

PLANNING REF : 242305
PROPERTY ADDRESS : 2 Talbot Cottag Forest Road
: Wokingham, England
: RG40 5SG
SUBMITTED BY : Mr J Nicholls
DATE SUBMITTED : 26/11/2024

COMMENTS:

Having had time to observe the submitted plans for this new proposal for the demolition of what is described as a conservatory to replace with a oak orangery we have noticed that this new application is to increase the footprint so it is an extension to the rear of the property not a replacement of an existing conservatory.

The WDC council planning refused rear upper floor extension to an existing ground floor rear extension to the property in 1990/1 which went to appeal with HM Government environment who sent an inspector to assess the application. The HM Gov department made restrictions on the property for this to be approved and it was recorded that the property footprint had already been increased by 140% and no further application to increase the footprint would be permitted.

The footprint was increased further on this property under the planning application made by a previous owner in 2004/5 with the demolition of what was deemed as a dangerous garage and planning was made after the demolition of the