

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260312
Site Address:	7 Augustfield, Charvil Lane, Sonning, Wokingham, RG4 6AF
Expiry Date:	7 April 2026
Site Visit Date:	30/03/2026
Proposal: Householder application for the proposed garden pergola.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits
Joint Minerals and Waste Plan (JMWP)	DM4 - Protection of Designated Landscape DM5 - Protection of the Countryside DM7 - Conserving the Historic Environment
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
183160	Full application for the proposed erection of 2no dwellings following demolition of existing dwelling.	Approved 22 January 2019

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning
WBC Built Heritage Officer

External

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application relates to a detached dwelling at Charvil Lane. The site is situated within the defined settlement of Sonning and lies within a designated Conservation Area. It forms part of an established residential setting, characterised by a mix of dwellings set within generous plots, contributing to a spacious and well-defined character.

Description of Development:

This application seeks approval for the proposed erection of a pergola. The proposal is to create a high-quality, lightweight, metal-framed pergola on the existing patio at the rear (north side) of the property. It is designed as an open-sided structure on all three elevations, with a roof incorporating aluminium opening louvres to control sunlight and provide protection from rain. The existing patio will remain unaffected by the proposed development and retained as existing.

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:

CP1 of the Core Strategy states that the proposed external alterations should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The surrounding dwellings along Charvil Lane and within the Augustfield area are predominantly detached and semi-detached residential properties set within generous plots. While the layouts do not follow a consistent or uniform building line, they are consistent in terms of design and overall character specifically on Augustfield.

The proposed pergola is modest in scale, open-sided, and sited at the rear of the property, ensuring it is largely screened from public view. As such, it will have no adverse impact on the visual character, appearance, or overall streetscape, and will preserve the established character of the locality, including the qualities valued within the Conservation Area.

Built Heritage:

Policy TB24 of the MDD Local Plan outlines that the Council will conserve and seek to enhance the designated heritage assets in the Borough and their settings by supporting development proposals that will conserve the local character, setting, management and historic significance of designated heritage assets. Paragraph 195 of the NPPF states that LPAs should avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

The proposed siting of the pergola will not compromise the character or openness of the Conservation Area or the open fields to the north-west. It is considered that the proposals will not adversely affect the setting of the host dwelling, surrounding dwellings, or the Conservation Area. Furthermore, the proposals dimensions would fall within Permitted Development rights if the property was not located within a Conservation Area. Due to the modest scale and location of the development, consultation with the built heritage team was not considered necessary.

Neighbouring Amenity:

CP3 of the Core Strategy requires new development to be constructed without detriment to neighbouring amenity.

Overlooking, Loss of Light and Overbearing:

The proposed pergola will measure approximately 2.5 metres in height and will extend to 3.8 metres in length and 3 metres in width.

The pergola is modest in scale and appropriately designed in terms of its form, proportions, and overall appearance. The development does not introduce excessive height, depth, or bulk, and being open sided in nature, maintains a lightweight visual presence. As such, it does not result in any significant impact on neighbouring properties in terms of overlooking, loss of light or overbearing effect.

Highway Access and Parking Provision:

The proposed pergola will not impact parking provision at the property, as it is located within the rear garden area, well away from any designated parking spaces or access points. The development does not alter the existing driveway, garage, or vehicular access arrangements, and therefore the current level of parking provision remains unaffected.

Amenity Space:

Due to the generous size of the plot, substantial private amenity space will remain following the proposed development. The pergola is proposed to be modest in scale and will be located on the patio at the rear of the garden. The remaining garden space is consistent with the Borough Design Guide (BDG), which states that “the Council’s minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is usable.”

Flooding and Drainage:

The site is located within Flood Zone 1 and at low risk of surface water flooding. As the proposals result in very limited increases in ground floor development, there are no concerns on these grounds.

Landscape and Trees:

There are no anticipated impacts on existing vegetation.

Ecology:

The site is located within an area that may be suitable for bats; however, the proposed development does not include any works to the roof or existing structure of the property. As such, the proposal is unlikely to affect any potential bat habitats, and consultation with an ecologist is not considered necessary.

Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with the Development Plan.

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:	Approval

Date:	27 March 2026
Earliest date for decision:	19 March 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	02.04.2026

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals | Total count: 2

1 Countryside Countryside

2 Limited Development Locations Sonning

Bat Roost Habitat Suitability | Total count: 7

1 Bat survey required for planning applications that involve roof modification or demolition. Officer, Green Infrastructure Team	OS522	Ecology
2 Bat survey required for planning applications that involve roof modification or demolition. Officer, Green Infrastructure Team	OT521	Ecology
3 Bat survey required for planning applications that involve roof modification or demolition. Officer, Green Infrastructure Team	OT522	Ecology
4 Bat survey required for planning applications that involve roof modification or demolition. Officer, Green Infrastructure Team	OU521	Ecology
5 Bat survey required for planning applications that involve roof modification or demolition. Officer, Green Infrastructure Team	OU522	Ecology
6 Bat survey required for planning applications that involve roof modification or demolition. Officer, Green Infrastructure Team	OV523	Ecology
7 Bat survey required for planning applications that involve roof modification or demolition. Officer, Green Infrastructure Team	OV524	Ecology

Great Crested Newt Impact Risk Zones | Total count: 2

- | | |
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| 1 Great Crested Newt Impact Risk Zone Green Consult NatureSpace for Major developments only | |
| 2 Great Crested Newt Impact Risk Zone Amber | For Householder applications check HH Layer. Consult NatureSpace for all other types of development |

Great Crested Newt Impact Risk Zones - Minor | Total count: 1

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| 1 Great Crested Newt Impact Risk Zone Amber | Consult NatureSpace for any minor development that intersects a red or amber zone in this layer |
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Landscape Character Assessment 2019 | Total count: 1

1 Landscape Character Assessment 2019 Sonning Wooded Chalk Slopes

Conservation Areas | Total count: 1

1 Conservation Area Sonning