

TRISH BARSON DESIGNS

GREAT CRESTED NEWT STATEMENT

Proposed Replacement Dwelling
11 Old Bath Road, Sonning, Wokingham, RG4 6SZ
Planning Application: 261836
Applicant: Mrs Ritu Dattani
Prepared by: Trish Barson Designs
August 2026

Existing Site

The application site is an established residential property at 11 Old Bath Road, Sonning, comprising the existing dwelling and its associated garden and residential curtilage.

The site has been in residential use for many years and was previously granted planning permission under application 242720, approved in January 2025, for the demolition of the existing dwelling and construction of a replacement dwelling.

There are no ponds or other known waterbodies within the application site or in the immediate surrounding area.

Proposed Works

The current application proposes the demolition of the existing dwelling and its replacement with a new detached residential dwelling within the established residential site.

The proposal does not involve a change of use or the development of land outside the existing residential property and its associated curtilage.

The works will be undertaken predominantly within the existing developed residential area, with appropriate care taken during demolition and construction to minimise disturbance outside the necessary construction footprint.

Great Crested Newt Considerations

The site has been identified within a Great Crested Newt risk zone on Wokingham Borough Council's Planning Constraints Map.

This statement confirms the established residential nature of the site, the absence of ponds or other known waterbodies within the site or immediate surrounding area, and the nature of the proposed replacement dwelling.

Trish Barson Designs
Architectural Design & Planning