



Plan Ahead Drawing Services

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Proprietor: D. Huish & J.F. Huish



Planning & Heritage Statement

Extensions to

**Little Chesters
Sandpit Lane
Farley Hill
Wokingham
RG7 1XJ**

Dated August 2026

**Prepared by Plan Ahead Drawing Services
On behalf of Ms J. Robertson**



The existing south west elevation to Little Chesters showing the location of the proposed side extension



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Area History

Farley Hill is a historic Berkshire village within the civil parish of Swallowfield and the Wokingham borough. Evolving from early agricultural roots, the area historically centered around three prominent country estates—Farley Hall, Farley Court, and Farley Castle

The history of Farley Hill dates back to the medieval period, with the village being mentioned in the Domesday Book of 1086. Over the centuries, Farley Hill has evolved from a small agricultural community to a thriving village that boasts a range of amenities and attractions.

Farley Hill is surrounded by a network of footpaths and bridleways, providing ample opportunities for walking, cycling, and horse riding. The nearby Swallowfield Park, a historic country estate, offers a stunning backdrop for leisurely strolls and picnics.

In recent years, Farley Hill has become increasingly popular among families and professionals seeking a more relaxed pace of life. The village offers a strong sense of community, with various clubs and societies catering to a wide range of interests. The local primary school, Farley Hill Primary School, is highly regarded for its excellent academic standards and nurturing environment.

Site History

The dwelling was originally constructed as a stable block with tack room and hay store in 1986 under planning permission 24827.

Subsequently, the stable block was changed to a domestic dwelling use in 1996 under planning permission 45115.

The domestic curtilage of the dwelling was increased to its current extents of approximately 1.5 acres in 2017 under planning reference 170258.

The Proposal

The current dwelling is a modest one-bedroom detached bungalow constructed from red facing brick under a red plain tile roof.

The proposed work includes the construction of a single storey side extension to the property with rear facing gable end pitched roof dormers to the new and existing roof to provide additional first floor accommodation within the roof space.

Additionally, a modest open gable end porch is proposed to the front elevation of the property.

The changes are necessary in order to provide a second bedroom making the property suitable for a small family.



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Design, Appearance & Scale

The general appearance of the extension will be in keeping with the existing dwelling.

The roof pitch will match the existing roof and conservation style roof lights will be utilised.

External materials will include red facing brick and a red plain tile roof to match the existing property.

The main roof will incorporate an “open eaves” detail to match the existing dwelling. Fascias, soffits & bargeboards, where fitted, will be timber with a black stain finish.

Windows and doors will be low e double glazed with anthracite or black powder coated aluminium frames.

These finishes will ensure that the proposals blend satisfactorily with the existing materials to the host dwelling.

The extension will follow the ridge and eaves level of the existing dwelling so as not to appear dominant.

The rear elevation dormers will not extend above the existing ridge of the host dwelling and new extension. They will not be visible from Sandpit Lane and have no impact on the current street scene.

The proposed first floor bedroom will have glazed doors to the south west elevation. The doors are set back within the roof overhang by approximately 1.5 metres to provide shading to the bedroom and preventing overheating in the summer months.

A modest balcony is provided to the bedroom with glazed balustrade to enjoy the far-reaching countryside views to the south west.

Siting

The host dwelling and extension are sited to the north east of the large plot on relatively level ground before the garden slopes away towards the south west boundary.

With screening from existing mature trees, and being set back some 25 metres from Sandpit Lane, the proposed extension will not be prominent in the street scene.

The proposed extension will not adversely affect the amenity of any of the neighbouring properties on Bunglers Hill Road and Church Road.



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The extension is sited to the far end of the current dwelling in relation to these properties and at a significantly lower ground level. This results in a submissive setting at Little Chesters in relation to those dwellings.

Access & Parking

Vehicular and pedestrian access to the property from Sandpit Lane will remain unchanged.

The property is served by a large driveway allowing parking spaces for a minimum of 4 cars. The parking provision will remain unchanged.

Volume Calculation

Existing Dwelling Volume = 350m³

Extension Volume = 238m³

Volume Percentage Increase = $(350-238)/350 \times 100 = 68\%$

Heritage Assessment

Little Chesters is within an Area of Special Character which is focused along Bunglers Hill Road & Church Road in Farley Hill.

The area is characterised by attached and detached properties set within a leafy rural setting.

The Thatched Cottage, Bunglers Hill Road, is an adjacent row of brick-built Grade II listed properties under thatched and tiled roofs.

The Little Chesters site is partially captured within the Area of Special Character. It is accessed from Sandpit Lane and set behind and considerably lower than the properties on Bunglers Hill Road.

It is felt that the application site holds low importance in the overall setting along the main route through the village.

Little Chesters, being a former stable block, is a modest building with low architectural significance.

The impact of the proposals is summarised as follows:

Feature



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Loss of existing side elevation to non-listed dwelling and associated patio area.

Description

Construction of a single storey side extension to the property with rear facing gable end pitched roof dormers to the new and existing roof to provide additional first floor accommodation within the roof space with balcony. Construction of an open porch to the front elevation.

Significance

Low

Possible Impact

Positive visual impact. Added architectural interest.

Justification or Mitigation

The design and scale of the extension has been considered to be appropriate for the needs of the owners and does not dominate the host building. The generous site and large set back from the road ensure that the character of the area is maintained.

Conclusion

The proposed extension will sit well on the large mature plot and there will be no loss of light, privacy or overbearing nature to any neighbouring property.

The design is sympathetic to the existing dwelling and will contribute positively to the surrounding area by providing a dwelling suitable for family use with no adverse impact to the character of the area.