



**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 Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (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

Southern part of the undeveloped land accessed from Fullbrook Avenue opposite the new play area constructed as part of the residential development. Site is bounded by Hyde End Lane to the east.

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

Mr

First name

David

Surname

Smith

Company Name

Wokingham Borough Council

Address

Address line 1

Civic Offices

Address line 2

Shute End

Address line 3

Town/City

Wokingham

County

Country

Postcode

RG40 1BN

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☐ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

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

Hybrid application with part in outline in respect of up to 900 dwellings, up to a three form entry primary school, public open space, access and landscape (means of access into the site to be considered) and part in full in respect to Suitable Alternative Natural Greenspace (SANG), following demolition of existing dwelling and ancillary buildings including greenhouses, sheds, stables and garage (214a Hyde End Road).

Reference number

O/2013/0346

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

22/07/2014

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Reserved Matters application Pursuant to Outline planning consent O/2013/0346 for the primary school sub-phase of the development.

The outline planning application was an Environmental Impact Assessment application and an Environmental Impact Statement was submitted to the planning authority at that time.

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

04 Rev K Planning Application Boundary Plan
14 Rev U Parameter Plan - Density
15 Rev U Parameter Plan - Building Heights
16 Rev U Parameter Plan - Land Use
17 Rev U Parameter Plan - Landscape and Public Open Space
18 Rev U Parameter Plan - Access and Circulation
See condition 1 of planning permission O/2013/0346 for full list of approved documents

Please list all drawing numbers submitted with this application for approval

SWP_RSS_00_ZZ_DR_A_0501_D01 Location Plan
SWP_RSS_00_ZZ_DR_A_1001_D01 Existing Site Plan
SM_RSS1075_S1_D01 Site Plan Levels
SWP_RSS_00_ZZ_DR_A-0502_D01 Block Plan
SWP_RSS_00_GF_DR_A_1201_D05 Proposed Site Plan
SWP_RSS_00_GF_DR_A_1210_D03 Proposed Ground Floor Plan
SWP_RSS_00_01_DR_A_1211_D03 Proposed First Floor Plan
SWP_RSS_00_RF_DR_A_1212_D01 Proposed Roof Plan
SWP_RSS_00_RF_DR_A_1202_D03 Proposed Site Roof Plan
SWP_RSS_00_ZZ_DR_A_1401_D02 Proposed Elevations
SWP_RSS_00_ZZ_DR_A_1301_D02 Proposed Sections
SWP_RSS_00_RF_DR_A_1220_D01 Proposed Bin Store Plan

If applicable, please state the reasons for any changes to the original drawings

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

N/A

Date (must be pre-application submission)

01/06/2024

Details of the pre-application advice received

Agreement of submission requirements

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

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

Declaration

I/We hereby apply for Approval of reserved matters 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

David Smith

Date

19/07/2024