

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250009
Site Address:	3 Holmemoor Drive, Sonning, Wokingham, RG4 6TE
Expiry Date:	7 March 2025
Site Visit Date:	14 January 2025
Proposal: Householder application for the proposed erection of an outbuilding to rear.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
SSSI Impact Risk Zones

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
060686	Proposed 2 storey side and rear extensions to dwelling plus single storey front extension.	05 April 2006 Approve
052300	Proposed two storey side and rear extensions with first floor balcony at rear plus single storey front extension to dwelling.	06 September 2005 Application withdrawn

CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

Parish/Town Council	Sonning Parish Council – No objections
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

This application relates to a rear garden of a large, detached house in Sonning. The area of the proposed development is located at the very rear (South East) of the site.

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 within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Character of the Area:

The proposed development is for an outbuilding measuring approximately 7.8 metres in length by 5.2 metres in width and 3.45 metres high. As this site is at the rear of the property, it is not visible from the public realm and therefore has a negligible impact on the character of the area.

Neighbouring Amenity:

The site is situated well away from any host dwellings, hence the impact on any neighbour is minimal. The neighbour at number 2 has already installed a similar outbuilding to that of the proposed adjacent to the site of the proposed outbuilding. However, this is screened by boundary treatment in the form of a high hedge, as is the site on all boundaries.

Amenity Space:

The host dwelling retains approximately 34 metres of rear amenity space, well beyond the minimum set out in the borough design guide.

Flooding and Drainage:

This site, albeit a new development, is not in any flood zone, nor is it an area with high surface water flooding, hence no concerns are raised around flooding.

Landscape and Trees:

The applicant has indicated that they wish to trim back the existing trees close to the proposed area of the development, as these are not TPO trees this is not a concern.

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:**

No

Recommendation:

Approve

Date:

15.01.25

Earliest date for decision:

31 January 2025

**Recommendation agreed by:
(Authorised Officer)***MC***Date:****03.02.2025**

