

Date: 2 September 2026
Application: 261871



**WOKINGHAM
BOROUGH COUNCIL**

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Dear Mr David Bloor,

NON-MATERIAL AMENDMENT RESPONSE

Application Number: 261871

Site Address: Former Bearwood Golf Course, Mole Road, Wokingham, RG41 5DB

Proposal: Application for non-material amendment to planning consent 142536 for amendments to Parking and Access, Air Source Heat Pumps, Refuse and Cycle Storage, Levels and Retaining Wall Works, Elevation Changes, Increase in Building Height, Steps and Ramps, Gravel Strips and Changes to Fenestration.

I refer to your application for a non-material amendment registered on 7 August 2026 under the above reference number. The proposal is for:

The proposed amendments to the approved development, including alterations to parking and access arrangements, the introduction of air source heat pumps and associated enclosures, new cycle stores, bin stores and other ancillary structures, changes to levels and retaining walls, additional steps and ramps, alterations to fenestration and building heights, are considered to be material. The approved scheme was assessed and approved on the basis of a specific layout, design, scale and form of development, and the proposed amendments would alter numerous approved elements of the residential component of the scheme. Furthermore, the application relates to planning permission 142536, which the Local Planning Authority understands was not implemented, with development having instead been commenced pursuant to planning permission 173015.

The proposal would result in a development that is materially different from the approved scheme

Wokingham Borough Council does not accept the alterations referred to and shown in the plans above as non-material amendments and therefore requires a further planning permission due to the following reason:

As the change is considered to be material application 261871 is therefore refused.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'JT', on a light green rectangular background.

Justin Turvey

Head of Development Management - Place & Growth