

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241850
Site Address:	Poundgreen Farm, Grazeley Green Road, Grazeley, Wokingham, RG7 1LH
Expiry Date:	2 October 2024
Site Visit Date:	13 August 2024
Proposal: Householder application for the proposed erection of a fence and gates following demolition of existing derelict walls.	

PLANNING CONSTRAINTS/STATUS

Listed Building
Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Ordinary Watercourses Consultation Zone
Listed Building Buffer Zone
Archaeological Sites Consultation Zone
JCEB Areas of Search for Sand and Gravel
JCEB Mineral Safeguarding Areas
Local Plan Update Submitted Sites
Flood Zones 2 and 3
Flood Zone 3

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction

	CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB04 – Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
803/54	Bathroom	Approved 12/10/54
O/14/162	Outline residential development on 1.85 acres and 3.2 acres on Part of Pound Green Farm	Refused 12/07/62
R/251/62	Dog kennels	Approved 01/11/62
210285	Householder application for the erection of timber post and rail fence (retrospective)	Approved 10/03/21
210282	Application for Listed Building consent for the erection of a timber post and rail fence. (Retrospective)	Approved 10/03/21
240246	Application for a certificate of existing lawful development for the siting of a mobile home for human habitation for more than 10 years.	Approved 11/03/24

ENFORCEMENT HISTORY

Enforcement Investigation No.	Description	Decision & Date
RFS/2020/085927	Fence without planning permission	Case closed – Application submitted 08/02/21
RFS/2020/086006	Mobile home without planning permission	Case closed – No breach 03/02/21

CONSULTATION RESPONSES

Internal

WBC Drainage: No objection

WBC Landscape and Trees: No objection

WBC Built Heritage Officer: No objection
External
None consulted

REPRESENTATIONS	
Parish/Town Council	Shinfield Parish Council: No comments
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: The site is accessed from Grazeley Green Road. There are several buildings on the site as follows, main house, kennels, stables, outbuilding, storage building x2 and mobile home. Poundgreen Farmhouse is a Grade II Listed farmhouse within the area known as Grazeley in the Borough of Wokingham. It's Listing reference is 1118140. Originally called Hall House, now farmhouse. Early C16 extended C17, altered early C18 and C19. Mostly brick with vitreous headers in part, and part timber framed and an old tiled gabled roof. This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. Principle of Development: The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise. The site is located outside settlement limits in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy which states that development outside defined settlement boundaries will be strictly controlled. Where acceptable in principle the countryside can accommodate some forms of development without detriment provided that the development type, form and design are sensitive to the location. Given the application is for a fence and gate, it would not result in inappropriate encroachment into the countryside and have no impact on the character or appearance of the countryside. The proposal is therefore considered compliant with policy CP11 in this respect. Character of the Area: The application is for the erection of a post & rail fence to provide separation between the main house and stables from the other structures that make up the rest of the site known as Poundgreen Farm. The area in which the fence

will be located divides the main farmhouse and stables.

The new timber post and rail fence will be 1.2m high. The rustic timber post and rail fence/gate would fit in within the rural characteristics of the site as well as the previous examples of the same development within the site (ref: 210285 & 210282), which is no longer present on the site. Furthermore, the new fence/gate would be of an appropriate size and scale it would not have an adverse impact upon the character of the area.

Neighbouring Amenity: The proposal would have no harmful impact upon neighbouring amenities.

Landscape and Trees: The site is located in the countryside close to the junction of Kybes Lane, Grazeley Green Road and Pump Lane. It is the site of a farmhouse that dates back to the 17th C and is a listed building.

There are no protected trees on the site, and no trees that will be affected by the installation of the Chestnut post and rail fence. The style of fencing is appropriate to a farmhouse setting. The officer notes there is a part hedge to the fenced boundary next to one of the barns and a Willow tree opposite. It would be useful to extend the native hedgerow along part or all of the fence, which would enhance the setting of the farm and its buildings.

Built Heritage: The application proposes the erection of post and rail fencing at Pound Green Farm, Grazeley as to allow for subdivision of the various built elements within the farmstead. The primary structure on the site is the grade II listed farmhouse, a much-altered 16th century hall house, with no other apparent historic structures remaining. The farmstead did contain an ancillary barn structure at an obtuse angle to the farmhouse, however this was demolished in the 1960s/70s although the position can still be read. Other ancillary structures such as the stables, metal Dutch barn etc. are all post 1948 and thus not curtilage listed structures. There remains a small element of brick walling, proposed to be removed to facilitate the fencing, this appears to be remnant of the lost barn structure. However, given the relatively de minimis nature of the remnant it is uncertain whether this remaining piece of historic fabric would meet the legal tests of curtilage.

As noted, the farmstead is much altered however is still read as both a historic farm and a working site. Many similar farms in the area have lost their (historic) function and converted to purely residential use. With that comes an over proliferation of domestic paraphernalia, associated structures and general 'neatening' of the vicinity which ultimate degrades the character and thus special interest of a historic – listed – farmstead. In this case, the farm – whilst having lost all historic structures (bar the farmhouse) – still retains a rudimental agricultural character. Such character, and thus setting, contributes to the special interest of listed building, being a historic farmhouse, it is thus important to retain this character wherever possible. Sub-division of a farmstead is not unusual, in fact fairly common, where farmyards are divided for practical purposes (separation of livestock, areas to store crops/machinery/supplies etc.), although this (historically) was generally achieved with walling as opposed to fencing. However, simple post and rail fencing in itself is not particularly out of character with the rural vicinity. The proposed fencing runs along the line of the

historic cart drive, and then turns directly to the north. This upper portion is not on any particular historic delineation, however this area, which was once just open pasture, has been much altered with the construction of the stables to the west and concrete pad adjacent to the barn to the east.

As such, no objection is raised to the proposals, given a relatively low impact upon the setting of the listed building in themselves – or more specifically within the scope of this application. The loss of any historic fabric is always regrettable, however given the existing walling is fairly small in area and whilst likely, it is not absolutely certain, this is a remnant of the lost barn. Thus, whilst an interesting piece of the site's history, it cannot be concluded to make palpable contribution to the special interest of the listed building, and as such the loss is accepted. However, it should be noted further alterations that arise as a consequence of the fencing may cause harm to the significance of the listed building. Specifically, sub-division of ownership, change of use and replacement structures etc.

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	27 September 2024
Earliest date for decision:	29 August 2024

Recommendation agreed by: (Authorised Officer)	
Date:	27.09.24

