

Kosma Rybak Ltd

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Via Planning Portal

Wokingham Borough Council
Development Management,
Wokingham Borough Council,
Civic Offices, Shute End,
Wokingham,
RG40 1BN

30th June 2025**Planning Application for 82 Cannock Way, Earley, RG6 4EF**

The applicant has instructed Kosma Rybak Ltd to submit a Planning Application at the above property.

This application seeks permission for a single-storey side extension to a ground floor flat. Given that neighbouring properties exhibit comparable extensions in terms of scale and volume, it is concluded that this proposal will not cause a detrimental loss of daylight to adjacent dwellings, will maintain the established character of the street, and will not compromise the privacy of neighbouring residents. The site benefits from rear access providing dedicated off-street parking for two cars.

The online application comprises of the following:

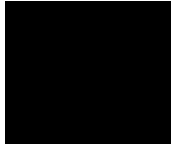
1.	Cover Letter
2.	Community Involvement Statement
3.	Design and Access Statement with Planning Statement
4.	P01 Site Location Plan
5.	P02 Existing Site Block Plan
6.	P03 Existing Site Plan
7.	P04 Existing Ground Floor Plan
8.	P05 Existing First Floor Plan
9.	P06 Existing Roof Plan
10.	P07 Existing Elevations
11.	P08 Proposed Site Block Plan
12.	P09 Proposed Site Plan
13.	P10 Proposed Ground Floor Plan
14.	P11 Proposed First Floor Plan
15.	P12 Proposed Roof Plan
16.	P13 Proposed Elevations
17.	Fee plus service charge paid online by the applicant.
18.	CIL form

This is an important matter for the applicant, and we would therefore be grateful to maintain a dialogue with you throughout the processing of this application.

We trust the enclosed is satisfactory to enable you to validate the application.
If additional information is required, please do not hesitate to contact us.

Thank you for your assistance on this matter.

Yours faithfully



Kosma Rybak

Director, Architect ARB