

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260464
Site Address:	2 Deanery Cottages, High Street, Sonning, RG4 6UP
Expiry Date:	27 April 2026
Advert Publication Date:	2 March 2026
Site Notice Date:	3 March 2026
Site Visit Date:	3 March 2026
Proposal: Application for Listed Building consent for the proposed replacement of a pair of front entrance gates.	

PLANNING CONSTRAINTS/STATUS

- Listed building

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
MDD Local Plan (MDD)	TB24 – Designated Heritage Assets (where site is within a Conservation Area)

PLANNING HISTORY

Application No.	Description	Decision & Date
231024	Application for Listed Building consent for the proposed installation of 1 no. replacement window.	Approved: June 2023
230227	Application for Listed Building Consent for the proposed erection of a single storey rear extension to the existing extension, removal of back door & window to form a link to the extension, blocking up the toilet window. Resubmission of original LB application 214147 with minor amendments to match planning approval 222780.	Approved: March 2023
214186	Householder application for the proposed erection of a single storey rear extension with 1 no. rooflight and internal alterations to the existing kitchen to form a utility/cloakroom.	Approved: February 2022
214147	Application for Listed Building consent for the proposed erection of a single storey rear extension with 1 no. rooflight and internal	Approved: February 2022

	alterations to the existing kitchen to form a utility/cloakroom.	
222062	Application for submission of details to comply with the following conditions of planning consent 214186 dated 28/02/2022. Condition 3 relates to the building connection, condition 4 to the flat roof, condition 5 to the lantern light, condition 6 to a Scheme of Archaeological Works and condition 7 to details of the glazed screen/doors.	Withdrawn: September 2022
222780	Application to vary condition 2 of planning consent 214186 for the proposed erection of a single storey rear extension with 1 no. rooflight and internal alterations to the existing kitchen to form a utility/cloakroom. Condition 2 relates to the approved details and the variation is to enable a modification to the position of the extension, alterations to the lantern rooflight and changes to fenestration.	Approved: November 2022
223636	Application for submission of details to comply with the following conditions of planning consent 222780 dated 16/11/2022. Condition 3 relates to building details, condition 4 to the construction methodology of the flat roof, condition 5 to roof lantern details, condition 6 to a scheme of archaeological works, and condition 7 to the details of the glazed/screen doors.	Approved: March 2023

CONSULTATION RESPONSES

WBC Conservation	No objection
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APPRAISAL

Site Description: No.2 Deanery Cottage forms part of an 'L' shaped group of three joined dwellings that have held Grade II Listed Building status since 1983. These properties are situated directly on the back edge of the High Street, in that part of the historic core of Sonning Conservation Area where there is no pavement. Directly across the road from the site are the Grade II listed walls of the Deanery, which is also a Grade II* Registered Park and Garden.

The main portion of this group faces west and is of an 18th century date, being mainly two-storey, built in chequered brickwork and a hipped tiled roof, thought to have been originally a single building (Deanery Cottage). The building was apparently divided into two dwellings in the latter half of the 20th century, with No.2 Deanery Cottage being formed from the northern portion, with a brick-built end bay being added later.

The proposal complies in terms of:

Impact on heritage asset:	☒
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The proposal is to install a pair of decorative oak gates and gate posts at the side entrance of the property. While there are currently no gates at this location, Google Street View imagery from 2020 shows that a pair of simple, modern timber close-boarded gates previously existed. These were set within a length of close-boarded fencing extending from the corner of the adjoining property, No.2 Deanery Cottages. At the time of the site visit, the gate post attached to the building remained in situ.

The current application is for listed building consent, because the new gate post is to be affixed to the brickwork of the listed building, as appears to be the case previously. If so, the fixing should be carried out in a manner that avoids any unsightly or harmful damage to the historic brickwork.

The proposed decorative oak gates and posts are considered to represent a visual enhancement to both the listed building and the character and appearance of this part of the Sonning Conservation Area, within which No.2 Deanery Cottages is located. From a heritage perspective, the proposal is therefore supported.

However, in addition to the requirement for listed building consent (due to the attachment to the listed structure), the listed status of the property also means that planning permission is likely to be required for the gates. At present, there appears to be no corresponding application for planning permission. An informative attached to the decision notice refers further.

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:	Not required
Recommendation:	Approve
Date:	7 April 2026
Earliest date for decision:	2 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	10 April 2026