

PLANNING REF : 261836
PROPERTY ADDRESS : Council Office
: Pearson Road, Sonning, Reading
: RG4 6UL
SUBMITTED BY : Sonning Parish Council
DATE SUBMITTED : 14/09/2026

COMMENTS:

Sonning Parish Council have carefully considered this application and has the following comments.

The application is to locate the proposed dwelling in close proximity to the boundaries with 15 and 9 Old Bath Road which will be visually intrusive. This is particularly noticeable to the boundary with 15 Old Bath Road resulting in an impossibly narrow gap between the proposed dwelling and the boundary. To achieve this the existing gap between 11 and 15 Old Bath Road is to be reduced by 7.5 m. This will be to the detriment of 15 Old Bath Road as the proposed dwelling will also extend beyond the rear of both 15 and 9 Old Bath Road by 5.7m plus balconies that extends by a further 2.5m (total 8.2m). The balconies are large enough to provide a seating area and offers opportunities for noisy groups at an elevated positions to the detriment of the neighbour's peaceful enjoyment of their gardens particularly during the summer.

To erect such a substantial overwhelming dwelling on the boundary with 15 Old Bath Road is unacceptable. This extensive, two storey dwelling can only be achieved by felling the existing mature trees T07, T08 and G04, which currently offer important screening on the boundary with 15 Old Bath Road. There seems to be no other justification for removing these

trees except to position this very wide and extensive dwelling. The result will be an overwhelming and excessively long, and high wall on the boundary, removing the existing pleasant, sylvian settings currently enjoyed by the occupants of 15 and 9 Old Bath Road, and turning them into a very urban place more suitable to a built-up area. This will be much to the detriment of the existing peaceful setting, and the privacy and current enjoyment of the owners of 15 and 9 Old Bath Road. This is unneighbourly, inconsiderate and does not respect the Guidance in 2.2.2 of the Residential Design Guide Privacy and Enclosure and is contrary to R16, the 45-degree Rule. It is contrary to CP3(f) as it does not contribute to a sense of place in the building and spaces.

There are also concerns about further extensive overlooking opportunities from the Velux roof lights and the Council would ask that these windows are none opening and the use of obscured glass. In brief the proposal represents overdevelopment of the site, will be visually intrusive and produce several opportunities for overlooking the neighbouring dwellings, to the detriment of these landowners and their current enjoyment of their amenity space and a loss of privacy.

For the above reasons the Parish Council would not like to see this application approved in its current form.

The Parish Council also hopes that the planning officer can take the above

comments into consideration when making their site visit and their decision.

Lesley Bates (Clerk).14/09/2026