



**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	8
Suffix	
Property Name	
Address Line 1	Sussex Lane
Address Line 2	
Address Line 3	Spencers Wood
Town/city	Reading
Postcode	RG7 1BY

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

Easting (x)	Northing (y)
472454	166390

Description

Applicant Details

Name/Company

Title

Mr

First name

Mohammed Jamshed

Surname

Miah

Company Name

Address

Address line 1

77 Elm Road

Address line 2

Address line 3

Town/City

Earley

County

Wokingham

Country

Postcode

RG6 5TB

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

Charlene

Surname

Keen

Company Name

TriKeen

Address

Address line 1

101 Dart Drive

Address line 2

Address line 3

Town/City

Didcot

County

Country

Postcode

OX117XS

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

Recent Application (over the years this is the most recent approval with various amends to the conditions):

Application to vary condition 2 of planning consent 142594 for the proposed erection of a replacement dwelling with detached garage, following demolition of existing bungalow and garage, and replacement of existing fence and gate with new., as varied by application 232812. Condition 2 refers to approved details.

Original Application: F/2014/0805 (142594):

Proposed erection of a replacement dwelling with detached garage, following demolition of existing bungalow and garage and replacement of existing fence and gate with new.

Reference number

Most current: 242281

Original: F/2014/0805 (142594)

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

15/10/2024

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

Condition number(s)

Condition 7 - . Protected Species - Prior to the occupation of the development, a bat loft and bat box shall be installed in the new garage building in line with recommendations made in the Bat Survey Report (RSK, October 2014). The loft shall be lined with type 1F bitumen felt, with 3 rows of 2m-long timbers fitted under the rafters, and access for bats must be provided into the enclosed loft space. Written confirmation from a suitably qualified ecologist confirming that a bat box and bat loft have been installed including details of the locations and specifications of these features is to be submitted to the Council for approval in writing.

Reason: To ensure that adequate parking space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.

(THE REASON HAS BEEN WRITTEN IN ERROR BUT IS ON THE DECISION NOTICE)

Has the development already started?

- ☒ Yes
☐ No

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

01/02/2017

Has the development been completed?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

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

The homeowner has spent the past 10 years building the property with continued construction. The garage loft was built but the Contractors installed the wrong lining. We sought advice from an ecologist who said that no lining would be better than the incorrect lining installed. The Contractors removed the incorrect lining but the ecologist has said that there is too much disturbance on site with the construction that they are unable to assess the suitability of the garage loft. A Schwegler 1FF bat box was installed on the paddock tree back in 2017 as per the original Bat Survey. Given the garage loft was not done correctly we are proposing that the condition is changed and that an additional 2 no. bat boxes (totalling 3 no. bat boxes) are permanently installed on the site for the enhancement and encouragement of bats as a safer alternative in lieu of the bat loft originally suggested.

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

Condition 7 - Protected Species - Prior to the occupation of the development biodiversity enhancement measures to be installed and evidenced comprising of 3 no. bat boxes installed on the site.

Reason: To enhance biodiversity in accordance with Local Plan and government guidance contained within the National Planning Policy Framework.

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

Mrs

First Name

Charlene

Surname

Keen

Declaration Date

27/05/2025

☒ 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

Charlene Keen

Date

27/05/2025