

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261106
Site Address:	105 Pound Lane, Sonning, Wokingham, RG4 6GG
Expiry Date:	2 July 2026
Site Visit Date:	15 May 2026
Proposal: Householder application for the proposed raising of the existing ridge line onto the main dwelling, installation of roof-mounted solar panels, erection of a single storey front extension to form porch along with changes to fenestration and associated hard and soft landscaping, following the demolition of the existing single storey extension. Proposed demolition of the external staircase, single storey extension and 2no existing dormers, along with changes to fenestration and the insertion of new rooflights onto existing detached garage.	

PLANNING CONSTRAINTS/STATUS

Limited Development Location - Sonning
Bat Roost Habitat Suitability
Tree Preservation Order

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows
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
231500	Application for a Lawful Development Certificate for a Proposed siting of a caravan/mobile home for incidental/ancillary use within the curtilage of the dwellinghouse does not comprise a material change of use of the land or buildings and the simple siting of the caravan/mobile home.	Approve 11th August 2023

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No Objection Subject to Condition
WBC CIL
WBC Ecology – No Comment

External

N/A

REPRESENTATIONS

Parish/Town Council	No objection raised.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description: The application site is located on a main road in Sonning, adjacent to a railway bridge. The dwelling is a 1960s chalet bungalow set approximately 20m back from the highway, with a brick base, white UPVC-clad dormers and a plain clay tile roof. The windows and doors are double glazed with white UPVC frames. The front boundary is defined by a tall hedge, with a paved driveway providing off-street parking. The south-facing boundary adjoins the railway line and comprises tall vegetation and trees.

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 development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high-quality design without detriment to the amenities of adjoining land uses and occupiers.

Proposal: The proposal aims to thermally upgrade an existing 4-bedroom detached

house and simplify its external appearance. It will have insulation to all the main external walls and cladding finish, as well as new pitched roofs on dormers and triple glazed windows. The roof height will be raised by 0.4m to 8m, and the eaves height will be raised by approximal 0.2m to 2.65m. The external walls will be clad in stone and black timber. The dormers and roof will be insulated. There will be 16 no. solar panels on the front elevation and 19 no. solar panels on the rear elevation (same as existing). Windows on the ground floor front elevation will be reduced in width.

The proposed open front porch will measure a maximum of 3.5m in height to the top of the pitch roof, approximately 1m in depth and be approximately 2.7m in width. The proposed front dormer will measure like existing and be approximately 10.6m in width, 1.5m in height; and have 3 no. windows and a flat roof. Th external chimney stack on the front elevation would be removed.

At the rear, the existing garden room will be demolished. The rear dormer will measure approximately 14.3m in width and 1.5m in height and have a flat roof with 4 no. windows.

The ground level adjacent to the south facing side elevation will be lowered and relandscaped to create a footpath and level access to the rear garden.

The existing detached garage will have 2 no. roof lights and a garage door on the north elevation; and a first-floor window plus ground floor door on the east elevation. The single storey side extension will be demolished along with the 2no dormers and the external staircase.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street scene is verdant and comprises detached properties of varying designs and ages. The front boundaries are mainly tall vegetation and trees that provide partially screening of the properties when viewed from the public realm. No 84 Pound Lane is a detached house located opposite with a higher roof line than the application site. The roof of the immediate neighbour at 103A Pound Lane is higher than the proposal.

In this case the maximum eaves height and ridge height of the main dwelling would be increased by approximately 0.4m and the rhythm of buildings along the street frontages would not be interrupted as a result. The front porch would project approximately 1m forward of the building line and would be single storey. The width and height of the proposed front dormer extension would be in line with existing. Furthermore, the alterations to the garage will not increase the footprint and would be mainly screened from public view by the green vegetation on the front boundary. Specifications of the external appearance of the new insulation/cladding system should be provided for assessment with any subsequent planning application.

Therefore, the proposal would not cause harm to the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

The application dwelling is approximately 1m from the shared side boundary with 103A Pound Lane. No additional windows are proposed on this side elevation, which faces a first-floor bathroom window at 103A. The proposed front elevation would be set back from 103a Pound Lane, while the rear elevations would broadly align and remain set back from the neighbouring conservatory. The increased roof height of 8m would remain below the approximately 8.4m height of 103A. As such, the proposal would not materially harm the amenity of 103A Pound Lane in terms of loss of light, privacy or overbearing impact.

Overall, the proposal is likely to comply with Policy CP3 of the Core Strategy in relation to neighbour amenity.

Highway Access and Parking Provision: Policy CC07 of the Adopted Local Plan states that planning permission will only be granted where the proposal demonstrates that the new scheme retains an appropriate level of off-street parking. The WBC adopted parking standards after development (Appendix 2 MDD Local Plan) states that 3 or more parking spaces are required following development for a 4 or more-bedroom dwelling. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The proposed driveway has sufficient space to accommodate at least three cars, which is acceptable. There will also be adequate amenity space to provide cycle storage.

Landscape and Trees: The Council's Tree and Landscape Officer raises no objection, subject to conditions. The proposed landscaping would create additional space for the root zones of existing and replacement trees. The Oak trees to the front are protected by TPO-1101-2006, along with a protected Sycamore and a mixed group of Sycamore, Beech, Ash, Sweet Chestnut, Oak and Hornbeam in the rear garden. These trees would not be affected by the proposal. Unprotected trees T5 Sycamore and T8 Ash are proposed for removal and replacement with a new native tree, with woodland understory planting to the rear garden. Both trees are identified as Category U, unsuitable for retention, and their removal is acceptable. Tree protection fencing details are required to protect retained trees during construction, with vehicles and materials restricted to the existing driveway.

Requested Conditions

- CL6 – Retention of Existing Trees/Shrubs/Hedges(*amended*)
- CL7 - Protection of Existing Trees etc. (small sites)

Ecology: No comments from the WBC Ecologist received. A Preliminary Roost Assessment Report ref.: R3154_PRA has been carried out by an independent Ecological Consultant. The report confirms that the house and garage showed no evidence of the presence of roosting bats indicating that void-dwelling species such as long-eared bats (*Plecotus* spp.) are highly unlikely to be present. Externally, the

property lacked features suitable for use by crevice-dwelling species such as pipistrelle bats (*Pipistrellus* spp.). The broken roof tile was unsuitable and elsewhere all the roof coverings, hanging tiles, fascias and dormer windows were in sound, tightly fitted construction lacking opportunities for bats. Therefore, the house and garage have been assessed as having negligible potential suitability for bats overall (see Appendix 1 for potential suitability categories). However, if the application is approved, the following Informative will be added to the Decision Notice:

Informative

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.

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 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:	26 June 2026
Earliest date for decision:	5 June 2026

Recommendation agreed by: (Authorised Officer)	
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Date:	26/06/26
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