

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261182
Site Address:	12 South Drive, Sonning, Wokingham, RG4 6GB
Expiry Date:	15 July 2026
Site Visit Date:	11 June 2026
Proposal: Householder application for the proposed erection of a two storey front and side extension, part single storey part two storey rear extension, single storey rear extension with pitched roof, erection of terrace, garage conversion to create habitable accommodation plus changes to fenestration and erection of front gates.	

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Sonning Parish Design Statement Sonning Design Appraisal

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Ecology Newts – No comment

WBC Ecology – No objection subject to conditions

WBC Landscape and Trees – No objection subject to conditions

External

None

REPRESENTATIONS

Parish/Town Council

Sonning Parish Council have commented stating that they have no objection in principle to the proposed development. However, they have raised the following concerns:

- The balcony and Juliet balcony might overlook neighbouring properties.
- The Parish Council would welcome evidence that the proposals would not jeopardise the levels of light received by neighbouring properties.
- The proposal would introduce a long footprint along the boundary with 12 / 12a.

Officer comments: The comments of the Parish Council are addressed within the relevant parts of the 'Character of the Area' and 'Neighbouring Amenity' sections of the main report.

Ward Member(s)

No comments received

Neighbours

Two neighbours have commented on this application in objection, and these are summarised and responded to below:

- The first-floor roof terrace will be overlooking and impact upon privacy.

Officer comments: This will be assessed within the 'Neighbouring Amenity' section of the main report.

- The two-storey side extension may cause a loss of light to the lounge and dining room of the neighbouring property.

Officer comments: This will be assessed within the 'Neighbouring Amenity' section of the main report.

- A daylight and sunlight assessment should be submitted as no 45-degree lines have been provided.

Officer comments: It is not a requirement for a daylight and sunlight assessment to be submitted, and loss of light impacts are assessed within the 'Neighbouring Amenity' section of the main report below.

- The Juliette balcony should remain solely as a non-accessible balcony.

Officer comments: This comment is noted. However, in its current form, the Juliette balcony is a non-accessible balcony.

	• A street scene plan is missing along with key dimensions such as building height, and ridge and eaves levels. <i>Officer comments: A street scene plan was not required in this instance.</i> • Clarity is required over side-facing windows and the type of glazing. <i>Officer comments: Any window required to be obscure glazing will be secured via a relevant condition.</i>
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APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a two-storey front extension to provide a larger entrance hall. A part single, part two-storey side extension following demolition of the existing garage, this would provide a study and kitchen at ground floor level, and a dressing room at first floor level. A part single, part two-storey rear extension that would provide a family / dining room at ground floor level, and a dressing room, ensuite bathroom and walk-on terrace at first floor level. A single storey rear extension to provide a utility room and gym. Plus, changes to fenestration, removal of the chimneys, and the erection of a new front boundary wall and gates.

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:

Front Extension:

Guidance in the Borough Design Guide (BDG) states that front extension should generally be no more than 1 storey in height, but the overriding consideration will be the impact on street scene and character. The proposed two storey front extension projects 1.9 metres forward from the existing building line and it matches the existing two-storey front gable projection in terms of height and width. In this instance, given the front extension is sited centrally on the dwelling, which itself sits on a large and spacious plot, it is deemed that the front extension would have an acceptable impact on the appearance of the host dwelling and wider character of the area.

Part Single, Part Two Storey Side Extension:

The part single, part two storey side extension follows the demolition of the existing garage. The BDG states that “side extensions should be set back from the building by at least 1m, preferably with a lower roof line and should be set at least 1m from the plot boundary”. The proposed side extension is set back from the building by 0.35 metres at ground floor level and 5.95 metres at first floor level, notably the first-floor element does not extend beyond the existing first-floor rear building line. The extension also maintains a minimum separation of 1.15 metres to the boundary with the neighbouring property and the ridge height is set down 0.4 metres from the ridge height of the main roof. Whilst the extension does not fully comply with guidance in the BDG, the set-back, set-down and set-in allow the extension to appear as a subservient addition to the property. In this instance, the side extension would have an acceptable impact upon the appearance of the main dwelling and wider character of the area.

Part Single, Part Two Storey Rear Extension:

The proposed part single, part two storey rear extension adheres to R16 design principle within the BDG as it is set 1.25 metres from the nearest boundary with the neighbouring property. At ground floor level, the extension projects 4.8 metres beyond the existing kitchen, and at first floor level, the extension projects for 7 metres at the furthest point, but this is only 2 metres beyond the existing first-floor rear building line. Whilst this rear extension is adding to the bulk and mass of the property, the element that projects beyond the existing first-floor rear building line (providing the dressing room at first-floor level) is set down by 0.8 metres from the ridge height of the main roof. This helps to reduce the visual bulk of the extension and allows it to appear somewhat subservient to the host property. Given this element of the proposal is to the rear of the property, it is not considered that it poses any unacceptable harm to the appearance of the dwelling or to the wider character of the area.

Single Storey Rear Extension:

The proposed single storey rear extension adheres to R16 design principle within the BDG in relation to separation distances as the extension is set 1.25 metres from the boundary with the neighbouring property. Whilst the extension does project 8.4 metres from the rear of the building line, when compared to the host dwelling it is deemed as being of a proportionate scale and of an unimposing design. As such, it is deemed that the single storey rear extension would have an acceptable impact upon the appearance of the host dwelling and wider character of the area. Additionally, this element of the proposal is to the rear of the property where it would only be visible via limited views from the public domain and this further demonstrates that there would be no adverse harm to the character of the area.

Changes to Fenestration and Removal of Chimneys:

The proposed changes to fenestration and removal of the chimneys pose no significant harm to the appearance of the dwelling or wider character of the area.

New Front Boundary Treatment:

The proposal includes alterations to the front boundary treatment, including the erection of a replacement boundary wall and gates. The proposed boundary treatment would replace the existing frontage treatment and, having regard to the established residential character of South Drive, it is considered that an appropriately designed boundary

treatment could be accommodated without causing unacceptable harm to the character or appearance of the dwelling or surrounding area.

Full details of the proposed boundary treatment will therefore be secured by condition, including its detailed design, appearance and materials. Subject to this condition, the proposed boundary treatment is considered acceptable in character and appearance terms.

Neighbouring Amenity:

Front Extension:

The proposed two storey front extension is set 4.3 metres from the nearest boundary with the neighbouring property. As such, no concerns are raised with regards to overlooking, overbearing or loss of light.

Part Single, Part Two Storey Side Extension:

The proposed part single, part two storey side extension would have a minimum separation of 1.15 metres to the nearest neighbouring boundary. The side extension is wholly aligned with the neighbouring property and does not project forward to the front or rear, as such there are no concerns on neighbouring amenity grounds with regards to overbearing.

The submitted proposed first floor plan demonstrates that the first-floor side extension complies with the 45-degree horizontal test as advocated for within the BDG and British Research Establishment (BRE) publication "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice". Having regards to the 45-degree assessment, the siting of the properties and the location of the extension, the proposal is not considered to result in a material loss of light or outlook.

Windows are proposed on the side elevation at ground floor level, but these raise no concerns with regards to overlooking. Overall, the side extension poses no harm to neighbouring amenity.

Part Single, Part Two Storey Rear Extension:

The proposed part single, part two storey rear extension projects 3.9 metres beyond the rear of the neighbouring property at first-floor level but does not project beyond the neighbouring property at ground floor level. Therefore, most of the bulk is aligned with the side of the neighbouring property, and as such it is not considered that the rear extension would result in a significant overbearing impact. The submitted proposed first-floor plan also demonstrates that the rear extension complies with the 45-degree loss of light test as advocated for within the BDG and British Research Establishment (BRE) publication "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice". Having regard to the 45-degree assessment and the relative siting of the properties, this element of the proposal is not considered to result in a material loss of daylight or outlook sufficient to warrant refusal.

In terms of overlooking one window is proposed at first-floor level on the side elevation to serve an en-suite bathroom. This window is marked as being obscure glazed on the submitted floor plan and a condition is recommended to secure this. Additionally, a walk-on terrace / balcony is proposed to serve bedroom 1. The revised plans have incorporated a 1.7m-high privacy screen along the terrace, which is considered

sufficient to prevent unacceptable overlooking towards the adjoining property and safeguard neighbouring privacy. One neighbour located beyond the rear garden has commented that the rear terrace may overlook their property but given that the terrace is approximately 34.5 metres from the rear boundary, no overlooking concerns are raised with regards to properties to the rear. Subject to a condition requiring the privacy screen to be installed prior to first use of the terrace and thereafter permanently retained and maintained, the proposal would not result in an unacceptable loss of privacy or overlooking to neighbouring occupiers.

Single Storey Rear Extension:

The proposed single storey rear extension would extend 8.4 metres from the rear of the property, and it is single storey in nature, being 3.9 metres in height at its highest point. Whilst windows and a door are proposed on the side of the extension, given the single storey nature, there are no concerns relating to loss of light or overlooking.

To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed development is set 1.25 metres from the boundary with the neighbouring property, but an eaves height of 2.3 metres shows compliance with this guidance relating to overbearing. Whilst an 8.4 metre rear extension is large, the submitted ground floor plan demonstrates compliance with the 45-degree loss of light line, and the extension only projects approximately 0.65 metres beyond the single storey rear building line of the neighbour. As such, the single storey rear extension poses no harm to neighbouring amenity.

Changes to Fenestration and Removal of Chimneys:

One of the most notable changes to fenestration is the new Juliet balcony on the rear elevation that replaces an existing window. The outlook from this balcony is down the length of the rear garden and as such, no concerns are raised with regards to overlooking. A new side window is also being added at first-floor level to serve an en-suite bathroom, and this window is marked on the plan as being obscure glazed. Subject to a condition securing this, no overlooking concerns are raised with regards to this window. The other fenestration changes also raise no concerns with regards to overlooking.

The proposed removal of the chimneys poses no harm to neighbouring amenities.

New Front Boundary Treatment:

The proposed front boundary treatment is not considered to result in any unacceptable impact upon the residential amenities of neighbouring occupiers.

Residential Amenity Space:

The proposed works pose no harm to the usability of the site's rear amenity space for current and future occupiers.

Landscape and Trees:

The application site contains a number of existing trees, shrubs and hedgerows which contribute to the landscaped character of the site and provide screening within the surrounding area. An Arboricultural Impact Assessment and Tree Protection Plan have been submitted during the course of the application, together with a subsequent

landscaping plan identifying existing vegetation to be retained and areas of replacement planting.

The Council's Landscape and Trees Officer has reviewed the proposals and raises no objection subject to conditions. Following consideration of the latest landscaping plan, the Landscape Officer confirmed that the proposed front garden landscape layout is capable of being supported, with the remaining detailed matters capable of being secured by planning condition. The landscaping layout identifies the retention of existing trees and planting alongside new mixed native hedgerow planting, ornamental shrub planting, reinstated planting borders and new specimen trees.

The Landscape Officer has recommended conditions requiring the submission and approval of the outstanding detailed landscaping information, including details of proposed planting and the retention and replacement of existing vegetation. Conditions are also recommended to ensure that the approved landscaping is subsequently implemented and maintained, and that existing trees, shrubs and hedges identified for retention are adequately protected during construction.

These measures would ensure that appropriate vegetation is retained where practicable, losses arising from the development are compensated through replacement planting, and retained vegetation is not adversely affected during construction. Subject to these conditions, the proposal is considered acceptable in respect of its impact upon trees, landscaping and the landscaped character of the site.

Ecology and Biodiversity:

Ecological considerations have formed an important part of the assessment of the application, particularly in relation to bats and the role of existing trees, hedges and shrubs as foraging and commuting habitat.

The submitted Bat Survey identifies two small day roosts within the existing dwelling, comprising a common pipistrelle roost and a soprano pipistrelle roost. These roosts would be lost as a result of the proposed works. The report therefore sets out a mitigation strategy including precautionary working methods, supervision of relevant works by a suitably licensed ecologist and the provision of replacement roosting opportunities.

The survey concludes that, subject to implementation of the proposed mitigation, the favourable conservation status of the species concerned can be maintained and the relevant protected-species licensing tests are capable of being met. A condition is therefore recommended requiring the development to be carried out in accordance with the mitigation strategy. The applicant will also be required to obtain the relevant licence from Natural England before undertaking works affecting the identified bat roosts.

During consideration of the application, additional arboricultural and landscaping information has been submitted to clarify the extent of vegetation retention and replacement. The latest landscaping proposals provide for retained vegetation alongside new native hedgerow planting, ornamental planting and specimen trees.

The Council's Ecology Officer has considered the latest information and has identified that the outstanding ecological matters can be addressed through planning conditions.

In particular, they have requested that the detailed landscape scheme specifies planting species and stock sizes and that appropriate controls secure the retention and replacement of existing and proposed planting. They have also requested a 10-year period for replacement planting in order to protect bat foraging and commuting habitat and maintain the favourable conservation status of bats.

Having regard to the ecological information submitted, together with the proposed retention and replacement planting and the measures capable of being secured through the landscaping conditions, it is considered that appropriate mitigation can be secured to maintain habitat connectivity and safeguard the ecological value of the site.

Accordingly, subject to appropriately worded conditions securing the detailed landscaping, its longer-term retention, protection of retained vegetation and implementation of the relevant ecological mitigation, the proposal is considered acceptable in respect of ecology and biodiversity.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval subject to conditions.

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.

Community Infrastructure Levy (CIL):

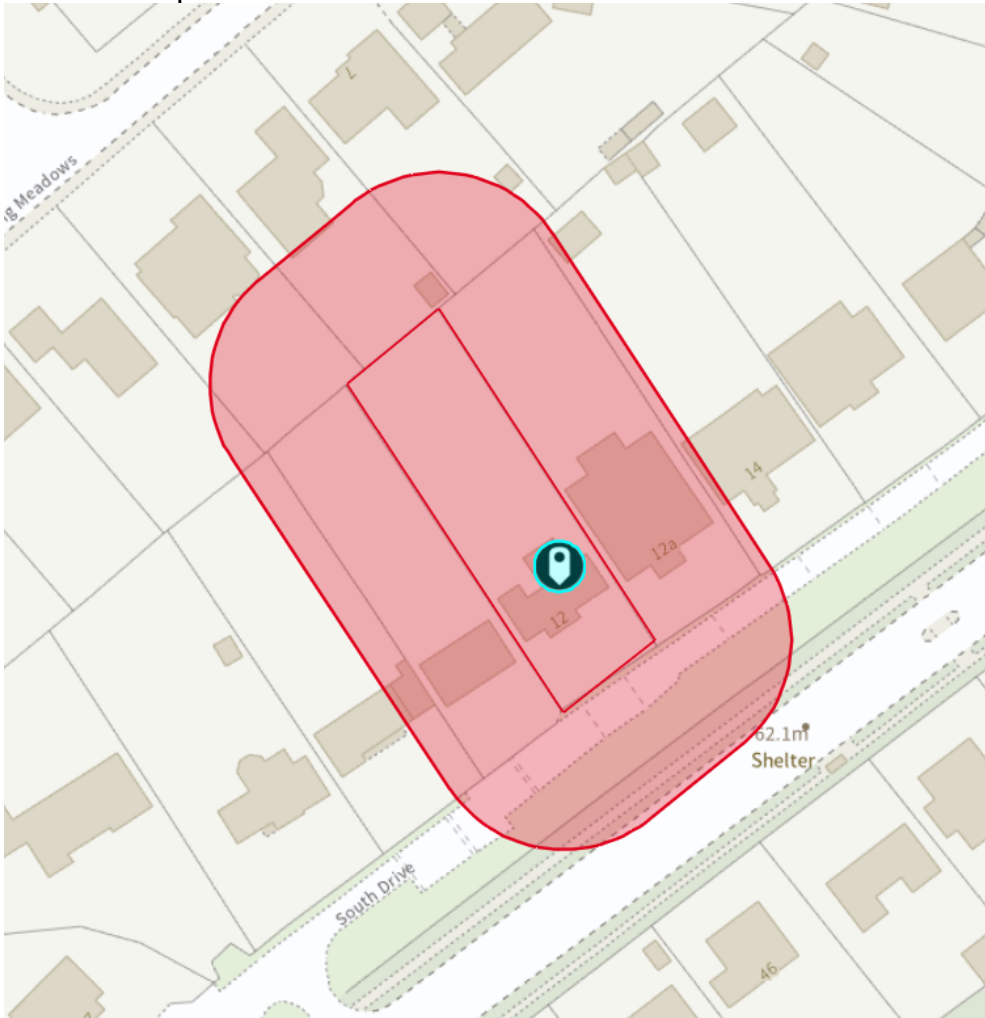
When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

RECOMMENDATION	
Conditions agreed:	Yes
Recommendation:	Approve
Date:	6 October 2026
Earliest date for decision:	16 June 2026

Recommendation agreed by: (Authorised Officer)	
Date:	07/10/26

PLANNING CONSTRAINTS/STATUS

This report is designed to be printed on A4 Portrait (8.27" X 11.69") Paper
Near Me Report



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Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Modest or Limited Development Locations
2	Within Modest or Limited Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Limited Development Locations	Sonning

Mineral Safeguarding Areas | Total count: 3

#	Type	SubType
1	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation
2	Sharp Sand and Gravel	River Terrace deposits
3	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Bat Roost Habitat Suitability | Total count: 4

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	NE584	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	NF584	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	NF585	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	NG584	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

SSSI Impact Risk Zones | Total count: 1

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000500050&notes=&location=476719,175387%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Thames Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Sonning CP	0 m