



Planning and Design & Access Statement

**31 Pound Lane
Sonning
RG4 6XD**

January 2025

Introduction

This Planning Statement has been prepared in support for a planning application at:

‘31 Pound Lane, Sonning, RG4 6XD’

The address contains an existing semi-detached residential property, rear and front garden, and hardstanding, as well as an existing garage outbuilding.

The site is *outside* of the Sonning Conservation Area.

The proposed development description is:

‘The erection of a residential annexe’

This report:-

- sets out the site context and surroundings
- establishes the planning constraints
- outlines the proposal in detail, and
- sets out the planning considerations for the determination of the application

In reviewing the above, the report concludes that the proposed development should be considered in accordance with local and national planning policy and guidance, and requests that permission be granted.

Site context & surroundings

The site is located to the south of the historic village centre, along Pound Lane. Pound Lane is a residential lane connecting the village to nearby suburbs, although it retains a semi-rural character and has a strong tree cover.

The property is accessed via Pound Lane, from which a driveway is accessible, with a large parking area and lawn to the front of the property. The property benefits from a large rear garden, within which the properties garage (accessed via a driveway to the side of the property) is located. The remainder of the rear garden is lawn, and amenity scale planting.

Planning Constraints

In reviewing the Council’s planning policy map, the following of note has been identified:

- The site is outside of the Sonning Conservation Area
- The site is not within a Flood Zone 2/3 area
- The site is not within the Green Belt or a National Landscape (formally AONB)
- There is no nearby Public Rights of Way

The site is within an area known to be subject to nesting bats, and as such an Emergence Survey of the existing building is provided.

The site is within an 'Amber' area - an appropriate assessment has been provided.

No other relevant constraints have been identified.

Proposal

The proposed development comprises the construction of a single storey building to be erected to the rear of the existing primary residential building.

The proposal description is

'The erection of a residential annexe'

The proposed outbuilding is:

- 8m (w) x 4.5m (d) (36sq.m);
- Has a dual pitched roof, with 2.5m eaves height and 3.95m ridge height;
- Is to be cedar clad, with slate roof tiling;
- To have aluminium windows and doors.

As the building is proposed to be an annexe, entirely for purposes relating to the main dwelling; the building contains bedroom accommodation, and washing facilities.

There is no proposal to separate utility services - water and electricity will remain metered at the house, and one unit will exist for utility billing purposes.

Any individual accessing the property will have to do so through the primary dwelling access to the existing dwelling.

It is proposed that an appropriately worded condition is suitable to secure the building's use as an ancillary and incidental building to the main dwelling.

Planning Assessment

The Wokingham Borough Development Framework appears to consist of the following relevant documents, which have been considered in making this proposal:

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Core Strategy (2010)
- Managing Development Strategy (2014)
- Sonning Parish Design Statement (2004).

Principle

The site is located within the suburban area, inside the established settlement. The principle of residential development is established in this locality, subject to the key considerations including:

- Impact on local character
- Impact on neighbouring amenity

Impact on the Character of the Area

The proposed annex is modest in scale, with an appropriate material palette. The building will have low visibility from the street by virtue of the existing screening to the front of the site from the road, and would be seen within the context of the existing built form.

The proposal would retain a significant area of the private amenity space attributed to the dwelling; the remaining area would be similar in proportion to neighbouring properties, particularly as the proposed building replaces an existing structure.

Impact on neighbouring amenity

The proposed outbuilding is sufficiently far from neighbouring buildings to ensure no overshadowing occurs.

Amenity space for occupiers of the proposal site is sufficient.

The proposed outbuilding is not considered to have any impact on surrounding neighbouring properties. The building would not inflict additional overlooking or overshadowing upon neighbouring properties, and no noise above that expected within a residential area would be generated.

Parking

No additional parking is required to facilitate the proposal.

Trees

Nearby trees are a sufficient distance for the proposal to be of low impact. The building is proposed to occupy largely the same space as the existing garage, and so no further impact upon any tree roots is anticipated.

The proposal is considered unlikely to have a detrimental impact on the tree given its scale, size and location.

Ecology

A survey of the existing garage, in relation to its demolition, to identify any emerging bats has been undertaken. It identifies that no bats are resident within the existing garage.

Conclusion

The Statement has been prepared in support of an application for

'The erection of a residential annexe'

at

'31 Pound Lane, Sonning, RG4 6XD

The proposed annexe is a small, ancillary addition to the existing property.

Physically and functionally, there will be a substantial interrelationship between the main house and outbuilding. We have advanced within this Statement that a condition which would enable the Council to suitably secure and enforce that the building only be used as an annexe ancillary to the primary residence at the address is placed on any permission. Such a condition is widely considered acceptable practice.

The proposal will have no detrimental impact on local character or neighbouring amenity.

No other issues are considered pertinent to the proposal.

In light of the above, it is considered that the proposal is consistent with local and national policy and guidance, and Wokingham Borough Council are requested to positively determine the planning application in line with their normal procedure.