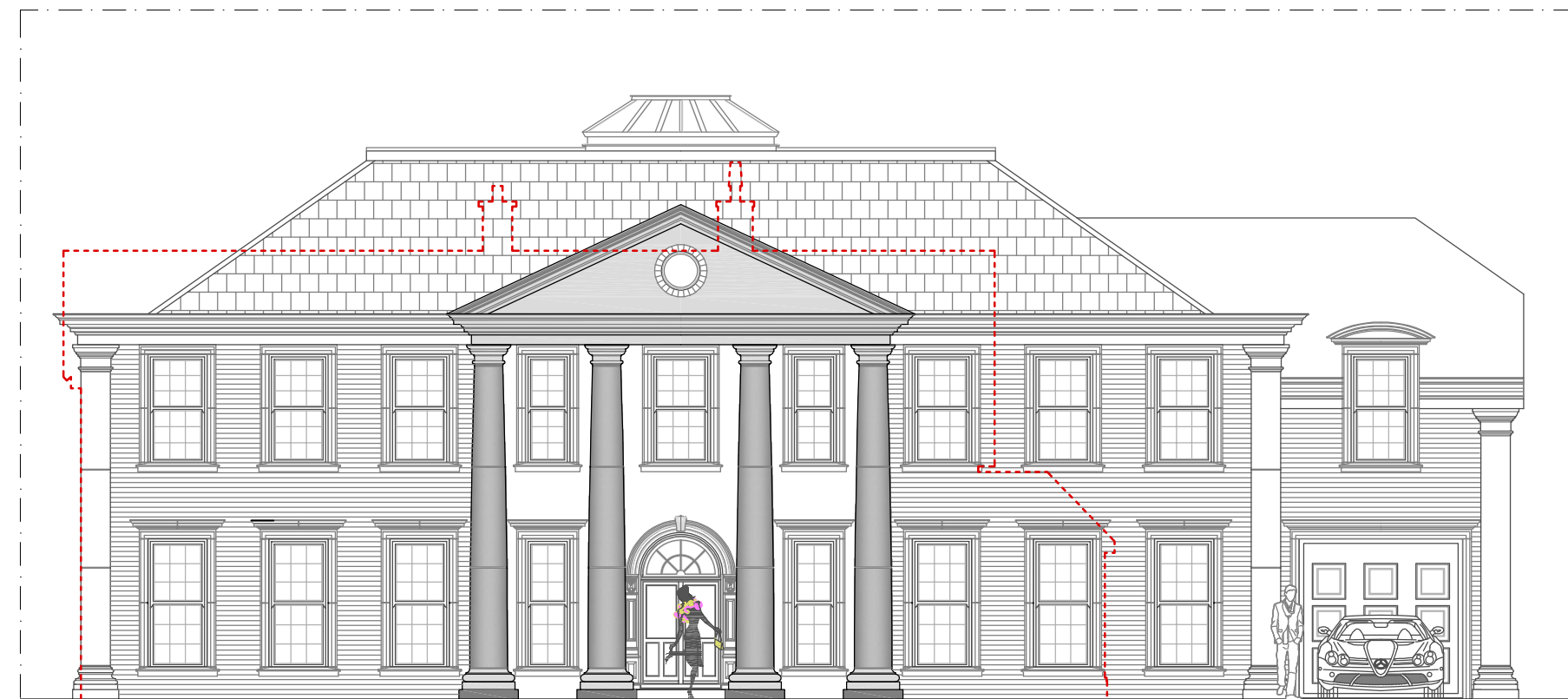




EXISTING FRONT ELEVATION
43 OLD BATH ROAD, SONNING, BERKSHIRE - RG4 6SY

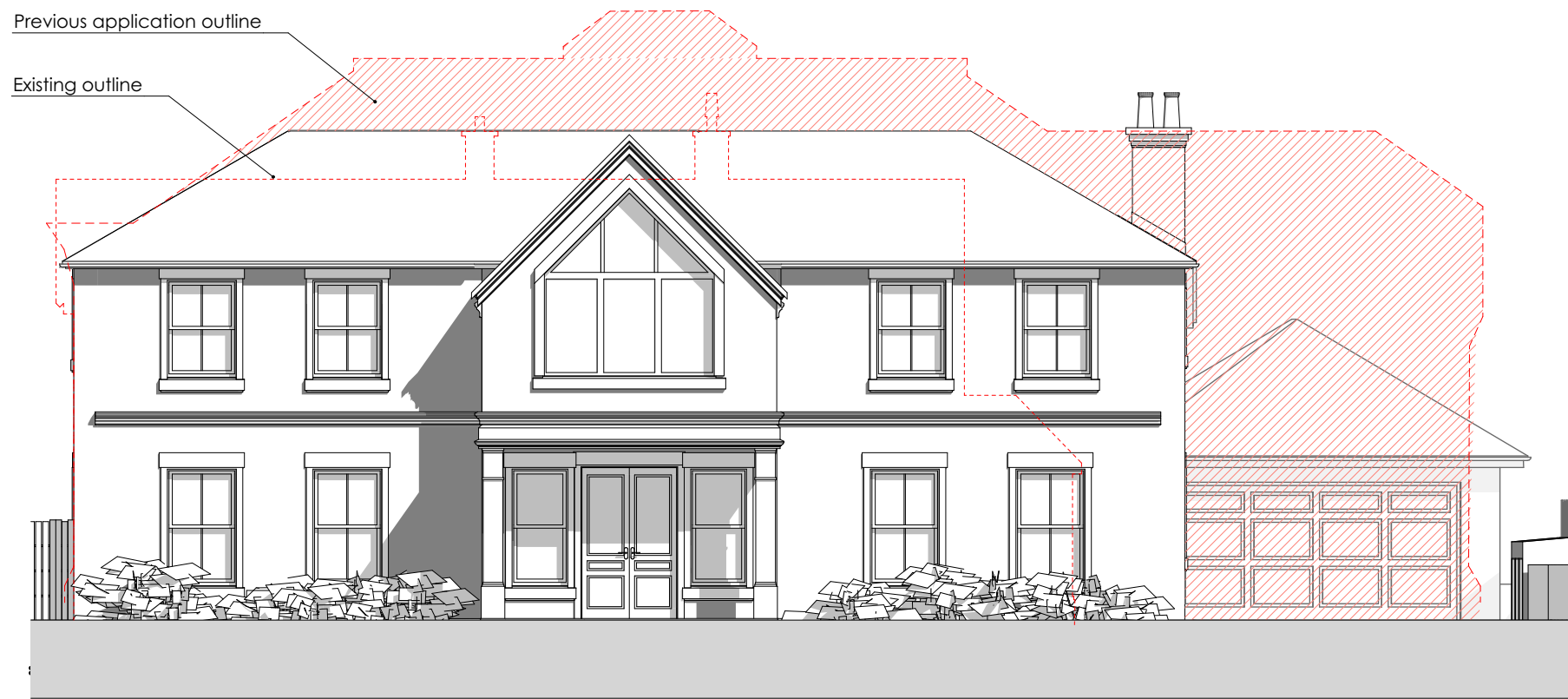
Existing Elevation



PROPOSED FRONT ELEVATION
43 OLD BATH ROAD, SONNING, BERKSHIRE - RG4 6SY

1:1 241875-Planning Plans-22072024

Previous Planning Application showing Front Elevation Comparison to the New Proposal below



1:100 Front Elevation Comparison

New Proposed Front Elevation

Design Evolution and Contextual Fit

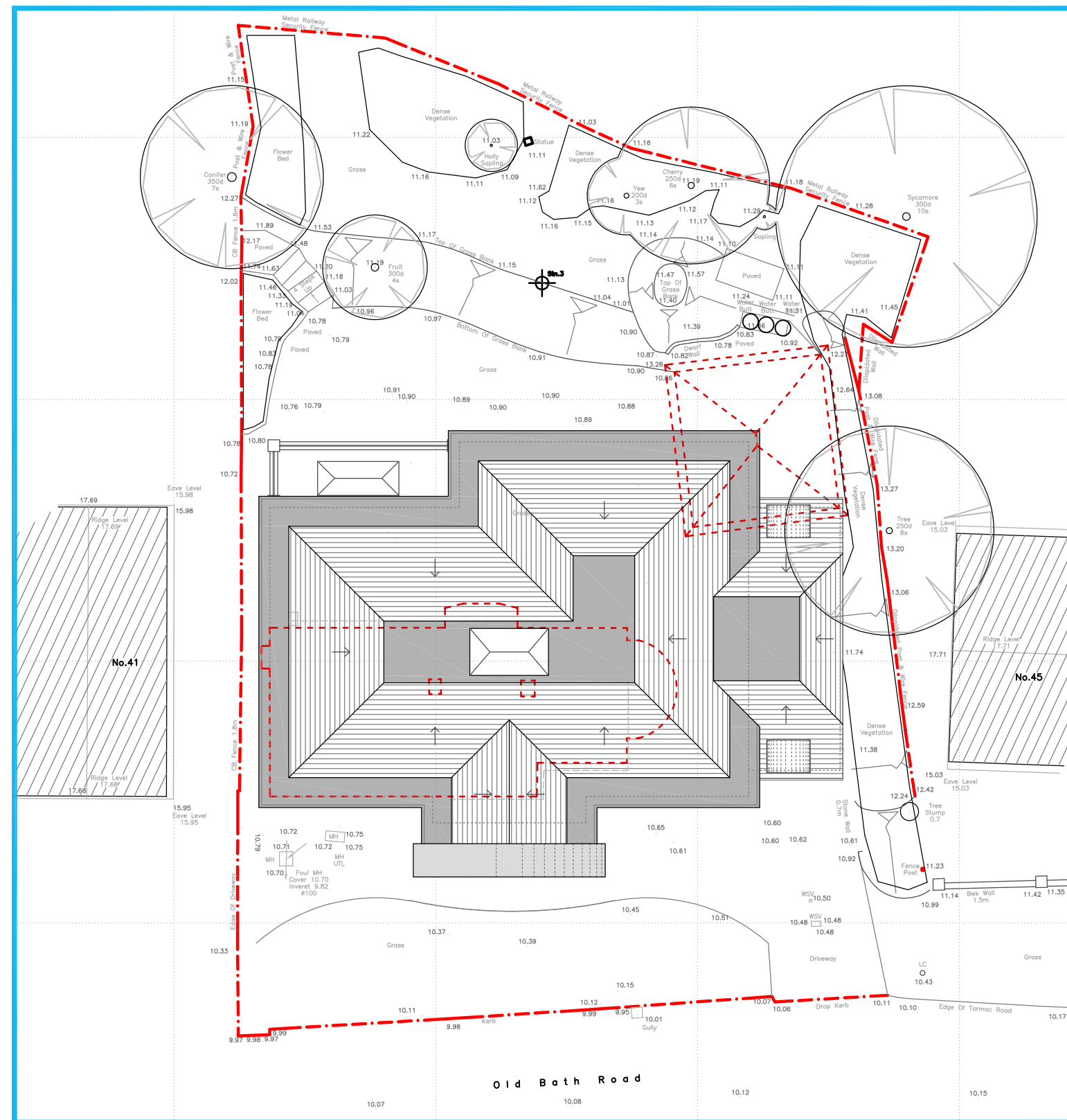
Compared to the previous planning application, the new proposal has been significantly softened and refined:

- 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.

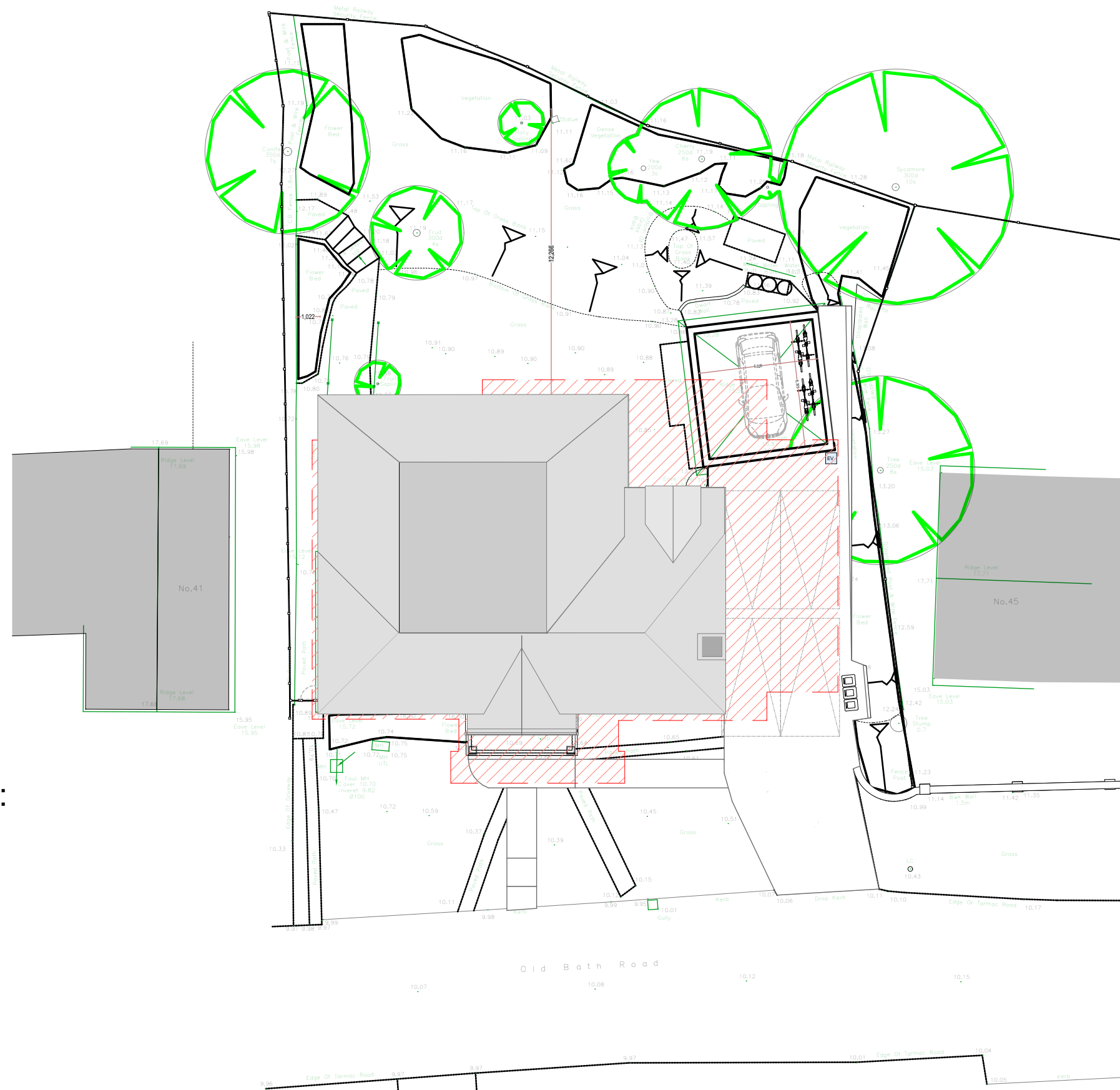
- The massing has been reduced, particularly at the front, to avoid any sense of overdevelopment.

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



PROPOSED BLOCK PLAN
SCALE 1:200

Previous Planning Application showing Site Plan Comparison to the New Proposal below



1:200 Proposed Site Plan

New Proposed Site Plan

Summary of Reductions in Revised Planning Proposal

This revised planning application presents a **significantly reduced** and more **contextually sensitive** scheme in comparison to the previous proposal. Key reductions and improvements include:

Reduction in Visual Massing:

The overall scale and bulk of the building have been reduced, particularly on the front elevation, which now presents a more proportionate and less dominant appearance from the street.

Lower Ridge and Eaves Heights:

The ridge and eaves levels have been lowered across various sections of the building, ensuring a reduced visual impact and improved integration with the surrounding built environment.

Simplified Roof Forms:

The revised design adopts a simpler and more cohesive roofline, reducing visual complexity and making the proposal more sympathetic to the local character.

Reduced Footprint and Setback Improvements:

The new proposal features a slightly smaller footprint and improved setbacks, especially at the front, helping to enhance the sense of space and openness along the street scene.

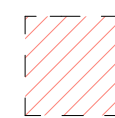
Refined Architectural Detailing: Elevational treatments have been simplified, with materials and fenestration better aligned with the vernacular architecture of the area.

Overall, this revised scheme represents a more modest, balanced, and contextually appropriate solution, demonstrating a thoughtful response to previous concerns while maintaining a high standard of design and accommodation.

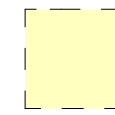
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All dimensions to be checked on site and any discrepancies to be reported before work commences.

Notes:

Key



Mass of Previous planning application



Single Story Element

1:100
0 1 2 3 4 5 m

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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:
Previous Planning Application Comparison REV 04

Drawing Date:

24.05.25

Status:

Proposed

Issue Date:

21/11/2025

Drawn By:

CM

Scale:

@A1

Job No:

9446

Drawing No:

9446 PL-03.13

Rev: