



Benjamin Hindle
Case Officer
Development Management
Wokingham Borough
Council
Civic Offices
Shute End
Wokingham
RG40 1BN

07 August 2024

Our Reference: 284402

Dear Benjamin,

Ascot House, Finchampstead Road, Wokingham, RG40 2NW
Full Planning Application

We write on behalf of our Client, Klara Ascot Limited, to submit a full planning application for the creation of 10 x residential units at Ascot House, Finchampstead Road, Wokingham, RG40 2NW.

Full planning permission is sought for:

*Upward and side extension of existing building
comprising 10 additional residential dwellings (Use Class
C3) with associated car parking, cycle parking, refuse
stores, hard and soft landscaping and associated works*

The application has been submitted online via the planning portal
(Reference PP-12859577).

In addition to this cover letter, the submitted documents and drawings
which accompany this application are as follows:

Document Title	Prepared by
Application Form, Certificates and Notices	Tor&co
Planning Application Drawings: • Site Location Plan (ref. 105_PL2_S_01 Rev B) • Existing Block Plan (ref. 105_PL2_S_02 Rev B) • Existing Basement Plan (ref. 105_PL2_EX_-01 Rev B) • Existing Ground Floor Plan (ref. 105_PL2_EX_00 Rev B) • Existing First Floor Plan (ref. 105_PL2_EX_01 Rev B) • Existing Roof Plan (ref. 105_PL2_EX_02 Rev B) • Existing North Elevation (ref. 105_PH1_GE_10 Rev B) • Existing East Elevation (ref. 105_PH1_GE_11 Rev B) • Existing South Elevation (ref. 105_PH1_GE_12 Rev B) • Existing West Elevation (ref. 105_PH1_GE_13 Rev B) • Existing Section AA (ref. 105_PL2_ES_00 Rev A) • Existing Section BB (ref. 105_PL2_ES_01 Rev A) • Existing Section CC (ref. 105_PL2_ES_02 Rev A) • Proposed Block Plan (ref. 105_PL2_S_03 Rev C) • Proposed Block Topo (ref. 105_PL2_S_03 Rev B) • Proposed Basement Plan (ref. 105_PL2_GA_-01 Rev C)	T2S Architecture Ltd.

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• Proposed Ground Floor Plan (ref. 105_PL2_GA_00 Rev C) • Proposed First Floor Plan (ref. 105_PL2_GA_01 Rev C) • Proposed Second Floor Plan (ref. 105_PL2_GA_02 Rev E) • Proposed Third Floor Plan (ref. 105_PL2_GA_03 Rev D) • Proposed Roof Plan (ref. 105_PL2_GA_04 Rev C) • Proposed North Elevation (ref. 105_PL2_GE_01 Rev B) • Proposed West Elevation (ref. 105_PL2_GE_02 Rev B) • Proposed East Elevation (ref. 105_PL2_GE_03 Rev B) • Proposed South Elevation (ref. 105_PL2_GE_04 Rev B) • Proposed Context Elevations North & West (ref. 105_PL2_GE_05 Rev B) • Proposed Context Elevations East & South (ref. 105_PL2_GE_06 Rev B) • Proposed Section AA (ref. 105_PL2_GS_10 Rev A) • Proposed Section BB (ref. 105_PL2_GS_02 Rev A) • Proposed Section CC (ref. 105_PL2_GS_03 Rev A) • Proposed Cycle Store (ref. 105_PL2_LA_01 Rev B) • Section AA Overlooking Plan (ref. 105_PL2_GS_SK Rev A) • Section BB Overlooking Plan (ref. 105_PL2_GS_SK1 Rev B) • Section CC Overlooking Plan (ref. 105_PL2_GS_SK2 Rev A) • Section AA Overlooking Plan (ref. 105_PL2_GS_SK3 Rev A) • Overlooking First Floor Plan (ref. 105_PL2_SK_01 Rev B) • Overlooking Second Floor Plan (ref. 105_PL2_SK_02 Rev B) • Overlooking Third Floor Plan (ref. 105_PL2_SK_03 Rev B) • Basement Fire Strategy Plan (ref. 105_PL2_FS_-01 Rev A) • Ground Floor Fire Strategy Plan (ref. 105_PL2_FS_00 Rev A) • First Floor Fire Strategy Plan (ref. 105_PL2_FS_01 Rev A) • Second Floor Fire Strategy Plan (ref. 105_PL2_FS_02 Rev A) • Third Floor Fire Strategy Plan (ref. 105_PL2_FS_03 Rev A)	
Landscape Masterplan (ref. LLD3111-LAN-DWG-010 Rev 04)	Lizard Landscape Design & Ecology
Design & Access Statement (ref. 105_DAS_PL2)	T2S Architecture Ltd.
Planning Statement (ref. 284402)	Tor&co
Townscape & Visual Impact Assessment (ref. 158-RE-01)	Bryant Landscape Planning
Transport Statement (dated April 2024)	TTP Consulting
Energy & Stainability Statement (dated February 2024 Rev A)	JS Lewis Ltd.

Daylight & Sunlight Assessment: Neighbouring Properties (dated 20 November 2023)	Right of Light Consulting
Daylight & Sunlight Assessment: Within Development (dated 21 November 2023)	Right of Light Consulting
Biodiversity Net Gain Assessment (ref. LLD3111-ECO-REP-001-02-BNG)	Lizard Landscape Design & Ecology
Landscape Design Strategy (ref. LLD3111-LAN-REP-001 Rev 01)	Lizard Landscape Design & Ecology
Construction Method Statement (ref. 82054-03 Rev F)	PRP Surveying
Drainage Strategy (ref. 82054-02 Rev F)	PRP Environmental
Financial Viability Assessment (ref. 284402)	Tor&co

The planning application fee of £6,310.00 has been paid online via the planning portal.

We trust that the enclosed forms and documents are sufficient to enable you to validate and determine the application. Should you require any further details or have any questions, please do not hesitate to contact me or my colleague Gardiner Hanson (+44 7502 178181).

Yours sincerely



Nia Powys MRTPI

Senior Planner

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