

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250553
Site Address:	Sonning Golf Club, Duffield Road, Reading, RG4 6GJ
Expiry Date:	10 April 2025
Proposal: Application for non-material amendment to planning consent 223458 to omit the relocation of the 18th green, addition of a practice putting green, new driving nets, new short game chipping area.	

RELEVANT PLANNING HISTORY

Application No.	Description	Decision & Date
223458	Outline planning permission for the proposed erection of up to 50 no. dwellings with public open space and revised access off Duffield Road, plus associated modifications to Sonning Golf Club including reconfiguration of golf club car parking areas and relocation of the 18th green, addition of a practice putting green, new driving nets, new short game chipping area and conversion of the west wing of the existing clubhouse to accommodate a new golf simulator practice facility, including removal of external staircase and changes to fenestration. (All matters reserved except for access.)	Approved: 30.11.2023
242641	Application for non-material amendment to planning consent 223458 to amend planning conditions 1, 3, 7, 8, 9, 11, 13, 14, 16, 17, 18, 19, 20, 22, 23, 24 and 26 to enable phased delivery of proposal, with revisions to the site access and re-configuration of the car parking delivered in advance of the dwellings.	Approved: 20.11.2024

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment:

Application ref: 223458 was granted planning permission for the following:

Outline planning permission for the proposed erection of up to 50 no. dwellings with public open space and revised access off Duffield Road, plus associated modifications to Sonning Golf Club including reconfiguration of golf club car

parking areas and relocation of the 18th green, addition of a practice putting green, new driving nets, new short game chipping area and conversion of the west wing of the existing clubhouse to accommodate a new golf simulator practice facility, including removal of external staircase and changes to fenestration. (All matters reserved except for access.)

This non-material amendment application seeks the removal of the following aspects from the development:

- The relocation of the 18th green
- Addition of a practice green
- New driving nets
- New short game chipping area

The description would therefore be amended as follows:

Outline planning permission for the proposed erection of up to 50 no. dwellings with public open space and revised access off Duffield Road, plus associated modifications to Sonning Golf Club including reconfiguration of golf club car parking areas and conversion of the west wing of the existing clubhouse to accommodate a new golf simulator practice facility, including removal of external staircase and changes to fenestration. (All matters reserved except for access.)

There were objections to the original application regarding the viability of the golf club/course as a consequence of part of the site being developed. Whilst the above facilities would be omitted from the proposal, the golf club would still be able to operate in the same grounds and area as approved in the original application.

The above works were not determinative to the original application, which was largely considered on the basis of the new residential development with secondary works to the golf club. The alterations to the golf club listed were ancillary features to the proposal and not related to facilitating the residential development or the changes to the golf club building and parking area.

Overall, the proposed amendments do not materially change the nature of the application or the planning balance that was reached. The original application was for principally a residential development and alterations to the clubhouse with ancillary minor changes to the golf course. The nature of the proposal has not materially changed.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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	
Recommendation:	Approve – the change is non-material.
Date:	21 March 2025
Earliest date for decision:	
Recommendation agreed by: (Authorised Officer)	<i>BJC</i>
Date:	24.04.25