, ARBORFIELD, READING

Thank you for your letter dated 21st November 2000 which was received on 22nd November 2000. You are asked to quote the following reference in any correspondence: **SU76NE/6/1**.The Environment Agency has the following comments:

CONDITION: Surface water drainage works shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding.

PLANNING INFORMATIVES

LAND DRAINAGE: CONTACT AMANDA REED ON 01276 454 331

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Nick Weddell on 01276 455 405 for further details.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

ADVICE TO PLANNING AUTHORITY

ENVIRONMENT PROTECTION: CONTACT NICK WEDDELL ON 01276 454 405

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) a buffer zone is left on either side of any watercourse, and
(4) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

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

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

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

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

No soakaways shall be constructed in contaminated ground.

The applicant should ensure that any increase in the volume of sewage effluent discharge is within the conditions of an existing discharge consent.

Swimming pool filter backwash must not discharge to the surface water system. Discharging swimming pool water/backwash into a private sewage treatment works will damage the works and should be avoided.

The developer should consult the Environment Agency on general measures for the avoidance of pollution.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent.If you have any further queries please do not

Cont/d..

hesitate to contact me on 01276 454 323, quoting the reference cited at the beginning of this letter.
Yours faithfully

Sarah Paxman

Sarah Paxman
Development Planning Officer

Cc. D P Bates, The Gatehouse, Sunning Lane, Sunning R4 6ST

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
E-mail parishclerk@arborfield.org.uk

37880
EC

13th December 2000

Ms E Connor
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Connor

Reference: Planning Application F/2000/2807, The Barn, Arborfield

The Parish Council discussed the above planning application and the following concerns were raised: -

The plans are unclear as to the definition of land use, i.e. change of agricultural land to leisure facility.

The proposed staff accommodation details are not available.

The access must not be comprised for the adjacent property, Whites Farm.

The change of use could effect the adjacent listed building, Whites Farm.

Over development in a rural area.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 21 November 2000

Application Number: F/2000/2807

Proposal: Proposed conversion of garage to study and barn to garage, pool, games room with staff accommodation over. Addition of windows in main dwelling and landscaping.

Parish: ARBORFIELD PARISH

Site Address:
The Barn, Swallowfield Road, Arborfield, Reading.

Applicant:
Mr & Mrs McCallum C/O D P Bates.

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).

1/ C049, R049.
2/ C122, R122. (INSERT: '... the 5 no. vehicle parking spaces...')
3/ The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of seperately from, the main dwelling.

R122.

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

30/11/00

Wed. 22nd November. (am).

Spoke to agent Mr. Bates quering window shown on plan of annexe to be located on N.E elevation. It would appear from N.W elevation that this will be a dormer window. Agent confirmed that there is no existing window on this elevation & he does not feel there is a need for this window so wishes to omit it from the plan.

Agent to confirm this in writing.

E. Connor.

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

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

MESSAGE _____

_____

_____

_____

_____

_____

_____

Signed _____

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APP ATTACHED (*)

Start date: ~~31 OCT 2000~~ Valid 21 NOV 2000

Officer: EC | Application No. F/2000/2807

Map No. 88. Site ..O:58.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description: (F) PROPOSED CONVERSION OF ~~BARN TO LEISURE USE~~ GARAGE TO STUDY & BARN TO GARAGE, POOL, GAMES ROOM WITH STAFF ACCOMMODATION OVER. ADDITION OF WINDOWS IN MAIN DWELLING AND LANDSCAPING

Location: ~~LAND ADJ~~ THE BARN, SWALLOWFIELD ROAD

Parish: ARBORFIELD Ward: ARBORFIELD 21.11.00

Applicant: MR/MRS MCCALLUM

Fee Received 95-00 Required 285-00 Additional 190-00 for COU Refund .....
received 21/11

Enforcement Section (2) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	– Floor plan of 1st floor of existing house showing 3 new windows – All elevations – games room + pool room	10/11 ✓ ✓	21/11
6	Floor plans	– SW elevation does not show 1st floor roof lights in staff flat bedroom + lounge.	✓	
7	Metric scale disclaimer	– Elevations of bin store? – Would be helpful to have existing ground floor plan.	✓	
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required ... Affects the setting of listed buildings. 21.11.00

Date Site Notice Sent : 21.11.00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	.....
Landscape	...✓...
Trees	.....
Conservation Officer	...✓...
Environmental Health	...✓...
Housing	.....
Leisure & Cultural services	.....
Public Rights of Way	.....
Property	.....
District Secretary (only if called in by SOS)	.....
Policy & Plans	...✓...
Strategic Planning (JSPU)	.....
Minerals (INTERNAL)	.....
Archaeological Site (BABTIE)	: .....
Education	.....
Social Services	.....
Highways	...✓...

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	.....
British Gas	.....
PSA Oil Pipeline	.....
Transco	: .....
Environment Agency — swimming pool	...✓...
Rail Track	.....
Police Arch. Liaison Officer	.....

HERITAGE BODIES

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

OTHERS:

- CPRE
- Pre-app attached

NEIGHBOURS:

S/N + Whites Farm, Swallowfield Road
Bartletts Farm, Swallowfield Road
Whites Farm House, Swallowfield Road. ✓

Environmental Services

For office use only.
Application number: 21 NOV 2000* 2807

Householder planning application form

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

1	Your name	MR & MRS. A. MCCALLUM
	Address and postcode	THE BARN SWALLOWFIELD RD., ARBORFIELD BERKS
	Phone number	
	Agent's Name	D.P. BATES
	Address and postcode	THE GATEHOUSE SONNING LANE SONNING RG4 6ST
	Phone number	01189 697753
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	BARN CONVERSION TO LEISURE USE, LANDSCAPING & ALTERATIONS TO EXISTING HOUSE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	MATCHING BRICKS WINDOWS & WINDOW COLOUR TO MATCH MAIN HOUSE & CHANGE OF USE
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 6
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR & MRS A. McCALLUM

Date 30.10.2008

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

Not sure if this should be coa from agricultural to res as it's all domestic curtilage.

If so full forms + £190.

(Angela not sure either.)

~~[illegible]~~ ~~WHITES FARM BARN~~ THE BARN WHITES FARM E

ADDRESS Swallowfield Road PARISH Arborfield

PLOT No. O/O/NAME 24.4.96 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~15973~~	~~Mr. M.J.S. Samuel~~	~~Boundary wall 2m~~		
	~~See FARMHOUSE~~	~~abutting highway~~	~~Bc. 7-81~~	~~NA~~ ~~CA~~
~~09396~~				
~~[illegible]~~	~~MR. W. GODDARD~~	~~PORCH/CONSERVATORY~~	~~12.6.69~~	~~APP~~
31657 APPEAL	MRS. M. SAMUEL	CONV. & EXT. EX. FARM BLDGS. INTO 2 HOUSES & GARAGES	26.10.88	REF
32812 APPEAL	"	"	13.4.89	REF
37323	"	"	13.3.91	REF
37324	"	"	13.3.91	REF
37831	"	REDUNDANT FARM BLDGS TO HOUSE	30.9.91	C/A
44413	"	" AGR. LAND R/O RES	1.8.95	C/A

~~DATE OF COMPLETION~~

MINISTRY DECISION 31657 & 32812 - APPEALS DISMISSED - 1.11.89

SPECIAL ORDERS

DRAINAGE

091074 LP95/3835A MR & MRS D. HULLMAN BARN CONV. 13-10-95 ~~REF~~ APP