

Date: 4 March 2019
Application: 190186



WOKINGHAM
BOROUGH COUNCIL

WBC Conservation Area Officer

Development Management

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Conservation Area Officer,

Householder Consultation

Application Number: 190186

Applicant: Mr & Mrs T Mills

Site Address: Sonning Dene, Pearson Road, Sonning, Wokingham, RG4 6UH

Parish: Sonning

Grid Reference: Easting - 475883, Northing - 175420

Proposal: Householder application for the proposed erection of a single rear extension also a single side extension to form porch with two rooflights and changes to fenestration following removal of chimney and changes to roof. Additional copper standing to existing dormer re-pitching of roof over existing rear projection. Replacement of existing masonry wall to the front to include timber access gates.

Please find attached a consultation from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 190186. If working outside of WBC i.e. **Environmental Health, Giles Sutton Ecology** or **Consultant Conservation Officer**, then email your response to planning.enquiries@wokingham.gov.uk.

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#)

Your observations are required in respect of this application within **10 working days** of the above date.

Yours sincerely,
Development Management

MEMORANDUM

From:	Rob Workman Consultant Conservation Officer		
Service	WBC Conservation Area Officer	App No:	190186
Address:	Sonning Dene, Pearson Road, Sonning, Wokingham, RG4 6UH.		
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Site Visit Made:	No – familiar with site		

Summary Of Recommendations

- Recommend approval but with condition(s) & reason(s) **stated below**;

Comments On Proposal

This application relates to a 2 storey timber framed building, with clay tiled gabled roof. The house has had a complex history – the earliest sections appear to be the three timber framed bays to the east end of its long rectangular plan. The frame sections are substantial, with stopped chamfer ceiling girders indicating it was a C 16th or C 17th building of some considerable status.

It was altered during the C 18th with a narrow, rear 2 storey addition, which also provides the existing access to the cellar. Further alterations and additions were made during the C 19th / C 20th, including the addition of the rear 2 storey gables. The applied timber framing to the front elevation is likely to have been an early C 20th addition but which may mask true C 16th or C 17th timber framing behind.

The building is not listed, but is in a prominent location and makes a positive contribution to the character and appearance of this part of the conservation area. It's historic and architectural interest is recognised in its local designation as a Building of Traditional Local Character.

I feel this revised scheme adequately addresses the concerns previously raised by the conservation officer. I am happy to support the application, subject to relevant conditioning of the proposals as detailed below to safeguard the character and appearance of the conservation area and also the special character of this locally listed building. I feel the proposals are now inline with the NPPF and the MDD Local Plan Policy TB24 and TB26 and as a result can be supported on conservation grounds.

Conditions & Reasons (if required)			
CM7 - FURTHER DETAILS TO BE APPROVED (RM7)			
Prior to commencement of works			
ALL EXTERNAL MATERIALS BY PHOTO PANEL			
CP4 - JOINERY DETAILS TO BE APPROVED (RP4)			
CP8 - CONSERVATION ROOFLIGHTS (RP8)			
Date:	11.03.2019	Signed:	Rob Workman