

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261499
Site Address:	Sonning House, Pearson Road, Sonning, Wokingham, RG4 6UL
Expiry Date:	9 September 2026
Advert Publication Date:	17 July 2026
Site Notice Date:	17 July 2026
Site Visit Date:	17 July 2026
Proposal: Application for Listed Building consent 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.	

PLANNING CONSTRAINTS/STATUS

- Grade II Listed building
- Sonning Conservation Area

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
MDD Local Plan (MDD)	TB24 – Designated Heritage Assets

PLANNING HISTORY

Application No.	Description	Decision & Date
230238 & 230239 (LBC) (Not implemented)	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;	C/A – 22/09/2023

	installation of a swimming pool and erection of an associated pool house.	
F/2009/0971 & LB/2009/0972	Proposed erection of single storey rear extension to provide patio store, addition of roof light to existing single storey rear TV room and alterations to a window and external doors.	Conditionally Approved – 29.06.2009
F/2009/0095 & LB/2009/0098	Proposed erection of single storey rear extension to provide patio store, addition of roof lantern light to existing single storey rear TV room plus construction of boiler housing.	Refused – 16.03.2009
2074/72	Erection of residence to enclose courtyard.	Conditionally Approved – 21.12.1972
1372/71	Conversion into two dwellings.	Conditionally Approved – 30.12.1971

CONSULTATION RESPONSES

WBC Conservation	No objection subject to conditions
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REPRESENTATIONS

Sonning Parish Council raises no objection to the proposal but has identified concerns relating to material considerations outside the scope of this Listed Building Consent application. These matters are addressed in the Officer's Report for the associated householder application, ref. 261498.

APPRAISAL

Site Description:

The site is a three storey Grade II Listed dwellinghouse within Sonning Conservation Area which benefits from previous alterations and additions. The dwelling is of later 18th Century origin, with extensions later added on in the late 19th Century, the 1930s and the 1970s. The 1970s two storey extension is currently a separate dwellinghouse known as Weavers Cottage, the proposal would return the building into a single detached dwellinghouse.

The original building is very prominent on the street scene largely due to its three storey nature. However, it visually ties in with the other red brick buildings on Pearson Road and contributes significantly to the heritage character of the area. The rear is not visible from the street scene, where the existing additions have created a visually complicated roof form.

Access and parking are shared with the adjacent property Suna Court in the forecourt to the west of the building. Within this courtyard is a flat roof garage which is slightly at odds with the street scene. The existing boundary wall and railings are low with an open entry to the courtyard, allowing views of the listed building when traversing the street scene.

Proposal:

This application proposes alterations and additions to the main building comprising the erection of a part single part two storey rear extension with 3no. dormer windows, a balcony and external staircase plus roof modifications, fenestration changes and internal alterations to facilitate the conversion of Sonning House and Weavers Cottage into one single dwelling following demolition of the existing single storey side lobby and rear bay window.

This application also proposes the erection of a pitched roof over the existing detached garage, enclosing the forecourt by raising the front boundary wall and installing vehicular gates, the installation of a swimming pool and erection of a pool house in the rear garden as well as associated landscaping to the front and rear including the creation of a new courtyard fronting Weavers Cottage.

The works proposed are materially the same to those approved under extant permission ref. 230239, which has not yet been implemented. That permission expires in September 2026 and is subject to several pre-commencement conditions requiring further details to be submitted. As at the date of this report, those conditions have not been discharged. It is understood that this application, together with the householder application ref. 261498, has been submitted to provide additional time to implement the scheme.

The proposal complies in terms of:**Impact on heritage asset:**

Policy HE6 of the NPPF (2026) states that when considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation. Policy TB24 of the MDD Local Plan outlines that the Council will conserve and seek to enhance the designated heritage assets in the Borough and their settings by supporting development proposals that will conserve the local character, setting, management and historic significance of designated heritage assets.

The application site is Grade II Listed and located in the heart of Sonning Conservation Area. As discussed, the majority of the proposed external works would largely alter the later additions to the original three storey building. However, works to the original building comprise internal layout changes, fenestration changes and the removal of a side entrance. The Council's Built Heritage Officer has reviewed the proposal and raised no objection on the basis that the submission is identical to the scheme approved under the extant permission.

In assessing the previous application, the Officer concluded that the proposal would not have a harmful impact on the late 18th Century and 19th Century components of the building, which are of key historic and architectural significance to Sonning, while the proposed changes to the garage and front boundary would enhance the setting of the listed building and character and appearance of the conservation area.

The principal significance of the listed building derives from its late-18th-century three-storey form, later 19th-century fabric and its architectural and townscape contribution to Pearson Road and the Sonning Conservation Area. The rear works

principally affect later additions and rationalise the existing complex roof form without competing with the height or form of the principal building. Subject to further details being secured via condition, the garage roof and permeable railings and gates would improve the immediate setting, while the proposed detailed controls would safeguard materials, joinery and surviving historic fabric.

Several conditions are recommended to ensure that no additional works are carried out which could have a harmful impact on the listed building, and so final details on elements of the works including the front boundary treatment can be agreed before they are carried out. These conditions have been agreed with the applicant.

The decision-maker has applied considerable importance and weight to those statutory preservation duties. Overall, the proposal would preserve the special architectural and historic interest of the listed building and would preserve and enhance the character and appearance of the conservation area in accordance with MDD Local Plan policy TB24 and policy HE6 of the NPPF.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	1 September 2026
Earliest date for decision:	13 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	02/09/26