



Sent electronically

Mr Kieran Neumann
Development Management
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

7th March 2025

Dear Kieran,

S73 PLANNING APPLICATION AUTUMN HOUSE, MILLEY LANE, HARE HATCH

On behalf of my client, a planning application has been submitted electronically under Planning Portal reference PP-13727702. The planning application submission comprises the following documents:

- Drawings
 - 2701/25/01 Proposed Entrance Gates
 - 2701/25/03 Site Plan (Proposed entrance arrangement)
 - 2048/SPI Proposed Site Plan PV Panels
 - 893/01 REV D Landscape Plan
 - H1267 – 402 REV E Site Layout & Drainage
- Planning Statement (LAUK Planning)
- CIL Questions Form

The application seeks to amend condition 2, 7 and 15 of planning application reference 212446 which was permitted on the 23rd October 2023 under redetermined appeal reference APP/X0360/W/21/3289621 RD and varied under S73 Application reference 240108. The approved development is, as noted on the decision letter, *“erection of 4 no. bedroom detached dwelling with link attached garage and workshop, plus associated parking and landscaping, following demolition of existing animal enclosures, aviaries and office/staff welfare building.”*.

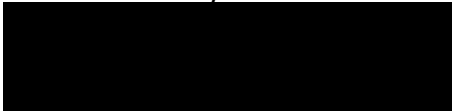
This application seeks to amend conditions 2 (approved drawings), 5 (landscaping), 7 (drainage) and 15 (boundary treatment and gates) in order to secure a number of minor material amendments to the approved scheme.

To secure the minor amendments and provision of details secured by condition, the application proposes the substitution of a number of the approved drawings to allow for the inclusion of a domestic ground mounted photovoltaic system; amended boundary treatment; and an alternative route for the site drainage. Details are also provided, pursuant to condition 15, to show details of the entrance gates and boundary treatment.

A Planning Statement has been prepared to support the application. The purpose of this Statement is to assist the allocated Planning Officer by providing a comprehensive description of the proposed amendments and an assessment of the minor revisions to the scheme against relevant planning policy, guidance and material considerations.

I look forward to receiving confirmation of the validation of this planning application. In the meantime, please contact me directly should you have any queries.

Yours Sincerely



Laura Ashton BA (Hons) MSc MRTPI
Director LAUK Planning Ltd
07917 151 272
01491 845525
laura.ashton@laukplanning.co.uk
www.laukplanning.co.uk