



Benjamin Hindle
Case Officer
Development Management
Wokingham Borough
Council
Civic Offices
Shute End
Wokingham
RG40 1BN

11 March 2025

Our Reference: 284402

Dear Benjamin,

REF: 242066

Ascot House, Finchampstead Road, Wokingham, RG40 2NW
Covering Letter – Amended Drawing Schedule

We write on behalf of our Client, Klara Ascot Limited, in response to consultee responses received in relation to planning application ref. 242066 at Ascot House, Finchampstead Road, Wokingham, RG40 2NW.

The application was validated on 21st October 2024 for:

Full application for the proposed raising and modification of the roof of the existing building plus the erection of an extension to form additional first, second and third floor accommodation in order to create 10 no. additional dwellings with car parking, cycle parking, refuse stores, landscaping and associated works.

Following initial consultation, the applicant is proposing minor layout amendments to the car park area, and the removal of a single balcony along the southern elevation of the building. This has resulted in necessary amendments to the following drawings and reports that formed part of the original submission:

Drawing	Superseded Drawing Ref.	Updated Drawing Ref.
Existing Block Plan	105_PL2_S_02 Rev B	25.521_002 Rev P02
Existing Basement Plan	105_PL2_EX_-01 Rev B	25.521_003 Rev P02
Existing Ground Floor Plan	105_PL2_EX_00 Rev B	25.521_004 Rev P03
Existing First Floor Plan	105_PL2_EX_01 Rev B	25.521_005 Rev P03
Existing Roof Plan	105_PL2_EX_02 Rev B	25.521_006 Rev P03
Existing North Elevation	105_PH1_GE_10 Rev B	-
Proposed Block Plan	105_PL2_S_03 Rev C	25.521_200 Rev P03
Proposed Block Topo	105_PL2_S_03 Rev B	25.521_200.1 Rev P03
Parking Plan	----	25.521_200.2 Rev P02
Proposed Basement Plan	105_PL2_GA_-01 Rev C	25.521_201 Rev P02
Proposed Ground Floor Plan	105_PL2_GA_00 Rev C	25.521_202 Rev P04
Proposed First Floor Plan	105_PL2_GA_01 Rev C	25.521_203 Rev P04
Proposed Second Floor Plan	105_PL2_GA_02 Rev E	25.521_204 Rev P03
Proposed Third Floor Plan	105_PL2_GA_03 Rev D	25.521_205 Rev P03
Proposed Roof Plan	105_PL2_GA_04 Rev C	25.521_206 Rev P03

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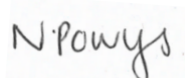
Drawing	Superseded Drawing Ref.	Updated Drawing Ref.
Proposed North Elevation	105_PL2_GE_01 Rev B	25.521_207 Rev P05
Proposed West Elevation	105_PL2_GE_02 Rev B	25.521_208 Rev P04
Proposed East Elevation	105_PL2_GE_03 Rev B	25.521_209 Rev P04
Proposed South Elevation	105_PL2_GE_04 Rev B	25.521_210 Rev P04
Proposed Context Elevations North & West	105_PL2_GE_05 Rev B	25.521_211 Rev P03
Proposed Context Elevations East & South	105_PL2_GE_06 Rev B	25.521_212 Rev P02
Proposed Context Elevations	105_PL2_GE_10 Rev C	25.521_213 Rev P02
Proposed Section AA	105_PL2_GS_10 Rev A	Omitted
Proposed Section BB	105_PL2_GS_02 Rev A	Omitted
Proposed Section CC	105_PL2_GS_03 Rev A	Omitted
Section AA Overlooking Diagram	105_PL2_GS_SK Rev A	25.521_219 Rev P01
Section BB Overlooking Diagram	105_PL2_GS_SK1 Rev B	25.521_214 Rev P02
Section CC Overlooking Diagram	105_PL2_GS_SK2 Rev A	25.521_218 Rev P01
Section DD Overlooking Diagram	105_PL2_GS_SK3 Rev A	25.521_220 Rev P01
Context Analysis Plan - Ground Floor	105_PL2_SK_01 Rev B	25.521_215 Rev P02
Context Analysis Plan - First Floor	105_PL2_SK_02 Rev B	25.521_216 Rev P02
Context Analysis Plan - Second Floor	105_PL2_SK_03 Rev B	25.521_217 Rev P02
Basement Fire Strategy Plan	105_PL2_FS_-01 Rev A	25.521_221 Rev P02
Ground Floor Fire Strategy Plan	105_PL2_FS_00 Rev A	25.521_222 Rev P02
First Floor Fire Strategy Plan	105_PL2_FS_01 Rev A	25.521_223 Rev P02
Second Floor Fire Strategy Plan	105_PL2_FS_02 Rev A	25.521_224 Rev P02
Third Floor Fire Strategy Plan	105_PL2_FS_03 Rev A	25.521_225 Rev P02

Report	Superseded Report Ref.	Updated Report Ref.
Daylight and Sunlight Report (Within)	21/11/2023	07/03/2025
Daylight and Sunlight Report (Neighbouring)	20/11/2023	07/03/2025
TVIA Clarification Note	----	158-NT-01_A
Illustrative Views	----	January 2025

We trust that above referenced updates are acceptable and clear to allow planning admin officers to upload to the WBC register.

Should you require any further details, clarification, or have any questions, please do not hesitate to contact me or my colleague Gardiner Hanson (+44 7502 178181).

Yours sincerely



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