

Date: 28 November 2025
Application: 252239



**WOKINGHAM
BOROUGH COUNCIL**

Mr Lee Fryer
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Dear Mr Lee Fryer,

NON-MATERIAL AMENDMENT RESPONSE

Application Number: 252239

Site Address: Sarandi, Forest Road, Binfield, Wokingham, RG40 5SA

Proposal: Application for non-material amendment to planning consent 241870 to allow change of the commencement trigger of condition 4.

I refer to your application for a non-material amendment registered on 25 September 2025 under the above reference number. The proposal is for:

Alternative Condition 4

No works shall commence to the main roof of the dwellinghouse until a licence for development works affecting bats has been obtained from the Natural England and a copy of the licence and approved mitigation strategy (or an email from Natural England demonstrating that the site has been registered under a Bat Mitigation Class Licence) have been submitted to the council. Thereafter mitigation measures detailed in the licence shall be implemented and maintained in strict accordance with the approved details.

Reason: To ensure that protected species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Wokingham Borough Council accept the alterations referred to and shown in the plans above as non-material amendments which will not require the granting of a further planning permission. You are reminded this letter does not convey any additional approvals which may be required under other legislations including building control.

Yours sincerely,



Justin Turvey
Head of Development Management - Place & Growth