

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



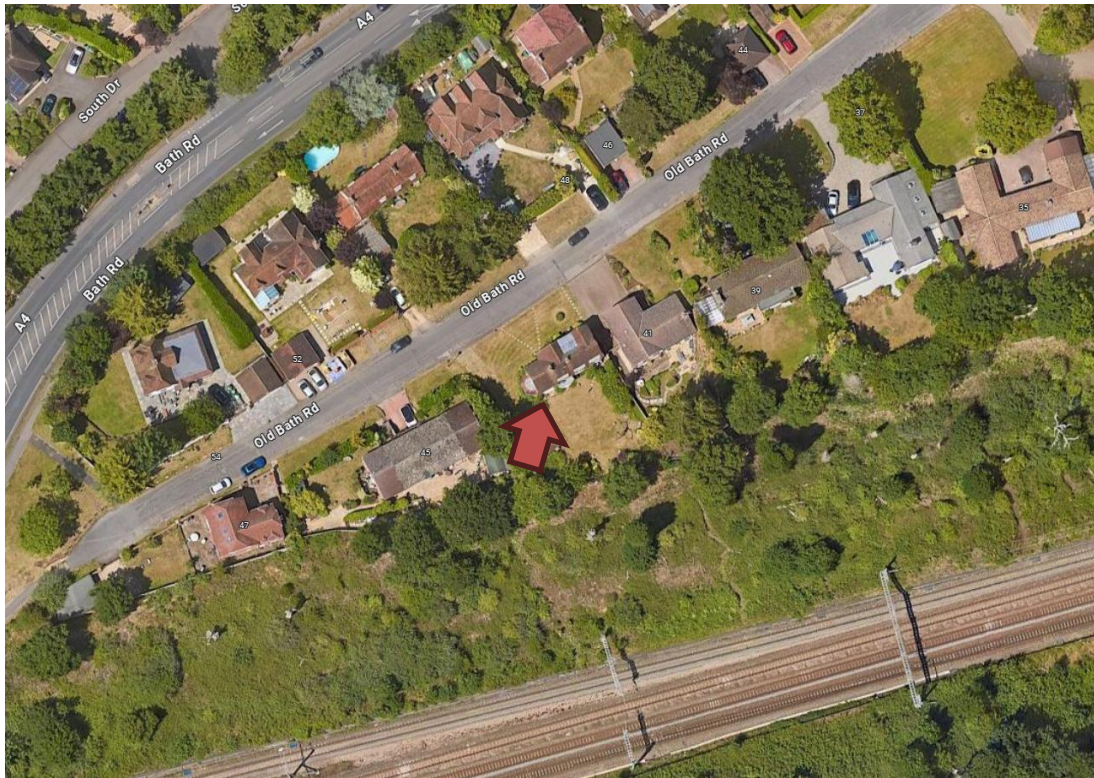
1.0.0. Introduction

This planning statement supports the full application for a replacement dwelling at 43 Old Bath Road, Sonning, Berkshire RG4 6SY, comprising 5no bedrooms over 3no floors, with garage and off-road parking.

1.1.0. History

We are aware that a previous proposal for the site was overbearing and subsequently withdrawn. While we were not involved in that scheme, our design has been carefully developed to respond more appropriately to the local context. Although the proposal introduces a generously sized dwelling, it's form, scale and appearance have been refined to ensure it sits comfortably within the street scene and is no longer overbearing in nature.

1.2.0. The site & its surroundings



Google Maps 2025

The application site is situated on Old Bath Road in Sonning, within the designated Limited Development Area to the east of Reading, 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.

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.



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

Erection of a new 5-bedroom detached family dwelling with associated landscaping and access and integral garage, replacing the existing house. The proposed home is designed to accommodate a multi-generational household, incorporating a dedicated first-floor suite with lift access. The design reflects a high-quality, elegant style, with a softened frontage and massing that responds positively to the character of Old Bath Road and the surrounding context.



Proposed Elevations

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.

➔ Design Evolution and Contextual Fit

Compared to the previous planning application, the new proposal has been significantly softened and refined:

- The front elevation has been redesigned with a more restrained and traditional composition, reducing visual dominance from the street and providing a more balanced appearance.
- Ridge and eaves heights have been lowered, and the roof profile simplified, improving alignment with adjacent properties.
- The massing has been reduced, particularly at the front, to avoid any sense of overdevelopment.

These changes result in a less bulky and more contextually appropriate form, in contrast to the earlier, more imposing design.

1no 5no bedroom family dwelling.

This is a self-build for occupation by a large family.

Site Area (red line) : 856.34sqm

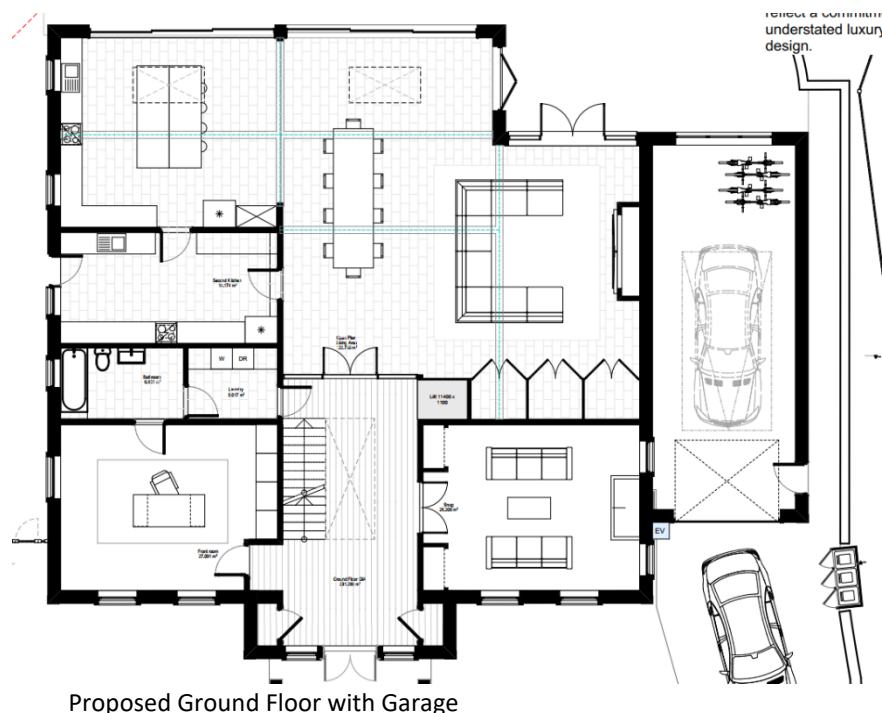
Proposed Total Footprint : 318.8m²

The proposed dwelling has been carefully designed to reflect a traditional architectural style with a strong, symmetrical front elevation. It features a central gabled entrance and full height glazing that provides a striking yet balanced focal point. The use of high-quality materials and traditional detailing ensures the proposal will sit comfortably within the surrounding context.

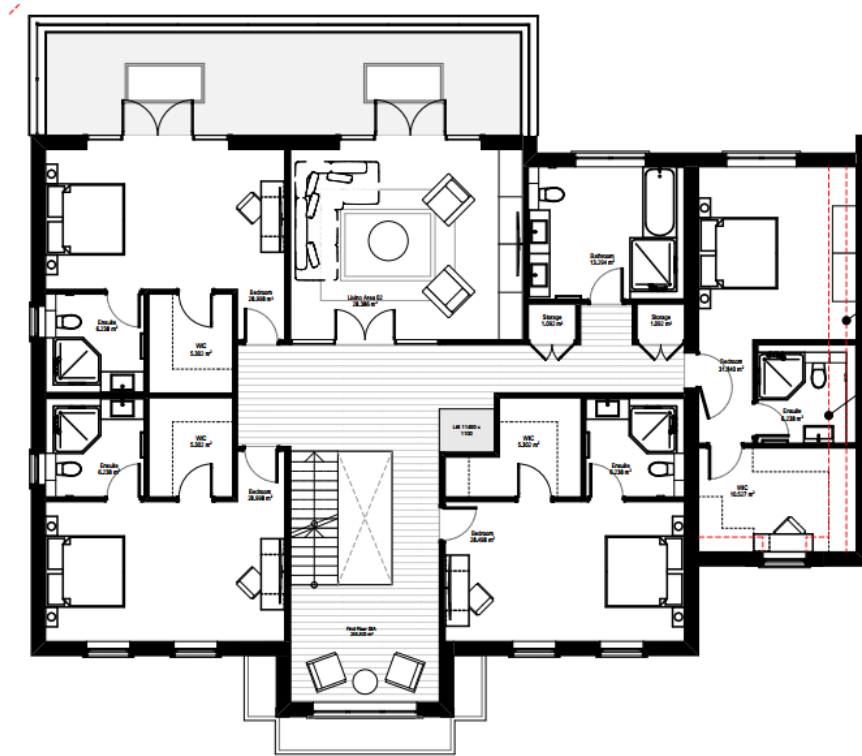
1.5.0. The Layout

The layout allows for good sized family accommodation on both the ground, first floor and loft space.

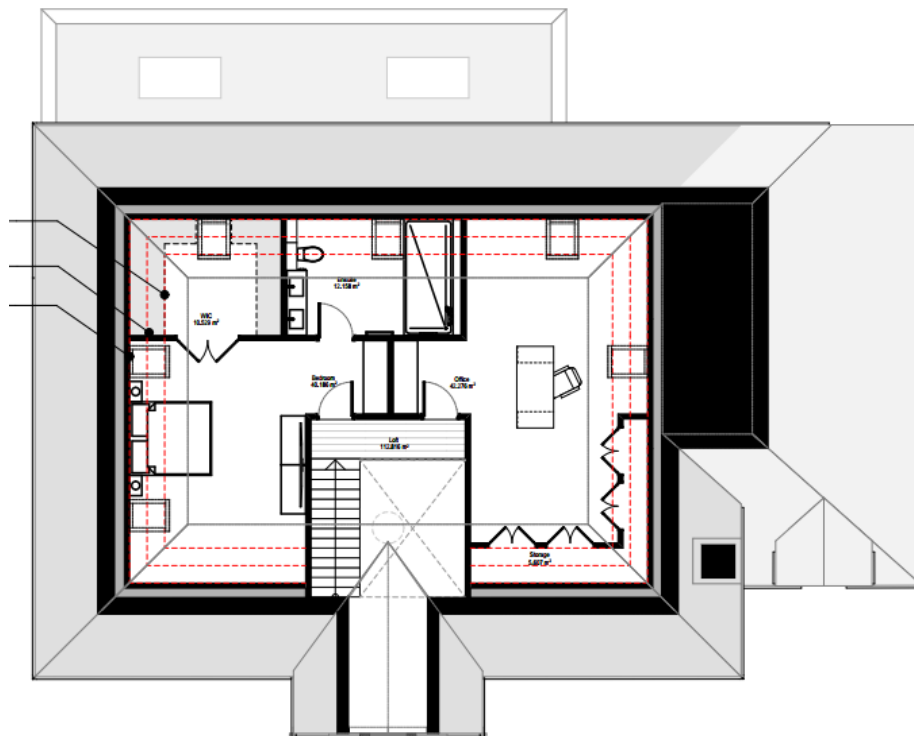
Internally, the layout is designed to support modern family living for a multi-generational family. The ground floor accommodates multiple rooms, an open-plan kitchen/dining area, a front room, utility room, and internal access to the garage. The garage itself is large enough for a family car and bike store, as indicated on the plans.



The first floor provides four generously sized bedrooms, including a principal suite with en-suite and dressing area, along with family bathrooms and flexible living areas. A second floor is set within the roof space and offers a versatile open-plan bedroom with en-suite and an office.



Proposed First Floor



Proposed Roof Plan

The property is set back from the road, with a formal landscaped frontage and an in-curtilage driveway providing off-street parking for multiple vehicles. The integral garage adds further secure parking and storage. To the rear, the garden is private and well enclosed, benefiting from the site's natural screening along the boundaries.

This self-build project has been conceived with sustainability and long-term family occupation in mind, offering high-quality, energy-efficient accommodation that respects both its setting and the needs of future occupants.

1.6.0 Ecology

A Bat survey was carried out, and a Bat Emergence survey is being actioned as per recommendation within the previous report.

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

1.7.0. The Scale

The scale of the proposal has been carefully considered. While the dwelling is of a substantial size, the design delivers an attractive and well-proportioned frontage that sits comfortably within the street scene. It is not out of character with the surrounding area, particularly given the wide variety of architectural styles and property types along Old Bath Road.

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.

1.9.0 Access

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

This driveway provides additional parking for 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.

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 an elderly family member, 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.