



18th August 2022

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

For the attention of the Case Officer

Planning Application No; 222279, St Nicholas Farm, Dunt Lane, Hurst,
Wokingham, RG10 0TA.

Dear Sir/Madam,

Re; Full application for the change of use from agricultural barn to residential dwelling including horse manege to residential garden.

Hurst Village Society (HVS) appreciates the opportunity to comment on the above planning application and fully supports the proposals and the justification made for the development as outlined in the Planning Design and Access Statement which forms part of the full application.

The application site is outside the Hurst Village envelope, and whilst not farmland, it does lie within the countryside and it is clear therefore that the key planning policies in determining this application are CP 11 and CP1.

Whilst CP 11 clearly states that proposals outside of development limits will not normally be permitted, there are exceptions, and HVS is in no doubt that this application should quite properly be considered such an exception in that; it does not lead to excessive encroachment or expansion of development away from the original buildings; and, it is contained within suitably located buildings which are appropriate for conversion. Indeed Wokingham Borough Council (WBC) in their Pre-

Application Report state "... in principle, the proposed conversion of an existing barn to a single unit would appear to be in accordance with Wokingham Borough Council Core Strategy Policy CP11 and the National Planning Policy Framework (NPPF) in respect of conversion of suitable buildings."

The Design and Access Statement does, in the view of HVS, provide further irrefutable evidence, of which the Planning Authority is aware and has been party to, that properly deals with any other concerns relating to this "countryside" location. As is stated "the barn would not constitute a new isolated home in the countryside as it is part of an existing settlement of converted farm buildings which have been in residential use since the 1980s" and that in March 2021 WBC concluded that "the building (eg the subject of this application) was being used lawfully for ancillary residential purposes for a "consecutive period of ten years."" This application is considered by HVS to be exemplary in that it highlights how a number of previously contentious issues have been positively dealt with by the applicant in terms of heritage, environmental issues, energy generation and conservation, design and residential amenity all of which lead to a considerable enhancement of the proposals and which will benefit and enhance the surrounding area.

HVS is aware how seriously it's members, and many other local residents take the protection of the local countryside, and on their behalf we are grateful that these important matters have been fully examined in such a pragmatic and professional manner by both the applicant and his representatives, and also the officers of the Local Planning Authority, thereby ensuring that any decision to allow this development which HVS believes would be the correct one, having regard to the appropriate planning policies and other material planning considerations. Such a development would in our opinion be entirely in character with, and indeed enhance, the local amenity value of the area.

Yours faithfully,

John Osborne on behalf of The Hurst Village Society