



Cover Letter

**31 Pound Lane
Sonning
RG4 6XD**

August 2025

Introduction

The attached application has been submitted to Wokingham Borough Council for an annexe outbuilding at the following address:

‘31 Pound Lane, Sonning, RG4 6XD’

The address is a residential property, and the proposal includes a residential annexe for accommodation entirely associated with the existing property.

Proposal

The application seeks approval from Wokingham Borough Council as the Local Planning Authority for:

‘The erection of a residential annexe’

Submission

In accordance with the requirements of Wokingham Borough Council’s Planning Validation Checklist, the following have been submitted for consideration:

- Location Plan at a scale of 1:1250
- Site Plan, existing and proposed, at a scale of 1:500
- Floor plans and elevations of the proposed outbuilding at a scale of 1:50
- A bat survey of the existing garage
- Area newt survey

and a Planning, Design and Access Statement.

Conclusion

It is politely requested that this application be validated and approved in accordance with the usual Council procedures.