

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250191
Site Address:	31 Pound Lane, Sonning, Wokingham, RG4 6XD
Expiry Date:	29 September 2025
Site Visit Date:	20 August 2025
Proposal: Householder application for the erection of a detached residential annexe ancillary to the host dwelling.	

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 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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Sonning Design Appraisal

PLANNING HISTORY		
Application No.	Description	Decision & Date
131147	Proposed two storey and single storey rear extension and proposed single storey front extension to create porch. Demolition of existing	Approved 24/05/2013

	garage and proposed erection of new detached garage.	
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CONSULTATION RESPONSES

Internal

WBC Highways – No objection, subject to condition.
WBC Built Heritage Officer – No comments received.
WBC CIL – No comments received.
WBC Ecology Newts – No objection, subject to condition.
WBC Ecology – No comments received.

External

None.

REPRESENTATIONS

Parish/Town Council	Letter of concern relating to: - The exact position of the proposed annexe. - The accuracy of the description. - Level of parking. - Overlooking to no. 29 Pound Lane.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description:

The application site comprises a two-storey semi-detached property located on the eastern side of Pound Lane. The site borders Sonning Conservation Area to the north.

The property is positioned at a higher level than Pound Lane and is set back from the road behind a lawned area and driveway providing off-street parking.

The road consists of a range of property types including detached and semi-detached. The application site is a mid-century dwelling which is similar to the other properties in the row of ex-council dwellings.

The northern end of the road consists of properties that are older and form part of the village conservation area, the application site is located to the south of the historic centre.

Proposal:

This application seeks approval for the erection of a detached outbuilding to serve as an annexe.

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 principle of a residential extension in this location is acceptable in principle providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Local Plan Update

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

The proposed detached outbuilding to create an annexe would measure approximately 8m in length, 4.5m in width with a pitched roof form. The maximum height of the ridge would be approximately 3.95m. The outbuilding would be constructed from slate roof tiles and timber cladding.

CP3 states planning permission will be granted if development is 'of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design' and contributes 'to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping'.

The proposed detached annexe would be sited along the southern shared boundary approximately 5m from the rear building line of the host dwelling. The outbuilding would serve as an ancillary annexe and would contain one bedroom, bathroom and living room, it would not be of such an excessive size that would adversely impact the existing open character of the garden or adjacent Sonning Conservation Area. The building would be finished in timber cladding and slate roof tiles and would relate well to the surrounding buildings, particularly the existing barn that is sited along the northern shared boundary to the rear of no. 29.

By virtue of the proposed location of the annexe, the outbuilding would be well screened from public view from Pound Lane, and as such, it would not impact the wider character of the host dwelling or local area.

Annexe Accommodation:

The proposed outbuilding would facilitate a bedroom and associated shower room. Due to the size and location of the outbuilding, combined with lack of independent facilities, it is unlikely to be used as a separate residential unit and would remain as a single planning unit. Nonetheless, a condition has been included to ensure it remains used ancillary to the host property.

Neighbouring Amenity:

Overlooking:

There would be two windows in the front elevation of the outbuilding to serve a bedroom and shower room. The fenestration would face directly towards the rear elevation of the host dwelling and would be approximately 10m from the rear first-floor fenestration

of adjoining neighbour; no 33 Pound Lane. There is no guidance on recommended front to back separation distances, however, page 47 of the BDG states that a 12m minimum distance should be retained between back to flank elevations in order to maintain privacy and limit a sense of enclosure. Whilst the separation distance would fall marginally below this figure, it was noted during the site visit that the shared boundary boasts a tall run of ever green hedging along the shared boundary that would largely screen the fenestration of the proposed outbuilding from the neighbouring property. Therefore, the proposed fenestration in the front elevation would cause no adverse loss of privacy impacts to the adjoining neighbour.

There is one set of patio doors proposed in the flank elevation of the proposed annexe. The outlook would be to the north. The closest flank wall of the closest neighbouring property to the north would be more than 10m away and contains no windows. Therefore, there are no overlooking concerns that would be generated.

Loss of Light & Overbearing:

Due to the significant separation distances to neighbouring properties, the proposed siting of the annexe, and single storey nature of the development, there are no concerns of this nature that would arise.

Highway Access and Parking Provision:

The proposal would increase the overall number of habitable rooms and the council's Highways officer was consulted. They raised no objection to the proposal and concluded that the existing access and driveway parking for several vehicles would be unaffected and is adequate to serve the development, subject to a condition to ensure that the annexe remains ancillary to the host dwelling.

Ecology:

The application site is located in an area suitable for bat roosts. Bat emergence survey R2894_BES_a (John Wennman, July 2025) was submitted to support the application. In relation to the garage that would be removed, Section 6 of the report concludes:

"No bats were observed emerging from the garage during the two survey visits undertaken in the optimal survey season. This survey data provides a sufficient level of confidence that bat roosts are absent from the garage.. The demolition of the garage is unlikely to result in the damage and/or destruction of a bat roost or cause disturbance, injury and/or death of bats".

Conclusion:

For the reasons set out above, and subject to conditions, the proposal is acceptable as it accords with local plan policy.

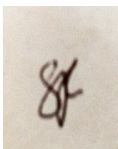
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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, 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

Conditions agreed:	Not required
Recommendation:	Approve
Date:	24 September 2025
Earliest date for decision:	26 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	24.9.25

PLANNING CONSTRAINTS/STATUS

Limited Development Location

Bat Roost Area

Great Crested Newt Impact Zone – Amber

Sonning Wooded Chalk Slopes Landscape Character Assessment 2019

Sonning Conservation Area

Sonning Parish

Thames Ward