

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250289
Site Address:	Saxon House, Pearson Road, Sonning, Wokingham, RG4 6UH
Expiry Date:	11 April 2025
Site Visit Date:	21 February 2025
Proposal: Householder application for proposed alterations to existing front boundary wall, to include new gate and brickwork.	

PLANNING CONSTRAINTS/STATUS

Conservation Area
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
Nuclear Consultation Zone
Tree Preservation Orders
Borough Wards
Radon Affected Area
Landscape Character Assessment Area
SSSI Impact Risk Zones
Great Crested Newt Consultation Zone Householder
JCEB Mineral Safeguarding Areas
Local Plan Update Submitted Sites
Great Crested Newt Consultation Zone Minor

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 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 CC04 – Sustainable Design and Construction CC07 – Parking TB23 – Biodiversity and Development TB24 – Designated Heritage Assets TB26 – Buildings of Traditional Local Character and Areas of Special

	Character
Other	Borough Design Guide Supplementary Planning Document Sonning Parish Design Statement Sonning Design Appraisal

PLANNING HISTORY

Application No.	Description	Decision & Date
233173	Application for a certificate of lawfulness for the proposed installation of PV panels to the roof.	Approved 20/02/23
192738	Application for non-material amendment to planning consent 183166 to allow the blocking up of an existing side window (West) and extending three windows down to the FFL to mitigate the loss of light.	Approved 22/10/2019
183166	Householder application for the proposed erection of single storey rear extension, plus changes to fenestration and internal alterations.	Approved 01/02/2019
092605	Proposed erection of detached garden room to rear of garden.	Approved 03/04/2009
031251	Proposed installation of electronically operated timber gates to front of dwelling.	Approved 05/11/2003

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Landscape and Trees: No objection

WBC Built Heritage Officer: No objection

WBC Ecology Newts: No objection

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: The application dwelling is a detached dwelling that is set back from the road, it has a detached garage, off-street parking and a rear residential

garden. The site is in a predominantly residential area where the dwellings are of a similar design, scale and material palette.

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 existing house is currently accessed via a gated driveway and the applicant would like to construct a new pedestrian gate at the northwestern corner of the site to improve foot access into the property from Pearson Road. This would include the partial demolition of existing front boundary wall to form new pedestrian gate and brickwork pier.

Policy R12 of the BDG states that boundary treatment should be designed to contribute positively to the character of the area and to the quality of the public realm. There are multiple examples of gates, fences, walls, and boundary treatment within the vicinity of the application site. Although these vary in design and materials, it is common to use brick or timber as the primary material.

The proposed brick pier, the brick would match the existing wall and proposed gate would be hardwood stained to match the main gate, which fits the character of the surrounding area well. Whilst visible from the public realm, such addition is minor and would not be detrimental to the overall design and character of the neighbourhood, nor does it negatively impact the existing dwelling in the context of the street scene and appropriate overall design. Furthermore, there are other examples of pedestrian gate and brick piers along the street scene including Sonningdene (see below) with similar materials. Therefore, it would not look out of place and not harm the street scene.



Neighbouring Amenity: The proposal will not have any impact upon neighbouring amenities.

Highway Access and Parking Provision: The proposal will alter the existing front boundary to form new pedestrian gate and brickwork pier.

The proposed brickwork pier is to be fixed on the boundary of public highway. Despite it is unlikely to reduce the visibilities of the junction and there is no technical highway safety concern, the applicant is advised to contact the council's Highway Assets/Legal team to obtain the relevant licence, if applicable.

The proposed pedestrian gate will be opened inwards and will not encroach the public footway, which is acceptable.

Landscape and Trees: The site is within The Sonning Conservation Area, on a village road featuring properties of varying styles and ages which have been altered over time. Tree Preservation Order (TPO) 835/1996, T1 and T2, both Laburnums is registered at the front of the site. Neither seem to be there now.

The tree protection plan is not accurate as it is not in accordance with BS5837:2012 and does not reflect the location of the tree roots. Most roots will be under driveway paving and with the shrub border. Given the minor amount of works and their distance from the tree, the officer suggests that tree protection will not be required, in this instance.

Ecology Newts: The application site is within a red impact risk zone for great crested newts and there are multiple records of this species nearby, the closest being within 50m of the application site. The nearest known pond is approximately 250m from the site of the proposed works.

The nature of the proposed works is considered unlikely to impact great crested newts so a great crested newt survey may be disproportionate to the scale and likely impacts of the proposals. The applicant has supplied a Great Crested Newt Statement (Spires Architects, Ref: JCGS/24.12/3.1, 14th February 2025) which, though generic and not the result of an assessment by a suitably qualified ecologist, should be sufficient to control the risk of negative impacts on great crested newts and of a criminal offence being committed.

Built Heritage: The proposed flintwork panels and metal grilles have been omitted from the drawings, leaving the proposed pedestrian gate and brickwork pier.

No concern is raised over the proposed pedestrian gate and additional brick pier. Drawing 102 states that the gate will be stained to match the main gate (the main gate is a dark brown colour) and therefore no objection.


Given the contentious elements are now omitted, no objection is raised to the application. No additional material conditions are required as there is sufficient information within the application

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:	8 April 2025
Earliest date for decision:	11 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	8 April 2025