PLANNING, DESIGN AND ACCESS STATEMENT

Client:

Mr & Mrs Dattani

Two Elms, 11 Old Bath Road

Sonning, Reading, Berkshire, RG4 6SZ

Erection of 1no. replacement dwelling, following the demolition of the existing detached dwelling.

Contents

1.0 Introduction 1

2.0 Site location and description 2

3.0 Planning history 2

4.0 Development proposal 3

5.0 Policy assessment 4

- 5.1 Principle of Development 4
- 5.2 Design and Character 4
- 5.3 Residential Amenity 5
- 5.4 Highway Safety, Access and Parking 6
- 5.5 Landscape and Trees 6
- 5.6 Ecology & Biodiversity 6
- 5.7 Flood Risk and Sustainable Drainage (SuDS) 7
- 5.8 Community Infrastructure Levy (CIL) 7

6.0 Conclusion 7

1.0 Introduction

This statement is produced to support a planning application for Two Elms, 11 Old Bath Road, Sonning, Reading, Berkshire, RG4 6SZ **-** For the erection of 1no. replacement dwelling, following the demolition of the existing detached dwelling.

This statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.

This application is accompanied by the appropriate planning application forms, duly signed and completed, and the following documents prepared by Trish Barson Designs.

- E001 - Existing Ground Floor Plan
- E002 - Existing First Floor Plans
- E003 - Existing Roof Plan
- E004 - Site Plan
- E005 - Existing South & West Elevations
- E006 - Existing North & East Elevations
- PA007 - Proposed Ground Floor Plan
- PA008 - Proposed First Floor Plan
- PA009 - Proposed Second Floor Plan
- PA010 - Proposed Front and Rear Elevations
- PA011 - Proposed Side Elevations
- Proposed Site Plan
- Preliminary Bat Roost Assessment (March 2026)
- Bat Emergence Survey (June 2026)
- Arboricultural Survey 1 (March 2026)
- Arboricultural Survey 2 (June 2026)
- SUDS Report (May 2026)
- CIL Form

The relevant application fee of £610 including VAT will be submitted by the applicant separately.

2.0 Site location and description

The application site (Two Elms) is in an established residential area within Sonning, in a discreet location facing the A4, Bath Road. The Old Bath Road was the original link from Reading to Maidenhead which has subsequently been downgraded to a service road for residential houses, due to the new A4 (Bath Road) being routed to the north of the site.

The application site is 0.1961 hectares (1,961 sqm). It comprises a 2 storey three-bedroom detached dwelling with roof accommodation and areas of hardstanding and garden. It is bordered by Old Bath Road to the northwest, West Drive to the southeast and residential properties and associated gardens to either side. West Drive is an established residential private road with a variety of houses set in spacious surroundings. Many of the houses on both Old Bath Road and West Drive have either been extended substantially or demolished and replaced by new dwellings more recently (see section 3.0 below).

The site is neither located within a conservation area nor identified as a statutory Listed Building having any special architectural or historic merits, either nationally or locally. Additionally, the site is not assigned any designations on the adopted Wokingham Borough Council Core Strategy Policies Map.

The site falls within Flood Zone 1, as defined on the Government's website (Flood Map for Planning), which is the lowest designation of flood risk. In accordance with the Government web-based National Planning Practice Guidance (NPPG), most uses are considered acceptable within Flood Zone 1, from a flood risk point of view, including residential development.

3.0 Planning history

A planning history search confirms that the principle of a replacement dwelling on this site has already been firmly established under application 242720. This recent approval provides a clear fallback position, confirming that the demolition of the existing property and its replacement with a high-quality, two-storey dwelling is fully acceptable to the Local Planning Authority.

The current application seeks architectural refinements to the previously approved scheme (Ref: 242720), optimising the internal layout and design to meet the specific lifelong living and sustainability requirements of the applicants. Other planning approvals obtained recently for demolition and replacement dwellings on Old Bath Road are also shown below.

Application No	Decision Date	Detail	Decision
242720	21/01/2025	Two Elms - 11 Old Bath Road - Full application for the proposed demolition of	Approve

		existing dwelling and erection of new two-storey dwelling with roof accommodation, along with associated outbuilding, access gates and boundary wall.	
251596	12/11/2025	6 Old Bath Road - Full application for the proposed erection of 1no. detached dwelling following demolition of the existing dwelling and garage.	Approve
240559	26/07/2024	14 Old Bath Road - Full application for the proposed replacement of a 6no. bedroom dwelling following demolition of existing dwelling, plus the erection of a double garage and front wall and gates.	Approve

4.0 Development proposal

There have been no recent extensions/alterations to the site. The existing dwelling has reached its lifespan and requires significant modernising to make the best use of the large plot. Given the extensive works required to bring the existing dwelling up to modern living and sustainability standards, its replacement is considered the most economically viable solution.

The proposal seeks permission for the erection of 1no. replacement dwelling, with a 2-storey detached dwelling with roof accommodation, following the demolition of the existing detached dwelling. The proposal involves various alterations to the external space, including hardstanding, and an outdoor seating area.

The new dwelling layouts respect the formed build lines. The development will retain ample off-road parking in the driveway of the property. The proposed dwelling will also benefit from an additional integral garage as shown on the attached ground floor plan. This will allow parking for two cars, cycles and will include EV charging points.

5.0 Policy Assessment

The primary planning considerations relevant to the assessment of this application, as guided by local and national policy, are as follows:

- Principle of Development
- Design and Character
- Residential Amenity
- Highway Safety, Access and Parking
- Landscape and Trees
- Ecology and Biodiversity
- Flood Risk and Sustainable Drainage (SuDS)
- Community Infrastructure Levy (CIL)

5.1 Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the Borough consists of the Core Strategy (adopted in January 2010), the Managing Development Delivery (MDD), adopted in February 2014, and Joint Minerals and Waste Plan (adopted in January 2023). There is no neighbourhood plan for the area.

The Managing Development Delivery (MDD) Local Plan Policy CC01 (Presumption in Favour of Sustainable Development) states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise. The site is located within settlement limits and a replacement dwelling should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 (General Principles for development) of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

There are a number of neighbouring properties that have either had replacement dwellings erected, or considerable extensions constructed. The proposed replacement dwelling would provide a high quality, energy efficient new family dwelling. As such, the principle of development should be considered acceptable, subject to compliance with other development plan policies.

5.2 Design and Character

Policy CP1 (Sustainable Development) of the Core Strategy states planning permission will be granted for development proposals that 'maintain or enhance the high quality of the environment'. Policy CP3 (General Principles for development) of the Core Strategy states planning permission will be granted if development is 'of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design including open spaces for occupiers and their quality of life'.

The site is in discreet location just to the northeast of the junction of Old Bath Road and West Drive. The location is an established residential area consisting mostly of detached dwellings on large plots which are set back and screened from the road. Both streets have a spacious, green character with trees, lawn and hedges.

The existing dwelling is a detached 2 storey, 3-bedroom dwelling, with accommodation in the roof. The proposal is to replace the existing dwelling with a larger two storey, six bedroom detached dwelling with a cinema room located in the loft. As mentioned above, it should be noted that a number of properties within the vicinity have been demolished and replaced recently with larger modernised dwellings like this application. The replacement dwelling will be built in the same location as the existing property. The vehicle access and orientation of the property will remain the same and maintain the current front building lines at Old Bath Road. It should be noted that the surrounding area is dominated by two storey dwellings with accommodation in the roof along Old Bath Road and West Drive, where building styles are varied, unique with a substantial footprint. Careful consideration has been given to its design and detailing.

The scale of development is in line with neighbouring properties and is in context with the street scene and the character of the area and therefore meets Core Strategy CP9 (Scale and location of development proposals). The NPPF supports the principle of sustainable development. It calls for good design in that the context of the area should be considered, and that improving the character and quality of an area should be important. The dwellings on Old Bath Road are characterised by being individually designed and unique. It is this lack of repetition on individual plots and the green nature of the street which adds to the pleasant character of the area and in this regard, the development is regarded as appropriate.

The proposed development is characterised of the dwelling types in the area in terms of general scale, bulk, height and materials, would meet and exceed all Internal Space Standards laid out in Policy TB07 (Internal Space Standards) from the Wokingham MDD Local Plan. The Home will be designed as an eco-friendly, low-energy house for healthy living. Thermal insulation values far exceed current UK standards, and all windows would be double/triple glazed. The applicant intends to install photovoltaic panels on the roof and means to reduce the use of gas. This will achieve low energy targets as far as possible.

Overall, it is considered the new design would be in keeping with the character and appearance of the area as there are other houses in similar size and scale which benefit from a similar setting. Therefore, the proposal is in accordance with Policies CP1, CP3 and CP9 of the Core Strategy, Policy TB07 and from the MDD Local Plan, and the NPPF.

5.3 Residential Amenity

There are several trees and mature hedges that sit on the boundary, which screen the properties from one another.

The Borough's Design Guide states that all new dwellings must provide appropriate levels of daylight and sunlight to new and existing properties. A formal technical assessment has been undertaken using the 45-degree angle rule prescribed by the

Council's Sustainable Design and Construction SPD. As a result of the large grounds that the site sits in and distances to the neighbouring properties, there are no breaches to the 45-degree rule, accordingly it is considered that the proposed dwelling would not have any impact on the daylight and sunlight from the occupiers of the neighbouring dwellings.

Layout and design have been carefully thought out to avoid any potential overlooking and overbearing impact to and from immediate neighbouring properties. Whilst the footprint of the proposed replacement dwelling is larger than the existing dwelling, the width of the two-storey element of the house has been carefully considered. The bulk and mass of the overall proposal would be broadly similar to the immediate neighbouring properties. Accordingly, the proposed house is not considered to appear overbearing.

Whilst the proposal would increase the footprint of the dwelling, the remaining amenity space would be over 50 metres in length, and this also meets the minimum requirements set out in the Borough Design Guide SPD. The proposed development would result in an acceptable living environment for the future occupants.

The layout of the house is designed to be accessible to all, including those with mobility issues and will be built in accordance with the current Building Regulations. Whilst the proposed house is higher and larger than the existing dwelling, the separation to the side boundaries is generous and would limit any impact to the neighbouring occupants. The boundaries of the site are delineated by trees which would also screen the dwelling from the neighbouring properties. It is considered that the proposal would have an acceptable impact on the amenity of the neighbouring occupiers.

5.4 Highway Safety, Access and Parking

The A4 Bath Road is the main link road between Reading in the west and Maidenhead and Twyford in the east. The road provides access to the A329 and in turn to the M4.

The site also benefits from public transport facilities. There are two bus stops (Holmemoor Drive) located, within 210 metres (2-3 minutes walking) from the site on the A4 Bath Road in either direction of the site. These are served by the 128 and 850, bus routes which provide frequent and regular services towards High Wycombe, Twyford & Wokingham, Maidenhead and Reading. This excellent public transport provision facilitates sustainable modal shift, reducing reliance on private single-occupancy car journeys in strict alignment with Section 9 of the NPPF. A range of other shops and services can be accessed using bus services from the site.

The application site features a highly generous plot width of approximately 25 metres, which comfortably allows for a safe, well-designed layout that easily accommodates both the proposed dwelling and its vehicular requirements. Vehicular access will continue to be safely served via the existing established point of entry from Old Bath Road. The proposed layout ensures that ample secure parking is provided on-site for

multiple vehicles, meeting or exceeding the Council's parking standards. Furthermore, the expansive driveway configuration guarantees that all vehicles can safely turn within the site boundary, enabling them to enter and exit Old Bath Road in a forward gear, thereby maintaining the safety and free flow of the public highway.

Overall, the site enjoys good public transport facilities and connectivity with the local road network. The site is also situated within walking distance (800m radius) of the local shops, supermarket and services. The site is highly sustainable due to its location and connectivity with the local road network.

5.5 Landscape and Trees

The adopted Policy CC03 (Green Infrastructure, Trees and Landscaping) of the MDD Local Plan relates to Green Infrastructure in the Borough and indicates that proposals should protect and retain existing trees.

The exceptional 25-metre width of the plot ensures that the proposed replacement dwelling can be accommodated comfortably without overwhelming the site or crowding its boundaries. This substantial frontage allows for the retention of significant spatial gaps between the built form and the property borders, preserving the characteristic open and leafy feel of the street scene.

To complement the high-quality architectural design, a comprehensive landscaping scheme will be implemented. This scheme will feature thoughtful new planting and soft landscaping across the site frontage, ensuring that the replacement dwelling integrates harmoniously into its natural surroundings and positively contributes to the visual amenity and suburban character of the area.

5.6 Ecology and Biodiversity

The site is located within a habitat where bat roosts have previously been reported in the borough. A Preliminary Bat Roost Assessment and Bat Emergence Survey is submitted with this application. While minor bat activity was recorded in the area, the level of activity was negligible and does not warrant any formal mitigation measures.

In accordance with current planning legislation, the proposal is exempt from Biodiversity Net Gain (BNG) requirements on the grounds that it qualifies as a self-build development on a site area of less than 0.5 hectares.

5.7 Flood Risk and Sustainable Drainage (SuDS)

The application site is situated entirely within Flood Zone 1, representing the lowest statistical risk of fluvial flooding. In full compliance with Core Strategy Policy CC09, a site-specific Sustainable Drainage (SuDS) scheme has been engineered by Trish Barson Designs (May 2026). Surface water runoff will be managed sustainably on-site

through the implementation of a permeable driveway configuration and tailored rainwater harvesting systems. This guarantees that post-development run-off rates achieve a technical betterment over the existing layout, ensuring zero impact on adjacent network infrastructure.

5.8 Community Infrastructure Levy (CIL)

The relevant CIL documentation accompanies this submission. As the proposal relates explicitly to a self-build replacement dwelling that will serve as the applicant's primary residence, it qualifies for a mandatory Social Housing/ Self-Build Exemption from CIL charges, satisfying the procedural requirements of the CIL Regulations.

6.0 Conclusion

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Core Strategy and Managing Development Delivery Local Plan state that planning applications that accord with the policies in the Development Plan will be approved unless material considerations indicate otherwise.

Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development will be carried out without adverse effect on the character of the area or the amenity of neighbouring residents.

It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.