



DUSEK DESIGN ASSOCIATES LTD
ARCHITECTURE + PLANNING

Our ref. tf/1277/P3

24th SEPTEMBER 2024

WOKINGHAM BOROUGH COUNCIL
P.O. BOX 157
SHUTE END
WOKINGHAM
RG40 1WR

Dear Sirs,

RE:- PENNYWOOD, HOLLYBUSH RIDE, FINCHAMPSTEAD, WOKINGHAM, RG40 3QP

Following receipt of Planning Officer, [REDACTED] letter dated 2nd September 2024 (ref: RFS/2024/089665) regarding a potential breach of planning, we now submit updated 'as built' plans for the above property (formerly named Kalevala).

As subsequently advised by [REDACTED] we seek to apply for these 'as built' changes under a Variation of Condition application; we specifically seek to replace the previously approved drawings listed under Condition 2 of planning consent ref: 183064, with those now submitted (1277/P3/1, 2, 3 and 4).

The submitted plans include for the following 'as built' changes:

Site

- A. Entrance gates, piers and fence amended (increase in height, pedestrian gate added and railings replacing timber fence).
- B. Flower bed feature added to front drive.
- C. Driveway extended (down right-hand side of dwelling).
- D. Rear patio indicated.
- E. Pergolas added to rear patio.

Dwelling

- F. General changes to fenestration design and material (from timber frame to aluminium frame).
- G. Change to window and door surrounds (from brick to stone).
- H. Change to rear dormer roofs (from pitched to flat).
- I. Change to detailing of portico.
- J. Change to roof ridge and hip detailing (half round to angled).
- K. Change to front gable detail (fascia replacing brick detailing).
- L. Rear parapet raised slightly to allow for flat roof falls.

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Moor House Farm Estate, Lower Road, Higher Denham, Middlesex, UB9 5EN
01895 831 103 info@dusek.co.uk www.dusek.co.uk



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Garage

- M. Additional dormer added to front elevation.
- N. Velux added to rear elevation.
- O. Roof form amended to be gable ended.
- P. External metal staircase added (and door).
- Q. Garage door centralised.

As demonstrated on the submitted plans, it is considered that the 'as built' changes do not significantly alter the size, nor negatively impact the overall character and appearance of the new dwelling house.

Furthermore, whilst the front boundary piers and railings are slightly taller / different than what was previously approved, they remain very much in keeping with other development along Hollybush Ride.

We trust the 'as built' details now submitted are acceptable, and address the points raised in the aforementioned letter, and we look forward to receiving your approval in due course.

Yours faithfully,

for **DUSEK DESIGN ASSOCIATES LTD**

T. Finch

Mr T. Finch

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