

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251397
Site Address:	Fox And Hounds House, Church Road, Farley Hill, Wokingham, RG7 1UB
Expiry Date:	11 August 2025
Site Visit Date:	16 July 2025
Proposal: Householder application for the proposed erection of single-storey rear extension, pitched roofs, front porch, sunken terrace and changes to fenestration.	

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB23 – Biodiversity and Development TB26 – Buildings of Traditional Local Character and Areas of Special Character
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
141317	Proposed erection of single storey rear and first floor rear extension.	Approved: September 2014
111103	Proposed separation of existing residential annexe to form new one bedroom dwelling including the change of use of the former public house from A4 to C3, amendment to planning consent F/2009/2222 (retrospective).	Approved: August 2011
091295	Proposed change of use from A4 (public house) to C3 (dwelling house).	Approved: November 2009

CONSULTATION RESPONSES

Internal
WBC Highways – No objection WBC Built Heritage Officer – No objection WBC CIL – No comments WBC Ecology – No objection subject to a condition
External
None

REPRESENTATIONS	
Swallowfield Parish Council	No comments
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
This application seeks planning permission for the extension and alteration to Fox and Hounds House, a former public house of the same name, converted to residential use approximately 15 years ago. 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 in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy, which seeks to control development outside defined settlement boundaries. Relevant to this scheme, CP11 not permit development outside of development limits unless it falls within the exemption criteria below: • It does not lead to excessive encroachment or expansion of development away from the original buildings. • It does not result in inappropriate increases in the scale, form or footprint of the original building. There would be no excessive encroachment into the countryside resulting from the development, with the proposed works almost entirely taking place within the footprint of the existing dwelling. The exception, being that of the front canopy, is an open and modest structure and would not have any discernible impact on the countryside. The proposal taken as a whole would also be of an appropriate scale within the context of the site, which forms part of a street scene that is characterised by development of varying scale. In line with the above, the additional bulk from the proposed development would not harm the countryside setting and the proposal is therefore considered to comply with policy CP11 in this respect.

Character & Heritage: The application dwelling is a 19th century building located within the Farley Hill Area of Special Character (AoSC). By virtue of its age, architectural and historic interest, as well as the positive contribution to the character and appearance of the area, it is also identified as a non-designated heritage asset (NDHA).

The proposed single storey rear extension would effectively be infilling between the (partially) historic boundary wall and the extant two-storey extension. This single storey extension would appear as a clear but carefully considered contrast to the host dwelling, adding a modern element to the historic vernacular of the building.

The existing two storey extension replaced an original 19th century outrigger. This extant two-storey element, whilst not inappropriate in form and massing, contains unsympathetic large open glazed 'picture' windows on the rear. As part of the application, it is proposed to remove these large apertures and replace with more sympathetic and proportional windows to reflect the original building. This is a welcome aspect of the development.

The application also proposes changes to the cellar, with a new access to be created to the garden, in the form of a sunken terrace. This would require the lowering of the ground floor level and alterations to the raised decking. No objections are raised to this component as there would be no impact upon the AoSC.

Other minor enlargements such as a new porch and a pitched roof to the existing single storey side extension are proposed. Both of which are considered appropriate and raise no concern.

It is noted that as part of the proposed works there will be an internal re-configuration. Following the conversion to residential, the building has lost much of its internal character. From photographs, it appears there is little, if any, historic fabric left internally. What does remain, to a degree, is the planform, and thus it is regrettable for further erosion of the historic interest to take place. However, the application proposes significant external enhancements to the NDHA, which in turn benefit the character and appearance of the AoSC. These proposals are well considered and appropriate for the heritage assets and as such are commended.

In line with the above, no objection is raised to the application from a heritage perspective, nor from the perspective of the general impact upon the character of Church Road.

Neighbouring Amenity:

Overlooking: The additional elements of fenestration proposed pose no added overlooking concerns.

Loss of Light & Overbearing: The development would increase the scale of built form along the shared boundary with Hounds Cottage to the west. However, as the rear extension would adopt a roof form that would slope away from the neighbouring

property, it is not expected that there would be any adverse impact upon the adjacent occupants.

Highway Access and Parking Provision: The existing access and level of parking will be retained, and this is considered acceptable.

Ecology: WBC Ecology have raised no objection to the development, subject to a condition that no external lighting is affixed to the application dwelling. This condition is considered to be disproportionate to the scale of the development and therefore has not been taken forward.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

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:	29 July 2025
Earliest date for decision:	7 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	31 July 2025

PLANNING CONSTRAINTS/STATUS

Countryside

Farley Hill Area of Special Character