

Note on Proposed Works:

The proposed amendments refer to the relocation of the footprint of the consented dwelling by circa 1.8m to the south in order that the proposed garage maybe constructed off the foundations of the existing garage, which will negate the need for excavation and no-dig construction within the Root Protection area, something which caused some concern to the Wokingham BC Tree Officer etc., and implying the build works as a whole.

PLEASE NOTE That there is NO change to the consented dwelling, in respect of footprint, size, etc. ... just the modest relocation.

We also noted the condition regarding demolition of the existing dwelling prior to construction of the new. The proposed dwelling is a replacement dwelling for a self-builder, and as we made clear in the Design and Access Statement, the intention is to live in the existing dwelling whilst the new dwelling is constructed. Hence we suggest amending this condition to reflect this. We would suggest amending it to say 'existing dwelling to be demolished within 3 months of completion of replacement dwelling'?