

Detailed consent for 4 dwellings in Hurst, Berkshire

Land between Sawpit Road & School Road, Hurst, Berkshire, Wokingham



01.

The challenge

A Greenfield paddock, triangular in shape, on the edge of Hurst.

A Greenfield site triangular in shape, currently used as a paddock and bounded by rounds on all 3 sides. The shape of the site proved to be challenging when designing the layout, whilst looking to maintain as many trees as possible and create a biodiversity net gain.

02.

The proposal

JPP have submitted a detailed application for 2 detached and a pair of semi-detached homes.

The proposed application scheme of 4 additional homes within Hurst supports an appropriate and sensitively designed small-scale scheme that forms a logical extension to the settlement pattern and is well related to the existing built-up area. With successful retention of the prominent landscape boundaries the buffer zone between junctions is maintained. The opportunity has been taken to increase the biodiversity of the site plus energy efficiency and renewable technologies have been proposed.

03.

The outcome

Detailed planning consent granted at appeal.

JPP received a local refusal from the planners at Wokingham Borough council against our application. After reviewing the refusal and Wokingham's lack of a 5 year housing land supply, JPP submitted an appeal to the inspectorate against Wokingham's decision. JPP were successful at appeal with it being allowed and planning permission granted, resulting in a fantastic result for the landowner and JPP.