

PLANNING REF : 250974
PROPERTY ADDRESS : Council Office
: Pearson Road, Sonning, Reading
: RG4 6UL
SUBMITTED BY : Sonning Parish Council
DATE SUBMITTED : 28/05/2025

COMMENTS:

Sonning Parish Council has carefully considered this application and have the following comments.

This application has been ongoing for some years now, had it progressed in good time it would have been completed long ago.

The build cost quoted in the covering letter are undoubtedly higher than the average but even taking this into consideration, it is difficult to see how the developer can claim to be unable to make a profit in Sonning. It has been proved over and over again, and more recently by other developments in the past year, that prices have been very buoyant in Sonning and detached properties have sold very quickly at inflated prices circa £1,00000. This makes the claims somewhat questionable.

The applicant claims that the offers they have received to take on the affordable element are far less than the £242 per square ft however, due to the economy of scale the profit on the remaining 8 dwellings would substantially reduce the building cost to something much closer to the offers of £189 per sq. ft. This should bring in a substantial profit, more than enough to cover any reduced profit on the affordable dwellings. With careful consideration the 5 affordable dwellings could also be adapted to fit in with Wokingham's specialist needs. Sonning does not need any more executive homes, but it does need reasonably priced affordable homes.

With the government actively encourage affordable housing it is unacceptable to propose making a reduced contribution in other parts of the Borough

The affordable housing element has always been part of this proposal and there appears to be a new owner, indicating a recent purchase of the site. Housing costs did increase some time ago but this must have been clear to the new owner when making the decision to purchase the site and has not prevented the owner from proceeding to build access roads. It is inexcusable then to make this belated retrospective application and Sonning Parish Council urge refusal of this proposal.

Lesley Bates (Clerk) 28 May 2025