



Sent electronically

Mr. Kieran Neumann
Development Management
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

28th March 2025

Dear Kieran,

**PLANNING APPLICATION – RETAINED OUTBUILDING AT AUTUMN HOUSE, MILLEY LANE,
HARE HATCH**

On behalf of my client, a planning application has been submitted electronically under Planning Portal reference PP-13901223. The planning application submission comprises the following documents:

- Drawings
 - 2701/25/01 Existing Outbuilding
 - 2701/25/02 Proposed Outbuilding (to be retained)
 - 2048/SP2 Proposed Site Plan Retained Outbuilding
- Planning Statement (LAUK Planning)
- CIL Questions Form

The planning application seeks full planning permission for the retention of the existing office/staff welfare building for use as a gardener's workshop/store alongside the development approved under planning application reference 212446.

Planning application reference 212446 was permitted on the 23rd October 2023 under redetermined appeal reference APP/X0360/W/21/3289621 RD and was varied under S73 Application reference 240108. It grants permission for the erection of a 4 no. bedroom dwelling house following the demolition of the existing buildings, structures, aviaries and animal enclosures on site.

This current application in effect seeks the retention of the relevant outbuilding alongside the development approved under planning application 212446 and as subsequently varied.

A Planning Statement has been prepared to support the application. The purpose of this Statement is to assist the allocated Planning Officer by providing a comprehensive description of the proposed amendments and an assessment of the scheme against relevant planning policy, guidance and material considerations.

I look forward to receiving confirmation of the validation of this planning application. In the meantime, please contact me directly should you have any queries.

Yours Sincerely

