

Planning Application – Cover Letter

Kingsbridge Farm, Lambs Lane, Swallowfield, Berkshire, RG7 1JE

Dear Sir/Madam,

Please find enclosed a full planning application for the redevelopment of land at Kingsbridge Farm.

This application seeks planning permission for a scheme that is materially identical to that previously approved under application reference 230302 (granted May 2023), which is due to expire.

The proposal comprises the demolition of existing agricultural buildings and the construction of a single dwellinghouse. The siting, scale, design, and overall layout remain unchanged from the previously approved scheme.

The purpose of this application is to enable the continuation of the approved development, with updated supporting information where required, including an updated ecological assessment.

A Biodiversity Net Gain (BNG) Exemption Statement is also submitted confirming the development qualifies as a self-build project.

Given that the principle of development has already been accepted, and there are no material changes to the scheme, it is respectfully requested that planning permission is granted.

Yours faithfully,

Duncan Reynolds