



**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 Approval of Details Reserved by Condition

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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Finchampstead Sports Club

First name

Glenn

Surname

Duggleby

Company Name

Q-Help International Ltd

Address

Address line 1

Finchampstead Sports Club

Address line 2

The Memorial Ground

Address line 3

The Village

Town/City

Finchampstead

County

Berkshire

Country

United Kingdom

Postcode

RG40 4JU

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

07775794557

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

07775794557

Secondary number

Fax number

Email address

glenn@c4e.onmicrosoft.com

Description of the Proposal

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

Full application for the proposed erection of a storey extension to the existing clubhouse to form an officials changing room facility, following demolition of the existing detached single storey changing room and storage buildings, plus erection of 1 no. detached single storey building to form a workshop and equipment store and refurbishment of the existing clubhouse with a single storey infil extension and changes to fenestration.

Reference number

233163

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

29/02/2024

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

Condition number(s)

Conditions and Reasons

4. Drainage details

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☒ Yes
- ☐ No

If Yes, please indicate which part of the condition your application relates to

4. Drainage details:

No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LLFA.

The details shall include:

1. Calculations indicating the existing runoff rate from the site.
2. BRE 365 test results demonstrating whether infiltration is achievable or not.
3. Use of SuDS following the SuDS hierarchy, preferably infiltration.
4. Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at existing rates, or preferably better.
5. Groundwater data confirming seasonal high groundwater levels in the area.
6. A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
7. Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: This is to prevent increased flood risk from surface water run-off.

Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

25-OP-1507-DS_1.1 - Drainage Strategy, Sustainable Urban Drainage Systems - FINAL, produced by Onn Point Civil Engineering, dated 22.09.2025

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

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

Mr

First Name

Andrew

Surname

Chugg

Reference

233163 (previous application was 201474)

Date (must be pre-application submission)

10/10/2023

Details of the pre-application advice received

Andrew gave advice on the previous application (201474) regarding process and the type and level of information required. The application was approved but then time to deliver lapsed. Current Application 233163 was approved on 29th February 2024 and has had various correspondence from WBC Revenues Inspectors Christine Hitchcock and Kim Irvine, most recently Kim on 9th April 2024.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Glenn Duggleby

Date

03/10/2025

Amendments Summary

Application revised following a Notification of Invalid Application, ref 252348. Specific details of the planning approval conditions that are being submitted for discharge, i.e. Conditions and Reasons no. 4. The other points in the Conditions and Reasons list, i.e. 1,2,3,5 & 6 are all acknowledged as actions to be carried out prior to commencement of works. Clarification that the application related to approved planning application 233163 and not to the previous expired successful planning application 201474. I hope this meets the needs of the notification.