

05th November 2024

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

Covering Letter

Dear Wokingham Planning Department,

Please find this covering letter in relation to our application submitted for 20 Kennedy Place RG40 1LG.

The application is in response to a notice from the council regarding works to the rear and front garden. The planning application includes architectural drawings.

A biodiversity survey and report is not required for this application. The Site is within a green zone for great crested newts so only large developments need to consider consultation, however the site is also isolated from any surrounding habitat by roads, paving and fences.

The hardstanding to the rear of the property has been increased, however this has already been connected to the existing surface water drainage system by means of a linear aco drain to the perimeter of the dwelling and by the garage. Running calculations for the stormwater run-off the additional peak discharge would be deemed to be a negligible increase. A large area of grass has been retained which is fully permeable.

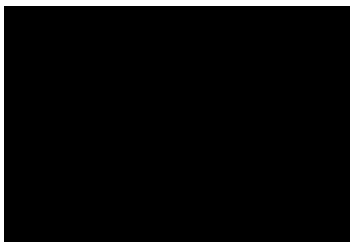
The hardstanding to the front of the property has been increased, however this has already been connected to the existing surface water drainage system by means of a linear aco drain to the perimeter of the dwelling. As with the rear garden, the additional peak discharge would be deemed to be a negligible increase.

A trellis has been added to two fences which is indicated on the submitted drawings. A new garden office is also proposed which will be situated behind the garage.

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

We are prepared to work productively with the planning department and answer any queries during the determination period and so are contactable either by phone or email.

Yours sincerely,



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

JETArch Design