

30th September 2025

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 7 Buckhurst Grove RG40 2JR.

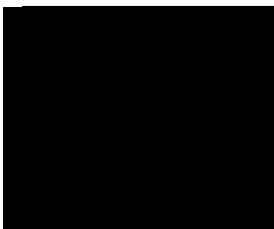
The proposal involves a proposed single storey rear extension, proposed rear dormer, front porch extension and changes to fenestration.

We note the previous planning restrictions from application 092152 with regards to additional windows and openings to the north and south elevations. To the ground floor the side door has been replaced with an obscure glazed window (no additional opening), however there are two additional rooflights to the south elevation at first floor. One is noted on the plans as being behind the sight line of the new rear dormer and so does not cause any additional overlooking to number 5 Buckhurst Grove. We note that there are already rooflights to bedroom 5. The other is to the front of the house to bedroom 1 ensuite which will be 1.7m above finished floor level and obscure glazed so as not to cause any overlooking to number 5 Buckhurst Grove.

If you require any further information 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