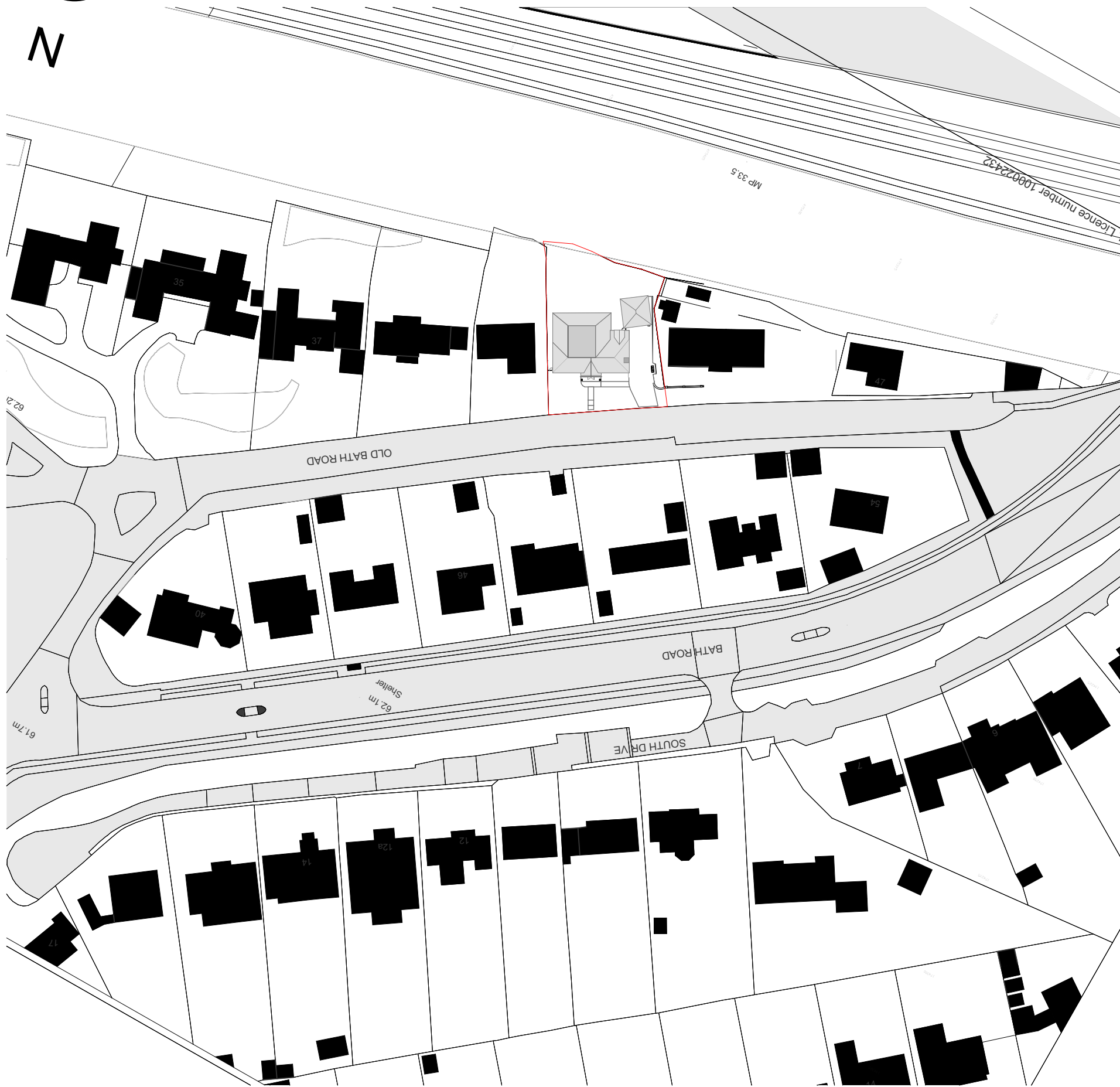


N



1:1000

Proposed Site Plan

Wider Site Context and Justification for Increased Footprint

The site at 43 Old Bath Road benefits from a generous plot within a varied residential setting. While properties along South Drive and Bath Road are generally larger in scale and massing, Old Bath Road itself contains a more modest but still diverse mix of dwellings.

The proposed increase in footprint reflects the capacity of the site to accommodate a larger home, while maintaining appropriate setbacks, garden space, and separation from neighbours. The revised massing draws reference from larger homes nearby—particularly those along South Drive and Bath Road—while ensuring the scale remains in keeping with the rhythm and proportions typical of Old Bath Road.

This balanced approach allows the new dwelling to contribute positively to the evolving character of the area, offering improved internal layout and architectural quality without overpowering the existing streetscape.

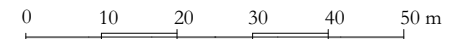
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All dimensions to be checked on site and any discrepancies to be reported before work commences.

Notes:

Date	Rev	Comments	By	Chk'd

1:1000



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Client:

Ikra and Zulaikha Arif

Job Title:

New Build at 9446-43 Old Bath Rd, Sonning, Reading RG4 6SY

Drawing Title:

Proposed Site Plan 1:1000 Wider Context REV 04

Drawing Date: 24.05.25	Status: Proposed	
Issue Date: 21/11/2025	Drawn By: CM	Scale: @A3
Job No: 9446	Drawing No: 9446 PL-03.01	Rev: