



**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

26

Suffix

Property Name

Address Line 1

Shepherds Hill

Address Line 2

Address Line 3

Wokingham

Town/city

Woodley

Postcode

RG6 1BB

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

Easting (x)

475132

Northing (y)

173973

Description

Land to rear of 12 Shepherds Hill, Earley, Reading, RG6 1BB

Applicant Details

Name/Company

Title

Miss

First name

Kellie

Surname

Johnson

Company Name

Address

Address line 1

22 Glasspool Road

Address line 2

Winnersh

Address line 3

Reading

Town/City

Reading

County

Berkshire

Country

United Kingdom

Postcode

RG41 5SB

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

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

***** 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

Full application for the proposed erection of 1 No. three bedroom detached dwelling with associated parking, landscaping and front boundary wall following demolition of the existing detached garage on land to the rear of 12 Shepherds Hill, Earley, RG6 1BB

Reference number

242727

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

13/12/2024

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

Condition number(s)

1 to 12

Has the development already started?

- ☒ Yes
- ☐ No

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

01/04/2025

Has the development been completed?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

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

Condition

- 3 External materials - Chalk white through colour render to walls - White upvc double glazed acoustic glass windows - Marley modern grey smooth roof tiles
- 4 Construction Method Statement - See site plan
- 6 Landscaping - See planting plan
- 7 Protection of trees - See site plan and arb statement
- 9 See elevations for bat box location
- 10 Parking as site plan

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

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

Steve Kendrick

Date

17/07/2025

Added 'Land to rear of 12 Shepherds Hill' in the description as couldn't change title.