

From: Matthew Jouanides <matthew@mgiarchitecture.co.uk>
Sent: 21 November 2024 08:10:15 UTC+00:00
To: "James Fuller" <James.Fuller@wokingham.gov.uk>
Subject: FW: Planning application 242058
Attachments: PL-101 PLANNING DRAWINGS.pdf

James,

Thanks for your comments, I understand your position on the materials and will revisit this element of the design with the client. The reduction in ridge height can also be accommodated within the redesign.

I'll look to amend the design and issue an updated version no later than Monday 25th.

Also happy to agree to the extension as requested.

Kind regards,

Matthew Jouanides BA
Director
MGI Architecture Limited

M 07766 030 219
E matthew@mgiarchitecture.co.uk



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From: James Fuller <James.Fuller@wokingham.gov.uk>
Date: Tuesday, 19 November 2024 at 17:04
To: Matthew Jouanides <matthew@mgiarchitecture.co.uk>
Subject: RE: Planning application 242058

Hi Matthew,

Thank you for your email and apologies for the delayed response.

Whilst there are still elements of the assessment that require consideration, the fundamental aspects have been mostly undertaken. From a design and character standpoint, it is considered that the proposal could be acceptable, however, this is subject to a small number of tweaks to the form and style of the dwelling. Firstly, I have concern over the use of render as the primary

building material for the external walling. It is clear that brick is the predominant material within this section of Mill Lane, which now forms a strong and consistent character. It is my belief that the materials currently proposed would lead to the application property appearing at odds with the street scene. As such, I request that the materials are re-thought and resubmitted accordingly. As for the general form of the building, I do not have any significant objection to this, however I note that with regard to scale, the dwelling stands at 0.5 metres taller than the existing Oak View dwelling. As such, to remain in line with neighbouring properties, I request that the height of the proposed dwelling is reduced. If these recommendations were implemented, it is likely that any concerns relating to the character of the area would be mitigated.

It has also been noted that the residential use of the site has been unlawfully extended, with this extension being noted from various aerial imagery since before and after the construction of Oak View. This does not seem to have been discussed in your planning statement. Ordinarily, this would have resulted in the opening of an enforcement investigation, however, with the current application being open, I do not consider that to be necessary. It does however mean that I must continue my assessment on the basis that this land is 'lawfully' outside the residential use of the application site, as though it was undeveloped land. This does not necessarily require any action from you, however, I just wanted to keep you in the loop. Notwithstanding, if you do have any information on this matter, please provide this.

As for the consultation responses, I am still waiting on the final couple, including the Trees & Landscape Officer, who is in the process of reviewing the amended plan provide by yourself previously. I can confirm that the Highways Officer has raised no objection to the scheme, following the amendments.

In summary of the above, there are still elements of the assessment that I am working on, but I expect to provide a more definitive update shortly. On this basis, I am not able to provide an initial recommendation at this time. Currently, the most pressing matters are those raised within this email. If you could please review the suggested changes and provide your thoughts, that would be greatly appreciated. Whilst positive progress has been made to date, I think it is unlikely for a decision to be issued by the previously agreed date, being 25/11/2024. As such, it would also be greatly appreciated if you could agree to a further two-week extension of time, which I believe is now a realistic target date for a decision.

Further to the above, if you have any questions regarding any of the points raised in this email, please feel free to ask me. I am out of the office tomorrow but will be back on Thursday to respond.

Thank you.

Kind regards,
James.

From: Matthew Jouanides <matthew@mgiarchitecture.co.uk>

Sent: 15 November 2024 09:00

To: James Fuller <James.Fuller@wokingham.gov.uk>

Subject: Re: Planning application 242058

Hi James,

Just emailing to see if you've reviewed the proposal in detail yet and if you have any concerns with the application.

Kind regards,

Matthew Jouanides BA
Director
MGI Architecture Limited

M 07766 030 219
E matthew@mgiarchitecture.co.uk



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From: James Fuller <James.Fuller@wokingham.gov.uk>
Date: Friday, 25 October 2024 at 15:47
To: Matthew Jouanides <matthew@mgiarchitecture.co.uk>
Subject: RE: Planning application 242058
Thanks Matthew, much appreciated.

Kind regards,
James.

From: Matthew Jouanides <matthew@mgiarchitecture.co.uk>
Sent: 25 October 2024 15:29
To: James Fuller <James.Fuller@wokingham.gov.uk>
Subject: Re: Planning application 242058

James,

Please find attached revised drawings as requested.

I've added the track and gate as referenced within the tree officers comments.

Also I've added a note indicating the position of EV charging point as requested.

I'm happy to agree to the 2 week extension as requested.

Enjoy your week off,

Kind regards,

Matthew Jouanides BA
Director
MGI Architecture Limited

M 07766 030 219

E matthew@mgiarchitecture.co.uk



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From: James Fuller <James.Fuller@wokingham.gov.uk>

Date: Friday, 25 October 2024 at 14:40

To: Matthew Jouanides <matthew@mgiarchitecture.co.uk>

Subject: RE: Planning application 242058

Hi Matthew,

Thank you for your email.

Unfortunately, due to a particularly high caseload at this moment in time, I am yet to have undertaken a full assessment of the scheme or come to an initial recommendation. I am out of the office next week but will seek to prioritise this application upon my return. I am also yet to receive a couple of consultation responses but can ensure you that I have been chasing in this regard.

Of those responses that have been received, please note the following:

Attached is the response from the Trees & Landscape Officer, which includes both areas of clarification and actions needed. If you could please respond to this as soon as you have the opportunity, that would be greatly appreciated.

Further to the above, whilst no objection has been raised at this stage, the Highways Officer has requested an amended plan that indicates the provision of an electric vehicle charging point.

In accordance with all the above, I am cautious of the approaching target determination date, being the 11th of November. Whilst I do not anticipate any significant delays from this stage, may I kindly request your agreement to a two week extension of time, allowing ample time for

any discussion upon my return. As stated, I will still aim to prioritise the application on my return and will provide you with a more definitive update then.

Thank you.

Kind regards,
James.

From: Matthew Jouanides <matthew@mgiarchitecture.co.uk>
Sent: 25 October 2024 12:08
To: James Fuller <James.Fuller@wokingham.gov.uk>
Subject: Re: Planning application 242058

Hi James,

I am writing to kindly request an update on the planning application (Ref: 242058) for the land adjacent to Fox Cottage.

Following your site visit on Friday, I'm eager to learn about any initial observations or feedback.

If there are any additional details or documentation required from our side to facilitate the review, please do let me know.

I look forward to hearing from you soon.

Kind regards,

Matthew Jouanides BA
Director
MGI Architecture Limited

M 07766 030 219
E matthew@mgiarchitecture.co.uk



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From: James Fuller <James.Fuller@wokingham.gov.uk>
Date: Thursday, 17 October 2024 at 16:50
To: Matthew Jouanides <matthew@mgiarchitecture.co.uk>
Subject: RE: Planning application 242058
Hi Matthew,

Thank you for confirming and no that will not be an issue.

Kind regards,

James.

From: Matthew Jouanides <matthew@mgiarchitecture.co.uk>
Sent: 16 October 2024 21:26
To: James Fuller <James.Fuller@wokingham.gov.uk>
Subject: Re: Planning application 242058

External Email

CAUTION: This is an EXTERNAL EMAIL - STOP & THINK before clicking a link or opening attachments.

James,

I've spoken to the applicant and you're welcome to visit the site on Friday, although he may not be present. Everything can be easily accessed from the road frontage so I assume that won't be an issue?

Kind regards,

Matthew Jouanides BA
Director
MGI Architecture Limited

M 07766 030 219
E matthew@mgiarchitecture.co.uk



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From: James Fuller <James.Fuller@wokingham.gov.uk>
Date: Tuesday, 15 October 2024 at 15:07
To: Matthew Jouanides <matthew@mgiarchitecture.co.uk>
Subject: Planning application 242058
Dear Matthew,

I am the allocated Planning Officer for the application listed above.

I need to conduct a site visit as part of my assessment. Would you please let me know if the applicants will be at the property at 10:45am this Friday, as I do not have their contact details. If this does not work, I am happy to rearrange for another time.

Thank you.

Kind Regards,

James

Planning Officer
Wokingham Borough Council
Email: James.Fuller@wokingham.gov.uk
Telephone: 07885983800

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