



**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 a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning 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	
Suffix	
Property Name	Alma Cottage
Address Line 1	Lodge Road
Address Line 2	
Address Line 3	Wokingham
Town/city	Hurst
Postcode	RG10 0EH

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

Easting (x)	Northing (y)
479230	174319
Description	

Applicant Details

Name/Company

Title

Mr

First name

L

Surname

Massarella

Company Name

Address

Address line 1

Alma Cottage Lodge Road

Address line 2

Address line 3

Town/City

Hurst

County

Wokingham

Country

Postcode

RG10 0EH

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

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
- ☐ No
- ☒ Not applicable

Description of Your Proposal

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

Full application for the proposed erection of 1no. dwelling and associated parking and access, in rear garden of existing residential dwelling.

Reference number

231168

Date of decision

26/07/2023

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

1. Substitution of drawings (noted below) to identify 'application' and 'ownership' boundaries.

2. Include a reference to drop kerb approval 202556 within the text of Condition 17.

Existing text:

“17. Visibility splay provision - Prior to the occupation of the development the proposed vehicular access for the exiting dwelling Alma Cottage shall have been formed and provided with visibility splays shown on the approved drawing number 004/04(02)006 received on 26/06/2023. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times. Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.”

Proposed text:

“17. Visibility splay provision - Prior to the occupation of the development the proposed vehicular access for the exiting dwelling Alma Cottage shall have been formed and provided with visibility splays shown as approved under planning permission reference 202556 dated 18/11/2020. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times. Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.”

Please state why you wish to make this amendment

1. To clarify CIL liabilities.
2. To identify other permissions already approved.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
☐ No

If yes, please complete the following details

Old plan/drawing numbers

004-04(02)001 SITE LOCATION PLAN
004-04(02)002 EXISTING SITE PLAN
004-04(02)004A PROPOSED ROOF PLAN
004-04(02)006A PROPOSED VISION SPLAYS

New plan/drawing numbers

004-04(02)001A SITE LOCATION PLAN
004-04(02)002A EXISTING SITE PLAN
004-04(02)004B PROPOSED ROOF PLAN
004-04(02)006B PROPOSED VISION SPLAYS

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Non-Material Amendment 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

- Massarella-Gill

Date

06/03/2025