

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260223
Site Address:	8 Old Bath Road, Sonning, Wokingham, RG4 6TA
Expiry Date:	26 March 2026
Site Visit Date:	5 March 2026
Proposal: Householder application for the proposed erection of a carport.	

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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
251237	Householder application for the proposed alterations and extensions to an existing dwelling including the erection of two-storey side and rear extensions, alongside the addition of a front carport, a complete change in front façade which includes the removal of the existing front chimneystack together with changes to fenestration and roofline, with further modifications to side and rear elevations and the incorporation of roof lights.	Withdrawn Application decided 07 July 2025
231762	Householder application for the proposed erection of a detached garage.	Withdrawn Application decided 16 August 2023
232504	Application for submission of details to comply with the following conditions of planning consent 211178 dated 27/08/2021. Condition 3 external	Spilt decision

	materials, 4 drainage, 5 protection of trees & 6 landscaping.	Application decided 05 June 2024
211178	Full planning application for the proposed erection 1no. dwelling, following demolition of existing dwelling.	Approve Application decided 27 August 2021

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning

External

REPRESENTATIONS

Parish/Town Council	No Objection but raised concerns.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is located at Old Bath Road, within the village of Sonning. Old Bath Road is characterised by large, detached dwellings set within spacious plots, typically featuring substantial front and rear gardens. The surrounding pattern of development is low-density and residential in nature, contributing to a spacious and verdant character.

The proposal seeks to erect a carport. The structure will be positioned to the front left-hand side of the dwelling when viewed from the street and will be located adjacent to the existing access gate on the property.

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 Council's Borough Design Guide (BDG) states that garages should be built either to the side or the rear of a dwelling. However, each application should be assessed upon its own merits and the context of the site and character of the surrounding area.

While it would be positioned forward of the main building line, the structure is relatively modest in scale meaning it would not appear overly dominant or intrusive when viewed from Old Bath Road. The surrounding street scene is not defined by a rigid or uniform building line, and there is a degree of variation in the positioning and design of existing properties.

Although there are no carports as precedent on Old Bath Road, there is a varied pattern of garage developments in the local vicinity. For example, dwellings No. 34 Old Bath Road has a detached garage on their front driveway. Taking this into account, the development would not appear visually incongruous, nor would it significantly harm the character of the local area.

The BDG states that parking spaces (including carports) should be safe and convenient for users and close to the dwelling. This proposal meets this requirement as it is positioned on the front drive and would be set back from the road meaning there would be no significant impact to visibility and safety of the area.

Neighbouring Amenity:

Policy CP3 states that developments should not have a detrimental effect on the amenities of adjoining land users.

Overlooking, Loss of Light and Overbearing:

The proposed carport will measure approximately 3.9 metres in height, with an eaves height of 2.25 metres, and will extend to 6.25 metres in length and 5.5 metres in width.

The development will be visible from neighbouring properties and to other surrounding properties. However, the carport would be modest in scale and single storey in height. Therefore, there will be minimal loss of light, overbearing or an enclosing impact to the neighbouring amenity space. Given that the neighbouring side comprises a large, open driveway area with no immediate residential structures in close proximity, the carport will not result in any overbearing impact or obstruction to potential development on the adjoining site. The siting within this spacious and open context ensures that the structure will not appear intrusive or harmful to neighbouring amenity

Highway Access and Parking Provision:

The development does not result in any change to the number of habitable rooms within the dwelling. The site benefits from a substantial driveway and generous front garden area, which ensures that sufficient off-street parking provision is retained. The addition

of the carport will not compromise the existing parking arrangement or manoeuvrability within the site. Therefore, there are no anticipated adverse impacts on highway safety, and consultation with the Highways Authority was not considered necessary.

Amenity Space:

The application site benefits from a substantial amount of outdoor amenity space. The proposed carport will be sited within the front garden to the left-hand side and will not result in any significant loss of usable amenity space.

To the rear, the property benefits from a large and verdant garden, which will remain unaffected by the proposal. As such, the development is considered acceptable in terms of the provision and retention of adequate amenity space.

Flooding and Drainage:

The site is not located in a flood zone and is identified as being at low risk of surface water flooding. Therefore, no drainage conditions have been imposed.

Landscape and Trees:

There are no anticipated impacts on existing vegetation.

Ecology:

The site is located within an area identified as having bat roost potential. As the proposal does not involve any works to the roof of the property, the development is unlikely to have any impact on bats or their roosting habitats.

Conclusion:

Taking all the above into consideration, the development is deemed acceptable in relation to policy and therefore recommended for approval.

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:	9 March 2026
Earliest date for decision:	19 February 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	24.03.2026

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals | Total count: 2

- 1 Countryside Countryside**
- 2 Limited Development Locations Sonning**

Risk of Flooding from Surface Water | Total count: 5

- 1 Environment Agency Surface Water Flood Zones 1 in 30 year risk extent**
- 2 Environment Agency Surface Water Flood Zones 1 in 100 year risk extent**
- 3 Environment Agency Surface Water Flood Zones 1 in 1000 year risk extent**
- 4 Environment Agency Surface Water Flood Zones 1 in 1000 year risk extent**
- 5 Environment Agency Surface Water Flood Zones 1 in 1000 year risk extent**

Bat Roost Habitat Suitability | Total count: 3

- 1 Bat survey required for planning applications that involve roof modification or demolition. NW576 Ecology**
Officer, Green Infrastructure Team
- 2 Bat survey required for planning applications that involve roof modification or demolition. NX574 Ecology**
Officer, Green Infrastructure Team
- 3 Bat survey required for planning applications that involve roof modification or demolition. NX575 Ecology**
Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

- 1 Great Crested Newt Impact Risk Zone Amber For Householder applications check HH Layer. Consult NatureSpace for all other types of development**