



Woolf Bond Planning

Chartered Town Planning Consultants

Our Ref: DB/8340
Your ref: 251381

16th June 2025

Planning Department
Wokingham Borough Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BN

Sent in electronic format only

Dear Sir/Madam

DETAILED PLANNING APPLICATION FOR THE REPLACEMENT OF EXISTING STARTERS HUT WITH PRO SHOP

LAND AT SONNING GOLF CLUB, DUFFIELD ROAD, SONNING, READING, RG4 6GJ

I am writing following the submission of the detailed planning application by Sonning Golf Club Ltd for the replacement of the existing starters hut with a Pro Shop at Sonning Golf Club, Duffield Road, Sonning, Reading, RG4 6GJ and your letter of 11th June 2025 indicating that the proposal was invalid as no information on the volume of the existing and proposed buildings had been supplied. This letter therefore supplies this information and is derived from the drawings submitted with the application.

Existing starters hut

Drawing PL600 submitted with the application indicates that the main shell of the existing hut is 3.2m (depth) x 4m (width) and 2.2m (height) with the roof extending a further 1.5m above this (measured externally). This volume of the existing starters hut is 38.96 cubic metres.

Proposed pro shop

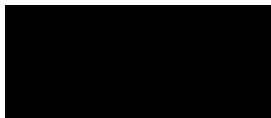
Drawing PL610 submitted with the application indicates that the external dimensions of the proposed pro shop are 9m (length) x 6m (depth) x height (3.35m). This means that its volume is 180.9 cubic metres.

The heights of the buildings stated above reflect those indicated in paragraph 3.4 of the Planning Statement submitted with the application.

I trust this information is sufficient and provides the details of the volumes of the current and proposed buildings thereby enabling the Council to complete the validation of the application at your earliest convenience.

Should you have any queries, please contact either my colleague, Graham Ritchie on G.ritchie@woolfbond.co.uk or me, on d.bond@woolfbond.co.uk.

Yours faithfully

A black rectangular box redacting the signature of Douglas Bond.

Douglas Bond BA (Hons) MRTPI

cc Sonning Golf Club Ltd