

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260220
Site Address:	29 Sonning Meadows, Sonning, Wokingham, RG4 6XB
Expiry Date:	27 March 2026
Site Visit Date:	23 March 2026
Proposal: Householder application for the proposed single storey side extension to facilitate installation of accessible washing facilities.	

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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage 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
091965	Proposed erection of single storey rear extension	Approved 28 th April 2009
142614	Proposed conversion of existing loft space to additional habitable accommodation, to include erection of a rear and front dormer extensions to dwelling.	Approved 29 th September 2015

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning- No comments received

External

None consulted

REPRESENTATIONS

Parish/Town Council	Sonning Parish Council raises the following; - <i>The reduction in height is noted. However, the previous concerns regarding the proximity to the boundary, remain, particularly as there are concerns about the exact distance between the flank wall of the dwelling and the boundary wall.</i>
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: This application site relates to a two-storey detached dwelling, with associated parking and landscaping in the residential area of Sonning, Wokingham. The site is within a residential cul-de-sac surrounded by dwellings of the same character and design.

Proposal: This application seeks permission for the proposed single storey side extension to facilitate installation of accessible washing facilities. The proposed single storey side extension will approximately be 2.6 meters in height, 3 meters in width and 6.5 meters depth.

It is noted that revised plans have been received to reduce the height and roof form.

Planning History: This application site has had previous applications submitted. Application 091965 submitted in March 2009 for the proposed erection of single storey rear extension was approved in April 2009. Application 142614 submitted in November 2014 for the proposed conversion of existing loft space to additional habitable accommodation, to include erection of a rear and front dormer extensions to dwelling was approved in September 2015.

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

Sonning Meadows and the surrounding estate comprise of dwellings that follow the same character and design. The dwellings are sizable and set back from the road which benefit from amenity space to the front and rear. A number of dwellings throughout have benefitted from single storey rear, front and side extensions which are visible from the street scene.

The National Planning Policy Framework (NPPF) and the National Design Code places significant emphasis on the planning system securing good design. NPPF paragraph 131 states that *“the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development”*.

Paragraph 139 states that *“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”*.

The proposed extension will be positioned to the side of the dwelling and will facilitate a washroom with three additional small windows to the front, side and rear elevation along with 2 No. roof lights to the front and rear elevation. The extension will be set down from the ridgeline of the existing dwelling and will incorporate a hipped roof design which will relate well to the host dwelling.

It is noted that the previous plans showed a pitched roof, however there was concerns for the neighbouring amenity in regard to the extension becoming a dominant feature. The extension appears modest in scale and a subservient and sympathetic addition to the host dwelling. The proposed fenestration changes to the front, side and rear elevation at ground floor level causes no concern regarding overlooking as they are small in scale and the proposed side window faces a flank boundary wall and would not overlook any primary amenity areas such as patios or the main parts of neighbouring rear gardens. As such, the proposal would not result in a detrimental loss of privacy.

R23 of the BDG (Borough Design Guide) states that alterations and extensions to buildings should be well designed, respond positively to the original building, contribute positively to the local character and relate well to neighbouring properties.

The application site is modest in size, and the proposal is welcomed particularly as Sonning Meadows comprises of large plots with vast amenity space. The design of the extensions will utilise materials that relate well to the existing dwelling, as such the

proposal will not have a detrimental impact of the street scene and respond positively to the public realm and propose no harm to the character of the area.

Overall, the proposed works would not result in significant harm to the character of the area. Thus, there would be no significant conflict with policy CP3 of the Core Strategy and the advice within the Borough Design Guide.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “*high standard of amenity for existing and future users*”. This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

The proposed extension is positioned marginally away from the side boundary of No.28 Sonning Meadows. As aforementioned the proposed side elevation windows would face the brick flank walls of the adjoining dwellings and would not overlook any primary amenity areas such as patios or the main parts of neighbouring rear gardens. As such, the proposal would not result in a detrimental loss of privacy.

There has been a comment raised by Sonning Parish Council in relation to the boundary, and the requirement for extensions to be set 1 metre away. The Borough Design Guide SPD refers to this relationship in the context of new dwellings and side extensions. In this case the proposed side extension is single storey and situated within a large plot. The proposed extension will not face any primary amenity areas and the window proposed on the side elevation is small in scale, therefore causing no concern for overlooking.

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: The submitted planning statement refers to room for three parking spaces. There is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

Flooding and Drainage: This application site is located in an area that is susceptible to surface water flooding, however no recent flooding has occurred at the location of the proposal, and no objections have been raised by the Council’s Flooding and Drainage Officer.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION	
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Conditions agreed:	Not required
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Recommendation:	Approve
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Date:	27 March 2026
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Earliest date for decision:	15 March 2026
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
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Date:	27.03.2026
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PLANNING CONSTRAINTS/STATUS
Insert where relevant