

From: Richard Passmore <rich@richvisuals.co.uk>
Sent: 03 February 2025 11:17:16 UTC+00:00
To: "Development Control" <development.control@wokingham.gov.uk>
Subject: Re: WBC Planning Application 250113
Attachments: Proposed Block Plan.pdf, Landscaping.pdf, Location Plans.pdf
Categories: Olena

Good Morning Olena

Please find attached the revised drawings... Hopefully, this answers your questions.

Regards

Rich

On Mon, Feb 3, 2025 at 10:47 AM Development Control
<development.control@wokingham.gov.uk> wrote:

Good morning Richard,

The application remains invalid until you provide further details regarding siting of the approved dwelling and its relationship to the outbuilding as it appears to encroach part of the site area where the approved dwelling is shown to be located.

Kind Regards,

Olena Romaniuk

Planning Technician (Development Management)

Wokingham Borough Council

Email: development.control@wokingham.gov.uk

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Website: www.wokingham.gov.uk



*Please submit your application electronically via the Planning Portal website:
<https://www.planningportal.co.uk/>. In order to ensure that your application is validated quickly, please*

check the Council's Local Validation List and ensure all necessary plans, documentation and fee are submitted with your application. The Council has introduced a procedure whereby applications which are still missing plans, documentation or a fee after 28 days will be closed and where a fee has been paid it will be returned. This will not prevent you from resubmitting a fresh application at a later date.

We have provided a <https://www.wokingham.gov.uk/planning/applying-planning-permission/frequently-asked-questions> page to help with understanding the planning process.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Richard Passmore <rich@richvisuals.co.uk>

Sent: 03 February 2025 10:03

To: Development Control <development.control@wokingham.gov.uk>

Subject: Re: WBC Planning Application 250113

Good Morning Olena

Can you confirm you have everything you need to validate the application?

Regards

Richard

On Wed, Jan 29, 2025 at 4:45 PM Development Control
<development.control@wokingham.gov.uk> wrote:

Good afternoon,

We are confused by your proposal to retain the outbuilding as it appears to encroach part of the site area where the approved dwelling is shown to be located.

Please can you provide further details regarding siting of the approved dwelling and its relationship to the outbuilding and also clarify if any demolition of part or all of the outbuilding is going to take place.

If partial or total demolition is proposed, then a bat survey will be required as part of the protected species protection requirements. Floor plans and elevations of the outbuilding are required as well. Your application will remain invalid until these details are provided.

Thank you.

Kind Regards,

Olena Romaniuk

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From: Richard Passmore <rich@richvisuals.co.uk>

Sent: 29 January 2025 13:31

To: Development Control <development.control@wokingham.gov.uk>

Subject: Re: WBC Planning Application 250113

Hi Olena

Yes at this stage it is being retained

Regards

Richard

Richard Passmore

07855498882

rich@richvisuals.co.uk

On 29 Jan 2025, at 13:29, Development Control
<development.control@wokingham.gov.uk> wrote:

Hi Richard,

Thank you for the provided photo.

It's clear that there is a small outbuilding in the rear garden. Are you seeking to retain this one?

Kind Regards,

Olena Romaniuk

Planning Technician (Development Management)

Wokingham Borough Council

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[<image001.png>](#)

[<image002.png>](#)

[<image003.png>](#)

[<image004.png>](#)

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From: Richard Passmore <rich@richvisuals.co.uk>

Sent: 29 January 2025 09:39

To: Development Control <development.control@wokingham.gov.uk>

Subject: Re: WBC Planning Application 250113

Good Morning Olena

I have explained why the building is on the plan. The planning office will see that no building is there during the site visit.

Please find attached a photo.

Regards

Richard

On Wed, Jan 29, 2025 at 9:06 AM Development Control
<development.control@wokingham.gov.uk> wrote:

Good morning Richard,

If the building doesn't exist why it's shown on **existing** block plan? Please sent us photos to confirm there is no buildings in rear garden.

Thank you.

Kind Regards,

Olena Romaniuk

Planning Technician (Development Management)

Wokingham Borough Council

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[<image001.png>](#)

[<image002.png>](#)

[<image003.png>](#)

[<image004.png>](#)

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From: Richard Passmore <rich@richvisuals.co.uk>

Sent: 29 January 2025 08:25

To: Development Control <development.control@wokingham.gov.uk>

Subject: Re: WBC Planning Application 250113

Morning Olena

The drawing shows the position of the permitted development application (the note is on the drawing) this building does not exist. It is on the plan simply to show the planning officer that we have permission already to construct a building of that size.

We do not need a bat report as that building has not been constructed.

Regards

Richard

Richard Passmore

07855498882

rich@richvisuals.co.uk

On 28 Jan 2025, at 16:58, Development Control
<development.control@wokingham.gov.uk> wrote:

Dear Richard,

Thank you for sending AIA to us.

The existing building in rear garden is shown on the existing block plan (see below the screenshots). The proposed erection of a new dwelling will cause demolition of the existing one. So, the bat survey is required, as well as existing floor plans and elevations for the rear outbuilding.

<image001.png>

<image007.png>

Kind Regards,

Olena Romaniuk

Planning Technician (Development Management)

Wokingham Borough Council

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[<image002.png>](#)

[<image003.png>](#)

[<image004.png>](#)

[<image005.png>](#)

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From: Richard Passmore <rich@richvisuals.co.uk>

Sent: 28 January 2025 13:38

To: Development Control

[<development.control@wokingham.gov.uk>](mailto:development.control@wokingham.gov.uk)

Subject: Re: WBC Planning Application 250113

Hi Olena

Please find attached the tree report.

The permitted development building has not been constructed So no building needs to be demolished at this stage.

Regards

Richard

On Tue, Jan 28, 2025 at 1:17 PM Development Control
[<development.control@wokingham.gov.uk>](mailto:development.control@wokingham.gov.uk) wrote:

Good afternoon,

Thank you for your email.

The proposed dwelling is clearly showing the position encroaching over the existing dwelling. It does not have any sense without demolition of the existing one.

Therefore, bat survey is required.

The tree report hasn't been attached to your email. Please send it to us again.

Kind Regards,

Olena Romaniuk

Planning Technician (Development Management)

Wokingham Borough Council

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[<image002.png>](#)

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From: Richard Passmore <rich@richvisuals.co.uk>
Sent: 27 January 2025 13:51
To: Development Control
<development.control@wokingham.gov.uk>
Subject: Re: WBC Planning Application 250113

WARNING!

For the attention of
WBC, Optalis, WHL,
BCSolutions and Councillors

This mail is from an external sender - please do not click any links or open any attachments unless you trust this sender, and know the content is safe

Good Afternoon

Please find attached a revised landscape plan showing the position of the existing outbuilding. this is not to be demolished at this stage.

As we are not demolishing there is no longer a need for a BAT survey

I have attached a tree report that we have had produced for a previous application. The new building will not affect any of the TPO roots as shown.

The description. Full application for the proposed erection of a self-build residential dwelling to rear

The revised landscaping plan shows 2 car parking spaces.

If you require anything further please feel free to contact me

Regards

Richard

On Wed, Jan 22, 2025 at 11:29 AM
development.control@wokingham.gov.uk
<development.control@wokingham.gov.uk> wrote:

Dear Agent/Applicant,

Please see the attached document in relation to the above planning application.

Kind regards,
Development Management & Compliance
DISCLAIMER You should be aware that all e-mails received and sent by this Council are subject to the Freedom of Information Act 2000 and therefore may be disclosed to a third party. (The information contained in this message or any of its attachments may be privileged and confidential and intended for the exclusive use of the addressee). The views expressed may not be official policy but the personal views of the originator. If you are not the addressee any disclosure, reproduction, distribution, other dissemination or use of this communication is strictly prohibited.

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Richard Passmore

07855498882

<image006.jpg>

<image006.jpg>

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Web: www.richvisuals.co.uk

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<image006.jpg>

<image006.jpg>

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Richard Passmore

07855498882

<~WRD0003.jpg>

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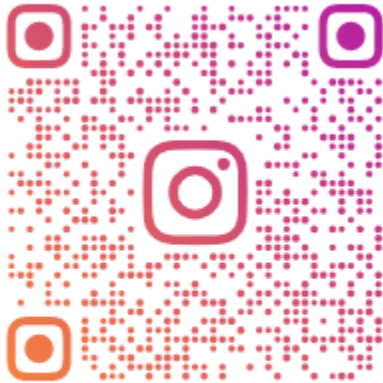
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