



27th February 2023

E-Mail To; Development.control@wokingham.gov.uk

For the attention of the Case Officer, Development Control, Wokingham Borough Council

Dear Sir/Madam

Re; Little Covert Farm, Hurst RG10 0TA - Planning Application Ref No; 230292, Proposed erection of 1 No. dwelling following the demolition of the existing mobile home.

Hurst Village Society (HVS) welcomes the opportunity to comment on this planning application.

The Society notes the concerns of the owners of Little Covert Farm as to the address given to the application site and assumes that Wokingham Borough Council (WBC) will resolve this matter to their satisfaction so that the planning application can be considered to have been properly made.

The Planning Authority will be aware that HVS has typically objected to proposals which fall outside the defined developed area of Hurst, and Planning Policy CP11 is consequently triggered, other than where it believes a more pragmatic view in terms of planning balance could be sustained. We believe this to be such a case, in that ;

- It is stated that the application site has lawful use within Class C3 in the form of a mobile home, and there is also lawful use for a curtilage building which

will remain as part of the development proposals. These lawful uses appear not to be subject to any planning conditions but importantly are in perpetuity.

- The proposal could properly be considered in this instance to trigger exception 5 to CP 11 whereby having regard to the rural location it does bring about an environmental improvement and is not disproportionate in scale, form or footprint.

In making this case HVS is reliant on WBC acting as The Planning Authority to confirm the status of the certificate of lawfulness, and that it is in place in perpetuity, and that there are no other restrictive conditions on the use of the mobile home as is the case in relation to a nearby property. The Society is also aware, that in relation to replacement dwellings as an exception to CP11, and referred to in the second bullet point above, WBC has some concerns in accepting a mobile home as the basis for allowing such a permanent replacement dwelling. Having regard to the need to have properly considered planning balance because of the current position in Wokingham, to do so in this case would appear to be a positive approach in this instance.

Clearly the existing siting of the mobile home in respect of adjoining properties is a “backland arrangement”, but any concerns about this in planning terms are mitigated by the certificate of lawfulness that is in existence. HVS has taken account of this, and considers what is proposed would not have any further deleterious effect in terms loss of amenity to local residents.

Hurst Village Society believes that if Wokingham Borough Council is content to uphold the legal claims in this application, and having spoken to some local residents, it is mindful to adopt a pragmatic stance in relation to the planning issues and recommend the approval of these proposals which would undeniably bring about an improvement to the current situation.

Yours faithfully,

John Osborne on behalf of The Hurst Village Society

HVS - Preserving and enhancing the Parish of Hurst as a living community

HVS - Preserving and enhancing the Parish of Hurst as a living community

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