

Head of Development Management
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

Axiom Planning Ltd
Avebury House
6 St Peter Street
Winchester
Hampshire
SO23 8BN

4th November 2025

**SUBJECT: FULL PLANNING APPLICATION FOR THE PROPOSED ERECTION OF 1 2-STOREY
SELF BUILD DWELLING WITH ANNEXE AND ATTACHED TWO BAY CARPORT AND
LANDSCAPING SCHEME FOLLOWING DEMOLITION OF EXISTING DWELLING AND
GARAGE**

CHILTERN, THAMES DRIVE, CHARVIL, WOKINGHAM RG10 9TP

Dear Sir/Madam,

On behalf of the applicant, 'Mr and Mrs Bailes' I am pleased to submit a full planning application to replace the existing dwelling at Chilterns, Thames Drive, Chervil.

The application is submitted via the Planning Portal under reference PP-14427161 and comprises the documents listed below.

- Application form and Certificate of Ownership
- Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information
- Application drawings:
 - Existing Site Location Plan 333 PL 001
 - Existing Site Plan 333 PL 010
 - Existing Ground Floor Plan 333 PL 040
 - Existing First Floor Plan 333 PL 041

- Existing Roof Floor Plan 333 PL 042
- Existing Front Elevation 333 PL 060
- Existing Side Elevation 333 PL 061
- Existing Rear Elevation 333 PL 062
- Existing Rear Elevation 333 PL 063
- Proposed Site Plan 333 PL 110
- Proposed Site Section A-A 333 PL 115
- Proposed Foundation Plan 333 PL 119
- Proposed Ground Floor Plan 333 PL 120
- Proposed First Floor Plan 333 PL 121
- Proposed Roof Plan 333 PL 123
- Proposed Foundation Plan A 333 PL 138
- Proposed Foundation Plan B 333 PL 139
- Proposed Ground Floor Plan A 333 PL 140
- Proposed Ground Floor Plan B 333 PL 141
- Proposed First Floor Plan A 333 PL 142
- Proposed First Floor Plan B 333 PL 143
- Proposed Roof Plan A 333 PL 144
- Proposed Roof Plan B 333 PL 145
- Proposed Side Elevations 333 PL 150
- Proposed Front Elevation 1-1 333 PL 160
- Proposed Side Elevation 2-2 333 PL 161
- Proposed Rear Elevation 3-3 333 PL 162

- Proposed Side Elevation 4-4 333 PL 163
 - Proposed Side Elevation 5-5 Car Port 333 PL 164
 - Proposed Side Elevation 6-6 Car Port 333 PL 165
 - Proposed Courtyard Elevations 7-7&8-8 333 PL 166
 - Proposed Section B-B 333 PL 170
 - Proposed Section C-C 333 PL 180
 - Built Footprint Diagram 333 PL 700
- Design and Access Statement prepared by Hoben Design Architects
 - Planning Statement prepared by Axiom Planning
 - Arboricultural Impact Assessment and Method Statement prepared by ROAVR GROUP
 - Planting Schedule dated 08.10.25 prepared by Fisher, Tomlin and Bowyer
 - Outline Landscape Plan prepared by Fisher, Tomlin and Bowyer
 - Landscape Materials Plan prepared by Fisher, Tomlin and Bowyer Ref 13983.1 Rev E
 - Planting Plan prepared by Fisher, Tomlin and Bowyer Ref 13985.1 Rev.G
 - Bat Mitigation Strategy Issue 2 prepared by Ecology Partnership
 - Phase 1 and Phase 2 Bat Assessment 2022 prepared by Ecology Partnership
 - Phase 1 and Phase 2 Bat Assessment 2025 prepared by Ecology Partnership
 - Flood Risk Assessment prepared by Waterco (sent separately due to file size)
 - The fee of £673 has been paid via the Planning Portal

Community Involvement Statement

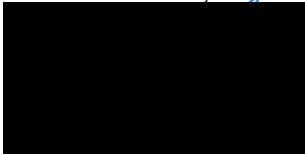
The application is for a self build replacement dwelling in a residential area. The applicant has contacted all neighbours ahead of the planning submission so they are aware of the proposed development.

Summary

I trust the enclosed reflects previous discussions following a withdrawn scheme at the site and I look forward to receiving confirmation that the application has been registered.

Should you require any further information at this stage, please do not hesitate to contact myself or my colleague Emma Patchell.

Yours sincerely



Daniel Gender-Sherry
Director