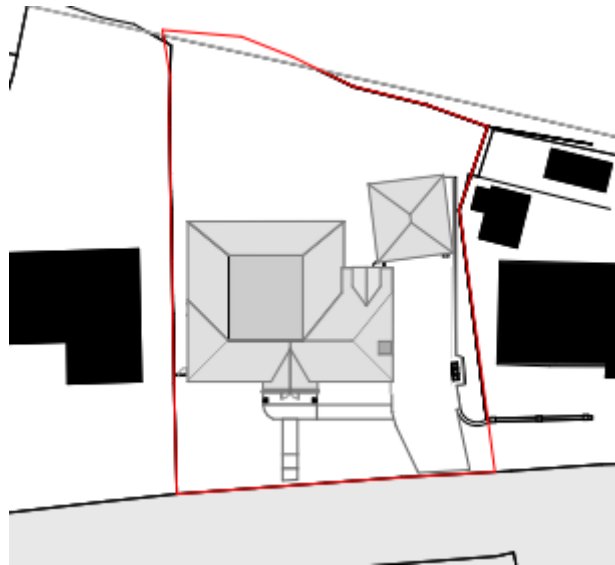


Planning Statement on behalf of
Ikra and Zylaikha Arif for
Replacement Dwelling at
43 Old Bath Road, Sonning, RG4 6SY
Project Ref 9446
Date. Nov 2025



Proposed Site Plan

1.0.0. Introduction

This Planning Statement has been prepared to support a full application for the replacement of an existing residential dwelling at 43 Old Bath Road. The application follows the withdrawal of a previous scheme after detailed feedback from the Local Planning Authority. This revised submission reflects substantial changes made in direct response to that advice, with a clear reduction in scale, improved architectural detailing, and enhanced integration with the street scene.

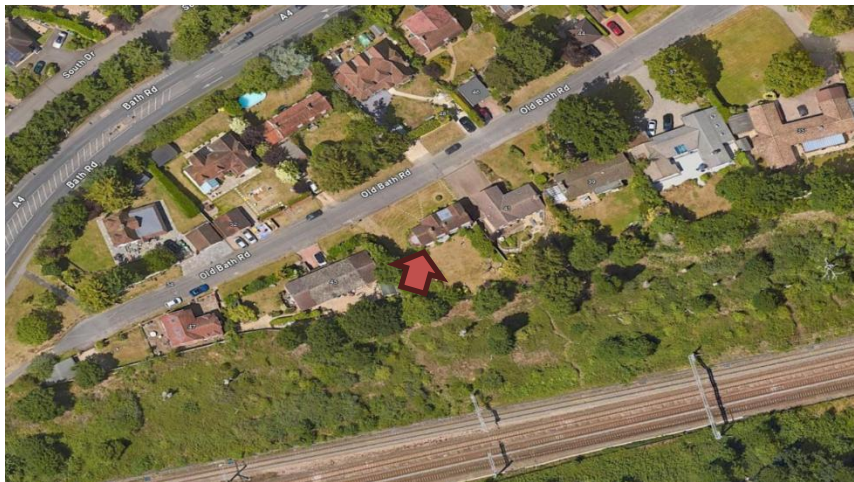
1.1.0. History

A previous full application (ref. 241875) was withdrawn following officer advice. In their feedback, the planning officer identified concerns regarding:

- Excessive size and massing of the proposed dwelling
- A dominant and poorly integrated crown roof
- Awkward porch and dormer arrangement
- Hardstanding and parking too close to the highway
- Elimination of rear garden in favour of patio

The officer advised a comprehensive reworking of the proposal prior to resubmission. This revised application directly addresses all points raised.

1.2.0. The site & its surroundings



Google Maps 2025

The application site is situated on Old Bath Road in Sonning, approximately 3.5 miles from Reading town centre. The site is not located within a conservation area, and Historic England mapping confirms that there are no listed buildings or heritage assets in close proximity. Additionally, the site is not subject to any significant planning constraints. a predominantly residential area characterised by detached family homes of varying architectural styles. Most properties benefit from large plots with established front gardens, driveways, and spacious rear amenity areas. The site itself contains a detached house set back from the road, with a generous rear garden and on-site parking.

The site is currently occupied by a large, wide residential dwelling with a generous rear garden. The property also includes a detached garage. The house has an open frontage and is clearly visible from Old Bath Road, with a noticeable setback from the street. In contrast,

the rear elevation is completely screened from public view due to the presence of the railway line running along the rear boundary of the site.



Previous proposed front elevation (withdrawn)



Current proposed front elevation



Front view of the current property

The street scene along The Old Bath Road is of mixed appearance; varying in terms of scale, boundary, driveway uses and roof forms; to name a few. This diversity is significant within the surrounding area, and we consider that the proposal we are making will positively attribute to the neighbourhood and site.



Street Scene Old Bath Road

1.3.0. The Proposal

This application proposes the demolition of the existing house and construction of a new two-storey, five-bedroom detached dwelling. Key elements of the proposal include:

- A reduced building footprint and height, with a simplified massing
- A more traditional roof form, with a discreet and reduced crown element
- A reconfigured front elevation, including simplified porch and dormers
- Retention of generous rear garden space, with reduced patio
- Provision of set-back on-site parking behind soft landscaping
- A lift and ground floor suite designed to accommodate multi-generational family living
 - The proposed gross internal area (GIA) is 378 m²

1.4.0. The Design & Amount

The proposal is conceived as an elegant and luxurious family home for three generations. The architecture is contemporary yet sympathetic, defined by its well-proportioned elevations, considered use of materials, and soft articulation of the façade.

- A key design feature is a dedicated first-floor suite for the grandmother, who currently accesses the ground floor only bi-weekly. A discreetly integrated lift ensures long-term accessibility and independence.
- Living spaces are open, light-filled, and carefully zoned, supporting the functional and emotional needs of a multi-generational household.
- Landscaping, front setbacks, and careful elevation treatment contribute to a less dominant frontage, in contrast to the previous application.

1.4.1. Design Evolution and Contextual Fit

This revised proposal represents a comprehensive redesign following the previous application's withdrawal. The new scheme responds directly to officer feedback, with key alterations to scale, layout, and appearance.

Key design refinements include:

- The front elevation has been simplified with a more traditional and symmetrical design, reducing its visual prominence from the street.
- Roof massing has been significantly reduced, including a smaller and better-integrated crown roof for storage purposes. If the crown roof is unacceptable then we can easily amend to a double hipped roof to the rear.
- Eaves and ridge heights have been lowered to improve consistency with neighbouring properties.
- The front porch and dormers have been redesigned for coherence, removing previous elements considered awkward or overly complex.
- Front garden space has been reintroduced, with parking now set further back and softened through landscaping as exists today.
- To the rear, a substantial lawn area has been reinstated, replacing the overly dominant hard landscaping from earlier proposals.

These changes ensure the dwelling now sits more comfortably within the local context and avoids the overdevelopment concerns raised previously.



Street scenes of adjacent properties along Old Bath Road

Project Summary

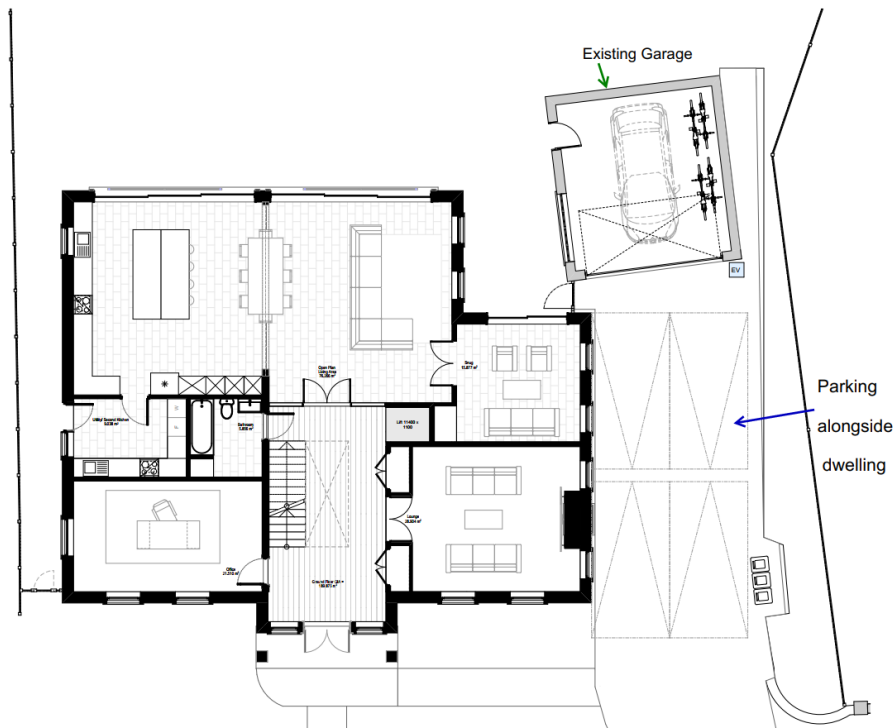
- **Proposal:** 1 no. 5-bedroom family dwelling over 2 storeys
- **Use:** Private self-build project for a large multi-generational family
- **Site area:** 856.35 m²
- **Gross Internal Area (GIA):**
 - **Existing:** 154.0 m²
 - **Existing with garage:** 184.0 m²
 - **Proposed:** 378 m²

1.5.0. The Layout

Internally, the layout offers generous living accommodation tailored to family life, with:

- Large, open-plan living/kitchen/dining space
- Multiple reception areas
- Five spacious bedrooms, including a ground-floor suite for elderly family members
- A home lift providing step-free access across floors
- Separate utility, storage and garage space
- Thoughtful zoning between shared and private areas

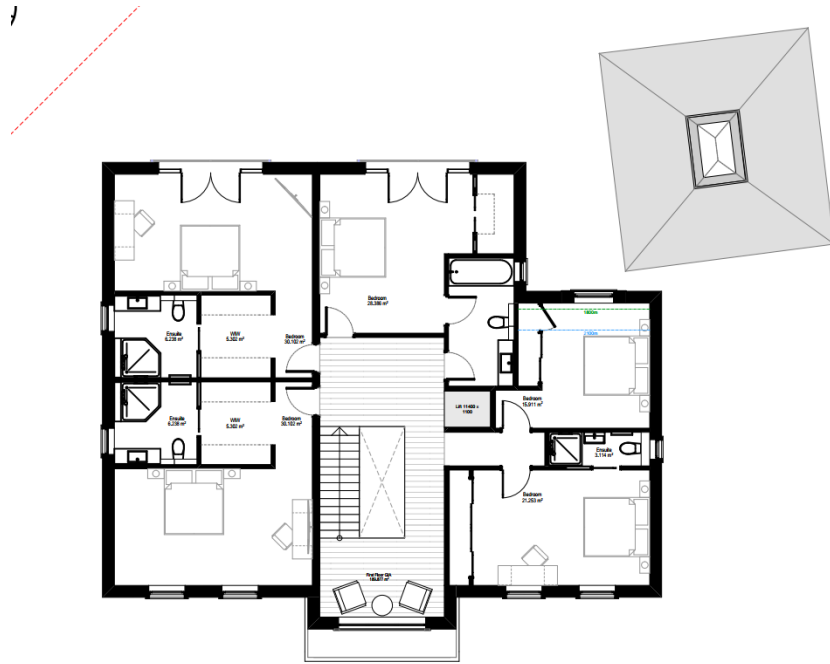
The internal design provides both comfort and adaptability, supporting futureproofed, sustainable occupation and modern family needs.



Proposed Ground Plan (PL-03.05)

The ground floor is thoughtfully arranged to support both social and private functions, offering:

- Spacious Open-Plan Living Area to the rear (left-hand side of the layout), combining:
 - A large kitchen with island
 - Dining area centrally placed
 - Lounge space with wide glazing/doors overlooking the rear garden
- Separate Reception Room at the front-right of the layout, ideal for a home office, library or additional lounge
- Accessible Ground Floor Bedroom Suite (front-left), with:
 - Bedroom space
 - En-suite bathroom
 - Nearby access to front entrance
 - Ideal for elderly or multi-generational family members
- Central Entrance Hall with double-door entry, cloak storage, and staircase leading to first floor
- WC, utility room, and plant/store spaces strategically located to the side/rear
- Integrated Garage and cycle parking area located in a separate structure to the right of the main building, with driveway access and hardstanding



Proposed First Floor (PL-03.06 Rev 04)

The first floor offers a high-quality layout suitable for a large family, featuring:

- Five Bedrooms in total:
 - Two large double bedrooms to the front (left side) with shared access to a Jack and Jill en-suite
 - One central double bedroom at the rear with access to the shared landing and bathroom
 - One principal suite to the far rear-right, including:
 - Large bedroom area
 - Dressing room
 - Private en-suite bathroom
 - One fifth bedroom/study to the front-right with own en-suite
- Large central landing with balcony access overlooking the front, offering natural light and a generous sense of space
- Family bathroom accessible off the main hallway

1.5.1. Living Quality

The proposed layout is designed to support multigenerational living, with a fully accessible ground floor bedroom suite ideal for elderly or mobility-impaired family members. The internal arrangement provides a clear distinction between shared and private spaces, with open-plan kitchen, dining, and living areas to the rear, and separate reception rooms and bedrooms offering privacy where needed.

The house benefits from generous light and circulation, with wide hallways, spacious landings, and well-proportioned rooms enhancing comfort and usability.

The property is set back from the road, with a landscaped frontage and in-curtilage driveway providing off-street parking for multiple vehicles. An integral garage offers additional secure storage. To the rear, a private, well-screened garden provides high-quality outdoor amenity space.

This self-build home is conceived for long-term occupation, integrating sustainable design, home-working potential, and futureproofed features such as a lift-ready circulation core.

1.6.0 Ecology

A Phase 2 Bat Emergence Survey was undertaken on 11th August 2025 by Dr. Jonty Denton (MRSB, FRES), following initial recommendations in the Preliminary Roost Assessment. The emergence survey found no evidence of bats roosting within the existing property.

Although a single common pipistrelle was recorded commuting past the site, no bats were seen emerging from or entering the building, and no roosting behaviour was observed. Additionally, there were no physical signs of roosting (e.g. droppings, staining, or feeding remains) within the structure.

The survey concluded that the building is not being used by bats, and as such, no further survey work is required. The proposed development is therefore not expected to result in any adverse impact on protected bat species.

The trees on site are not being disturbed.

As this is a self-build the BNG requirements will not apply.

1.7.0. The Scale

The scale of the proposed dwelling has been significantly reduced and refined following previous officer feedback. The overall footprint, height, and massing have been moderated to ensure the building sits comfortably within its plot and in keeping with the surrounding area.

While the dwelling remains a substantial family home, its proportions have been carefully balanced, with a lower ridge height, simplified roof profile, and reduced bulk. These changes help avoid any perception of overdevelopment and improve its integration with neighbouring properties.

The scale now aligns more closely with the varied residential character of Old Bath Road, where large, detached dwellings on generous plots are common. The revised proposal is therefore appropriate in both scale and context, respecting the established pattern of development along the street.

Respect for Surrounding Scale

Although the proposed footprint is larger than the existing dwelling, it is modest and proportionate in the wider context. The surrounding area contains numerous properties—particularly along South Drive and Bath Road—with generous footprints and substantial massing. The design draws on these local precedents while remaining in scale with Old Bath Road’s more varied and sensitive residential grain.

Careful consideration has been given to site boundaries, spacing, and landscaping, ensuring the new home enhances rather than disrupts the rhythm of the street.

1.8.0. Appearance

There are varying designs & types along the Old Bath Road & therefore we believe the proposed design is within keeping of the context of the local street scene.

Materials:

Roof: Plain clay tiles in red/brown

Walls: Ibstock Audley Red Mixture Stock Facing Brick

Windows: Aluminium or timber composite framed in dark grey or black.

Doors: Feature front door in solid timber or high-spec composite with side glazing panel.

1.9.0 Access

Access onto the site is as exists today, via a driveway connecting the site to Old Bath Road.

The proposed layout includes a modest widening of the driveway to facilitate double parking within the site.

1.10.0. Flooding

The site is located within Flood zone 1.

1.11.0. Transport/ Parking Policy

There is sufficient space for 3 car parking spaces plus a garage.

1.12.0. Planning Policy

Affordable Housing;

As this is a replacement dwelling, no affordable housing contribution is payable.

The proposal accords with **Policies CP1, CP3 and CC04 of the Wokingham development plan** by delivering a sustainable, energy-efficient replacement dwelling that exceeds current Building Regulations and reduces carbon emissions. The design provides a modern, adaptable home suited to multi-generational living, supporting social sustainability and aligning with national policy objectives to meet the evolving needs of households.

- Sustainability – the scheme will achieve the carbon emissions figure of 19 % DER lower than TER.
- The existing dwelling does not benefit from insulated walls & floors with little insulation within the roof. The external joinery is aged.
- Although this could be updated, it is better if the budget allows to rebuild to the current building regulations & exceeding Part L by 19%. The layouts allow for modern family living & is a lifetime home allowing for family expansion & allowing the older generation to live there.
- This has major benefits for the family allowing ready-made child minding & a safe & secure place for the elderly parents rather than having to be housed in residential care homes.

Policy CP3 – General Principles for Development (Core Strategy)

- The proposed development accords with Policy CP3 by delivering a high-quality, well-designed family home that responds positively to the character of the surrounding area.
- The scale, massing, and proportions of the dwelling are carefully considered to reflect local built form, while maintaining appropriate separation from neighbouring properties to protect privacy and residential amenity.
- The layout allows for good levels of natural light, outdoor amenity space, and access, all contributing to a positive living environment.
- There is no adverse impact on highway safety, landscape character, or biodiversity. As a self-build project, the proposal also promotes diversity in housing provision and supports individualised, sustainable design.

Policy CC04 – Sustainable Design and Construction (MDD Local Plan)

- In accordance with Policy CC04, the proposed dwelling incorporates sustainable design principles to reduce energy and water consumption.

- The applicant intends to include high levels of insulation, thermally efficient glazing, low-energy lighting, and low-flow water fittings.
- A sustainable drainage approach will be incorporated, and construction methods will seek to minimise waste and environmental impact, aligning with Wokingham's objectives for sustainable development.

1.13.0 Bin & cycle storage

Bins will be stored to the right of the Garage on the frontage of the site.

Cycles will be stored within the Garage, which is large enough to accommodate both a car and cycle store for 4 cycles.

1.14.0. CIL

A self-build CIL form will be submitted with the full planning application.

1.15.0. Conclusion

At the heart of this proposal is the accommodation of the whole family of different generations, with a dedicated first-floor suite accessed by a fully integrated lift. This ensures ease of movement and comfort, particularly as she currently only accesses the ground floor on a bi-weekly basis. The layout fosters independent living within the home, supported by generous family spaces, private rooms, and adaptable features.

We believe that this proposal represents a thoughtful and well-designed replacement home that provides long-term, high-quality accommodation for a three-generation family and improves upon the previous planning scheme with a softer, more responsive design.

The proposal would enhance the character of the area by drawing from broader contextual massive while maintaining Old Bath Road's traditional proportions; and incorporates accessibility features, generous landscaping, and a contemporary architectural approach rooted in elegance and restraint.

The application respectfully invites approval based on its contextual appropriateness, quality of design, and improved response to both size constraints and community character.

Chris Keen MRICS MCABE

