

15th December 2025

Development Management
Wokingham Borough Council
Civic Offices, Shute End
Wokingham
RG40 1BN

Covering Letter

Dear Wokingham Planning Department,

Please find the covering letter supporting our application for Unit 10 Marino Way, Finchampstead, RG40 4RF for a change of use from Class B2 to Class E for a bakery and associated café.

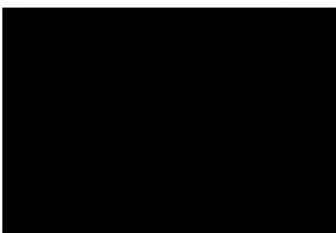
The supporting documents include a planning statement that covers the application details and further information such as noise and odour and operating hours.

The application also covers the details of proposed extracts and changes to fenestration for an AOV (Automatic Opening Vent).

This type of application does not include landscaping details or require a Community Involvement Statement.

If you require any further information please do not hesitate to contact us.

Yours sincerely,



James Taylor BA (Hons) MArch PG DipArch ARB RIBA
Architectural Director

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