



**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

45

Suffix

Property Name

Address Line 1

Gingells Farm Road

Address Line 2

Address Line 3

Wokingham

Town/city

Charvil

Postcode

RG10 9DJ

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

Easting (x)

477488

Northing (y)

176115

Description

Applicant Details

Name/Company

Title

First name

Ivan

Surname

Perre

Company Name

Address

Address line 1

45 Gingells Farm Road

Address line 2

Address line 3

Town/City

Charvil

County

Wokingham

Country

Postcode

RG10 9DJ

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

Jordan

Surname

Macann

Company Name

Resi Design Ltd

Address

Address line 1

Unit 118

Address line 2

Workspace Kennington Park

Address line 3

Canterbury Court

Town/City

London

County

Country

United Kingdom

Postcode

SW9 6DE

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 proposed erection of a first floor side extension.

Reference number

241190

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

23/07/2024

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

Condition number(s)

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered B224057-1000 A, B224057-1100 A, B224057-3000 C and B224057-3100 A received by the local planning authority on 09/05/2024 and 11/07/2024. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

3. The three first-floor windows in the north-eastern elevation of the proposed development shall be high level windows with a sill height of not less than 1.7 metres above internal finished floor level of the rooms in which the windows are installed, and shall be permanently so-retained.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

4. Those windows shown on the approved drawings as having obscured glazing in full shall be so-fitted and shall be permanently so- retained.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

5. External materials

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a similar appearance to those used in the existing building unless otherwise agreed in writing by the local planning authority.

Has the development already started?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

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

Variation of Condition 2 - The previously approved drawings are to be replaced by a new set of drawings, which will supersede the original versions.

Variation of Condition 3 - Modify the first-floor windows on the north-eastern elevation to be fixed below 1.7m in height and increase their size. This should not pose any issues, as there are already existing windows on that elevation which do not overlook or compromise the privacy of neighbouring properties, given that they face our garden and are screened by a large tree.

Variation of Condition 4 - There are currently two existing windows on the first-floor north-eastern elevation that are not fitted with obscure glazing. We intend to upgrade these windows to provide natural light and ventilation to a habitable room. These windows do not overlook any neighbouring properties, given that they face a blank wall.

Variation of Condition 5 - External materials - Specifically, the existing old and damaged timber cladding will be removed and replaced with a white smooth render.

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

Change the condition in support of a new set of drawings to be submitted

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

Jordan

Surname

Macann

Declaration Date

18/07/2025

☒ 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

Jordan Macann

Date

18/07/2025