

P23-0064

14th October 2024

Planning Department
Wokingham Council
Town Hall,
Market Place,
Wokingham
RG40 1AS.

SUBMITTED VIA PLANNING PORTAL

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)

**Application for Full Planning Permission for at Ye Olde Leathern Bottel Public House,
Barkham Road**

Portal Ref: PP-13478236

Pegasus Group are instructed, on behalf of Monopro Ltd, to submit a planning application for an extension of the public house and erection of a new building, principally to introduce 5 no. en-suite bedrooms to provide overnight (inn) accommodation for guests.

The description of development is as follows:

"Extension of existing public house to include remodelled pub/kitchen at ground floor, loss of staff accommodation, and introduction of 5 no. rooms of accommodation at first floor; together with associated changes to access, parking, landscaping and other ancillary works."

The application is submitted via the portal and the fee of £648 (including VAT and service charge) is duly paid. A CIL form and worksheet is also provided.

The following information is submitted alongside this cover letter in support of the application, as per the Local Validation List (2023):

Plans

- Location Plan OO-XX-DG-A-0001 P01
- Existing Site Plan OO-XX-DG-A-0002 P01
- Existing Plan Cellar OO-XX-DG-A-2001 P01
- Existing Plan Ground Floor OO-XX-DG-A-2002 P01
- Existing Plan First Floor OO-XX-DG-A-2003 P01
- Existing Plan Roof OO-XX-DG-A-2004 P01
- Existing Elevations NW OO-XX-DG-A-2005 P01
- Existing Elevations SE OO-XX-DG-A-2006 P01
- Existing Elevations NS OO-XX-DG-A-2007 P01
- Existing Sections AA & BB OO-XX-DG-A-2008 P01
- Existing Sections CC & DD OO-XX-DG-A-2009 P01
- Proposed Site Plan O2-XX-DG-A-0001 P07

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Offices throughout the UK.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.
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- Proposed Site Section 02-XX-DG-A-0002 P02
- Proposed Plan Cellar 03-XX-DG-A-2001 P03
- Proposed Plan Ground Floor 03-XX-DG-A-2002 P03
- Proposed Plan First Floor 03-XX-DG-A-2003 P03
- Proposed Plan Roof Plan 03-XX-DG-A-2004 P03
- Proposed Elevations NW 04-XX-DG-A-2001 P02
- Proposed Elevations SE 04-XX-DG-A-2002 P02
- Proposed Elevations NS 04-XX-DG-A-2003 P01
- Proposed Sections AA BB 05-XX-DG-A-2001-P01
- Proposed Sections CC DD 05-XX-DG-A-2002-P01
- Refuse and Recycling Storage Area 70-XX-DG-A-4001 P02
- Drainage Strategy, prepared by Pegasus Group
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Reports

- Planning Statement, prepared by Pegasus Group
- Heritage Statement, prepared by Pegasus Group
- Transport Statement, prepared by Pegasus Group
- Design and Access Statement, prepared by MMA Architects
- Landscape Statement, prepared by Pegasus Group (to follow)
- Ecology Survey, prepared by Ethos (to follow)
- Biodiversity Metric, prepared by Ethos, together with accompanying plans (to follow)
- Arboricultural Impact Assessment, prepared by DPA

I trust that you find the above information, and plans/drawings, acceptable – however, should you have any queries please do not hesitate to contact me.

Yours Faithfully,



Kate Holden
Associate

