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Wokingham Borough Council Development Management
Civic Offices
Shute End
Wokingham
RG40 1BN

Ref: AT/25/78

22nd September 2025

Dear Sir/Madam

Applicant: Mr & Mrs Manning
Proposal: Demolition of existing 3-bedroom 2-storey dwelling and associated outbuildings and erection of a detached single storey dwelling and double garage with new landscaping and associated works
Site: 149 Victoria Road, Wargrave, Reading, RG10 8AG

FULL PLANNING APPLICATION

This Cover Letter has been prepared to accompany a full planning application for the Demolition of an existing 3-bedroom 2-storey dwelling and associated outbuildings and erection of a detached single storey dwelling and double garage with new landscaping and associated works. The application is submitted to Wokingham Borough Council (WBC) on behalf of Mr & Mrs Manning.

This application should be read in conjunction with the following documents:

- AT-078-P01 – Location Plan
- AT-078-P02 – Existing Site Plan
- AT-078-P03 – Existing Ground Floor Plan
- AT-078-P04 – Existing First Floor Plan
- AT-078-P05 – Existing Roof Plan
- AT-078-P06 – Existing Elevations
- AT-078-P07 – Existing Garage Elevations
- AT-078-P08 – Proposed Site Plan
- AT-078-P09 – Proposed Garage Ground Floor Plan
- AT-078-P10 – Proposed Garage First Floor Plan
- AT-078-P11 – Proposed Garage Roof Plan
- AT-078-P12 – Proposed Ground Floor Plan
- AT-078-P13 – Proposed Roof Plan
- AT-078-P14 – Proposed Garage Elevations

- AT-078-P15 – Proposed Elevations
- AT-078-P16 – Proposed Sections
- AT-078-P17 – Proposed Garage Visualisations
- AT-078-P18 – Proposed Visualisations
- AT-078-P19 – Existing & Proposed Street Scene
- AT-078-P20 – Existing & Proposed Site Section
- AT-078-P21 – Proposed Site Plan Topographical Overlay
- AT-078 – Design & Access Statement prepared by Atelier T&B;
- AT-078 – Planning Statement prepared by Atelier T&B;
- AT-078 – Surface Water Drainage Statement prepared by Atelier T&B;
- Preliminary Ecological Appraisal and Roost Assessment by Arbtech;
- Topographic and Tree Survey by Meridian Surveys Limited;
- Biodiversity Net Gains Statement;
- Completed CIL Form.

We trust the enclosed documents are in order. I look forward to receiving confirmation that the planning application has been validated. In the meantime, however, please do not hesitate to contact me should you require any further information.

Yours faithfully

Thomas Andrews
For and on behalf of Atelier T&B Limited