

PLANNING REF : 250191
PROPERTY ADDRESS : Council Office
: Pearson Road, Sonning, Reading
: RG4 6UL
SUBMITTED BY : Sonning Parish Council
DATE SUBMITTED : 22/08/2025

COMMENTS:

Sonning Parish Council have carefully considered this application and has the following comments.

The plans (see 02 - Existing and Proposed Parking), and accompanying Cover letter seem to contradict the accompanying documents (Bat Survey etc.) A quick look at the description reads 'proposed erection of a residential annex'. A further look at the Cover Letter, application and Cil forms provide the same information and all the drawings accompanying the application support this showing the new annex to be located close to the boundary with 33 Pound Lane.

The Design and Access Statement, Bat Survey and other documents, however, refer to the annex, as 'largely to occupy the same space as the existing garage'. John Wenman refers, the GCN

Habitat Assessment, as being prepared in order to 'accompany a householder planning application to be submitted to Wokingham Borough Council to replace the existing garage with an annexe'.

Further

confusion is made as to the exact position of the proposed annex, the plans show it as close to the boundary with 33 Pound Lane, the existing garage being close to 29 Pound Lane.

The 3 tall

windows/doors are shown adjoining 33 Pound Lane and overlooking the 'existing' garage (see plan 02). The detailed Plans and Elevations (at a scale of 1:100), however, show these windows facing the north and nest to 29 Pound Lane. If the intension it to locate the annex close to the boundary to 33 (as shown on 02) this would be very inhibiting for the neighbors and occupants, however if located on the same

footprint as the garage it would be acceptable. Clarification is required.

The demolition of the garage has been specifically omitted on the Description, the application and Cil Forms and Cover letter.

Materials. The Parish Council questions the choice of materials. The main house and existing garage have clay roof tiles, as do surrounding properties and the majority of dwellings in Sonning. The proposed use of slates is out of keeping and at odds with the existing property.

Parking: The Parish Council question if three parking spaces are sufficient given that the annex provides a 5th bedroom and the indication is that the existing garage will potentially be demolished to make way for the annex.

Usage. The

Parish Council welcomes the proposal, (see the Planning and Design & Access Statement) 'to impose a condition which would enable the Council to suitably secure and enforce that the building only be used as an annexe, ancillary to the primary residence at the address, is placed on any per mission. The Parish Council would request this had it not been proposed by the applicant but would ask that the

restriction includes sub-letting for financial gain..
Having noted the above, much of which needs clarification, the
Parish Council can find no reason to refuse the application.

Lesley Bates (Clerk)