

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 8 September 2026

Application Number: 261498

Location: Sonning House, Pearson Road, Sonning, Wokingham, RG4 6UL

Proposal: Householder application for the proposed erection of a single storey rear extension and a first floor rear extension, addition of 3 no. dormer windows, a balcony and external staircase, a pitched roof over the existing garage, changes to fenestration and modifications to roof plus new front railings and gate and associated landscaping to facilitate conversion of Sonning House and Weavers Cottage into one single dwelling, following removal of the existing single storey side lobby, rear bay window and front boundary wall; installation of a swimming pool and erection of an associated pool house.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details - This permission is in respect of the submitted application plans, drawings and documents numbered/titled:

- drawings numbered 2105_00_002 Rev.C, 2105_00_003 Rev.B, 2105_00_201 Rev.B, 2105_00_202 Rev.D, 2105_00_203 Rev.A, 2105_00_204, 2105_00_400 Rev.A, 2105_00_401 Rev.B, 2105_00_402 Rev.A, 2105_00_403 Rev.C, 2105_00_404, 2105_00_400 Rev.A, 2105_AL_00_100 Rev.A, 2105_AL_00_101 Rev.A, 2105_AL_00_102 Rev.A, 2105_X_00_103 Rev.A, 2105_AL_00_200 Rev.A, 2105_AL_00_200 Rev.A, 2105_AL_00_201 Rev.A, 2105_AL_00_202 Rev.A, 2105_AL_00_203 Rev.A, 2105_X_00_001 Rev.A and 2105_00_101 Rev.A received by the local planning authority on 24 June 2026;
- documents titled 'Window Schedule' (Revision A) and 'External Door Schedule' received on 24 June 2026;
- drawings numbered 2105_00_100 Rev.B, 2105_00_102 Rev.A and 2105_00_103 Rev.A received on 30 June 2026;
- document titled 'BS5837 Arboricultural Impact Assessment & Method Statement' (Tamla Trees consulting arborists, July 2026) received on 14 July 2026.

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Matching finishes - All new works to alter and extend the main dwellinghouse and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile unless otherwise agreed in writing by the local planning authority.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

4. No works shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy of the licence (or an email from Natural England that the site has been registered under a bat mitigation class licence) and the approved mitigation strategy have been submitted to the council. Thereafter mitigations measures detailed in the licence shall be maintained in accordance with the approved details.

Reason: The building hosts a bat roost which will be affected by the proposals. This condition will ensure that bats, a group of protected species and a material consideration in the planning process, are not adversely affected by the development. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

5. Further details required - Prior to the commencement of the relevant part of the work the following details shall be submitted to and approved in writing by the local planning authority and shall be implemented as so-approved prior to occupation of the development.

a) Chimney stack repairs – a schedule of works detailing the means by which the two main brick chimney stacks to Sonning House are to be repaired and refurbished. Details will need to set out the extent and nature of the works to be undertaken, to also include the methodology for removing and the re-pointing the brickwork, details of the mortar mix to be used for (expected to be a lime mortar, colour matched to blend with the existing mortar) and the finish to the pointing.

b) Repair & Refurbishment of the historic front railings and gate – details of the nature and extent of works to repair and refurbish the existing railings and gates.

c) Garage roof – samples and details to be used in the construction of the external surfaces of the permitted raised roof above the existing detached garage.

d) Pool house – samples and details to be used in the construction of the external surfaces of the permitted pool house building.

e) Front boundary treatment – full details setting out the materials and finishes to be used for the permitted front boundary treatment (wall, railings and access gates).

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy:

National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

6. Joinery details - Notwithstanding the approved details, full joinery details shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. Details are to include 1:10 or 1:20 scaled drawings of the new window(s)/exterior door(s), along with vertical and horizontal cross-sections and glazing bar and frame moulding profiles to be shown at 1:1 or 1:2 scale, materials and external finishes for new window frames and doors (and door surround), and confirmation of the means of securing the glazing i.e., (linseed oil) putty, beading. The installation of the new window(s)/external door(s) shall be implemented in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

7. Landscaping - Prior to the occupation of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).

8. Protection of trees - a) No development or other operation shall commence on site except in strict accordance with BS5837 Arboricultural Impact Assessment & Method Statement by Tamla Trees consulting arborists dated July 2026 (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

9. Approved gates - The vehicular access gates hereby approved shall be automatic opening/closing and shall be maintained as such in the future.

Reason: In the interest of highway safety. Relevant policy: Core Strategy policy CP6.

10. External lighting - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on the site or affixed to any buildings on the site unless a detailed external lighting scheme is submitted to and approved in writing by the Local Planning Authority.

Such details shall include location, height, type and direction of light sources and intensity of illumination and through the provision of appropriate contour plans, and technical specifications clearly demonstrate that any areas to be lit will not disturb or negatively impact biodiversity.

Reason: In the interests of biodiversity protection and enhancement. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP3, CP7 and MDD Local Plan policy TB23.

11. Incidental accommodation - The Pool House (outbuilding) hereby approved shall be used as incidental accommodation to the enjoyment of the main dwellinghouse and the dwelling shall remain in use as a single dwellinghouse and not be used, sold or sub-let as separate dwellings.

Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

3. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological

consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

4. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease and a suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

5. This permission does not convey or imply any approval or consent with regard to any protected species required under the Wildlife and Countryside Act 1981 for protected species. Trees, scrub and climbing plants are likely to contain nesting birds between 15 February and 15 September inclusive. Shrubs and climbers are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

6. Berkshire Archaeology

The application site for this proposed development falls within an area of archaeological significance and has potential for Medieval remains. There is a potential for archaeological remains, including human remains, to be damaged by any necessary ground disturbance, therefore you are requested to inform Berkshire Archaeology as soon as possible if any artefacts are discovered.

Should human remains be encountered, there is a legal requirement to contact the coroner, and such remains may not be disturbed without obtaining a Ministry of Justice licence. In this case, therefore, we would also recommend contacting an archaeology consultancy for assistance. We, at Berkshire Archaeology, should also be informed and can advise on next steps to be taken.

For other artefacts it is helpful if you can email us of details of the context of the find, along with a photograph of the artefact, including something in the shot to help give an idea of scale. Details of archaeological finds will be added to our Historic Environment Record (HER), an online database of local archaeological sites, finds, and historic buildings within our area, which includes Bracknell Forest, Reading, Slough, Windsor and Maidenhead, and Wokingham.

7. Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. Once details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

8. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

Recommendation and conditions/reasons agreed:



Date: 02/09/26

REMEMBER - The earliest date for a decision on this application is: **13 August 2026**