

PLANNING REF : 241875
PROPERTY ADDRESS : The Annex
: 41 Old Bath Road, Sonning, Berkshire
: RG4 6SY
SUBMITTED BY : Mr Rowan, James Mitchell
DATE SUBMITTED : 18/10/2024

COMMENTS:

1) The Planning and design statement has a number of inconsistencies which have the effect of lessening the impact of the proposed dwelling.

- a. The 516m² floor area of the proposed dwelling claims to be a 249m² increase over the existing dwelling. This implies that the existing floor area is 267m² when in fact it is closer to 217m².
- b. The front elevation on page 9 is incomplete and is missing the garage and the games room above.

2) The proposed dwelling is not in keeping with the surrounding properties, especially those in this section of the Old Bath Road, which are generally much more reserved and largely hidden behind trees or hedges. I would urge anyone considering this application to use Google Streetview to take a look at this section of the road.

3) A property of this scale and with such an imposing facade would greatly benefit from a large driveway and/or substantial front gardens in order to give it some balance.

4) Currently there are at least 3 cars belonging to this property parked on the road. This is with the current large driveway and double garage. If the property is to more than double in size along with a substantial reduction in off street parking then I fear even more cars will be parked along the road. In contrast there is very little on street parking used by the other houses.