



Darcliffe Homes Limited Kingfisher House 17 Albury Close Reading RG30 1BD
Tel: 0118 950 8366 Fax: 0118 959 5857
www.darcliffehomes.com

Planning Portal ref: -13369910

Development Management
Wokingham Borough Council,
Shute End
Wokingham
RG40 1BN

27th March 2025

Dear Sirs

**Re: Land adjacent to Sonning Golf Club, Duffield Road, Woodley, RG4
6GJ
Reserved Matters Approval 200951
Application for a Non Material Minor Amendment**

I have today submitted via the planning portal an application requesting a non-material minor amendment to the above planning permission.

This site has an extensive planning history, with the most recent planning permissions lawfully implemented by the previous owners, Hallmark Care Homes. We have since acquired the site from Hallmark Care Homes, and we now wish to fully implement the scheme. However, since the original planning permission and reserved matters approval, there have been significant changes in building regulations, therefore we have undertaken a full detailed design review of the drawings. We also believe that the overall aesthetic of the scheme could be greatly enhanced with relatively simple elevation and detailing changes. Additionally, we believe the car parking and garaging arrangements could be improved.

Site Layout; garage and car parking

The approved site layout illustrated tandem car parking for several plots, which we do not consider practical for the five- bedroom dwellings. We have revisited the site layout using the Wokingham Parking Demand Calculator. We propose to reduce the number of garages, plots 1 – 8 to have a single garage each, with an internal width of 3.6m as required by current standards. This will facilitate additional surface car parking in locations where there were previously double garages. The footprint of the main dwellings has not changed, but the attached garages have been redistributed. For example, plot 5 previously had an attached double garage; it is now proposed to be reduced to a single garage, and an attached single garage will be added to plot 6, which allows for the removal of the previous double garage in front of this plot.



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A full summary of the car parking and garage changes for each plot is detailed below, along with the other elevational changes proposed for each dwelling.

In addition to the unassigned and allocated parking listed below, there remains a further 6 visitors' parking spaces located around the edge of the village green which will be available solely for visitors. A copy of the Wokingham Parking Demand Calculator is included within this submission as both a pdf and excel and demonstrates that the scheme provides the required level of car parking.

Plots 1 & 2

- Half hip added to main roof and also garage to Plot 1.
- Coins / brick details added.
- Front elevation; front porch roof added and extended to projecting bays.
- Bifold doors added to rear elevation, French door replaced by window.
- Rear projecting gable roof; half hip removed and velux added (vaulted ceiling to master bedroom).
- Car parking and garaging;
 - Plot 1 – unchanged, 1 single garage and 2 surface spaces.
 - Plot 2 – garage remains unchanged (although no longer attached to garage with Plot 3) and 3 surface car parking spaces reconfigured (removes triple tandem parking arrangement).

Plots 3 & 6

- Front elevation; Porch feature redesigned. Velux removed from front elevation.
- Rear elevation; Bifold doors added to ground floor. First floor master bedroom window increased in width.
- Car parking and garaging;
 - Plot 3 – single attached garage added to east side of dwelling (previously occupied by Plot 4's attached double garage), plus 3 surface car parking spaces. (Previous double garage removed from parking court).
 - Plot 6 – single attached garage added to west side of dwelling, (previously occupied by Plot 5's attached double garage), plus 3 surface car parking spaces. (Previous double garage removed from parking court).

Plots 4 & 5

- Plot 4 as drawn and no longer handed.
- Front Elevation; Porch feature redesigned. Window sizes reconfigured.
- Pitches to dormer windows steeper (previously too shallow).



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- Rear elevation, window sizes reconfigured, Bifold doors added.
- Car parking and garaging;
 - Plot 4 – single attached garage added to east side of dwelling (previously occupied by surface car parking), plus 2 surface car parking spaces. (Previous double garage removed from west side area now utilised for Plot 3).
 - Plot 5 – previous attached double garaged reduced to an attached single plus 2 surface car parking spaces.

Plots 7 & 8

- Front elevation; ground floor windows increased in width. Porch feature redesigned.
- Rear elevation; Bifold doors added.
- Velux added to rear projecting gable (vaulted ceiling to master bedroom).
- Car parking and garaging;
 - Plot 7 – garage remains unchanged (although no longer attached to garage with Plot 6) and 3 surface car parking spaces reconfigured (removes triple tandem parking arrangement).
 - Plot 8 – detached garage moved further south plus 3 surface car parking spaces provided, which removes previous tandem parking arrangement.

Plots 9 – 13

- Pitches added to dormer windows (front elevation plot 10 –12).
- Pitches added to ground floor bay (plot 9 and 13).
- Due to relocation of garage on Plot 8, and ensuring the car parking spaces achieve 2.5m x 5m, the position of the main car parking court has moved further south towards Duffield Road, by maximum of 900mm. However this repositioning would still ensure that the parking court sits outside of the approved Tree Protection Area and the car parking will be at least 2m back from the Root Protection Area, as demonstrated by the overlay drawing of the approved Tree Protection Plan by Andrew Day Arboricultural Consultants.
- The car parking allocation remains unchanged, 1 space to be allocated to each dwelling, with the remaining 5 spaces within the parking court to be unassigned but for use solely to Plot 9 – 13.

Updated street scenes and vehicle tracking drawing have also been provided. Set out as Appendix A to this letter is a table setting out the list of approved drawings and those proposed to be substituted as part of this application.

Overall we consider these changes to represent minor variations to the approved scheme, which will improve the overall designs of the dwellings and usability and



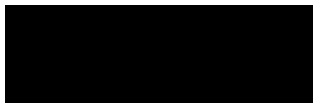
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practicality of car parking arrangements of the scheme. We hope that these changes can be approved as a non-material minor amendment to the permitted scheme.

I trust this provided sufficient information but please do not hesitate to get in touch if you require anything further.

Yours faithfully



Lisa Probyn

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APPENDIX A

As part of this submission the following drawings are submitted to substitute the previously approved drawings;

Drawing Name	Previously Approved Drawing	Proposed NMA Drawing
Site Plan	PA-RM-AH-001 D	25 - J4742 - 01 - 001.1
Proposed Parking Allocation and Highway Layout	PA-RM-AH-024 B	25 - J4742 - 01 - 003 Also see completed WBC Parking Calculator
Plots 1 & 2 Proposed Ground & First Plans	PA-RM-AH-003	25 - J4742 - 02 - 001
Plots 1 & 2 Proposed Second & Roof Plans	PA-RM-AH-004	
Plots 1 & 2 Proposed Elevations	PA-RM-AH-005	
Plots 3 & 6 Proposed Ground & First Plans	PA-RM-AH-006	25 - J4742 - 02 - 002
Plots 3 & 6 Proposed Second & Roof Plans	PA-RM-AH-007	
Plots 3 & 6 Proposed Elevations	PA-RM-AH-008	
Plots 4 & 5 Proposed Ground & First Plans	PA-RM-AH-009 A	25 - J4742 - 02 - 003
Plots 4 & 5 Proposed Second & Roof Plans	PA-RM-AH-010	
Plots 4 & 5 Proposed Elevations	PA-RM-AH-011	
Plots 7 & 8 Proposed Ground & First Plans	PA-RM-AH-012	25 - J4742 - 02 - 004
Plots 7 & 8 Proposed Second & Roof Plans	PA-RM-AH-013	
Plots 7 & 8 Proposed Elevations	PA-RM-AH-014 A	
Plots 9 - 13 Proposed Ground Plan	PA-RM-AH-015 A	25 - J4742 - 02 - 005
Plots 9 - 13 Proposed First Plan	PA-RM-AH-016	
Plots 9 - 13 Proposed Second Plan	PA-RM-AH-017	



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Plots 9 - 13 Proposed Roof Plan	PA-RM-AH-018	
Plots 9 - 13 Proposed Front & Rear Elevations	PA-RM-AH-019 A	25 - J4742 - 02 – 006
Plots 9 - 13 Proposed Side Elevations	PA-RM-AH-020 A	
Garages Plans and Elevations Triple Garage Structure (Plots 2,3, 6(& 7)	PA-RM-AH-021	Delete; drawing no longer required.
Garages Plans and Elevations	PA-RM-AH-022	25 - J4742 - 02 – 007
Proposed Street Scenes	PA-RM-AH-023	25 - J4742 - 05 – 001 & 25 - J4742 - 05 – 002
Site Turning Head	H1147 - TR04	H1342 – TR04
Private Parking Tracking	H1147 - TR05A	H1342 – TR05