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13th January 2025

Dear Sir or Madam,

Ref: Full application for the proposed erection of 1 no. detached four bedroom dwelling and single storey detached garage and store, plus gates, fencing and associated alterations to the existing access, parking and landscaping, following demolition of the existing dwelling and outbuildings, at Brentwode, Wargrave Road, Remenham, Wokingham, RG10 8PE: discharge of Conditions 8 and 14 pursuant to planning permission 231857

We are submitting this application for discharge of conditions in relation to Condition 8 (Electric Vehicle Charging Strategy) and Condition 14 (Bat Boxes) of planning permission ref. 231857 dated 10th October 2023 at Brentwode, Wargrave Road, Remenham, Wokingham, RG10 8PE.

Condition 8 – Electric Vehicle Charging Strategy

The wording of Condition 8 is as follows:

8. Prior to the occupation of the development, details for an Electric Vehicle Charging Strategy serving the development shall be submitted for approval in writing by the Local Planning Authority. This strategy should include details relating to onsite infrastructure, installation of charging points and future proofing of the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy Core Strategy policies CP1, CP3 & CP6

In support of this application, we submit a site plan indicating the location of the electric vehicle charging point and an EV Charging Strategy Statement.

Condition 14 – Bat Boxes

The wording of Condition 14 is as follows:

14. Prior to any works to the main roof commencing a detailed scheme to provide at least two bat boxes on site shall be submitted to and approved in writing by the local planning authority. The bat box scheme shall be implemented in full in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: To ensure that the favourable conservation status of a protected species is maintained as per ODPM Circular 2005/06 and Core Strategy policy CP7.

In support of this application for Condition 14, we submit the completed Planning Application form, and a site plan indicating the proposed location of 2no. tree mounted bat boxes, and specification of the bat boxes.

I trust this application is satisfactory to you and we look forward to receiving confirmation that the application has been validated. Should you require any further information please do not hesitate to contact me.

Yours faithfully,



Patrick Michell
Partner
For and on Behalf of
Platform 5 Architects LLP