

Mark Leedale Planning
Chartered Town Planning Consultants

The Head of Planning,
Wokingham Borough Council,
Council Offices,
Shute End
Wokingham RG40 1WR.

Our Ref: WF/12/188
30th November 2018

Dear Ms Sir,

**Kestrels, Scarletts Lane, Kiln Green RG10 9XD
182595**

In response to the matters raised we enclose:

1. The existing floor plans 3033-03B
2. The existing elevations 3033-04A
3. The revised proposed floor plans 3033-05I
4. The revised proposed elevations 3033-06G

Please would you substitute these plans for the existing submissions?

I also enclose the volume calculations and a drawing with dimensions. These follow your legend and identify the areas where adjustments have been made for minor inaccuracies and omissions such as the chimneys, front porch and rear bay window. The manner in which these have been calculated is expressed on the details. These are necessary because of the level of scrutiny which has been given to this application in terms of volume calculations and the way in which it is being considered. Thus we have now arrived at a position where the following apply (cu. m.):

- Existing dwelling 716.61
- Existing garage and boiler room 146.80
- **Total existing house 863.41**
- 1986 extension 139
- Proposed extension (total) 314.3 less that which is to be demolished (146.80) which is therefore **167.5**
- Cumulative increase is 139.0 plus 167.5 which is **306.5. The percentage change is 35.4.**

I should stress that in arriving at this position and in light of the Officer level requirements the extension has been considerably reduced in width and height as well as the reduction in one bedroom and removal of a staircase.

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Please would you confirm that this development is now one which has officer support?

Yours faithfully,

Mark Leedale

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cc Client

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