

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252829
Site Address:	5 Sonning Gate, Sonning, Wokingham, RG4 6GQ
Expiry Date:	15 January 2026
Site Visit Date:	14 th January 2026
Proposal: Householder application for the proposed erection of a single storey infill front extension and a single storey rear extension along with 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 CP7 – Biodiversity
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC06 – Noise CC07 – Parking TB05 – Housing Mix TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
41255	Erection of detached double garage with flank walls. Erection of 1.7m high wall to front of property.	Approved August 1993

981050	Proposed Erection of Detached Garage and Erection Of 1.7-Metre-High Wall to Front of Property (Renewal of approval 41255)	Approved September 1998
000109	Proposed erection of 8 detached dwellings and garages plus demolition of existing 2 dwellings	Refused August 2000
000108	Proposed erection of 8 detached dwellings and garages plus demolition of existing 2 dwellings (Duplicate Application).	Appeal Dismissed October 2000
011707	Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages. (Duplicate Application).	Approve May 2001
011706	Proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages (Duplicate Application).	Approved May 2001
012140	Proposed erection of 2 non-illuminated advertising boards.	Approved March 2002

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees-No objection subject to condition
WBC Highways- No Objection

External

None Consulted

REPRESENTATIONS

Parish/Town Council	Sonning Parish Council poses no Objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: This application relates to a proposed erection of a single storey infill front extension and a single storey rear extension along with changes to fenestration. The site is located in an established residential development in Sonning, Wokingham. The surrounding area is characterised by detached properties that are similar in design and appearance.

Planning History: This application site has had previous planning applications submitted. Application 41255 (Submitted in May 1993) consisted of the erection of detached double garage with flank walls, and the erection of a 1.7m high wall to the front of the property. Application 981050 then follows in (1998) as a resubmitted version

of the previous application and was subsequently approved. Application 000109 then submitted in (2000) for the erection of eight dwellings plus garages, following the demolition of two dwellings was refused due to its siting, scale, and for the development being out of character with the surrounding area. The reason for this, was due to access being in close proximity with the A4 and Pound Lane and restricting traffic movements. Application 000108 was then submitted off the back of 000109, however this was taken to appeal and was dismissed on the following grounds,

-Serious issues with traffic flow

-Harm of the character to this part of Sonning

-Having an unsatisfactory relationship with the adjacent dwellings, seriously detracting from their pleasantness as a place to live.

As a result as this dismissal, application 011707 was submitted for the proposed erection of five detached dwellings with garages plus demolition of two dwellings and garages which was approved in (May 2001). Following this, application 011707 for the proposed erection of 2 non-illuminated advertising boards was approved in March 2002.

Proposal: This application poses the erection of a single storey infill front extension and a single storey rear extension along with changes to fenestration. The front infill extension is to facilitate a front porch, and the single storey rear extension is to facilitate an orangery.

The proposal would include a reconfiguration to the downstairs W/C to include a shower room, and changes to fenestration to include a small window to the rear side elevation and along the rear elevation for the orangery.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

5 Sonning Gate and the surrounding estate comprises of detached two storey dwellings which have similar architectural style, design and appearance. Throughout the

development, there are examples of extensions and additional outbuildings that have no detrimental impact on the character of the area.

The proposed front extension will be an infill to the existing dwelling to facilitate a front porch. The extension is not sought to compromise the street scene as it does not project upon the front boundary and is in keeping with the original dwelling.

The proposed rear extension is positioned facing towards one neighbouring property, however it will be in keeping with the landscaping of the original dwelling and doesn't project upon the boundary. Furthermore, both extensions will not compromise the street scene of Sonning Gate as the proposed extensions are hidden from neighbouring amenity and will utilise materials that relate well to the existing property. Therefore, will have no detrimental impact on the character of the area.

Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 and CP3.

Neighbouring Amenity: The proposed extensions are modest in scale, and the development will have an acceptable impact on neighbour amenity in terms of loss of light, overlooking and overbearing.

Landscape and Trees: The development is located in a leafy residential estate. Dwellings are set back from the main road (Pound Lane) and access road (Sonning Gate) and are surrounded by hedging and fencing. There is one protected tree within the front garden (TPO-1048-2003) but the development is located away from the tree and outside of it's RPA.

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 reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. 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:	13 January 2026
Earliest date for decision:	11 December 2025

Recommendation agreed by: (Authorised Officer)	MC
Date:	15.01.2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant