



Planning

Planning Statement

Client:

Dr Yassir Javaid

129 Whiteknights Road

Reading, RG6 7BB

Section 73 application for variation of conditions 02 (approved plans), 04 (parking) and 05 (landscaping) to planning permission PL/21/1552

Matthew Miller **BSc(Hons) MSc MRTPI**

www.etplanning.co.uk

CIL | Enforcement | Land Promotion | Planning | Sequential Tests | Viability

Contents

1. INTRODUCTION	1
2. SITE LOCATION AND DESCRIPTION	2
3. PLANNING HISTORY	3
4. DEVELOPMENT PROPOSALS	4
5. POLICY ASSESSMENT	8
6. CONCLUSION	24

List of Appendices

- Appendix 1: Cornelius Kavanagh Heritage Statement
- Appendix 2: Heritage Fusion Heritage Evaluation Report
- Appendix 3: Officer Report PL/21/1552
- Appendix 4: Officer Report PL/25/1086
- Appendix 5: Front Boundaries of Houses on Whiteknights Road

1. Introduction

- 1.1 This statement is produced to support a planning application at 129 Whiteknights Road, Reading, RG6 7BB.
- 1.2 The proposal forms a Section 73 planning application to vary conditions of planning permission PL/21/1552. The specific conditions sought to be varied, and the specific variations to the development sought, are summarised in section 4 of the Statement below.
- 1.3 The development is for partly retrospective permission in terms of the amendments sought, with works of permission PL/21/1552 having been implemented as permitted.
- 1.4 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.5 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents:
 - 2822 007 P27 'Proposed Block Plan'
 - 2822 017 P25 'Proposed Details And Comparison Front Garden'
 - 2822 014 P3 'PD And Proposed Front Garden Wall'
 - Dwg. 250100701GRS1 [Outbuilding Floor Plan and Elevations]
 - 865-LA-P-03 RevB 'Proposed Outbuilding – Detailed Planting Plan'

- 1.6 The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description

- 2.1 129 Whiteknights Road comprises a two storey detached residential dwelling with attached double garage, set within a large plot including a spacious rear garden and notably-sized frontage which includes a driveway.
- 2.2 Access to the site is taken from Whiteknights Road to the southeast. Whiteknights Road is characterised on its northwestern side by predominately two storey detached dwellings, which vary significantly in terms of massing and architectural design, partly through various extensions and alterations to original buildings erected between the 1910s – 1930s.
- 2.3 On the southeastern side of the site lies woodland connected to the Whiteknights campus of the University of Reading. Planting within the streetscene frontage is consistent and continuous on the southeastern side but significantly more sporadic on the northwestern side, giving the area a pleasant suburban character.
- 2.4 The Council considers the site to be a non-designated heritage asset, to which description and consideration is provided in Section 5 below. The site is not in a Conservation Area. It lies within the defined settlement of Reading.
- 2.5 Works connected with householder planning permission PL/21/1552 have been implemented.

3. Planning History

- 3.1 Application Reference PL/20/1525 for 'Erection of replacement dwelling with integral garage following demolition of existing buildings'. Refused, 29.01.2021.
- 3.2 The above application involved a replacement dwelling, and was therefore significantly materially different in nature to the subsequent householder submissions (including to which this Section 73 applications relates).
- 3.3 Application Reference PL/21/1552 for 'Demolition of garage and single storey part of original house, proposed ground floor rear and side extensions and two storey rear extension, increased front canopy, and internal alterations'. Approved, 19.01.2022.
- 3.4 Certificate of Lawfulness reference PL/21/1876 for 'Certificate of Lawfulness for Proposed Side extension and outbuilding, and demolition of garage'. Certificate Granted, 04.02.2022.
- 3.5 Application Reference PL/25/0304 for 'The construction of a single storey garden building to be used as leisure space'. Pending consideration at time of writing.
- 3.6 Application Reference PL/25/1086 for 'Application for a Non-Material Amendment Following. Grant of Planning permission PL/21/1552 to amend landscaping and front garden wall'. Refused, 10 October 2025.
- 3.7 Consideration of the matters in these submissions relevant to the proposal is made within Section 5 of the Statement below.

4. Development Proposals

- 4.1 The National Design Guide (2019) identifies that “well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time” (para 120-121).
- 4.2 The submission is a Section 73 planning application to vary conditions 02 (approved plans), 04 (parking) and 05 (landscaping) of planning permission PL/21/1552.
- 4.3 Permission PL/21/1552 is a householder planning permission for ‘Demolition of garage and single storey part of original house, proposed ground floor rear and side extensions and two storey rear extension, increased front canopy, and internal alterations’. The permission has been implemented and is extant.
- 4.4 This Section 73 submission also follows the refusal of non-material amendment application PL/25/1086 (see Section 3). It is not disputed within this Statement that the changes sought go beyond what can be considered within a non-material amendment, hence this submission. The various planning considerations are then considered in full in Section 5 below.
- 4.5 The specific changes sought within this Section 73 application are:
- Alterations to the front access and turning area to enable vehicles to access and egress the site in forward gear

- Adjustments to hard landscaping including alterations to garden path/patio areas, to the front and rear, including variation to materials
- Adjustments to soft landscaping scheme to front and rear, including provision of additional planting to rear
- Front boundary wall and gates moved forward to site boundary, including alterations to design and materials
- Relocation of rear outbuilding to a central location to the rear boundary, to ensure consistency with the amendments to current planning application PL/25/0304.

4.6 The development is partly retrospective.

4.7 Figure 1 below provides an extract of the approved Landscaping Plan for the parent permission PL/21/1552. Figure 2 then provides an extract of the proposed Landscaping Plan subject to this application. These are provided to illustrate the adjustments detailed in paragraph 4.5 above.

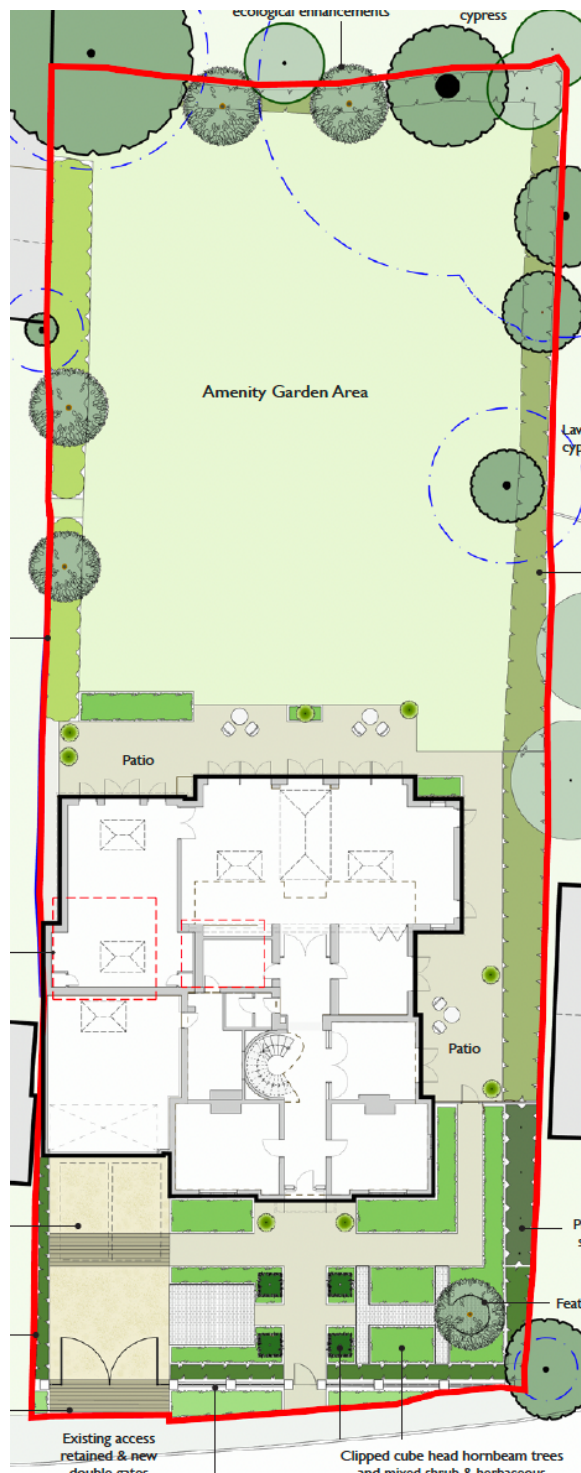


Figure 1: Approved Landscape Plan for application PL/21/1552

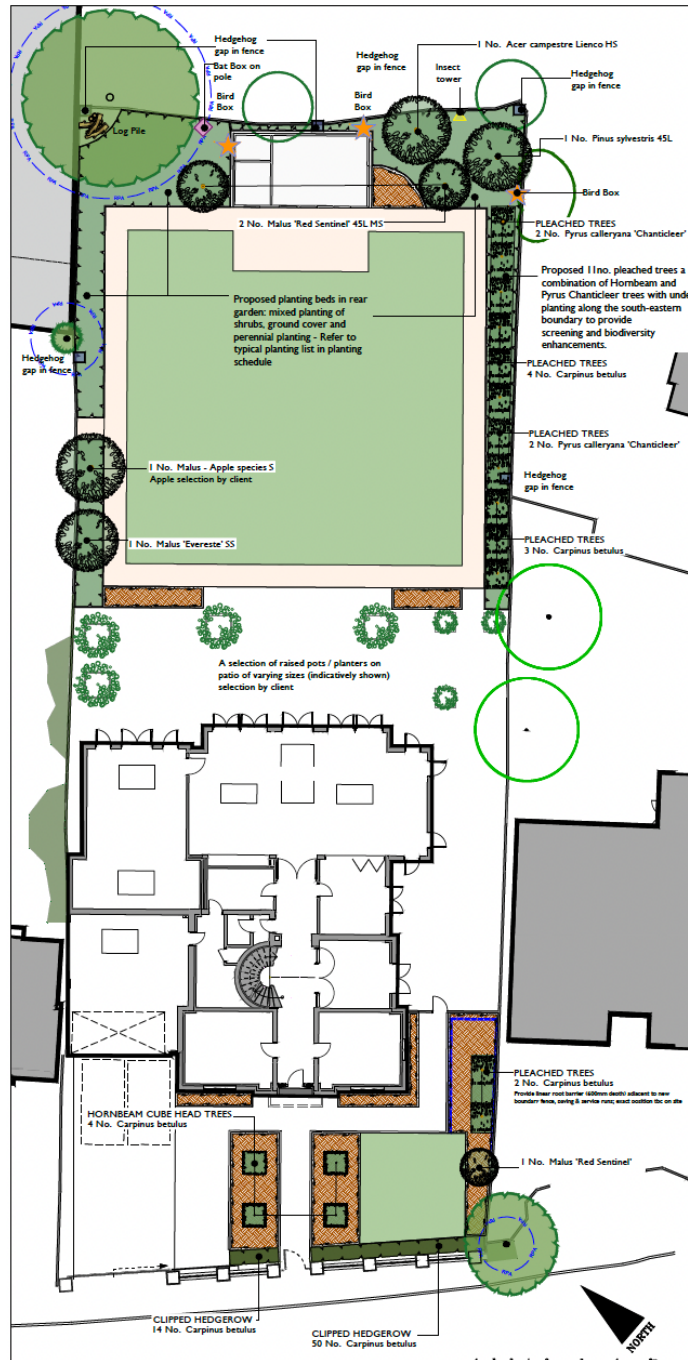


Figure 2: Proposed Landscaping Plan subject to this application

5. Policy Assessment

- 5.1 **National Guidance:** The National Planning Policy Framework (NPPF) is a relevant material consideration to the application.
- 5.2 The purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 39 of the NPPF states that “Local planning authorities should approach decision on proposed development in a positive and creative way” and “at every level should seek to approve applications for sustainable development where possible”. Paragraph 124 of the NPPF comments that planning should “promote an effective use of land” in “meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions”.
- 5.3 Paragraph 8 identifies the three objectives of sustainable development, as economic, environmental and social.
- 5.4 Paragraph 131 identifies that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”, whilst paragraph 139 states that significant weight should be given to “outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”
- 5.5 The National Design Guide builds on the above, and clarifies that “well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing

needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use” (para 109).

- 5.6 It is noted that a consultation has been issued in December 2025 for a new version of the NPPF. This carries limited weight at this time due to the ongoing consultation period.
- 5.7 **Principle of Development:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.8 Reading Borough Council’s Development Plan relevant to the proposal comprises the Reading Borough Local Plan (2019) (‘LP’) alongside the associated Policies Map.
- 5.9 The site is located in the defined settlement of Reading, where the LP directs the majority of development to come forward within the existing built-up area, making efficient use of land and responding to the individual and every-changing, household needs.
- 5.10 The above aligns with NPPF paragraph 124, which sets out that planning policies and decisions should promote and effective use of land in meeting the need for homes, amongst other uses.
- 5.11 The site has an extant, and implemented, planning permission for householder extensions. The principle of development for these Section 73 alterations is therefore acceptable, subject to specific considerations including the impact on the character of area, etc. These are considered below.

5.12 Heritage Discussion

(i) Consideration of status as Non-Designated Heritage Asset

5.13 Council considers the site to be a non-designated heritage asset ('NDHA'). It does not lie within a Conservation Area.

5.14 The building in which the dwelling resides, prior to the implementation of permission PL/21/1552, was seen as an early example of Neo-Georgian style. The majority of the brickwork of the original house has survived, though was repointed several decades ago. There was distinct evidence of later changes to the size and layout of window opening on the rear elevations, presumably undertaken under permitted development rights, to which the property has intact rights. The front windows appeared to be original, and laid out in a formal, symmetrical manner (Source for paragraph: Appendices 1 & 2).

5.15 The site lies in an area that has various other examples of Neo-Georgian style dwellings/dwellings constructed in the same time period.

5.16 The site appears to have been historically connected to St Peters Church as a Vicarage (Appendices 1 & 2). However any connection to said church in terms of occupation and even physical connection (the church is distant from the application site and is not visible) has long since ceased.



*Figure 3: Appearance of the dwelling prior to application
PL/21/1552 (used with permission of Hives Architects)*

- 5.17 Connected to the above, much of the surrounding historical character has been further removed, most prominently through the erection of a first floor extension and complete refurbishment of the exterior façade of the dwelling of 131 Whiteknights Road, to the immediate southeast (reference: PL/20/0894).
- 5.18 The site does not appear on the Council's schedule of Locally Listed Buildings¹. The Council considers the building to be a NDHA but does not point to any supporting Development Plan or Supplementary Planning Document that defines the site as such.
- 5.19 Historic England have published explicit and clear guidance on local heritage listing/listing of NDHAs, and the purpose of this guidance is

¹ <https://www.reading.gov.uk/planning-and-building-control/heritage-and-conservation/conservation-areas-listed-buildings/locally-listed-buildings/>

also to ensure consistency. In broad terms, the guidance sets out the following exercises are required:

- A selection criteria,
- an assessment that explains significance, and
- a clear record so that applicants and decision-makers understand what is being protected and why.

5.20 In other words, if the Council contends a building is an NDHA, it should be able to point to:

- the criteria applied,
- the evidence relied upon (age, fabric, architectural interest, historic associations, group value, townscape value, etc.), and
- a reasoned conclusion explaining what the significance is.

5.21 An NDHA is not a label that can be applied without evidence-led evaluation against transparent criteria.

5.22 Therefore, in respect of paragraph 5.18 above, the consideration that the property is an NDHA appears to be borne of officer opinion. However, the information published in terms of Conservation Officer commentary and Officer Reports does not seem to address the above requirements in any sufficient manner. Given it is the Council that is making the NDHA assertion when the site is not recorded as such in the Development Plan – the onus falls on the Council to justify this matter.

5.23 This is also highlighted by the fact the Conservation Officer did not conduct any internal inspection to the property prior to the parent permission – which is considered a significant part of such as process. Nor has the Council's consideration of the NDHA given any judgement to the influence of neighbouring buildings, most notably the immediately neighbouring very modern and somewhat contrasting

dwelling of 131 Whiteknights Road to the southeast. The Council's conclusions are therefore considered somewhat deficient, contrasting to established guidance.

5.24 The weight subsequently given to the consideration of the property as a prominent NDHA in the above context is therefore somewhat surprising, with its validity reasonably questioned.

5.25 By contrast, page 14 of Appendix 2 sets out professional heritage commentary concluding that 'it is unclear why the property has been identified as an NDHA as the property holds no heritage values'. This conclusion is supported in this Planning Statement.

5.26 The extent of weight provided to the site as an NDHA is therefore strongly disputed. Reasonable questions are also raised as to the Council's seeming lack of consistency in approach (see paragraphs 5.31 to 5.35 below).

(ii) Heritage Considerations

5.27 LP Policy EN6 states that development will be required to make a contribution to the historic character of the area, and this would be achieved through respecting and enhancing its architectural and visual qualities. The policy is not explicit in defining what it means by a 'heritage asset', i.e. whether it includes assets that are non-designated.

5.28 In any case, the historic character of the area has been significantly diminished over time (excluding the presence of the Listed Gates to Reading University). The area has a pleasant, but not uniquely distinctive, suburban character with the historic context of dwellings (particularly, but not limited to, 131 Whiteknights Road) being significantly altered through extensions and alterations over time.

- 5.29 As per Appendix 1, the dwelling may have been designed by Frederick Ernest Briant Ravenscroft, a local Reading-born architect who worked with many local Reading churches. However, this does not provide a separate vicarage with historical value, nor does the former occupants of a property infer any automatic heritage value.
- 5.30 Whilst the design and appearance of the original building had some limited historic value, as noted in paragraph 5.17, Figure 3 highlights that this building was not of particularly distinctive or attractive value, with most of the emphasis on the age of the building – which again is not an acceptable method of determining heritage value alone – as clearly set in Historic England guidance.
- 5.31 The Delegated Report for approval PL/21/1552 (Appendix 3) at page 4 describes the parent approval scheme as ‘a huge improvement to earlier proposals for the site which included demolition of the existing former church manse’. The Section 73 submission retains this approach.
- 5.32 Page 6 of Appendix 3 sets out that the parent approval was acceptable including in view of the retention of the majority of works to the building being to the rear of the property, and that ‘any harm resulting in the loss of a small part of the original building to be demolished is considered to be outweighed by the sympathetic design that compliments the main building’.



Figure 4: Appearance of current site (source: Hives Architects)

- 5.33 Figure 4 demonstrates that the external frontage of the building itself has been well-preserved, with limited alterations, thereby aligning with the conclusions of Appendix 3. The side attached garage was appropriately undertaken via permitted development rights.
- 5.34 Attention turns to the Council's consideration of PL/25/1086 and the associated Officer Report (Appendix 4). It is highlighted that Appendix 4 makes significant comparison to the parent permission, but provides minimal commentary regarding the situation prior to the implementation of said permission. For the Council to apply its own heritage argument, it must be reasonably given with reference to the prior building in order to accurately examine heritage impact. This is particularly relevant given that PL/21/1552 made a heritage examination of the loss of 'a small part of the original building' being outweighed by the benefits (see paragraph 5.25). As this is a Section

73 application, the baseline of the benefits and harm must be the same.

5.35 Instead, to put it bluntly, the Council appears to be 'moving the goalposts' and establishing the post PL/21/1552 as a new baseline for which harm should be established. This is not correct as a matter of process.

5.36 Focus therefore moves to the frontage of the site including the front boundary treatment, which was a major focus of the Council's concerns raised in Appendix 4. The above matters were necessary to establish appropriate context.

5.37 There is significant overlap with heritage impacts and character impacts, and therefore as an attempt to avoid unnecessary repetition, much of the discussion of this frontage therefore falls within the 'Character of the Area' sub-section below.

5.38 The Council's perceived heritage value of the site is of the building itself as opposed to the remainder of the site. The separation distance between the building and the highway frontage is preserved, with soft landscaping to be installed. It is therefore considered that the heritage impact of the front boundary is integral to that of the character impact.

5.39 Regarding the other changes sought, the changes to the rear would be largely obscured from public vantage points, and in a consistent manner to both Appendices 1 & 2 and the previous application considerations, the rear of the dwelling is considered to have no real heritage value due to previous alterations.

5.40 In conclusion to the Heritage matters as a whole, reasonable and valid concerns have been raised as the validity of the Council's assertion the property can be considered an NDHA. As it stands, the

Council have failed to address Historic England guidance on applying such a label. The Council then goes on to apply significant weight to this designation, which again has not been justified.

- 5.41 Instead, it is presented (with reasoned evidence) that the property has limited heritage value, not worthy of being considered an NDHA (and given it is not classified as such in the Development Plan, the onus on justification is on the Council). The proposals are proportionate in retaining the original character merits of the property, as acknowledged in the parent permission, and this subsequent application is not considered to change this position.
- 5.42 **Character and Appearance of the Area:** LP Policy H9 states that house extensions (and presumably, by extension, other alterations and works within the dwelling curtilage) will be acceptable where they respect the character and appearance of both the host dwelling and the wider street scene.
- 5.43 LP Policy H9 is supported to an extent by LP Policy CC7, which seeks to ensure high quality design that responds positively to local context, reinforcing local character through appropriate scale, massing, materials and detailing.
- 5.44 To supplement the above, the Council's Design Guide to House Extensions SPD is relevant to the determination of householder applications.
- 5.45 The consideration of the front boundary can therefore essentially be divided into two elements: the impact on the host building, and the impact on the surrounding area.
- 5.46 Considering the host building firstly, it is common for front boundary treatments (be they walls or fences) to vary significantly in material use, including in respect of the main dwelling. Furthermore, natural

weathering will occur. Contrary to the Council's consideration, the proposed wall is considered to be of good design quality, demonstrating positive design variation and providing a feature that complements the brick-material domination of the main dwelling.

5.47 The front wall is above 1 metre in height, and therefore does not qualify for permitted development, however a key element of consideration is the said presence of permitted development rights, which also constitutes a valid fall-back position.

5.48 Regarding the validity of a fall-back position, The Court of Appeal judgement of *Mansell v Tonbridge and Malling Borough Council* [2017] EWCA Civ 1314 established the following principles:

- Fundamentally, for a prospect of the fall-back position coming forward (i.e. a 'real prospect'), it does not have to be probable or likely; a possibility will suffice;
- That the overall eligibility of, and weight to be given to, a fall-back position, is a matter of planning judgement (and therefore is required to be considered).

5.49 Drawing reference 2822 014 P3 'PD And Proposed Front Garden Wall' demonstrates a front boundary treatment under permitted development that could be implemented as an alternative. It therefore demonstrates a 'possibility' as per the Mansell judgement. The drawing shown would provide a materially comparable boundary treatment, and therefore weight must be given to this fall-back position as to the implications on any perceived character harm.

5.50 The materials used for the front wall are consistent with those of the development to the main house as approved under the parent permission. Specifically, having taken advice from multiple brick matching experts, the use of Michelmersh Hampshire multi-ATR

bricks was recommended and utilised. These are the same bricks used for the rear extension, thereby highlighting matching and consistent materials.

5.51 The front wall brickwork also matches, as far as possible, the “Flemish bond” brickwork pattern of the original building, and also has the same mortar colour. These are considered proportionate and pragmatic material solutions.

5.52 The pier caps for the front wall match almost identically as is feasible to the “2 step” design of the stonework parapet garage wall and porch. Figure 5 below highlights the appearance of the previous porch feature, thereby evidencing a consistent approach to material finishes, with particular attention directed to the porch tiles.



Figure 5: Porch and brick tile details prior to development

5.53 Turning to the wider street scene, there are a mix of open frontages and frontages screened to differing degrees by planting, on side of Whiteknights Road. For example, whilst there is planting to its front, the dwelling of 131 Whiteknights Road is distinctly visible, and contrasts significantly with the surroundings. Dwellings to the

immediate northwest have a mix of close-boarded wooden fencing and brick walls, of varying heights and material use. 121 Whiteknights Road has a particularly open frontage, and 113A Whiteknights Road has very tall front boundary treatments, a mix of brick and wooden fencing, that contrasts in appearance to its host dwelling.

Appendix 5 provides a comprehensive review of surrounding front boundary treatments. There is no instance of other dwellings having planting in front of their front wall/fence, and in fact a large number of dwellings have boundary walls/fences adjoining the pavement line. Many dwellings also have taller and less permeable front wall features. It is therefore most unclear why the Council would consider the proposed development which seeks to align with this pattern, would be out of character. By contrast it is considered that the proposal would be an appropriate suburban addition to this established visual pattern.

- 5.54 Appendix 5 includes photographs that provide a very close-up view of the application site. By contrast figure 6 below provides a wider vantage point which is more effective in showing harmony between the front boundary and main dwelling, and again it is highlighted that soft landscaping is to be provided. Figure 5 provides clear evidence that the site frontage is harmonious to the surroundings, and is not considered incongruous in any reasonable manner.



Photo 2 and 3 – Streetview of the dwelling, approaching from northwest



Photo 4 and 5 – Streetview of the dwelling, approaching from southeast

Figure 6 – street scene photographs (Source: Hives Architects)

- 5.55 As per paragraph 5.39 above, the alterations to the rear of the dwelling are considered appropriate in the context of previous determination PL/21/1552.
- 5.56 The development is therefore considered to meet the requirements of LP Policies H9 and CC7, as well as having appropriate regard to the context of the dwelling prior to the implementation of PL/21/1552 from a heritage perspective, in accordance with LP Policy EN6.
- 5.57 **Residential Amenity – Neighbouring Occupants:** It is not considered that the changes have any material implications to the amenities of neighbours, including in terms of any loss of light or privacy implications.

- 5.58 **Residential Amenity – Occupants of Development:** The changes sought would continue the objective of providing a modernised dwelling fit for modern use, and additionally provides a very high standard of accommodation.
- 5.59 **Trees and Landscaping:** The proposed front landscaping changes are not considered to vary significantly in terms of resulting impact on the suburban locality. Net additional hardstanding would be present, however simultaneously significant soft landscaping and planting would be retained, including the planting of native species and hedgerows immediately behind the front boundary wall. The resulting front garden is considered a proportionate and good quality addition, when also noting the varied amount of hardsurfaced frontages in the locality, most notably that to 131 Whiteknights Road.
- 5.60 The overall increase in hardstanding over than parent permission is minimal, and this is evidence in drawing reference 2822 017 P25. Specifically, the hardsurfacing on the frontage is increased from the originally approved 154 sqm to the now proposed 157.3 sqm – an increase of 3% that is not considered materially significant. As also noted elsewhere in this statement, the minimal increase serves a practical purpose of improving car turning space.
- 5.61 The presence of pleached trees to the site frontage is consistent with that permitted for parent permission PL/21/1552, and so in this context consistency is being applied.
- 5.62 Turning to the rear of the site, the proposed revised layout would be very similar to that present to the rear of neighbouring property of 127 Whiteknights Road – most notably in terms of the patio area and perimeter footpath. These measures are considered appropriate and proportionate additions to what is a large rear garden space in a suburban area. Again, these would be supplemented by native

species of planting, with a significant addition of such planting on the southeastern side boundary over and above the parent permission.

- 5.63 Adjustments to the location of the outbuilding to the rear are shown to ensure consistency with application PL/25/0304, with the primary purpose to avoid any detrimental impact to the existing tree present in the vicinity of the northwestern corner of the site.
- 5.64 **Transport and Parking:** The adjustments to the site frontage have resulted in changes to the associated access and parking arrangements. These alternative arrangements maintain the same amount of on-site parking, and appropriate visibility splays maintained.
- 5.65 However, the adjustments offer highway safety benefits by allowing more on-site turning space, enabling vehicles to access and egress on to Whiteknights Road in forward gear, which is a well-used highway.
- 5.66 **Ecology:** As this is Section 73 application to a householder permission, there are no requirements in respect of ecological implications or biodiversity net gain. However, the provision of significant native planting within the proposed landscaping layout would provide planning benefits.

6. Conclusion

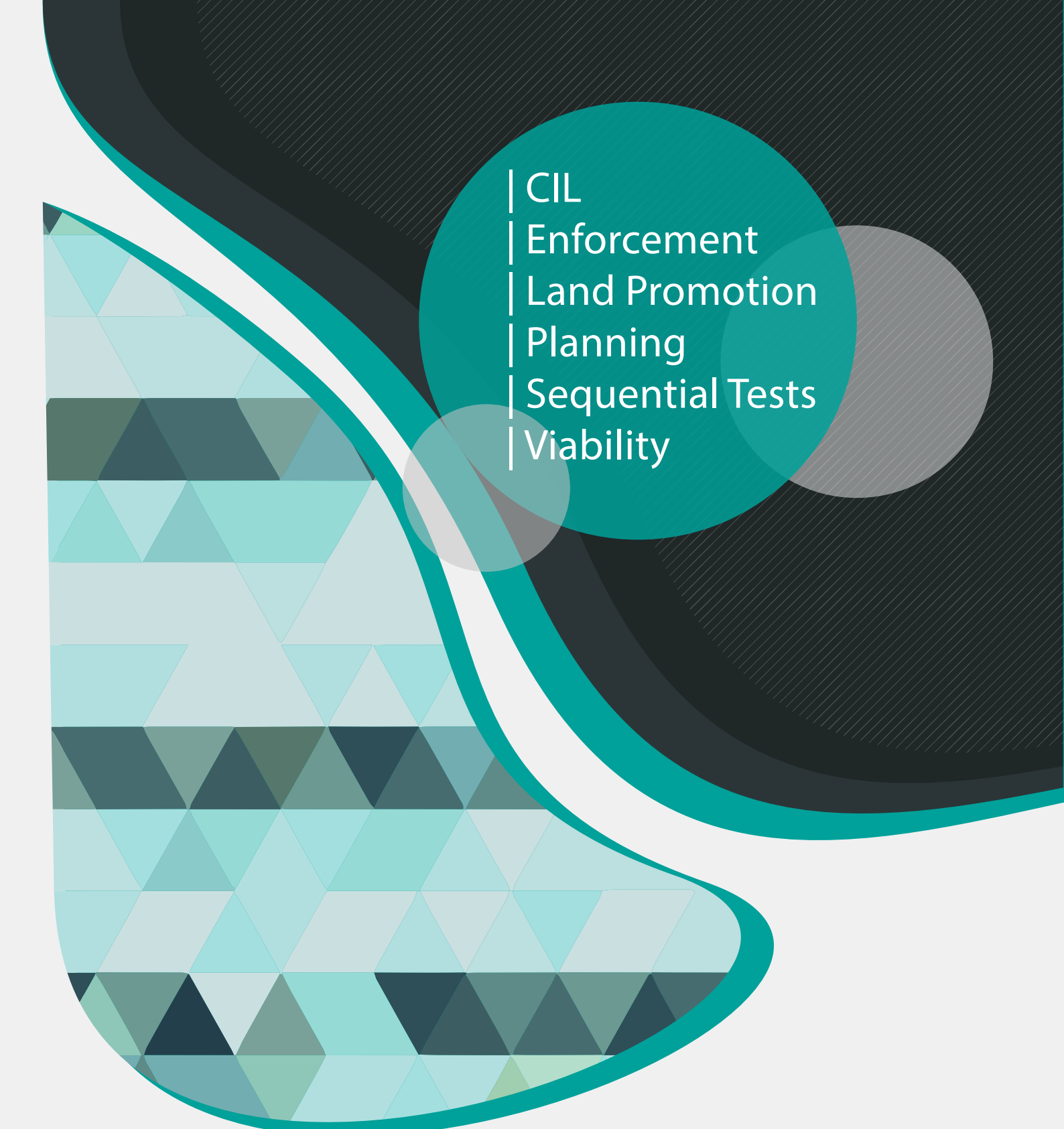
- 6.1 This statement has demonstrated that the proposed development is acceptable in principle and, in a manner consistent to the baseline for assessment established in PL/21/1552, offers appropriate additions and alterations to what the Council considers to be a non-designated heritage asset.
- 6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered that the alterations sought are relatively modest in the context of the parent permission, and are appropriate in character to what is a varied street scene, particularly in the context of site frontages and boundary treatments. The heritage value of the site is limited (and it has been justifiably suggested, for example in Appendix 2, that in fact the site has no real practical heritage value). The Council furthermore does not appear to have adequately followed Historic England guidance in its assertion the property is an NDHA. Any limited harm to what is also very limited significance of the heritage value is required to be assessed against the benefits, which include the public benefits of providing a modernised and very high quality dwelling.
- 6.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

Matthew Miller BSc (Hons) MSc MRTPI

Associate Director | ET Planning

200 Dukes Ride Crowthorne RG45 6DS

matthew.miller@etplanning.co.uk 01344 508048



| CIL
| Enforcement
| Land Promotion
| Planning
| Sequential Tests
| Viability

Contact

Address

200 Dukes Ride RG45 6DS
One St Aldates OX1 1DE
32 London Road GU1 2AB
14 The Square SY1 1LH
72 Paris Street EX1 2JY

Phone

01344 508048
01865 507265
01483 363950
01743 612043
01392 691384

Web & Mail

Email: office@etplanning.co.uk
ET Planning Ltd | 10646740

Web: www.etplanning.co.uk