

Wokingham Borough Council
Planning Services,
PO Box 157, Civic Offices,
Shute End,
Wokingham,
Berkshire,
RG40 1WR

Submitted via the planning portal

Dear Sir/Madam,

71 LONDON ROAD, WOKINGHAM, RG40 1YA – CHANGE OF USE FROM C3 TO C2 PLUS PROPOSED TWO-STOREY FRONT/SIDE EXTENSION AND REAR SINGLE-STOREY EXTENSION WITH ASSOCIATED INTERNAL ALTERATIONS FOLLOWING DEMOLITION OF EXISTING ATTACHED SINGLE STOREY GARAGE AND REAR EXTENSION AND ASSOCIATED EXTERNAL WORKS.

PLANNING PORTAL REFERENCE: PP-13590923

PRE-APPLICATION REFERENCE:

I write on behalf of my Client, Wokingham Borough Council Development Team, to submit a Full Planning Application on their behalf for the Change of Use from C3 To C2 plus a Proposed Two-Storey Front/Side Extension and Rear Single-Storey Extension with Associated Internal Alterations following demolition of the existing attached Single Storey Garage and Rear Extension and associated external works all at 71 London Road, Wokingham, Berkshire, RG40 1YA.

- Completed application forms and certificates dated 6th January 2025
- Completed CIL Forms dated 6th January 2025
- Design and Access statement dated December 2024 including appendix with photos and data sheets for materials and the cycle store

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- Architectural drawings 350-1200-B, 1201, 1205-D, 1206-D and 1207-G as listed on the attached drawing issue and register sheet dated 6th January 2025
- Construction Management Plan dated December 2024
- Arboricultural Reports & drawings prepared by Merewood Arboricultural Consultancy Services dated December 2024
- Preliminary Ecological Appraisal and Roost Assessment prepared by Arbtech dated 26th November 2024
- Biodiversity Net Gain Assessment plus Defra Statutory Biodiversity Metric prepared by Arbtech dated 10th December 2024

A pre-application for the proposal was submitted to WBC's planning department on the 18th October 2024-. The pre-application reference was 242611. A formal response was received on the 11th November 2024.

The pre-application response was generally positive and confirmed that the proposal would have an acceptable impact on the character of the area but detailed what further supporting reports/justification/relevant policy would need to be addressed as part of a formal application alongside some minor changes to the site layout.

The general summary of advice is as follows;

- *The site is also located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy.*

Policy CP3 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.

- *The is located within Flood Zone 1 and the proposal will have no additional flood risk or vulnerability.*

- *Biodiversity net gain proposals shall be submitted to the planning authority as part of the full application.*
- *The proposal would have no adverse impact on hedges or trees, subject to suitable protection.*
- *The parking proposals although the provision is acceptable in principle, should be adjusted to provide one vehicular space in front of the two-storey extension (which will need to be reduced in depth slightly) to accommodate this plus parking to the rear of the site.*

The Pre-application report has been fully considered and with the assistance of the Client and the wider design team comprising arboriculturist and ecologist has fully addressed the points identified as part of the design submission submitted for Development Control Consent.

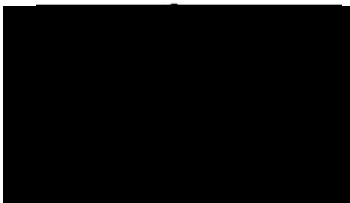
With regards to the application fee due, this and the associated portal admin fee will be paid online via the Planning Portal.

It is understood that this application will be sent to the planning panel for a material decision and with the associated statutory timeframes, that this is most likely to be April'25.

My Client and I would welcome confirmation of this once the application has been registered.

The supporting information will only be provided electronically unless otherwise requested.

I look forward to receiving your confirmation that the application has been registered and a subsequent formal response.



Chris Connor

for Christopher James Architecture

Enc

Cc – Mr T Searle – Development Team - WBC

