

23rd February 2026
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Wokingham Borough Council
Planning Services
PO Box 157
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

Via Planning Portal

Dear Sir or Madam,

Erection of a detached dwelling, together with associated carport, parking and access 1 Norton Road, Riseley, RG7 1SH

I write to submit a Full Planning Application for the erection of a detached dwelling, together with associated carport, parking and access, on land at 1 Norton Road, Riseley.

Please find enclosed the following documents in support of this application:

- Application Form
- CIL Form 1
- Planning / Design & Access Statement 23.24-DAS1 Rev A
- Drawings 23.24-150 Rev A, 151 Rev A, 152 Rev A, 153, 154 and 155
- S J Stephens Associates Arboricultural Impact Assessment 2545
- S J Stephens Associates Arboricultural Tree Protection Plan 2545-01
- Highways Planning Report 25.65.01
- John Wenman Ecological Consultancy Preliminary Ecology Appraisal R3091_PEA_a
- John Wenman Ecological Consultancy Biodiversity Net Gain Assessment R1884_BNG_a
- BNG Metric Excel Calculations
- Application Fee of £588 (paid via the Planning Portal)

I trust that the enclosed documentation is sufficient to enable validation of the application. Should you require any further information or clarification, please do not hesitate to contact me.

Yours faithfully,

Jonathan Spires
BA BArch RIBA
Director

Cc: Applicant