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Via Planning Portal
Planning Department
Wokingham Borough Council
Development Management
Civic Offices, Shute End
Wokingham
RG40 1BN

Dear Sir/Madam

Householder Planning Application: Avenue House, Mill Lane, Sindlesham, RG41 5DF

The applicant has instructed MJH Architects to submit a Householder Planning Application for the above property.

Permission is sought for a double bay garage with connected single-storey rear extension.

The following information is submitted as part of the application:

- Completed application form
- Proposed site plan
- Proposed Floor Plans and Elevations
- Biodiversity report
- CIL Form
- Parking plan

The fee has been paid online by the applicant.

Site and Planning History

- Avenue House is a detached five-bedroom house located to the north of Sindlesham.
- This application follows on from a recent minor amendment application that was related to a previously approved Householder Planning Application. The planning history of which is listed below:

Application ref: 241455
Description: Application for non-material amendment to planning consent – 222662 - to alter the roof and change of materials to rear extension.
Decision: Refused 02/07/24 as not considered a non-material amendment.

Application ref: 222662
Description: Two storey rear / side extension, 2no front dormers, changes to fenestration plus new patio area following demolition of existing storage shed.
Decision: Approved 10/02/23.

The Proposal

The proposal is unchanged from application 241455. Following this decision, a full planning application is now being submitted.

In terms of previously approved application ref 222662, the following changes have been made:

- The proposal will result in a small increase of the Gross External Area (GEA) by 3.5 sqm.
- The proposal will not extend out any further than the furthest dimension of the approved scheme.
- The roof form has been altered to a continuous flat roof as opposed to a flat roof and pitched roof. The pitch roof section has been removed and replaced by the flat roof.
- The height of the proposed roof will not be higher than the flat roof segment of the approved scheme.

- The materials at the rear will change to include vertical timber cladding.
- The double bay garage will be unchanged.

The proposal is in compliance with the relevant requirements of the Wokingham Borough Design Guidance Supplementary Planning Document. The proposal also complies with Core Strategy Policy CP11, for extensions outside of settlement boundaries as the proposed volume is less than 50% of the existing dwelling.

The secluded environs of the site mean that the proposal will not be seen from any public road and furthermore will not have a detrimental impact on the amenity of neighbouring properties, as they are sited over 200m from the house.

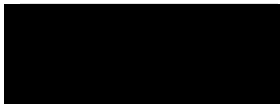
In light of the previous approval of application 222662 and the proposed minor changes to the design, it is respectfully requested that the application is supported for approval.

This is an important matter for the applicant, and we would therefore be grateful to maintain a dialogue with you throughout the processing of this application.

We trust the enclosed is satisfactory to enable you to validate the application. If additional information is required, please do not hesitate to contact us.

Thank you for your assistance on this matter.

Yours faithfully



Kate Harris