

3rd August 2026

Planning Department
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs

103 WINDMILL AVENUE, WOKINGHAM. RG41 3XG

Please find enclosed on behalf of Mr Luke Beck, our application for Planning Consent to construct a new two storey side and rear extension at the above.

We enclose the following documentation:

- Drawings WA-EX-01, 02, 03, 04 & 05 - Premises as Existing
- Drawings WA-PR-01, 02, 03, 04 & 05 - Scheme Proposals
- Application Forms & Certificate A
- CIL Forms
- Design & Access Statement
- Parking Provisions Statement
- Biodiversity Net Gain Statement
- Photo Sheets

Our application has been submitted on-line via the planning portal.

Our proposals are consistent with other approvals in the locality, most notably that to 101 Windmill Avenue. We trust you will therefore view our application favourably, however, should you require further information or wish to discuss our proposals in more detail then please do not hesitate to contact the undersigned.

Yours faithfully

THE BASEMENT DESIGN STUDIO



Michael J Wiseman