



**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	84
Suffix	
Property Name	
Address Line 1	Hilmanton
Address Line 2	
Address Line 3	Wokingham
Town/city	Earley
Postcode	RG6 4HN

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

Easting (x)	Northing (y)
473547	169868

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Surname

Gopan

Company Name

Address

Address line 1

84 Hilmanton

Address line 2

Address line 3

Town/City

Earley

County

Wokingham

Country

Postcode

RG6 4HN

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Kyle

Surname

Charlton

Company Name

Loftplan Designs LTD

Address

Address line 1

Saturn House, Unit 1

Address line 2

Calleva Park

Address line 3

Aldermaston

Town/City

Reading

County

Country

Postcode

RG7 8HA

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

Householder application for the proposed loft conversion, including installation of 3 No. roof-lights to the front elevation, and 2 No. roof lights to the rear elevation to form additional habitable space. (Part Retrospective).

Reference number

251867

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

02/10/2025

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

Condition number(s)

Condition 3. Obscure glazing - The roof windows in the rear elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently so retained.

Has the development already started?

☒ Yes

☐ No

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

30/06/2025

Has the development been completed?

☒ Yes

☐ No

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

11/11/2025

Condition(s) - Variation/Removal

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

The application site is situated within an established housing estate where there is already a level of overlooking. The applicant has noted existing precedent of No 99 Hilmanton (photo evidence attached to application), including 5No double-stacked roof-lights fitted with clear glazing, installed to the rear elevation that overlook the gardens of both No 84 Hilmanton and No 86 Hilmanton. No such condition requiring obscured glazing has been imposed to No 99 Hilmanton, nor any other of the loft conversions situated on the Hilmanton estate.

It is noted that No 86 Hilmanton could be impacted by the provision of windows to the second floor, however, it is also noted that the existing outlook of the dwelling already overlooks this neighbour from the first floor. Roof-lights by their nature sit flush with the roof plane and offer significantly limited and oblique views than standard vertical windows.

The planning officer has incorrectly stated in the report that "the limited floor-to-ceiling height typical of loft conversions would result in increased opportunities for occupants to be close to the glazing and look out of the windows", the finished loft floor-to-ceiling height is 2300mm which is of standard construction when compared to typical ground & first floor ceilings installed at an average of 2300mm. The proposed roof-lights have been installed higher up the roof plane, in combination with internal blinds fitted to the roof-lights, which reduces all potential for direct overlooking views of No 86 Hilmanton.

Furthermore, the condition states that the roof-lights must be obscured, but still allows for the opening of the roof-lights. As views remain unchanged when the roof-lights are open, the outlined reasons for the condition are made redundant and therefore the condition should be removed. For all reasons above, the condition should be removed.

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

N/A

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

Kyle

Surname

Charlton

Declaration Date

04/12/2025

☒ 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

Kyle Charlton

Date

04/12/2025