

2. SITE CONTEXT

2.1 SITE LOCATION & SURROUNDINGS

Sonning Golf Club is located on Duffield Road in the village of Sonning, Berkshire. Sonning lies to the east of Reading, south of Twyford, and west of Woodley, with excellent access to the surrounding towns and strategic road network.

The site is situated in an attractive semi-rural setting on the edge of Sonning, approximately 1.5 km from the village centre. The village provides a range of local amenities including pubs, restaurants, cafés, convenience stores, a primary school and other everyday services.

The nearest bus stops are located within walking distance of the site on nearby roads, with regular services connecting Sonning to Reading, Twyford and the surrounding area. The nearest bus stop is located 150m away, the serving bus 127 and 128 connect the site to Reading and Wokingham. The closest railway stations are Twyford and Reading, both of which provide frequent services to London Paddington, the Elizabeth Line, and destinations across the wider national rail network.

The site benefits from a well-connected location, offering convenient access by road, public transport, walking and cycling. It is within easy reach of a comprehensive range of employment, retail, leisure and community facilities.



2. SITE CONTEXT

2.2 SITE OVERVIEW



The application site forms part of the wider Sonning Golf Club estate and comprises land located to the north of the existing clubhouse, extending eastwards along the northern side of Duffield Road.

The surrounding area is characterised by a combination of established residential development and extensive areas of open green space. Existing housing lies predominantly to the north and west, whilst the golf course continues to the south and east. Mature trees, hedgerows and established landscape features define much of the site's boundaries, creating a strong green framework that contributes significantly to the area's verdant character and provides a natural transition between the proposed development and its surroundings.

A residential development of 13 dwellings is currently under construction immediately to the south-west of the application site, further reinforcing the site's relationship with the existing residential edge of Sonning.

SITE LOCATION MAP

2. SITE CONTEXT

2.3 PLANNING HISTORY

The site benefits from an extant outline planning permission for residential development of up to 50 dwellings (ref: L223458), which establishes the principle of residential development on the site. The outline application also included associated works to Sonning Golf Club, including the reconfiguration of the golf club car parking areas, modifications to the golf course, and the conversion of the west wing of the existing clubhouse.

As part of the approved outline consent, a Land Use Parameter Plan was prepared to establish the broad spatial framework for development across the site. The parameter plan identifies the primary development area within the south-western portion of the site, located adjacent to the existing built form and access arrangements associated with the golf club.

The parameter plan also designates an area of green space to the northern part of the site, helping to retain the landscape character of the site and provide a transition between the proposed residential development and the wider golf course landscape.



LAND USE PARAMETER PLAN (EXTANT OUTLINE PLANNING PERMISSION)



PHASING PLAN (EXTANT OUTLINE PLANNING PERMISSION)



SITE LAYOUT (EXTANT OUTLINE PLANNING PERMISSION)

2. SITE CONTEXT

2.3 PLANNING HISTORY

The site is located adjacent to a residential development of 13 dwellings that is currently under construction. While not specifically Arts and Crafts in style, the consented dwellings take inspiration from traditional architectural forms.

The scheme has been carefully designed to complement the architecture of the adjacent development, while also drawing upon the traditional influences of the surrounding area. This approach ensures that the proposed development integrates harmoniously with its immediate setting and contributes positively to the local townscape.



PLOTS 3 & 6
FRONT ELEVATION
(PLOT 6 HANDED)



PLOTS 4 & 5
FRONT ELEVATION



PLOT 7 & 8
FRONT ELEVATION



PLOTS 9-13
FRONT ELEVATION

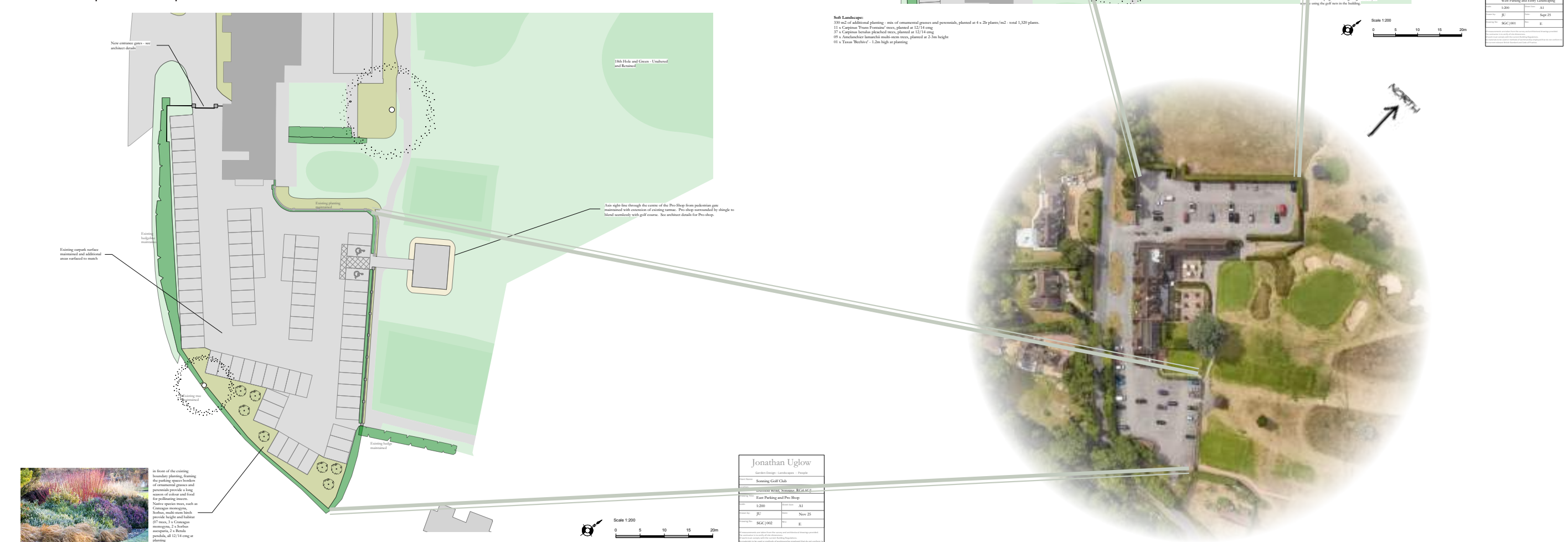
**CONSENTED HOUSETYPES ON THE LAND ADJACENT TO SONNING GOLF CLUB
(CURRENTLY UNDER CONSTRUCTION)**

2. SITE CONTEXT

2.3 PLANNING HISTORY

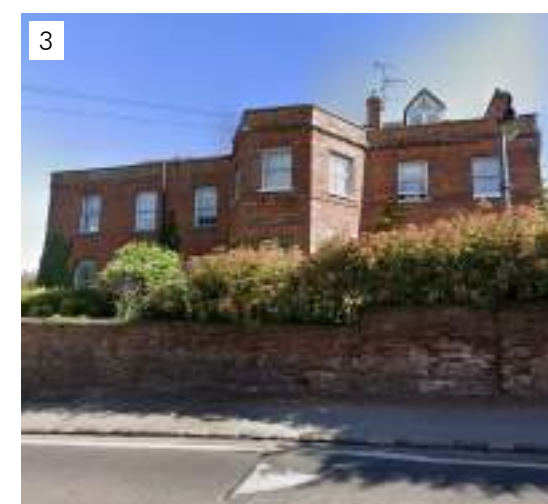
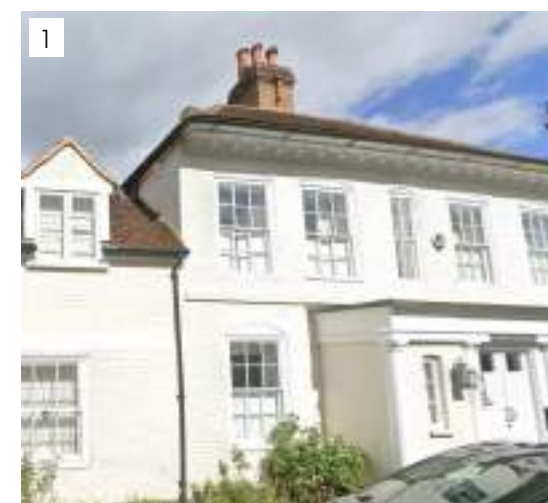
A separate planning application is currently being progressed for works associated with the existing Sonning Golf Club, referred to as the Phase 1 application. The proposals are designed to improve the existing golf club facilities while also facilitating the proposed residential development (Phase 2). The Phase 1 proposals include:

- The provision of a new access road serving the golf club and surrounding facilities. This access arrangement is also intended to serve the proposed residential development (Phase 2) within the application site.
- The reconfiguration of parking areas associated with the golf club, improving circulation and the overall organisation of vehicle parking in proximity to the clubhouse. These works are also necessary to facilitate access to the Phase 2 development.
- The refurbishment and improvement of the existing clubhouse building, including the provision of a state-of-the-art golf simulator wing and a new pro shop.



2. SITE CONTEXT

2.4 CHARACTER ANALYSIS



PRECEDENTS OF RESIDENTIAL BUILDINGS IN SONNING VILLAGE

The application site adjoins the southern edge of Sonning Village, where the surrounding townscape is characterised by a rich variety of traditional residential architecture. Georgian, Regency, Edwardian and Arts and Crafts influences are evident throughout the village, creating a distinctive architectural character defined by elegant proportions, high-quality materials and refined detailing. The proposed development draws upon these established characteristics to create a cohesive architectural identity that is contemporary in its execution whilst remaining respectful of the local vernacular.



Red Brick
Facade



Rendered
Facade



Brick Quoin
Detailing
& Clay Tile Roof



Traditional
Proportions
& Slate Roof

2. SITE CONTEXT

2.4 CHARACTER ANALYSIS

Architectural Style

The surrounding residential area displays a varied but harmonious architectural character, reflecting different periods of development whilst maintaining a consistent sense of place. Traditional architectural styles predominate, with Georgian and Arts and Crafts influences evident throughout the village. Common characteristics include:

- Simple, well-proportioned building forms.
- Predominantly pitched and hipped roofs, often incorporating gable features.
- Red brick and painted render as the principal facing materials.
- Clay tile and natural slate roof coverings.
- Traditional window proportions (vertically emphasised sash and casement windows)
- Carefully detailed entrances incorporating porches, brick quoins and decorative lintels.

Although architectural styles vary, the consistent use of traditional forms, high-quality materials and restrained detailing creates a cohesive residential character.

Settlement Pattern & Urban Grain

The surrounding area is characterised by a medium-density residential pattern with a distinct clustered urban grain. Duffield Road branches from the main arterial route, Butts Hill Road, and is defined by a series of irregularly shaped plots set within a landscaped setting.

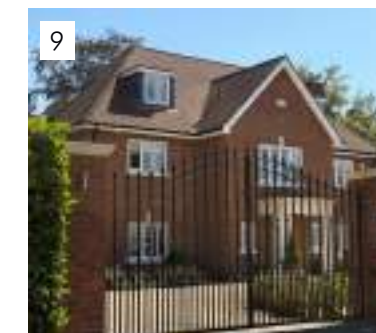
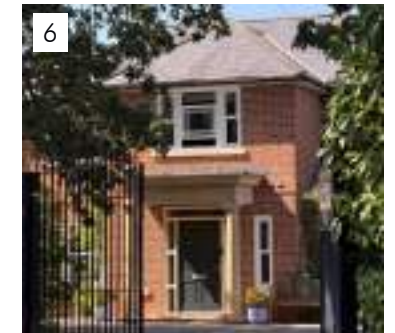
Built Form & Scale

The prevailing built form consists primarily of detached and semi-detached dwellings, with some apartment buildings within the wider area. Development typically ranges between two and three storeys in height, contributing to a suburban scale of development that sits comfortably within its landscaped surroundings.

Frontage Character and Streetscape

Front gardens play an important role in defining the local streetscape and contribute significantly to the green character of the area. These typically comprise:

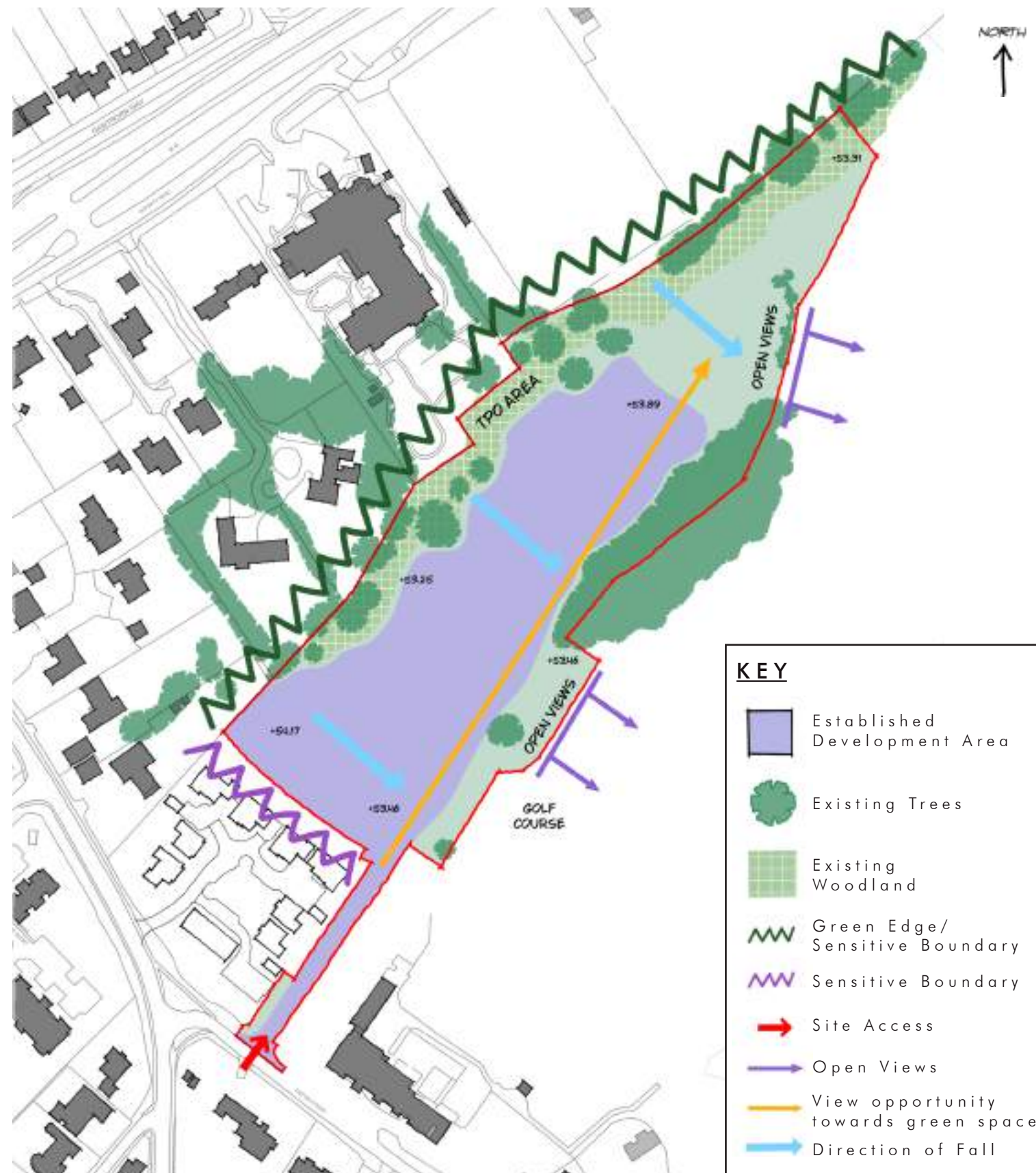
- Soft landscaping and lawn areas
- Mature trees and hedging
- Low boundary treatments, such as hedges, brick walls or timber fencing
- Private driveways providing on-plot parking



PRECEDENTS OF RESIDENTIAL BUILDINGS IN THE CONTEXT

3. SITE ASSESSMENT

3.1 SITE OPPORTUNITIES & CONSTRAINTS



SITE OPPORTUNITIES & CONSTRAINTS DIAGRAM

A detailed analysis of the site has been undertaken to identify the key constraints and opportunities that have informed the development of the proposed scheme.

In accordance with the outline planning consent, the site will utilise the existing access point from Duffield Road, which currently serves Sonning Golf Club.

Key considerations are:

- Existing Trees:** The site benefits from an established landscape structure, including mature trees and boundary vegetation. This includes the TPO woodland area located along the western boundary and the existing group of trees on the eastern boundary. These features provide a strong landscape framework and contribute to the site's verdant and enclosed character.
- Sensitive Boundaries:** The western and south-western boundaries of the site adjoin existing residential properties and a residential development currently under construction. These edges are therefore considered sensitive interfaces, requiring careful design to ensure appropriate relationships between the proposed development and neighbouring homes.
- Established Development Area:** The approved outline planning parameter plan defines the residential development area within the south-western part of the site, establishing the extent and location of built form and guiding the spatial arrangement of the proposed scheme.
- Open Views:** The site benefits from open views across the adjoining golf course landscape, providing attractive outlooks. These views have informed the orientation and positioning of dwellings, allowing the development to respond positively to its landscape setting. There is also an opportunity to retain and frame an open view from the site access towards the northern part of the site, along the eastern side, reinforcing the visual connection with the wider landscape and creating a strong sense of arrival into the development.

4. PROPOSAL

4.1 VISION

The vision for the proposed development is to create a distinctive development that complements the character of Sonning while delivering a high-quality and sustainable place to live. Responding sensitively to its golf course setting, the proposals retain and reinforce the site's green character, establish a clear and attractive settlement edge, and create a strong sense of place through carefully considered streets, public spaces and high-quality architecture. Together, these elements will deliver an enduring residential environment that integrates seamlessly with its surroundings and contributes positively to the future growth of Sonning.



COMPLEMENTING LOCAL CHARACTER



LANDSCAPE-LED DESIGN



COMMUNITY INTERACTION



ENHANCING NATURE & BIODIVERSITY



4. PROPOSAL

4.2 CONCEPT FRAMEWORK & DESIGN PRINCIPLES



CONCEPT FRAMEWORK DIAGRAM

1. Landscape-Led Design

The development is structured around a strong landscape framework comprising a northern amenity space, a central green and a woodland edge. These spaces reinforce the site's green character, support biodiversity and create an attractive setting for the new homes.

2. Clear Street Hierarchy

A clear hierarchy of streets creates a legible and well-connected neighbourhood. The primary street runs along the eastern boundary, establishing a direct visual and physical connection to the northern green space.

3. Views and Focal Points

The layout is arranged to create memorable views and aid wayfinding. Landmark buildings terminate the first two cul-de-sacs, whilst the western cul-de-sac frames views towards the retained woodland.

4. Active Frontages

Homes are positioned to overlook streets and amenity green spaces, creating active frontages and natural surveillance. Properties along the eastern and northern edges also benefit from attractive views across the golf course and green spaces.

5. Landscape Setting

The layout responds to the site's unique golf course setting by maximising views and integrating generous landscaping throughout. This creates a seamless transition between the development and its surrounding landscape.

4. PROPOSAL

4.3 PRE-APPLICATION PROCESS

A pre-application process was undertaken with Wokingham Borough Council, comprising two meetings to discuss the proposed development.

The feedback received is summarised on the following page and has informed the evolution of the scheme, with key comments addressed through the revised proposals.



4. PROPOSAL

4.3 PRE-APPLICATION PROCESS

FEEDBACK

Ensure the apartment buildings are appropriately articulated, with crown roofs limited where possible.

DESIGN RESPONSE

The apartment buildings have been carefully articulated to break down their massing and create a varied built form, with the use of crown roofs limited accordingly.

FEEDBACK

Reconsider the rear treatment of Plots 28–31, where garden boundaries directly abut the car park.

DESIGN RESPONSE

The bin and cycle store has been repositioned to terminate the car park, providing a buffer to the rear garden boundaries.

FEEDBACK

Introduce additional landscaping within the parking courts.

DESIGN RESPONSE

Soft landscaping has been introduced to break up parking areas and reduce hardstanding.



FEEDBACK

Reposition Plot 1 carport to strengthen the sense of arrival and create an attractive gateway.

DESIGN RESPONSE

Plot 1 has been reconfigured, with a subordinate single garage positioned away from the main frontage to create a stronger and more welcoming entrance.

FEEDBACK

Increase the landscaped frontage to Plots 21–26.

DESIGN RESPONSE

The frontages to Plots 21–26 have been increased to allow additional landscaping and create a softer streetscape.

FEEDBACK

Barn-hipped roof forms are not characteristic of the local context.

DESIGN RESPONSE

Roof forms have been revised to better reflect the prevailing roofscape and architectural character of the surrounding context.

4. PROPOSAL

4.4 PROPOSED SCHEME



PROPOSED SITE LAYOUT

4. PROPOSAL

4.5 USE & AMOUNT

The Reserved Matters application delivers 50 dwellings (Use Class C3), in accordance with the outline planning permission. The detailed proposals have been developed within the approved development parameters, providing a high-quality residential neighbourhood that balances built form with generous landscaping and amenity green space.

The development provides a balanced mix of one, two, three, four and five-bedroom homes, comprising apartments and a range of house types that respond to local housing needs and create a diverse and inclusive community, with the proposed housing mix as follows:

Housing Mix		
Unit Type	No. Units	Percentage
1 bed	5	10%
2 bed	16	32%
3 bed	19	38%
4 bed	5	10%
5 bed	5	10%
TOTAL	50 Units	

In accordance with local planning policy, the scheme will provide 40% affordable housing on site, equating to 20 affordable homes, contributing towards the delivery of much-needed affordable housing within the area.

Affordable homes are integrated carefully within the development as part of a high-quality, tenure-blind approach, contributing to a cohesive and inclusive residential environment. Affordable and open market homes have been equally considered in terms of their design, appearance and architectural quality to ensure a consistent character across the development.

The affordable housing provision will comprise a mix of tenures to meet a range of local housing needs. The proposed tenure split is in line with the outline planning permission and is as follows:

- 60% (12 Units) Social Rent
- 25% (5 Units) First Homes
- 15% (3 Units) Shared Ownership

Private (60%)			Affordable (40%)		
Unit Type	No. Units	Percentage	Unit Type	No. Units	Percentage
2 Bed House	4	13%	1 Bed Apartment	5	25%
3 Bed House	18	60%	2 Bed Apartment	12	60%
4 Bed House	3	10%	3 Bed House	1	5%
5 Bed House	5	17%	4 Bed House	2	10%
Total	30 Units		Total	20 Units	

4. PROPOSAL

4.5 USE & AMOUNT



TENURE TYPE PLAN

● Open Market House ● Affordable House Social Rent ● Affordable House Shared Ownership ● Affordable House First Owners

4. PROPOSAL

4.6 ACCESS, TRANSPORT & HIGHWAY

Access

Access for vehicles, pedestrians and cyclists is provided from Duffield Road. The access arrangements were approved as part of the outline planning permission which was granted in 2023 and include a new simple priority junction onto Duffield Road, a new street providing access to the site and the reconfiguration of the car parks at Sonning Golf Club.

Street Layout

The streets have been designed in accordance with the guidance in Wokingham Borough Council's "Living Streets: Highways Design Guide" and provide safe access to the new homes proposed for all modes. Further details are available in the Reserved Matters Transport Statement which has been submitted with the planning application.

Parking

Appropriate provision has been made for cycle parking, car parking and Electric Vehicle charging in accordance with Wokingham Borough Council's guidance and the Building Regulations.

For houses, all cycle parking will be provided within a secure store in back gardens. For the flats, cycle parking stores are proposed.

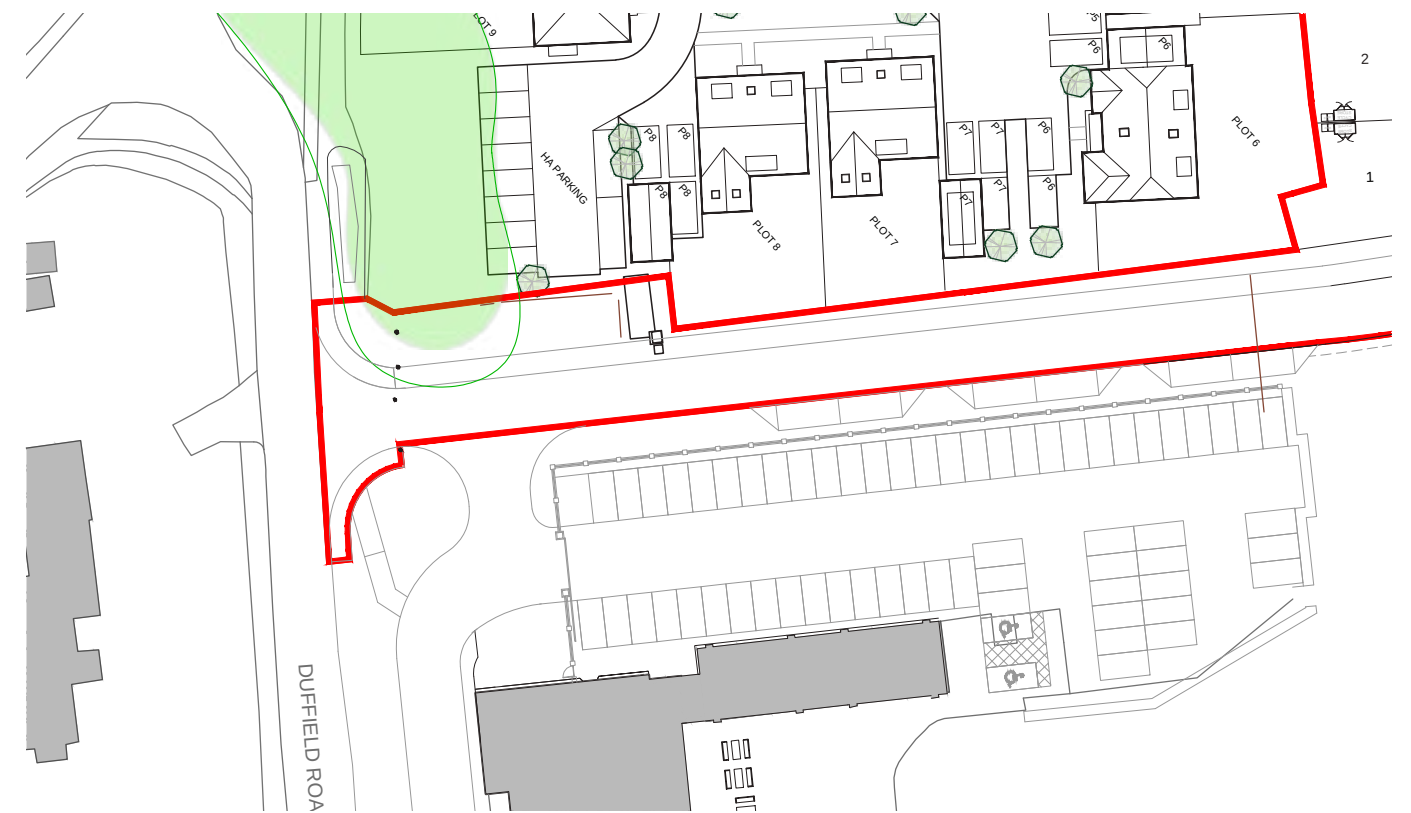
Car parking has been provided on driveways, in parking areas and in parallel and perpendicular parking spaces along streets. The layout has been carefully considered to minimise the visual prominence of parked vehicles, with landscaping used to soften parking areas where appropriate.

The parking includes a mix of allocated and unallocated spaces for residents as well as visitor parking. Further details of the proposed parking provision and an assessment against Wokingham Borough Council's Parking Calculator are included in the Reserved Matters Transport Statement which has been submitted with the planning application.

Details have also been submitted to discharge Condition 12 (which requires a Parking Management Strategy) and Condition 13 (which requires an Electric Vehicle Charging Strategy). All new homes will have access to an EV charging facility and further information is provided in the Electric Vehicle Charging Strategy.

Servicing

Refuse vehicles and a fire tender can travel around the site and turn as needed and the corresponding carry distances and hose lay distances accord with the guidance in the Building Regulations. Swept paths of these vehicles are included in the Reserved Matters Transport Statement.



PROPOSED SITE ACCESS

4. PROPOSAL

4.7 SCALE & MASSING

The proposed development has been designed to respond to the scale and character of the surrounding residential context while respecting the landscape setting of the site and its relationship with the adjacent golf course.

The scheme incorporates a mix of 1, 2, 2.5 and 3 storey buildings, creating variation in the roofscape and built form across the site. The majority of buildings are two storeys in height, reflecting the prevailing scale of the surrounding residential development. Garages, car ports and some side/rear elevations form 1 storey buildings.

Buildings of 2.5 storeys are introduced in selected locations and typically incorporate accommodation within the roof space. These provide architectural variation while maintaining a scale that remains compatible with neighbouring properties.

The 3 storey apartment building is strategically positioned within the higher-density area, as identified in the Land Use Parameter Plan, where their scale is appropriate and can be accommodated without compromising the amenity of neighbouring residential properties.

Appropriate separation distances between buildings are maintained throughout the development, ensuring compliance with Wokingham Borough Council’s residential design and amenity standards and providing suitable levels of privacy, outlook and daylight for both existing and future residents.

Overall, the proposed scale and massing strategy ensures the development sits comfortably within its surroundings while reinforcing the landscape-led design approach of the scheme.



STOREY HEIGHTS PLAN

- 1 Storey Building
- 2 Storey Building
- 2.5 Storey Building
- 3 Storey Building