

Development Control
Wokingham Borough Council
Shute End
Wokingham, Berkshire
RG40 1BN

July 2025

Dear Sir/Madam

400 Thames Valley Park Drive
Prior approval Application under Schedule 2, Part 20, Class AA of the GPDO

On behalf of TVP Investments Ltd please find enclosed a Prior Approval Application under Schedule 2, Part 20, Class AA, (new dwellinghouses on detached buildings in commercial or mixed use) of the General Permitted Development Order 2015 for a two-storey upwards extension providing 32 residential units on the 4th and 5th floor with associated plant and car and cycle parking at 400 Thames Valley Park Drive, Earley, Reading, RG6 1PT.

The description of development is as follows:

“Prior Approval application for a two-storey upwards extension providing 32 residential units on the 4th and 5th floor with associated plant and car and cycle parking”.

The application is submitted via the Planning Portal and includes the following documents and plans in support.

Report	Author
Planning Supporting Statement	Sphere25
Transport Statement	Markides
Phase 1 Desktop Study	EPS Consulting
Daylight / Sunlight Assessment	Create Consulting Engineers
Flood Risk Assessment and SuDS Strategy	Nimbus Engineering
Fire Statement	Ashton Fire
Noise Assessment and Noise Survey	Trace Surveys
Preliminary Ecological and Bat Roost Appraisal	ArbTech

Plan Title	Plan Reference	Author
Site Location Plan	PD-001	Rohacs Architects
Existing Site Plan	PD-002	Rohacs Architects
Proposed Site Plan	PD-004	Rohacs Architects
Existing Basement Plan	PD-009	Rohacs Architects
Existing Ground Floor Plan	PD-010	Rohacs Architects
Existing First Floor Plan	PD-011	Rohacs Architects
Existing Second Floor Plan	PD-012	Rohacs Architects
Existing Third Floor Plan	PD-013	Rohacs Architects
Existing Fourth Floor Plan	PD-014	Rohacs Architects
Existing Roof Plan	PD-015	Rohacs Architects
Existing Section	PD-021	Rohacs Architects
Existing Front Elevation	PD-031	Rohacs Architects
Existing Rear Elevation	PD-032	Rohacs Architects
Existing Side Elevations	PD-033	Rohacs Architects
Proposed Ground Floor Plan	PD-500	Rohacs Architects
Proposed First Floor Plan	PD-501	Rohacs Architects
Proposed Second & Third Floor Plan	PD-502	Rohacs Architects
Proposed Fourth & Fifth Floor Plan	PD-504	Rohacs Architects
Proposed Sixth Floor Plan	PD-505	Rohacs Architects
Proposed Roof Plan	PD-506	Rohacs Architects
Proposed Section	PD-601	Rohacs Architects
Proposed Front Elevation	PD-701	Rohacs Architects
Proposed Rear Elevation	PD-702	Rohacs Architects

The above documents and plans are submitted in accordance with Schedule 2, Part 20, Class AA, (new dwellinghouses on detached buildings in commercial or mixed use) of the General Permitted Development Order 2015. They seek to address the conditions set out in the legislation and confirm compliance.

This application follows a previously refused prior approval application (ref. 241853) on the grounds of fire safety impact. It is considered that this application has made the necessary amendments to ensure compliance with AA.2 (1)(I) of Class AA, Part 20, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This has been demonstrated through the Fire Statement produced by Ashton Fire in support of this application. As outlined within the Planning Supporting Statement, the scheme is consistent with the previous application with regard to the compliance of the remaining conditions. The reports, therefore, have been submitted with reference to the previous application, showing that even where minor differences as a result of the housing mix configuration, the conditions of the report have been met by the new scheme.

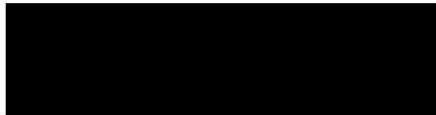
The Council's planning policy designations map indicates ecological sensitivities within the site and wider context. It notes that a bat survey is required for planning applications that involve roof modification or demolition, and that the locality is a highly suitable habitat for Great Crested Newts. A Preliminary Ecological Assessment and Roost Assessment has been undertaken and submitted with this application which confirms the limited ecological sensitivity of the site.

I trust that the application can be validated in an expedient manner, but please do not hesitate to contact me should you have any queries.

Yours Sincerely

A black rectangular box redacting the signature of Tom Woodage.

Tom Woodage

A black rectangular box redacting contact information, likely a phone number or email address.