



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="21"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Wickham Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Wokingham"/>
Town/city	<input type="text" value="Earley"/>
Postcode	<input type="text" value="RG6 3TE"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="476441"/>	<input type="text" value="170571"/>

Description

Applicant Details

Name/Company

Title

Mr

First name

RAJEEV

Surname

RAVAL

Company Name

NA

Address

Address line 1

21 Wickham Road

Address line 2

Address line 3

Town/City

Earley

County

Wokingham

Country

United Kingdom

Postcode

RG6 3TE

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

M

Surname

Haron

Company Name

NA

Address

Address line 1

30 Saxon Avenue

Address line 2

Hanworth

Address line 3

Town/City

Feltham

County

22/00576/PDH

Country

United Kingdom

Postcode

TW13 5JN

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

First floor side extension over existing garage

Reference number

39117

Date of decision (date must be pre-application submission)

01/04/1992

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 6

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

03/06/1992

Has the development been completed?

☒ Yes

☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

01/09/1992

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Condition 6 was originally imposed to restrict uncontrolled alterations to the dwelling. However, planning policy, legislation, and local circumstances have since evolved. If the Local Planning Authority is satisfied that the condition is no longer necessary, reasonable, or proportionate, its removal would be justified. This would restore the property's normal permitted development rights, bringing it into line with comparable dwellings in the area and allowing the household to make modest alterations without undue restriction.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

In summary, the condition is now considered overly restrictive, unnecessary under current planning policy, and inconsistent with the approach taken for similar dwellings nearby. Its removal would provide a fair and balanced outcome, enabling the property owner to carry out minor changes under permitted development rights without the need for repeated applications.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

RAJEEV

Surname

RAVAL

Declaration Date

18/09/2025

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;

- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Mrisho Haron

Date

18/09/2025