

Spires Architects

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6th February 2025
Ref: JCGS/24.12/3.1

Wokingham Borough Council
Planning Services
PO Box 157
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

Via Planning Portal

Dear Sirs,

Alterations to existing front boundary wall to form new pedestrian gate and brickwork pier, alterations to north wall of existing garage to insert new flintwork panels and install metal grilles to existing false windows.

Saxon House, Pearson Road, Sonning, RG4 6UH

Planning Portal Ref: PP-13726719

I write to submit a Householder Planning & Conservation Area Application for, 'alterations to existing front boundary wall to form new pedestrian gate and brickwork pier, alterations to north wall of existing garage to insert new flintwork panels and install metal grilles to existing false windows,' at Saxon House, Pearson Road, Sonning.

The existing house is currently accessed via a gated driveway and the applicant would like to construct a new pedestrian gate at the northwestern corner of the site to improve foot access into the property from Pearson Road. In addition, the applicant would like to insert new flintwork panels and install metal grilles to the existing false windows within the north wall of the existing garage to enhance the appearance of the building when viewed from Pearson Road.

I therefore provide the following for your consideration:

- Application Form.
- CIL Form 1.
- Drawings 24.12-100 Rev B, 101 Rev F, 102 Rev F, 103 Rev B and 104 Rev B.
- Great Crested Newt Avoidance Statement.
- Application Fee of £258 (paid via Planning Portal).

A brief Heritage, Design and Access Statement is provided below.

I trust the attached is sufficient for the application to be validated. Should you have any queries in regard to this application, please do not hesitate to contact me at the above address.

Yours sincerely,

Jonathan Spires
BA BArch RIBA
Director

Cc: Applicant

Heritage, Design and Access Statement

1.0 Introduction:

This Heritage, Design and Access Statement has been prepared in support of a Householder Planning & Conservation Area Application for, 'alterations to existing front boundary wall to form new pedestrian gate and brickwork pier, alterations to north wall of existing garage to insert new flintwork panels and install metal grilles to existing false windows,' at Saxon House, Pearson Road, Sonning, and describes the design principles and concepts that underpin the application proposals.

2.0 Planning History:

Saxon House has the following planning history;

Application 031251 / F/2003/0209

Proposed installation of electronically operated timber gates to front of dwelling.

Approved 05/11/2003

Application 092605 / F/2009/0247

Proposed erection of detached garden room to rear of garden.

Approved 03/04/2009

Application 183166

Householder application for the proposed erection of single storey rear extension, plus changes to fenestration and internal alterations.

Approved 01/02/2019

Application 192738

Application for non-material amendment to planning consent 183166 to allow the blocking up of an existing side window (West) and extending three windows down to the FFL to mitigate the loss of light.

Approved 22/10/2019

Application 233173

Application for a certificate of lawfulness for the proposed installation of PV panels to the roof.

Approved 20/02/2024

3.0 Site Context:

The application site lies within the Sonning Conservation Area and is situated close to a number of listed buildings.

Saxon House is located to the south side and at approximately the midpoint of Pearson Road, in the heart of Sonning. The buildings within Pearson Road vary in style and appearance, and range in date from the 16th to the 21st century.

Notable buildings within the immediate site context include; Robert Palmer Cottages and Weavers Cottage on the opposite side of Pearson Road, which are grade II listed (List Entry Numbers: 1319455 and 1135903); and Old Forge Cottage to the west which is grade II listed (List Entry Number: 1135905).

Red brickwork is the primary building material in the immediate site context, and whilst less common, knapped flintwork has been used in the construction of some houses and boundary walls in Pearson Road and within the wider Conservation Area.

4.0 Application Site:

Saxon House is a detached property that sits within a large plot and is set approximately 17m back from Pearson Road. A detached garage is located to the front of the property, the north elevation of which abuts the Road. The site is accessed via a gated driveway to the east of the garage that leads to a hard landscaped forecourt between the house and garage. A 2m high boundary wall is located to the west of the garage which extends along the remaining road frontage up to The Old Forge.

5.0 Proposal:

The existing house is currently accessed via a gated driveway and the applicant would like to construct a new pedestrian gate at the northwestern corner of the site to improve foot access into the property from Pearson Road.

In addition, the applicant would like to insert new flintwork panels and install metal grilles to the existing false windows within the north wall of the existing garage to enhance the appearance of the building when viewed from Pearson Road.

The proposals will add visual interest and break up the expanse of brickwork that currently dominates the site frontage. Overall, the proposals will preserve and enhance the character of the Conservation Area.

6.0 Site Photographs:



Fig 1. Site photograph facing west.



Fig 2. Site photograph facing east.



Fig 3. Example of flintwork within the Conservation Area.



Fig 4. Example of flintwork within the Conservation Area.

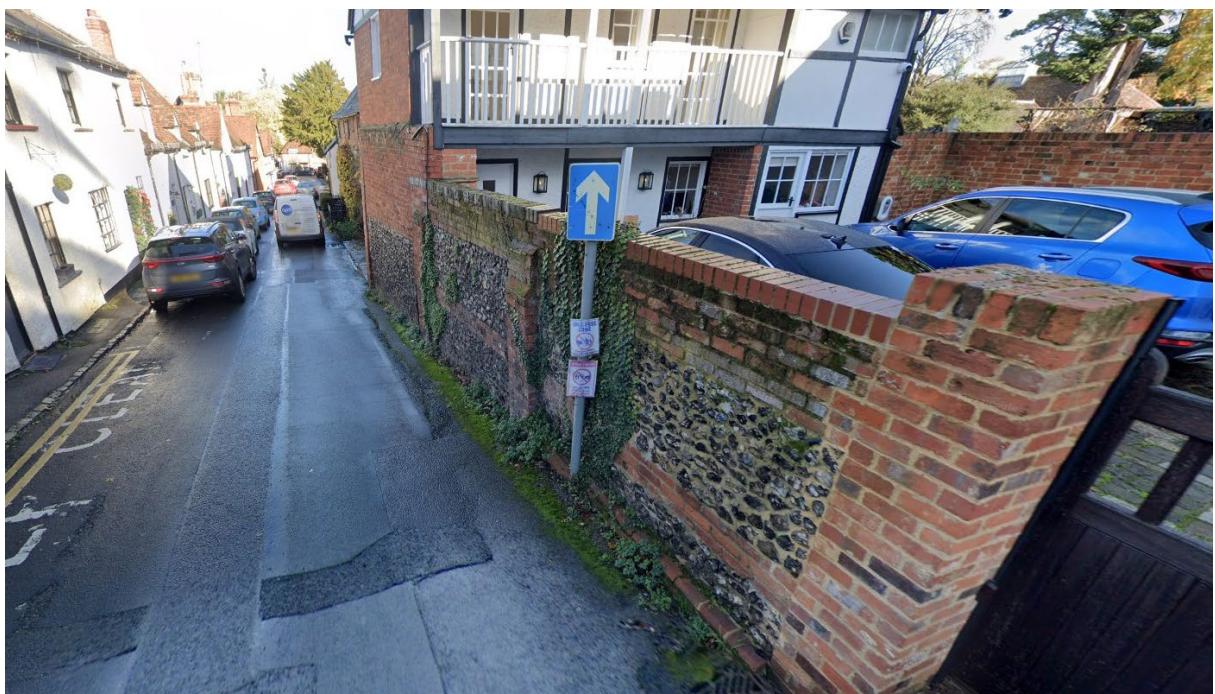


Fig 5. Example of flintwork within the Conservation Area.