

PLANNING REF : 251596
PROPERTY ADDRESS : Council Office
: Pearson Road, Sonning, Reading
: RG4 6UL
SUBMITTED BY : Sonning Parish Council
DATE SUBMITTED : 08/08/2025

COMMENTS:

Sonning Parish Council has carefully considered this application and have the following comments.

The Parish Council were unaware of the effect the previous proposal was likely to have on 4 Old Bath Road due to the fact that the occupants hadn't been consulted by the applicant or his agent (despite the declaration in the Community Involvement Statement), they hadn't received notification from WBC and no notice had been on display. It was left to the neighbour to inform them a few days prior to the deadline for comments on 25/12/37. Having had the benefit of seeing those concerns the parish council have visited the site, looked at this proposal in more depth and has deep concerns.

The applicant claims to have consulted the neighbour but clearly didn't and have ignored the concerns expressed by 4 Old Bath Road completely when developing this new proposal. The proposal includes building a two-story extension on the footprint of the existing garage, which is single storey. This will produce a solid, two storey wall, just over a metre from the adjoining property and over a length of approximately 7 metres. The proposed dwelling will also be of an increased height of 8.2 metres. This will have an overbearing and dominating impact on the existing garden amenity currently enjoyed by the occupants of 4 Old Bath Road and is not a typical feature of any other property in Old Bath Road. The introduction of this long extension, so close to the boundary, will also reduce light to the habitable rooms of 4 Old Bath Road. The Parish Council considers this proposal to be a lost opportunity to address the neighbours concerns.

The parking arrangements are unclear, the block plan shows 2 randomly placed spaces. There is the loss of the existing garage, and 2 parking spaces are insufficient for a 4/5-bedroom property. This needs to be clarified together with a proposed parking layout. Confusingly the Tree Protection Plans indicates an additional parking space with a surrounding structure, possibly a car port. To clarify this the application form was checked, it clearly states that the application was for 'Proposed erection of 1 no. detached dwelling following demolition of the existing dwelling and garage', so, apparently, no car port is being applied for.

Clarification is required as to the purpose of the structure shown on the Tree protection plan.

The Parish Council is pleased to see that a bat survey has been included and requests that the recommended two dusk emergence surveys are carried out as a priority. However, the question of a Greater Crested Newt Survey remains. There are numerous ponds within the parish and the protection of the Newts is greatly respected. The Parish Council would welcome a Great Crested Newt Survey.

The ownership of the property on the application form is completely different on the application form on the CIL Form The 'owner' on the application form is shown as Mr Logaseelan Kulasingam and signed by Shashikanth Hallibyl. The form states, 'I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner'.

However on the CIL application, under Exemption or Relief, the answer to a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution? The answer is yes. Surely this is incorrect. If it is to be operated as a charity surely the use should be clarified and if necessary, a change of use sought, equally the owner of the property shown on the application form should reflect this ownership. The parish Council are not aware of any charity associated with 6 Old Bath Road.

The Parish Council found the previous application 251237, confusing and this application is equally, if not more so.

The overall assessment is that the proposal is that it is out of scale with the plot, it is too big, and due to the scale, bulk and height, it is unneighbourly, and visually intrusive. The Parish Council therefor strongly objects to the proposal as it stands.

Lesley Bates (Clerk)