

Supporting Application Statement

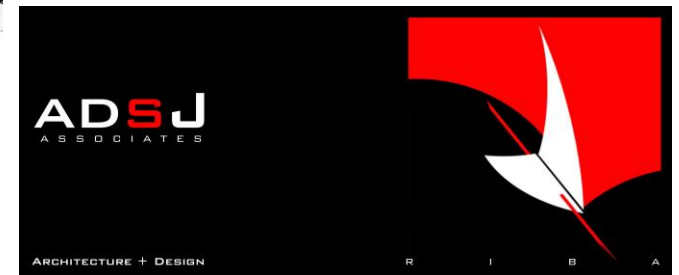
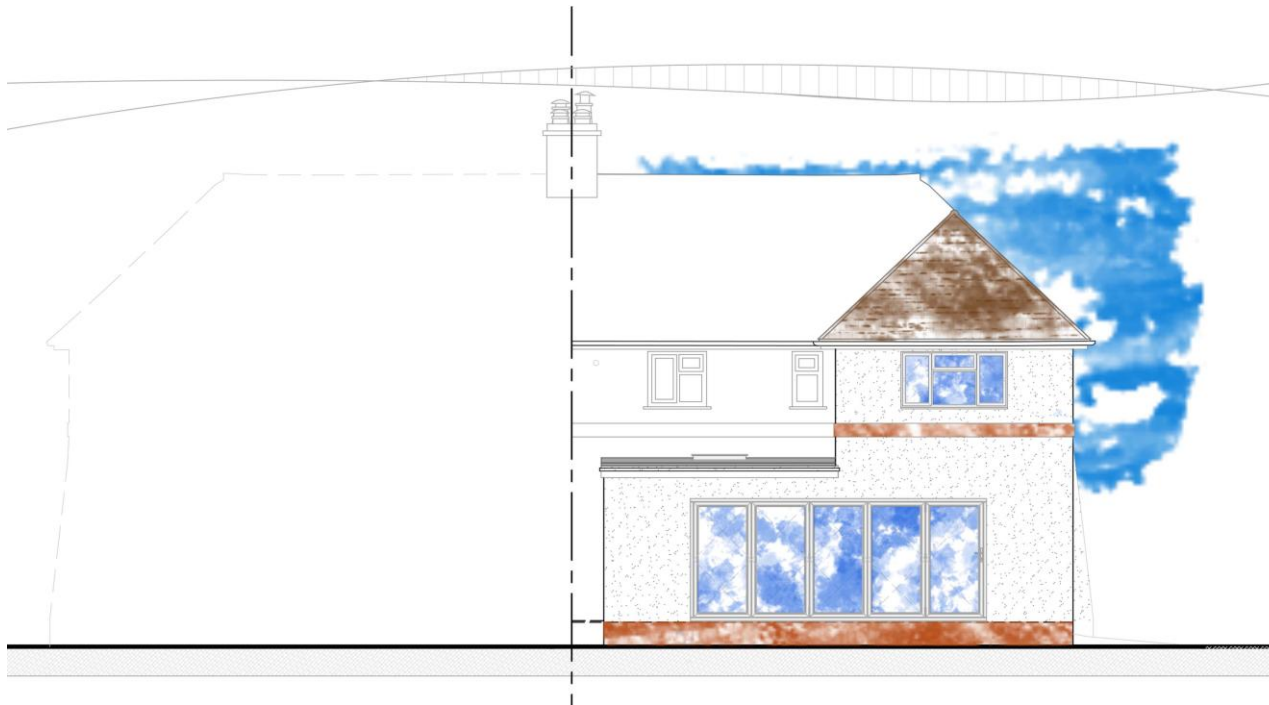
HOUSEHOLDER APPLICATION FOR DEMOLITION OF AN EXISTING REAR EXTENSION & ERECTION OF A PART SINGLE, PART TWO STOREY EXTENSION WITH ROOF SOLAR PANELS, NEW SINGLE STOREY FRONT EXTENSION WITH PORCH

AT, 1 UNIVERSITY FARM COTTAGE, CHARVIL LANE, SONNING RG4 6TJ

Client: Mr. G. Jordinson

Date: June 2026

Job no: 209_DAS_v2



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Revision	Summary of Changes	Date	Rev By	Chkd By
V2	Proposed floor area updated	03/07/2026	SJ	SJ

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1.00 INTRODUCTION

1.01 AIMS OF THE STATEMENT

This Supporting Statement accompanies a Householder application by Mr G. Jordinson for a part two, part single storey rear extension with internal alterations and a front extension with new porch.

The description of development is as follows:

'Demolition of an existing rear extension and erection of a new part single, part two storey rear extension with solar panels to roof & to form kitchen/dining, utility & first floor bedroom along with a new single storey front extension with porch'

The aims of this Supporting Statement are to show that the proposed development has been informed by an awareness of the site's context, principles highlighted by Wokingham Borough Council and Local Government.

The statement will explain the proposals, identify the factors which have influenced this application and highlight the principles that were incorporated in the detailed design of the proposed works.

This statement is in accordance with CABE's guidance 'Design & Access Statements – How to Write, Read and Use Them', the Wokingham Borough Local Development Framework – Core Strategy, Wokingham District Local Plan (MDD) (2014), Supplementary Planning Guidance, Wokingham Borough Council – Borough Design and criteria highlighted within the National Planning Policy Framework, especially regarding 'Good Design' (2025).

1.02 PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant planning policies in the

National Planning Policy Framework (NPPF) – among them the 'presumption in favour of sustainable development'.

Within the Wokingham Borough Local Development – Core Strategy, the main Planning Policies relevant to the development are:

- Policy CP1 - Sustainable Development
- Policy CP3 - General Principles for Development
- Policy CP7 - Biodiversity
- Policy CP9 - Scale & Location of Development Proposals
- Policy CP11 - Proposals outside Development Limits (inc countryside)
- Policy CP12 - Green Belt

Management Development Delivery Local Plan (2014)

- CC01 – Presumption in favour of sustainable development
- CC02 – Development Limits
- CC03 – Green infrastructure, trees & landscaping
- CC09 – Development & Flood Risk
- TB21 – Landscape Character

Wokingham Borough Council – Borough Design Guide:

- Section 4 - Residential – the key objective of the Core Strategy is to retain and enhance the attractiveness of the borough's environment through well designed and inclusive developments.

The proposal provides an opportunity to add to the visual amenity of the area and the contribution to the residential character of the area. The carefully considered design sensitively addresses the site and its surroundings within a residential setting.

2.00 SITE ASSESSMENT

2.01 LOCATION

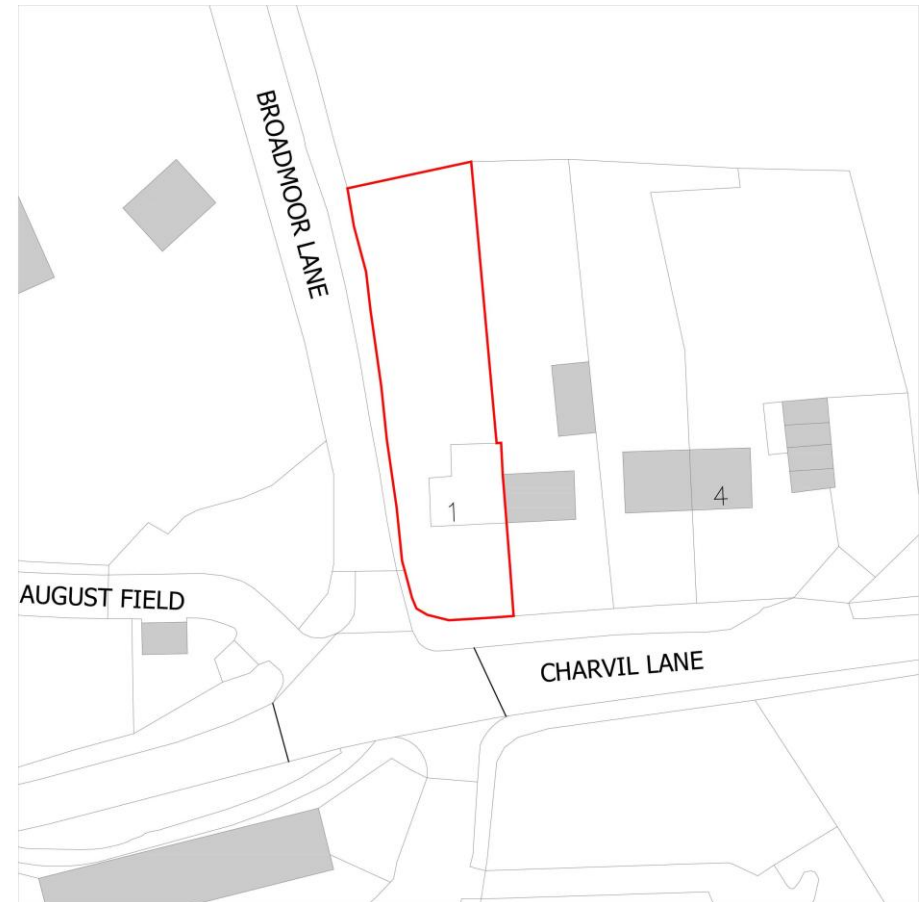
The application site is off a classified highway, Charvil Lane, Sonning, close to the Reading University Farm campus. The site is considered as located within settlement limits.

Sonning is located north of the M4 motorway and can be accessed off the (A329) Loddon Bridge Road. No. 1 is a semi-detached property and located on the corner junction with Broadmoor Lane (private road). The properties are generously set back from the footpath with low planting to the curtilage edges that allows a spatial separation from public and private areas.

There is a mix of dwelling types on Charvil Lane, many have been altered, with other house types further afield in the area i.e. Augustfield, predominantly in red or light brown brickwork with accent render to some frontages and tile roofs.

No. 1 is a semi-detached dwelling set back from the highway. No. 1 has been extended previously with a single storey rear extension. To the east of the site is No. 2 (semi-detached) that has not been extended. To the north is a rural area that is accessed via a private road (Broadmoor Lane) by Reading University. Across the highway to the south is the existing Reading University Farm campus. However, due to the juxtaposition of the dwellings there is good separation between the properties.

Charvil Lane has ample width for two vehicles to pass comfortably with a pedestrian footpath to one side of the highway. The highway also has speed bumps to regulate traffic speed.



Location Plan

2.02 SITE AND PLANNING HISTORY

Unfortunately, the planning department does not hold a copy of the original planning permission for the development that the application site was part of, however, the record card (App 1) does indicate that a Building Regulation application was made in December 1986.

However historical Ordnance Survey maps dated 1897, 1910 and 1932 illustrate the existence of Charvil Lane. These OS maps indicate the growth of Sonning which was predominantly farmland that is dated to medieval times. The 1932 OS map shows that both No. 1 & 2 University Farm Cottages were in existence and would suggest that these were built during/after WW1 with the period construction supporting this. The early Ordnance Survey maps and the present formation of dwellings and surrounding farmland would suggest that the dwellings were built for farm labourers. Whilst a specific date cannot be found the dwellings were formed between 1910 and 1932 and gives some indication of the building construction. This would further inform why the council have no records of this development as at the time the areas may have been divided as Rural Districts which over time would have joined with other Rural Districts and by the time these Districts were amalgamated under one Authority (Wokingham) many of the records may have been discarded or lost.

The record card for the property indicates that a Building Regulations application was approved in December 1986 (App 1). At the time Building Regulations in 1986 were governed by the Building Act 1984, which established core standards for safety, health, and welfare, following the major shift to functional requirements in 1985. Specific 1986 amendments included updating requirements for housing standards, structural safety and electrical power points, particularly addressing kitchen and circulation areas safety and accessibility. The standard also introduced a minimum of 100mm of loft insulation to improve energy efficiency by reducing heat loss. Unfortunately Building Control's policy is to retain documents for 15 years only and therefore they no longer have any records. In addition, these records would have been in paper form and would not have been digitised.

As the current owner has recently purchased the property, they now wish to explore the opportunity of removing the existing rear extension and propose a part two, part single storey rear extension (and single storey front with porch) that will rationalize the space.

The applicant wishes to demolish the existing rear extension and propose a more coherent design to the rear of the property that will provide a kitchen/dining area, utility, first floor bedroom and bathroom. The proposal is driven by circumstances as the existing layout is of an ad-hoc nature. The front and rear extension will provide a kitchen/dining area, utility room, first floor bedroom and bathroom that is more conducive to modern living.

The outlook to the front (south) of No. 1 is open with screening offered by the existing planting from both sides of the highway. To the rear of the application site are views over the University fields which are fairly open with trees and low planting.



Existing frontage of dwelling

3.00 INVOLVEMENT AND EVALUATION

3.01 INVOLVEMENT

Given the location of the application site is within a residential area, clarity was sought from Wokingham Borough Council with regards to the type of application required for the proposals. A pre-application submission was made in March 2026 (ref: 260584) to ascertain comments on a sketch proposal (App 2). On April 3, 2026, a positive response was received from the council that has led to this Householder Application.

This proposal, in principle, is to demolish the existing rear extension and propose a more coherent design to the rear of the property that will provide a kitchen/dining, utility, bedroom and bathroom and new front extension with porch.

The application has made reference to Local Plan policies. CP1, CP3, CP7, CP9, CP11 & CP12 of the Wokingham Borough Local Development – Core Strategy, Wokingham Borough Council Development Plan-adopted Management Development Delivery Local Plan and also the Borough Design Guide – Section 4 : Residential.

The applicant wishes to carry out the proposals to allow them to have an internal layout fit for contemporary living/working, and bringing up a young family, whilst sensitively altering the external appearance to be complementary to its surroundings. In turn enhancing the character of Charvil Lane and the wider area. The applicant's investment in the proposals will relate to usefulness of the proposed floor area, therefore, any amendments will require further consideration in terms of value and viability.



Existing rear extension

3.02 EVALUATION

The application site is in a residential area of Sonning consisting of informally arranged two storey properties. The proposal is for a Householder application for a new part two, part single storey rear extension and front extension with porch. The proposed windows and doors are to be in a new arrangement with render to match the existing.

Character of the area & design

The proposed part two storey, part single storey rear extension will project circa 4.0m from the main rear elevation wall. This follows the Borough Design Guidance. While it is noted that the proposal would be visible from Broadmoor Lane (private highway), it is not considered that the two-storey element will be a prominent or dominating addition from the private road. Other neighbouring properties have incorporated two storey extensions which are similar in respect to architectural styles and proportions, and visible from the street scene. For reference, extensions of a similar appearance can be seen on The Farmhouse, Charvil Lane. In addition, the proposed single storey front extension would extend circa 1.8m from the front elevation.

In line with comments received in the pre-application response the proposed ridge height of the two-storey element has been kept low to give prominence to the host dwelling.

The two-storey element of the proposal will retain a hip roof feature to the rear with fenestration additions. The existing red brick feature band is to be carried through to retain the character of the dwelling. Combined with the modest projection of the proposal and characteristics of the local area, the development would not be a detriment to the visual amenity and character of the local area.

As noted in the pre-application submission it is proposed to include solar roof panels to assist with the renewable energy criteria and sustainability requirements and therefore comply with Core Strategy Policy CP1.

The proposed single storey element will involve a pitched roof form with skylight. The angle of the pitch is fairly shallow (circa 20 degrees), connecting to the main wall at a height of circa 3.5m, with an eave's height of 2.4m. The development would follow the existing building line of the existing porches seen at No.s 3 & 4. This will be acceptable in relation to design proportions, complying with the Borough Design Guide. Furthermore, a small gable feature over the entrance will further relate to No.s 3 & 4.

From the side elevation of the single storey rear proposal, the junction between the flat roof and wall will be a standard abutment detail, it is not considered that this will impact the street scene or be a detriment to the overall scheme.

The proposed single storey frontage and porch extension would remain a subservient feature, that does not encroach the building line, nor will it conflict with the 2-metre projection recommendation of the Borough Design Guide.

Therefore, the proposal would comply with Core Strategy Policies CP1 and CP3 with respect to design, character and appearance.

Residential Amenity

The first-floor bedroom window to the rear elevation will face centrally towards the garden. Despite the first-floor level location, the window would not have an overview of the neighbouring property, No.2. In the same vein, the additional window would not result in overlooking.

The proposed single storey element closest to neighbouring No.2 would not project more than 4.0m from the main rear wall, is single storey in nature, and is set back at 0.5m from the site boundary. Therefore, the development will not result in detrimental overbearingness or loss of light to the neighbouring occupiers of No.2.

The proposal is in accordance with Core Strategy Policy CP1 and CP3 and the Borough Design Guide in this respect.

Tree & Landscape

The pre-application response noted the trees to the adjacent western boundary of site. As advised full Arboriculture information is provided to support the application to demonstrate that the development does not harm the tree roots.

Ecology

As recommended in the pre-application response a bat scoping survey forms part of this submission.

The proposal would retain the generously sized garden and not impact on the garden amenity space. The remaining garden depth would be in excess of 30m.



Existing development at Augustfield



Existing private road – Broadmoor Lane

4.00 DESIGN

4.01 PRINCIPLES OF DEVELOPMENT

Wokingham Borough Local Development – Core Strategy Policy CP3 states that the policy ‘seeks to ensure development is of a high standard of design that can integrate with the character of the area and is also important to achieving sustainable development in the Borough.

In considering the design of the existing single storey extension it should be noted that the new rear extension does not obscure any light to the adjacent property. The properties on Charvil Lane have their front elevations facing south on a similar building line, therefore, there will be no harsh shadows from the eastern or western sunlight.

The part single, part two-storey rear extension will serve to rationalise the external elevations whilst allowing an ordered floor plan layout. The proposal is a positive design enhancement that will be completely in keeping with the character of the area, in mass and height. Whilst the low-key alteration to the rear will create a minor increase in the ground floor area, there will be no increase in width of the dwelling's footprint. In addition, the bulk and mass would be built proportionally in keeping with the existing property.

The impact of the rear single storey extension to No. 2 would be minimal in terms of mass and articulation, therefore, the amount of light and shade will be identical to the present situation.

The modest front extension will serve to create a porch feature with design cues from No.s 3 & 4 Charvil Lane.

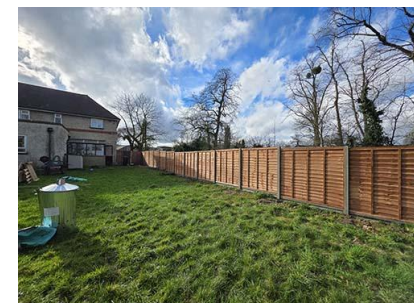
In order to reflect a good design in keeping within the existing residential area, it was considered that a simple part two storey, part single storey rear extension with a pitch roof and front extension with porch would complement and integrate well with the existing dwellings and would be sensitive to the existing surroundings. The proposal makes a positive contribution to the character of the area. The

massing is appropriate in terms of height, design and appearance. The modest new rear extension will match the existing dwelling in terms of form, scale and materials.

The design components are discussed in more detail in the following sections.



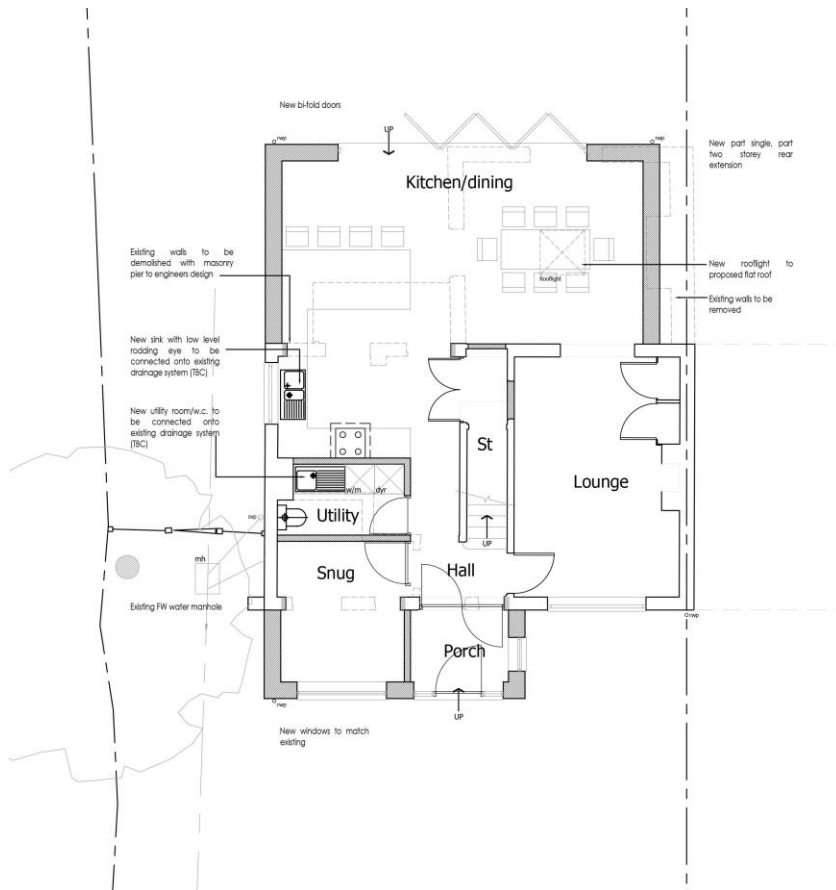
Existing rear view east



Existing rear-view west

4.02 ACCOMMODATION

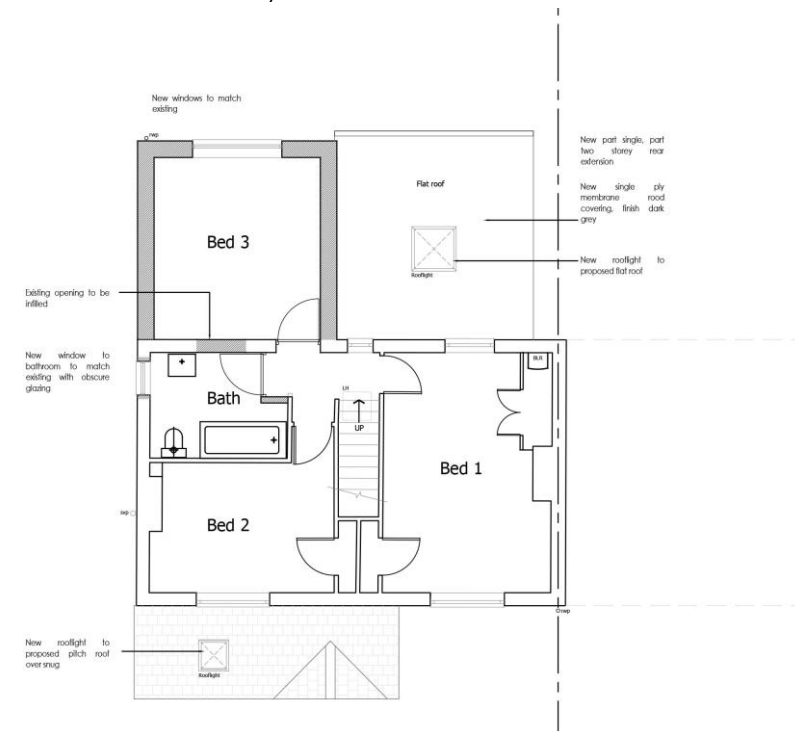
The proposed development seeks to create a kitchen/dining, utility with first floor bedroom and bathroom, which will link onto the existing accommodation. A new porch is also to be proposed to act as a draught lobby and mitigate heat loss.



Proposed Ground & First Floor

4.03 LAYOUT

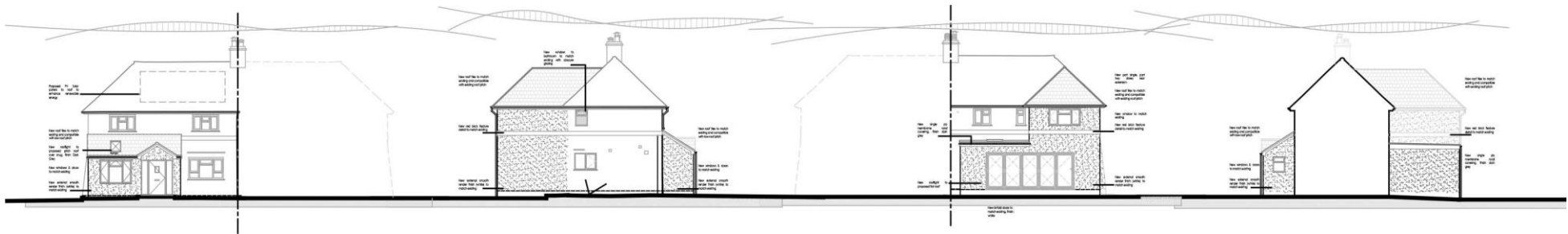
The proposed extensions will maintain and reflect the principal orientation of the existing dwelling. The accommodation, now rationalised, will be easy to access and move through. The new accommodation will be naturally daylighted with windows and bi-fold doors to the western and northern elevations. The new utility room will be mechanically ventilated.



4.04 SCALE

The proposal seeks to create a ground floor kitchen/dining, utility room, porch with first floor bedroom, bathroom adjacent to the existing accommodation to No. 1 University Farm Cottage. Rationalisation of the form of the proposal is to retain a maximum usable floor area within the guidelines of Wokingham Borough Local Development – Core Strategy and WBC – Borough Design Guide, allowing the required level of accommodation. The modest new extensions will match the existing materials and reflect an appropriate form and scale to the existing dwelling.

The immediate neighbouring property to the east is, No. 2 which is a semi-detached dwelling. No. 2 has not been extended and is in the ownership of Reading University. Other neighbouring properties to the east are approximately 12m away and partially screened. Whilst the site would be visible from the neighbouring properties, it is not considered that there would be any detrimental impacts or encroachments on the residential amenities presently enjoyed by the occupants of these properties.



Proposed Frontage, Side, Rear & Side Elevations respectively

4.05 LANDSCAPING

The existing hard and soft landscaping will be retained where possible and therefore form a strong framework which will emphasize the landscape structure within the site.

4.06 APPEARANCE

The appearance of the proposal seeks to preserve the character of the existing property and maintain the appearance, where the existing building condition and physical form are a strong element within the streetscene. The modest new alteration will match the existing in terms of form, scale and materials.

External fenestration has been designed to match in with the existing elevations limiting the impact of the residential features. The resultant juxtaposition between the proposed form and the use of vernacular materials enables the strength of the existing form and design to provide an appropriate and sympathetic visual reference to the characteristics of the existing site and its environs.

4.07 ACCESS

The proposed access to the dwelling will remain as existing from Charvil Lane, using the existing point of access. With regards to the impact upon highway safety conditions along Charvil Lane, it is deemed that no adverse effects will arise from the proposal as no alterations to the existing boundary treatments are proposed.

The proposal will not result in an increased generation of vehicle movements per day, and it is not considered that the development would result in a material impact upon the existing road safety regarding vehicular movements onto Charvil Lane.



View north rear garden



No.s 3 & 4 University Cottages

6.00 CONCLUSION

The physical extent of the development proposed within this residential location has been appropriately designed ensuring the visual impact upon the character, appearance and visual amenity of the locality has been preserved.

It is the applicant's desire to create a high-quality enhancement to the site; the scheme has been designed to the highest standards thus ensuring a quality and sensitive development overall within keeping of its surroundings.

The proposal will not give rise to any adverse impacts upon the residential amenities within the mature vegetation currently enjoyed by existing residents within the proximity of the site. The existing rear extension is approximately 19.7 sqm with the increase in floorspace of the proposal measuring 12.5 sqm which equates to an increase of 39% (total area = 57.8 sqm). The proposal will make a minor increase in floor area above the existing rear extension area and under 12.1 of Wokingham Borough Council Community Infrastructure Levy, Guidance Notes for Applicants, February 2015, the proposal is exempt from these charges.

The development will not prejudice highway safety conditions along Charvil Lane or at the junctions immediately adjacent to the property.

Given the proposals lack of encroachment and visibility beyond the immediate vicinity of the site, it is not considered that there would be any harmful visual impact on the residential environment and therefore considered to be acceptable and in accordance with policies CP1 and CP3 of the Core Strategy and relevant sections of the Borough Design Guide.

The development therefore complies with national planning guidance and strategic and local planning policies. On the basis of the evidence and justification set out in this Supporting Statement with the Householder application, it is respectfully requested that this application be approved.

Appendices

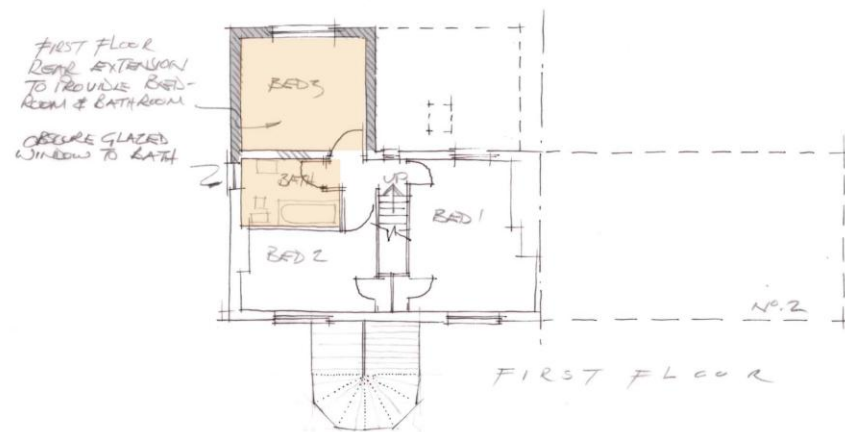
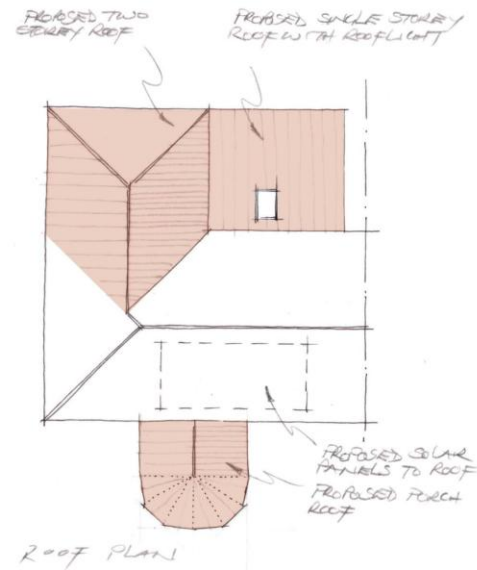
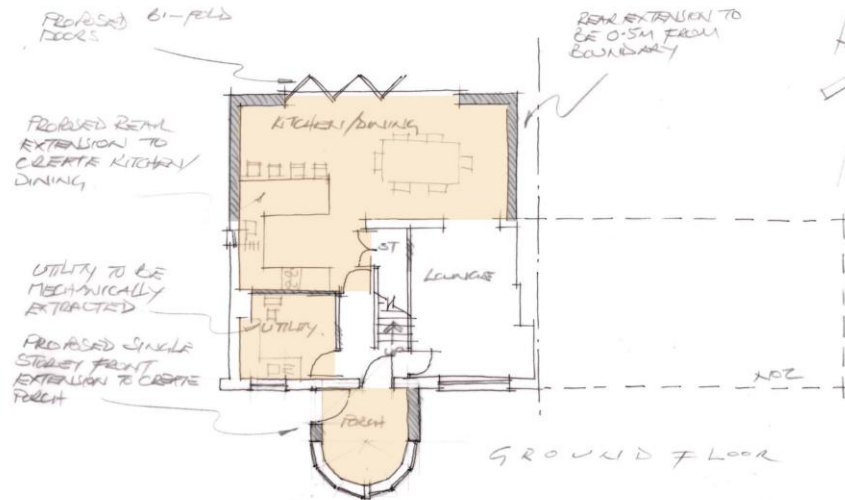
Appendix 1 – Planning record card

UNIVERSITY FARM COTTAGES ADDRESS <i>1 SONNING FARM COTS.</i>		PARISH <i>SONNING</i>		
PLOT No. <i>CHAROIL LANE</i>		ORD. SHEET No.		
BUILDER				
Plan No.	Applicant	Description of Development	Date of Decision	Decision
<i>BA 1947</i>	<i>UNIV. OF READING</i>	<i>INT. ALTS.</i>	<i>6-12-86</i>	<i>APP</i>

Appendix 2 – Pre-application sketches

SKETCH BASED ON SALES
LAYOUTS, ACCURACY CANNOT
BE ASSURED

SUBJECT TO SURVEY &
S.E. / DESIGN REVIEW



0 1 2 3 4 5M

1 UNIVERSITY COTTAGE, CHARVIL
LANE, RG4 6TJ
PART SINGLE, PART TWO STOREY
REAR EXTENSION WITH S/S FRONT
PORCH
PROPOSED LAYOUTS
209-3K-001-A / 100% AB (APPX) FEB 26



SKETCH BASED ON ORALS
BROCHURE PHOTO'S ACCURACY
CANNOT BE ASSURED

PROPOSED SOLAR
ROOF PANELS

PROPOSED SINGLE
STOREY FRONT
WITH ROOF TILES
TO MATCH EXISTING



SOUTH ELEVATION

PROPOSED WALL
FINISH & FEATURE
BAND TO MATCH
EXISTING



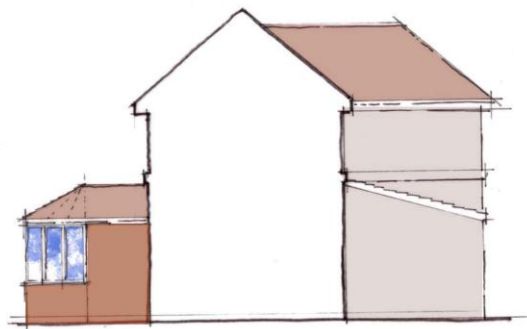
WEST ELEVATION

SUBJECT TO SITE SURVEY/
& S.E./DESIGN REVIEW

PROPOSED ROOF TO
MATCH EXISTING,
BATH ROOM WINDOW
TO HAVE OBSCURE
GLAZING

PROPOSED FRONT
PORCH

PROPOSED TWO
STOREY EXTENSION



PROPOSED SINGLE
STOREY EXTENSION

EAST ELEVATION

PROPOSED
REFLECT

PROPOSED ROOF TILES
TO MATCH EXISTING



PROPOSED WALL
FINISH TO MATCH
EXISTING

NORTH ELEVATION

0 1 2 3 4 5M

1 UNIVERSITY COTTAGE, CHARVAL
LANE, RG4 6TJ

PART SINGLE, PART TWO STOREY
REAR EXTENSION WITH SIS FRONT
PORCH

PROPOSED ELEVATIONS

2023-002-A 1:100 (A3) FEB 26