

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250861
Site Address:	42 Pound Lane, Sonning, Wokingham, RG4 6GG
Expiry Date:	2 June 2025
Site Visit Date:	23 April 2025
Proposal: Householder application for the proposed single storey side and rear extension following demolition of existing garage plus awning to the front elevation replacing existing front porch.	

PLANNING CONSTRAINTS/STATUS

Limited Development Locations - Sonning
Bat Roost Habitat Suitability
Tree Preservation Orders

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sonning Parish Design Statement Sonning Design Appraisal

PLANNING HISTORY

Application No.	Description	Decision & Date
241110	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.	Approve 09/07/2024

242375	Application for non-material amendment for planning consent 241110 to allow a change of front gates height from 1 metre to 1.8 metres.	Approve 14/10/2024
992282	Proposed Relocation of Garage and Formation of New Access	Approve 18/06/1999

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Landscape and Trees – No objection
WBC Ecology – No comments received

External

None Consulted

REPRESENTATIONS

Parish/Town Council	Sonning Parish Council has raised no objection to this application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The site relates to a two story, detached dwelling in Sonning. The site is located on a road featuring properties which have been altered over time. The dwelling is set back behind a fence and a mature hedge featuring boundary trees.

Proposal: This application seeks permission for the erection of a single storey side extension measuring 6.45m in width, 10.6m in length and 4.05m in maximum height, following demolition of existing garage. A single storey rear extension measuring 5.25m in width, 2.9m in length and 3.05m in height. As well as an awning to the front elevation replacing existing front porch and a variety of fenestration changes.

Principle of Development: The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the

area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Character of the Area:

The site is located within a residential area. This application proposes a single storey rear extension to create a living area, side extension to create a new garage, utility room, office and WC. Along with a range of fenestration changes.

The materials used for the proposal will not match the existing dwelling. The exterior materials will be a mixture of copper metal cladding and timber cladding, rather than London stock brick (existing). The roof materials will also differ from the existing tiled roof, as the proposed development includes a green roof. The proposed fenestration will match the existing dwelling. While some the proposed external materials would contrast with those on the main dwelling, they would be appropriate for an household extension such as, given they would reflect the ancillary nature of the proposed extension.

Rear Extension:

The proposed rear extension will create a living area. The development will measure approx. 5.25m in width, 2.9m in length and 3.05m in height. The roof formation will be flat with a slight pitch. The proposal includes a set of large glass doors, for rear access and a window. The exterior material for the rear extension is copper metal cladding. The rear extension will not protrude back of the existing rear building line, as the kitchen protrudes further back than the existing living area, the rear extension will infill this gap to create a consistent rear building line.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on single storey rear extensions which relate to design and scale. It states the following:

- *Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.*
- *Maximum eaves height and ridge height should be no more than those of the existing property.*
- *The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.*

The proposal will project 2.9m from the existing rear wall and has an eaves height of 2.68m. As a result, the development is modest and compliant with the BDG, therefore, the proposal is acceptable.

Within the vicinity, there are a variety of rear extension including Little Shire, Mustard Lane indicating that the proposal is not out of character for the area. As well as this, the additions are subservient, respect the building line and will be at the rear of the property, therefore won't be visible from the street. The proposal will not have a significant impact on the character of the area in accordance with CP3 of the Core Strategy.

Side Extension:

The proposed side extension will create a new garage, utility room, office and WC. The development measures approx. 6.45m in width, 10.6m in length and 4.05m in maximum height, and will follow from the demolition of the existing garage.

The side extension proposes a gable roof formation at the front, to serve the garage and flat roof for the rear half of the side extension. Proposed fenestrations include a new double garage door, a window on the side elevation and window and door on the rear elevation. The proposed materials for the side extension are timber cladding for the exterior walls and part of the roof and roof garden for the rest of the roof.

The Wokingham Borough Design Guide (BDG) includes guidance in terms of shape, size and design for side extensions, the guidance follows:

- *A gap should be retained between the building and the site boundary, and this should be a minimum of 1m in width.*
- *Side extensions should not generally project forward of the building line on the street frontage(s).*

The side extension will not project forward or back of the building line. A 1.46m distance will be retained between the side development and neighbouring boundary with Little Shire, Mustard Lane. The side extension will be screened from the neighbouring property by a boundary fence and tall, dense vegetation. As a result, the proposal complies with the Borough design Guidance and is acceptable.

There are multiple examples of side development within the surrounding area, Little Shire and Chestnut House, Mustard Lane, are both examples of side development in the vicinity. The side extension will also be screened from the street scene by the proposed garage. As a result, the proposal will not have a significant impact on the character of the area in accordance with CP3 of the Core Strategy.

Changes to Fenestration:

This application includes a variety of fenestration changes. A new copper metal awning will be installed to replace the existing timber front porch, along with a new front door. A new kitchen window on the rear extension will also be installed to replace the existing window.

New gates will also be installed, as shown on approved application 241110 and 242375.

Neighbouring Amenity:

Overlooking:

The proposal includes one side window which will serve the utility and mudroom. This window will face southwest the direction of neighbouring property Little Shire, Mustard Lane. A distance of 1.46m will be retained between the window and boundary which is acceptable as per Figure 4.25 of the BDG which provides guidance distances for maintain privacy. Using the flank to boundary distance for single storey developments, the recommended distance is 1m, which the site exceeds by 0.46m. As well as this, there is a fence and tall dense hedges on the boundary which minimises any opportunities for overlooking. The window will also not serve a habitable room. For these reasons, the window is acceptable, and the overlooking impact is not significant enough to warrant refusal of this application.

The rear windows do not propose any overlooking concerns.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of

neighbouring ground floor windows of Little Shire, Mustard Lane. This was not breached as a result of the development and as such, the development will not result in any substantial loss of light to this neighbour

Overbearing:

The development is single storey, modest in terms of scale and design and respects the building line of the existing dwelling. As such, there are no concerns of the development being overbearing.

Highway Access and Parking Provision:

The proposal will increase the number of habitable rooms from 7 to 9. A parking plan was provided by the applicant and has been reviewed by the Council's Highway Officer.

The access and two driveway parking approved under 241110 will be retained. As both the existing and proposed garage do not fully meet the council's requirement for car parking, there will be no gain or loss of parking space.

According to the WBC Car Parking Standards, the development of such scale in Town and Fringe location will require three parking within the red line boundary.

Each parking space shall have minimum dimensions of 5.0m x 2.5m. The driveway will have sufficient for three parking of suitable dimensions by utilising the existing dropped crossing, which is acceptable.

There will be no negative impacts on abilities for cycle storage are expected, which is acceptable.

Landscape and Trees:

The site is subject to Tree Preservation Order (TPO) 562/1992 was served on a Robinia (T8) a cedar (T7), a sycamore (T9) and TPO 606/1993 was served on a horse chestnut (T1, no longer present) and they impact the rear west and north boundaries of the site.

The Council's Trees Officer has reviewed the plans and proposal and concluded that the signed application form states that no trees or hedges need to be removed or pruned to carry out the proposal, this will be taken to be the case. The works will not directly impact the TPO trees as they are not proximate.

Overall, the application appears to comply with the T&L parts of the policies and Guidance.

Ecology:

A preliminary bat roost assessment was conducted as a result of the property being in an area that has potential for bat roosts. The conclusion of the survey was that the parts of the buildings the development will impact have negligible habitat value for roosting bats, hence additional surveys are not deemed necessary. An informative is recommended to advise what measure should be undertaken if bat roosts are found in the building.

Community Infrastructure Levy (CIL):

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

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:	23 May 2025
Earliest date for decision:	01 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	23/05/25