

Wokingham Borough Council  
**Planning Services**  
Civic Offices  
Shute End, Wokingham  
Berkshire, RG40 1BN

Our Ref: JOD/P25/18/04

10 December 2025

**BY EMAIL ONLY**

Dear Sir / Madam,

**Planning Application Submission – Billingbear Lodge, Maidenhead Road, Wokingham, RG40 5RU**

On behalf of the applicant we apply for householder planning permission for the proposed extensions and alterations to the existing property at the above address and therefore we have pleasure in enclosing the following documents in support of our application;

- Application form duly completed.
- Drawing number P25-18-200 (location plan).
- Drawing number P25-18-S-201 (site layout & roof plan).
- Drawing number P25-18-S-210 (existing floor plans & elevations).
- Drawing number P25-18-S-220 (proposed floor plans, elevations & volume comparison).
- Preliminary roost assessment & bat emergence survey.
- Tree report & tree protection plan.
- CIL form.

It should be noted that the proposed built form (volume) remains 'less' than the recently accepted planning application reference 252486 (Prior Approval) and therefore it is considered that the proposals put forward would not have a greater impact on the openness of the Green Belt when compared to the previous 'permitted development' scheme, and therefore we respectfully trust for the enclosed to meet with the Council's approval.

Due to the nature of the proposals, we trust for the application to be considered favourably by the Council, however should you have any queries then please do let me know. I trust that you find the enclosed in order, and we look forward to receiving confirmation of the applications registration in due course.

Yours sincerely



**Jason O'Donnell** MCIAT  
Managing Director

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