



AREA SCHEDULE: *Existing*

	GIA	GEA
Ground Floor:	79.0 m <sup>2</sup>	91.5 m <sup>2</sup>
First Floor:	52.0 m <sup>2</sup>	61.5 m <sup>2</sup>
TOTAL:	131.0 m <sup>2</sup>	153.0 m <sup>2</sup>

AREA SCHEDULE: *Proposed*

	GIA	GEA
Ground Floor:	80.0 m <sup>2</sup>	94.0 m <sup>2</sup>
First Floor:	52.0 m <sup>2</sup>	61.5 m <sup>2</sup>
TOTAL:	132.0 m <sup>2</sup>	155.5 m <sup>2</sup>

### Existing First Floor Plan



### Proposed First Floor Plan



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**Community Infrastructure Levy (CIL)**  
Projects in excess of 100m<sup>2</sup> of new construction may be deemed liable to a CIL levy payable to the Local Authority as noted on the relevant Planning Permission Decision Notice. If CIL is applicable the applicant can apply for an exemption on the basis of self-build (form 7 part 1 & 2, or an annexe (form 8), or extension (form 9) to your primary residence but this must be done before commencement of construction otherwise the levy will become payable. The applicant must also submit a CIL Commencement Notice (form 6) before commencement of construction otherwise the levy will become payable without right of appeal.

Site Address:	43 Ruskin Way, Wokingham, RG41 3BP	Date:	24/11/2025
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Ruffle

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