

Planning and Design & Access Statement

A diagram of a periodic wave, specifically a sawtooth pattern, consisting of 20 cycles. The 18th cycle is highlighted in red, while the others are black.

To accompany a householder planning application

at

42 Pound Lane,
Sonning, Reading
RG4 6GG

April 2025

2. SITE AND SURROUNDINGS

The property is a detached residential dwelling on Pound Lane.



Image 04: Aerial Image of Pound Lane
Source: Google Earth, April 2025

3. RELEVANT PLANNING HISTORY

There is previous planning history and approval for the property at 42 Pound Lane.

All applications are available to view at The Borough of Wokingham Council website.

Applications to Neighbouring Properties:

42 Pound Lane

Planning Application Number - 242375

Permission Granted

Householder application for proposed erection of a single storey side extension following demolition of the existing garage, plus a front canopy roof along with changes to fenestration, associated soft landscaping and installation of gates.

Decision Date - 14/10/2024

42 Pound Lane

Planning Application Number - 241110

Permission Granted

Application for non-material amendment for planning consent 241110 to allow a change of front gates height from 1 metre to 1.8 metres.

Decision Date - 09/07/2024

42 Pound Lane

iLAP Number - F/1999/69584

Permission Granted

Proposed Relocation Of Garage And Formation Of New Access

Decision Date - 18/06/1999

3. RELEVANT PLANNING HISTORY

There are a number of planning applications to the neighbouring properties and local area that are similar in nature to this application.

All applications are available to view at The Borough of Wokingham Council website.

Applications to Neighbouring Properties:

15 West Drive

F/2013/0135 - Permission Granted
Single storey rear extension and rear decking area
Decision Date - 22/03/2013

65 Pound Lane

F/2011/2046 - Permission Granted
Proposed erection of a single storey rear and a first floor side/rear extensions to dwelling
Decision Date - 23/09/2011

New Lodge, Mustard Lane

CLP/2010/2187 - Permission Granted
Application for a certificate of lawful proposed use for the erection of a single storey rear extension to dwelling
 Decision Date - 28/09/2010

41 Pound Lane

F/2009/1477 - Permission Granted
Proposed erection of two storey side extension to dwelling with first floor side dormer extension
 Decision Date - 06/11/2009

95 Pound Lane

F/2007/3002 - Permission Granted
Proposed two storey side and rear extension with new porch to front plus erection of detached double garage with shed to rear of garage and new access to dwelling.
Decision Date - 08/02/2008

5 West Drive

F/2007/1668 - Permission Granted
*Proposed erection of two storey side extension and single storey rear extension,
 room in new roof space plus internal alterations to dwelling*
 Decision Date - 13/08/2007

Earsdon, Mustard Lane

F/2005/4573 - Permission Granted
Proposed erection of one replacement dwelling. Demolition of existing dwelling and annexe
 Decision Date - 22/04/2005

It is evident that there are a number of properties with similar types of extension in the surrounding area and as such we do not believe this proposal should be considered in any way controversial as an extension to a mid terraced property.

4. PROPOSED SCHEME



Image 05: Proposed Front Elevation at Pound Lane
Source: MW Architects, April 2025



Image 06: Proposed Rear Elevation at Pound Lane
Source: MW Architects, April 2025

4. PROPOSED SCHEME



Image 07: Proposed Front Render at Pound Lane
Source: MW Architects, April 2025



Image 08: Proposed Rear Render at Pound Lane
Source: MW Architects, April 2025

