



Date: 2<sup>nd</sup> June 2025

Planning Department  
Wokingham Council  
Civic Offices  
Shute End  
Wokingham  
RG10 1BN

Our Ref: 1335

Dear Planning Department

**Re: Demolition of existing dwelling and the erection of a replacement dwelling and solar panels.  
Hatchgate End, Hatch Gate Lane, Cockpole Green, Wokingham, RG10 8NE**

We act for Mr and Mrs Hart, who seek full planning permission to for the demolition and replacement of their property at Hatchgate End, Hatch Gate Lane, Cockpole Green, RG10 8NE to provide a new dwelling with an improved design.

The application is submitted following pre-application advice which was provided by your Council in late 2024, the advice received has been taken on board and numerous changes to the scheme have been made. These changes also consider comments made within previous applications and Appeals at the site.

The proposed development is small in scale, and represents a 35% increase in volume when considered against the original dwelling and as a result is considered to be acceptable in line with the Councils Local Plan policies included within its adopted planning documents, supporting SPD's, as well as the national guidance contained within the NPPF.

The application is supported by several documents and plans, including a Design and Access Statement which provides a comprehensive overview of the scheme.

The full list of documents submitted in support of the application are detailed below:-

- This Covering Letter
- Design and Access Statement
- SP-01 – Solar Panel drawings
- Solar Specification document 1
- Solar Specification document 2

Chetwood House • Chilton Business Centre • Chilton • HP18 9LS • [www.jcemmett.co.uk](http://www.jcemmett.co.uk) • [admin@jcemmett.co.uk](mailto:admin@jcemmett.co.uk) • 01844 267990

**Partner:** Jeffrey Charles Emmett AssocRICS • **Partner:** Karine Emmett (Finance) • **Associate Partner:** Sue Blewitt (Admin)  
**Chartered Town Planner:** Jack Spence MRTPI BSc (Hons) • **Chartered Architect:** Alexandra Kropok MArch MEng MSc

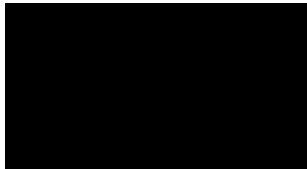


- Arboricultural Survey – Prepared by PJC consultancy
- Solar Specification document 3
- Ecology Report – Prepared by Arbtech
- Signed CIL Forms 1, 2 & 7
- 2748.1.2 - HAR-01 Rev M - Existing Location Plan
- 2748.1.2 - HAR-02 Rev M – Existing Floor Plans
- 2748-1.2 - HAR-03 Rev M– Existing Elevations
- 2748-1.2 - HAR-04 Rev M – Existing Elevations
- 2748-1.2 - HAR-05 Rev M – Proposed Location Plan
- 2748-1.2 - HAR-06 Rev M – Proposed Site Plan
- 2748-1.2 - HAR-07 Rev M – Proposed Floor Plan
- 2748-1.2 - HAR-08 Rev M – Proposed Floor Plan
- 2748-1.2 - HAR-09 Rev M – Proposed Elevations
- 2748-1.2 - HAR-10 Rev M – Proposed Elevations
- 2748-1.2 - HAR-11 Rev M – Proposed Elevations
- 2748-1.2 - HAR-12 Rev M – Proposed Roof Plan
- 2748-1.2 - HAR-13 Rev M – Proposed Perspective
- 2748-1.2 - HAR-14 Rev M – Proposed Perspective

Given all the above, we respectfully that the application be approved. If the Council require any further information, please do not hesitate to contact me.

Kind regards.

Yours sincerely



**Jack Spence**

**MRTPI**

Chartered Town Planner