

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252848
Site Address:	Medwyn, Charvil Lane, Sonning, Wokingham, RG4 6TH
Expiry Date:	19 January 2026
Site Visit Date:	5 August 2025
Proposal: Householder application for the proposed erection of a part single part two storey side/rear extension along with changes to fenestration following demolition of existing attached garage.	

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 CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sonning Parish Design Statement Sonning Design Appraisal

PLANNING HISTORY

Application No.	Description	Decision & Date
251769	Pre-application advice for the proposed erection of a part single part two storey side/rear extension along with changes to fenestration following demolition of existing attached garage plus rear chimney removal.	Replied 19/08/25

CONSULTATION RESPONSES

Internal
WBC Highways: No objection
WBC CIL: CIL liable
WBC Ecology: No objection
External
None consulted

REPRESENTATIONS

Parish/Town Council	Sonning Parish Council: No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The application site is a two-storey semi-detached dwelling. The houses situated along Charvil Lane is a variety of two storey dwellings. The material palette along the street is different from property to property, meaning there is no set characteristic of the street scene. All properties are built on a building line allowing for a decent setback from the footpath edge and road allowing for landscaping and parking provision.

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 outside settlement limits in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy which states that development outside defined settlement boundaries will be strictly controlled. Where acceptable in principle the countryside can accommodate some forms of development without detriment provided that the development type, form and design are sensitive to the location. CP11 states:

2) It does not lead to excessive encroachment or expansion of development away from the original buildings

4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building

Whilst there will be further spread into the rear site because of the proposal, however part of the extension is above and within the footprint of the existing garage (to be demolished). The development will appear proportionate to the size of this large site and will maintain the sense of openness about the dwelling in keeping with the rural character of its setting. Due to the modest design and size of the proposal and as the property, the proposal would not result in any unacceptable harmful impact or does not inappropriately encroach the surrounding countryside. The proposal is therefore considered compliant with policy CP11 in this respect.

Based on the above, the proposal is acceptable in principle.

Character of the Area

Core strategy policy CP1 states *"planning permission will be granted for development*

proposals that ‘maintain or enhance the high quality of the environment’.

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 Borough Design Guide states that *“for properties in formal suburbia, whether detached, semi-detached or short terraces, the rhythm of buildings and the gaps between them along the street frontage is often important to the character of the area. The side extension should be set back from the building by at least 1m, preferably with a lower roof line and should be set at least 1m from the boundary plot”.* The two-storey side extension above the existing garage (to be demolished and floorspace reused as habitable space) would be set back from the building line by approx. 1.50m, have a lower roof line and be more than 1m from the plot boundary, thus complying with the BDG.

The extension is clearly subservient to the host dwelling and would not adversely impact the character of the area. The proposed side extension would be a complimentary design to the host dwelling given the roof form would match that of the existing property, in keeping with the current characteristics of the dwelling. Therefore, it would not be an incongruent or dominant feature to the host dwelling.

As part of the two-storey side extension, it will result in the demolition of the garage and replacement with habitable accommodation. Such is minor change as the footprint will remain the same and the garage door will be replaced with windows. Given Gowan Lea (adjacent property) garage has already made such change, it would not un-balance the semi-detached dwellings.

The single storey rear extension would exceed the recommended 4m depth for extensions advocated within the Borough Design Guide given the depth would be approx. 7.45m. However, the host property has a very spacious garden to accommodate for such sized extension. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The proposal would differ to the current street scene and slightly alter the characteristics of the street. However, the new window would be similar to the existing in size and proportions of current ground and first floor window along Charvil Lane, meaning that the proposal would not negatively harm the street scene. The proposal meets the recommendations of the Borough Design Guide and is in line with policy CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking: The two-storey side extension include adding 2 windows to the front elevation, both would overlook onto Charvil Lane and agricultural land, thus no

overlooking concerns.

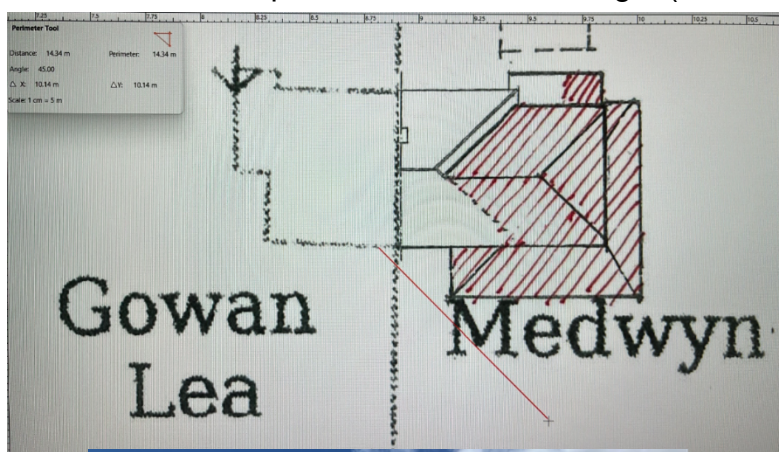
The openings on the east elevation would not result in harmful overlooking as the outlook would be onto greenery.

The ground floor openings to the rear would be screened by the existing boundary treatment, thus no overlooking concerns.

Most rear gardens are overlooked at an oblique angle from first floor windows in the neighbouring property. This is no different with the new window as part of the two-storey side extension and it's oblique angle/view of Gowan Lea garden. There are no dwellings to the rear of the site.

Loss of Light/Overbearing: Given the two-storey side extension is on the east side of the site, matching the first floor rear budling line and significantly away from Gowan Lea, it would not be considered to be overbearing or result in harmful loss of light.

The single storey rear extension would slightly project forward of the existing rear building line by 2.95m. When a 45° line is drawn from the centre of Gowan Lea double doors, the proposal would comply with the 45° rule in plan form, therefore Gowan Lea would still have adequate access to natural light (see below).



Furthermore, given the rear extension would be approx. 3m from the side boundary of Gowan Lea, it's considered this aspect of the proposal would not be overbearing or result in harmful loss of light.

Highway Access and Parking Provision: The proposed development will increase the number of habitable rooms from six to nine. No change in access is proposed.

WBC car parking standards require three car parking spaces for a dwelling with nine habitable rooms. Four car parking spaces are shown on the Block Plan. These are shown in accordance with WBC's car parking space minimum dimensions of 2.5m x 5.0m. It appears that there is ample space for the vehicles to egress in forward gear, which is preferable as the site is located on a B road.

The garage conversion is acceptable as the proposal retains direct access to the rear garden and provides a shed suitable for cycle storage. Three cycle parking spaces are required for the proposed development. This can be accommodated within the existing shed.

Ecology: All species and their roosts are protected under The Conservation of Habitats and Species Regulations 2010 (as amended). This legislation makes it illegal to kill, injure, capture or disturb bats, or to obstruct access to, damage or destroy bat roosts without first having obtained the relevant licence for derogation from the regulations from Natural England. Under the law, a roost is any structure or place used for shelter or protection whether or not bats are present at the time.

Contrary to best practice the desk study has not considered local planning history, and no local records centre or bat group data searches have been undertaken. The Ecologist has therefore not taken into account local bat roost records including records of Brown long-eared and Common pipistrelle roost in a neighbouring property to the west. However, the council officer is satisfied that the PRA survey methodology and effort are adequate for the Ecologist to conclude that the house currently has no potential bat roosting features. The council officer agrees that the site support suitable habitat for foraging and commuting and mitigation for wildlife as well as ecological enhancements can be secured by condition in line with local planning policy. The development should be implemented in accordance with PBRA Appendix 4 and informative I17 should be included in the decision notice.

Amenity Space: The proposals would not adversely harm the usability of the site's rear amenity space and would still be over 11m in depth, thus complying with the BDG.

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 proposed development will be liable for CIL based on the measurements of the floorplans.

Please note that any changes to the floorplans listed will require a review of the CIL calculations. CIL is calculated and measured based on the approved floorplans listed within the decision notice.

CIL form 2 - Assumption of liability and any exemption forms will be required prior to the development commencing. All CIL forms can now be completed and submitted through the following link:

<https://pfi.exacom.co.uk/wokingham/cilforms.php>

Should you have any queries regarding CIL, please contact.

Developer.contributions@wokingham.gov.uk

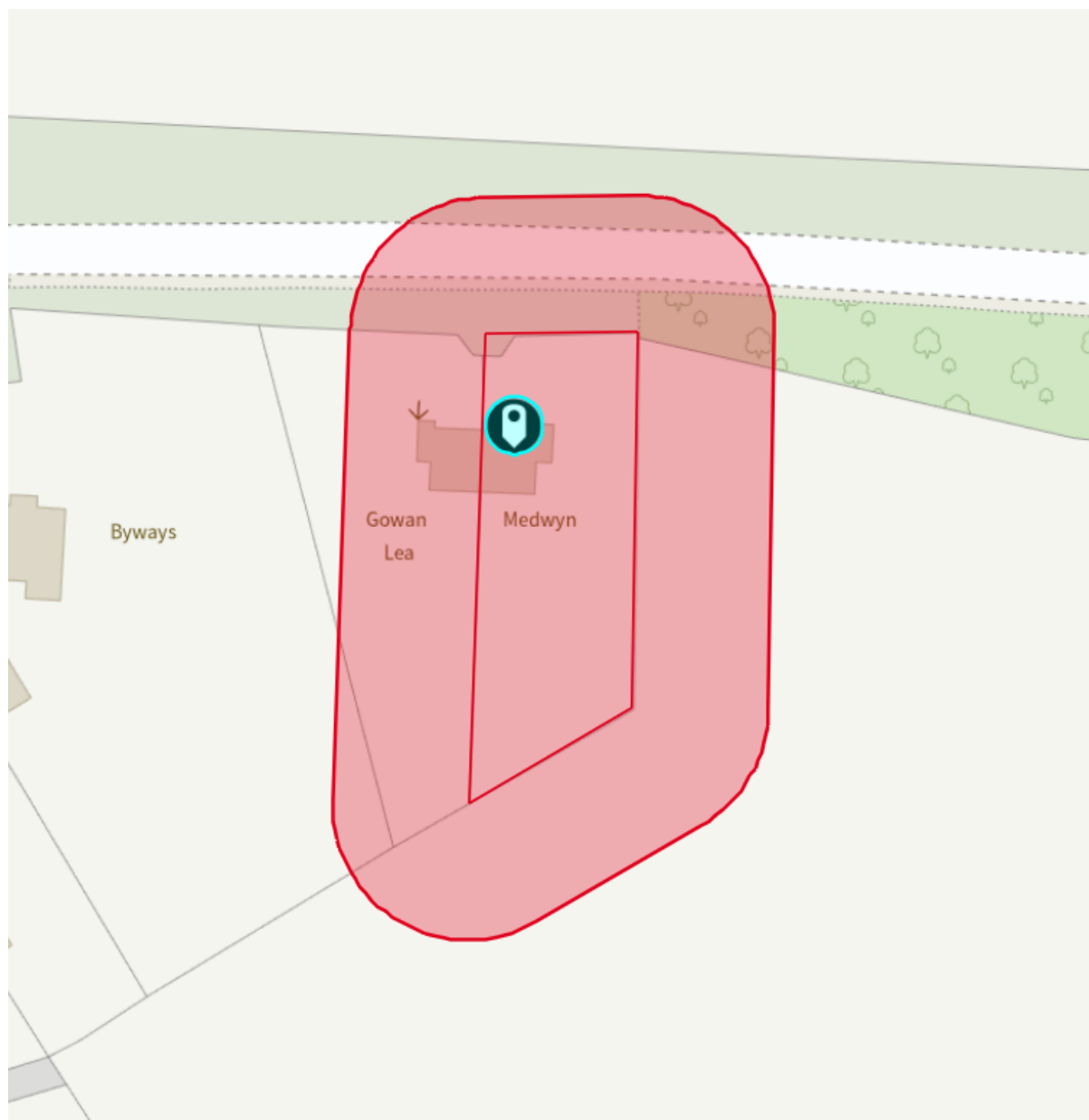
The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy 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:	Yes
Recommendation:	Approve
Date:	19 January 2026
Earliest date for decision:	15 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	19 January 2026

PLANNING CONSTRAINTS/STATUS

Near Me Report



Powered by [Esri](#)

No legend

Affordable Housing Thresholds | Total count: 1

#	NAME
1	Outside Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Countryside	Countryside

Areas of Search for Sand and Gravel | Total count: 1

#	OBJECTID	OBJECTID_1
1	100	100

Mineral Safeguarding Areas | Total count: 3

#	Type	SubType
1	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation
2	Sharp Sand and	River Terrace deposits

	Gravel	
3	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

EA Groundwater Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Groundwater Consultation Zones	Groundwater Consultation Zone 3	Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency

BGS Radon Affected Areas | Total count: 1

#	FEATURE_NAME	CONSULT
1	Maximum radon potential is 1-3% of houses	Public Health England

Bat Roost Habitat Suitability | Total count: 4

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	PY519	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	PY520	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	PZ519	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	PZ520	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000500050-res=&location=476719,175387%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Thames Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Sonning CP	0 m