



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

For the attention of the Case Officer re Planning Application No; 223713

3rd January 2023

Dear Sir / Madam

Re; St Nicholas Barn Dunt Lane, Wokingham RG10 0TA. Planning Application No; 223713, Full application for the change of use / conversion of an existing barn to a dwelling with associated parking and amenity provision.

In fully supporting the above application Hurst Village Society (HVS) would ask you to refer to the comments we made in support of an earlier application (No; 222279) many of which we believe are still relevant; and for ease of reference have attached a copy of the letter we sent to you on the 18th August 2022.

It is accepted that this site has been subject to development proposals for a similar scheme which were refused by Wokingham Borough Council (WBC). However HVS welcomes the approach taken by both the applicant and Officers of the Council who have worked together in order to deal positively with the concerns raised in relation to that application.

In this respect HVS believes that it is important to recognise as highlighted in The Design and Access Statement that the barn was originally part of the farmstead known as St Nicholas Farmhouse. Over time all the other buildings included in the farmstead have been converted to individual residential properties. Therefore as long as the design of the converted barn is in keeping with these other buildings and

the character of the area it seems totally appropriate that approval should be granted in respect of this application. Again discussions between WBC and the applicant has resulted in the original proposal, to develop a half-hipped roof arrangement at each end of the barn and which was considered to have a detrimental impact, not being actioned and the established roof of the barn being retained. The other major concern of WBC in relation to the previous application appeared to be in relation to the manage. It is now proposed that the man made manage will be removed and HVS welcomes the fact that by the planned introduction of native planting and habitats there will be a biodiversity net gain, together with visual and ecological enhancements.

HVS is content that the planning application can be positively assessed when considered against all the relevant policies in the National Planning Policy Framework and the Local Development Plan Policies; and also positively assessed in terms of any planning balance criteria that may be applied.

Finally in supporting this application and asking that WBC as the Planning Authority approve the application The Society would wish to highlight the final paragraph of our original letter;

“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, has had proper 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